



Area Structure Plan

SPRINGBANK

Phase 1 – Background Report



ROCKY VIEW COUNTY
Cultivating Communities



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1.0 Context

Located within the southwest quadrant of the County, the Springbank community contains a mix of residential, commercial, agricultural and institutional uses. Its boundaries are generally defined by the Bow River and Town of Cochrane to the north, the City of Calgary to the east, the Elbow River to the south, and Highway 22 to the west. Between 2006 and 2016, the population of the Springbank area increased by approximately 23.6% from 5,930 to 7,330. The area is predicted to increase further to 19,140 by 2031.

Currently, there are three adopted Area Structure Plans (ASP) which provide a framework for land use and development within Springbank:

- 1) Central Springbank ASP;
- 2) North Springbank ASP; and
- 3) Moddle ASP.

The location of the three ASPs is shown on Map 1 appended to this report, and further detail on each ASP is provided below.

Central Springbank ASP

The Central Springbank ASP (CSASP) was adopted by Council in October 2001. At the time of adoption, the Plan area was approximately 22,000 acres in size. However, due to subsequent annexation of lands by the City of Calgary, the area now covers approximately 20,600 acres. The boundaries extend to the Bow River in the north, the Elbow River to the south, the City of Calgary to the east, and Range Road 34 to the west. The TransCanada Highway bisects the Plan area, and Highway 8 touches its southeastern corner.

The Vision for the CSASP is to offer a rural lifestyle that blends residential uses with its agricultural heritage. The principles of the CSASP are to:

- 1) plan for responsible and balanced growth;
- 2) create a harmonious integration of future subdivision, and development with existing land uses and developments;
- 3) minimize development impacts on the environment, particularly with respect to watershed issues; and
- 4) treat all landowners equitably.

Central Springbank has seen an average of 47 homes built per year since its adoption. There are currently 1,861 dwellings within the Plan area, and a potential for a total of 5,712. At the current rate of development, it will take approximately 87 years for the plan area to build out, resulting in a population of approximately 29,000 – 36,000 residents. The area contains 11 approved conceptual schemes, the majority of which are largely built out. However, the Springbank Creek Conceptual Scheme still has 354 vacant lots.

North Springbank ASP

The North Springbank Area Structure Plan (NSASP), which covers 4,350 acres, extends to Range Road 32 to the east, Range Road 35 to the west, Township Road 251A to the north, and Township Road 245 to the south. The ASP's objectives are to:



- 1) maintain the agricultural usage of the plan area until the lands are developed with an alternate use;
- 2) preserve the future development potential of all lands within the area; and
- 3) maintain the country residential character of the greater Springbank area.

The NSASP has seen little development since adoption in 1999. There are currently 48 homes within the plan area, as well as institutional, agricultural, and commercial land uses. Under current policy, there is a future potential for a total of 948 dwellings and approximately 1,400 residents. The NSASP contains two adopted conceptual schemes, including Bingham Crossing, which was adopted in November 2012, and will facilitate commercial development and a senior's community. Phase 1 of the Bingham Crossing subdivision was approved in May 2014, but the subdivision is still awaiting registration.

Policy 8.2 of the NSASP states that the County, in consultation with the community, should undertake regular reviews of the Plan in order to verify that its objectives and policies are current, effective, and consistent with other statutory plans that may be adopted from time to time.

Moddle ASP

The Moddle ASP (MASP) was adopted by Council in 1998. It provides a framework for development on quarter section SW-24-24-02 W05M, which is surrounded by the Central Springbank ASP (CSASP). The MASP (Figure 1) facilitated the redesignation and development of 152 acres of land into a country residential community; which has been built out with the exception of a 17 acre parcel in the northwest corner of the quarter section.

In addition to the three existing ASPs, the Harmony Conceptual Scheme borders the western boundaries of the Central and North Springbank ASPs, and provides for an additional 11,520 residents within the Springbank area at full build out. The Harmony development is anticipated to account for 95% of the population increase in the Springbank area.

2.0 Project Scope

On October 25, 2016, Rocky View County adopted an updated Terms of Reference to guide a review of the existing Springbank ASPs. Under the Terms of Reference the project area shall be confined to the three ASP areas and shall not include any lands outside these ASPs, such as the Harmony Conceptual Scheme lands. However, the final planning area determined by this review will be based on the following considerations:

- growth direction;
- desired population;
- community consultation;
- physical constraints; and
- results and recommendations of technical studies.

The review will also address whether the separate ASPs should to be amalgamated into one overarching document that could be split into several land use areas or development cells.

In addition to setting the new boundaries of the ASP(s), the project will seek to review and, where necessary, revise the vision and objectives for the Plan area. The County will promote a balance between residential and non-residential land uses, and will investigate various land use



scenarios for Springbank, based on public input and the findings of technical studies it has commissioned.

The new ASP(s) will also need to align with higher-level policy documents and technical standards that have been established since adoption of the current ASPs.

3.0 Planning Policy Framework

A number of important statutory plans have been adopted since establishment of the three Springbank ASPs; a description of the key documents is set out below.

County Plan (Bylaw C-7280-2013)

Adopted in October 2013, The County Plan is the County's principal statutory plan. It provides strategic growth direction, overall guidance for land use planning, and service delivery policy. It also provides specific policy guidance for matters not covered by the adopted ASPs.

The County Plan directs residential growth to existing hamlets and country residential areas within the County, such as Springbank. It also designates the area around the Springbank Airport and the Highway 1 interface as business areas.

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) (Bylaw C-7078-2011)

The current County/City IDP was adopted by the County in October 2012, and sets out a framework for development within identified areas of the County. Section 4 of the IDP identifies six geographical areas of interest to both municipalities, where increased collaboration should be undertaken. Two of these Key Focus Areas are located in Springbank. The first area is the Highway 1 corridor leading through Springbank. The second area is the Burnco Gravel Pit, which is located on Section 29-24-02-W05M, at the far eastern boundary of the Central Springbank ASP, and adjoining lands within the City of Calgary. Both of these focus areas have previously been identified for future commercial uses by the City of Calgary, while the County in the Springbank Central ASP has noted the lands to be Special Planning Areas, which have specific needs over and above the general development criteria listed within the ASP.

Other areas within Springbank identified as requiring special consideration within the IDP and Central Springbank ASP are lands adjoining the Elbow and Bow River, and the eastern interface area between the County and the City lands.

South Saskatchewan Regional Plan

It is important to note that the Springbank ASP review will also be guided by the South Saskatchewan Regional Plan (SSRP), adopted by the Province in September, 2014. Several SSRP policies and objectives are relevant to the review, including a specific policy on the efficient use of land, which provides six principles for reducing the footprint of development. Objectives are also provided in relation to building sustainable communities, together with associated water, agricultural and environmental considerations.



4.0 Project Workplan

The Springbank ASP review is split into four phases, as noted in Figure 1. We are currently in Phase 1 of the review, which is centred on preparing the necessary planning and technical documents, together with forming a strategy for stakeholder engagement. A description of the general tasks to be completed in each phase is outlined below.



Figure 1 - Project Phasing

Phase 1

This Phase is due for completion by the end of 2016, and has primarily focused on conducting the necessary preliminary technical studies that will guide development of the new ASP(s); these studies are described in further detail in Section 5.0.

In addition to this background report, the County is undertaking further steps in Phase 1 to prepare stakeholders for the engagement process:

- The Rocky View County website provides updates and information on the project, together with links to some of the technical documents completed so far. <http://www.rockyview.ca/BuildingPlanning/PlansUnderReview/SpringbankAreaStructurePlan.aspx>



- A community education session will be held at the Springbank Heritage Club on the evening November 29, 2016. A short presentation will be given by the County to outline the key elements of the project and there will be an opportunity for residents and landowners to put initial questions and comments to the project team.

Phase 2

This Phase will start in January 2017, and aims to gain public and other stakeholder input on the ASP review. Two engagement events are scheduled, which will be open to all stakeholders. The first event is scheduled for February 2017, and will look at setting the broad direction for the ASP by establishing the potential vision and objectives for the Springbank area. The second event, to be held in spring 2017, will look at specific land use and servicing options for the Plan area, with the County seeking feedback on land use scenarios for the community.

Following public engagement, the County will draft the new ASP(s) over the summer of 2017.

Phase 3

The County is scheduling fall 2017 for the release of the draft ASP document(s); this will be followed by a further round of community and stakeholder engagement to review the draft(s) in detail. The ASP(s) will be amended appropriately according to the feedback received.

Phase 4

The final phase of the project will be to present the final ASP document(s) for review, prior to proposed adoption by Council. The Public Hearing for adoption of the ASP(s) is anticipated to be April 2018.

5.0 Technical Considerations

This section provides a summary of the technical considerations which will guide the ASP review and notes the technical studies that have been undertaken so far.

Stormwater

Springbank has four tributaries that flow north to the Bow River and five tributaries flowing south towards the Elbow River. Both the Bow and Elbow Rivers are important water courses and protection of these two important natural water courses is imperative for the sustainable growth of Springbank and the region.

Springbank is primarily developed with country residential acreages, consisting of rural storm water management strategies including ditches, culverts, swales and storm water ponds. Development in the area over the past ten years was guided by the Report on Drainage Strategies for Springbank (2004 Westhoff Engineering). The Springbank Context Study, done in 2013, recognized the importance of updating the Master Drainage Plan for the area.

A new Springbank Master Drainage Plan was prepared by MPE Engineering and was adopted by Rocky View County in 2016. The new Master Drainage Plan provides policy and implementation strategies to ensure sustainable and orderly development of future growth in Springbank from a storm water management point of view. It identifies opportunities, constraints, and design parameters for managing existing and future drainage infrastructure as



well as provides recommendation on the effectiveness of various Low Impact Development practices. In addition to the Master Drainage Plan, the County recently conducted a sub-catchment study for Springbank Creek which goes into a further level of detail, making specific recommendations for infrastructure improvements in the Springbank Creek sub-catchment. As part of the Area Structure Plan process, the County will be conducting an additional study for the Cullen Creek sub-catchment.

Potable Water

Water servicing to existing homes and approved developments is by a combination of individual wells, water co-ops and private water utilities. There is no regional water servicing in the Springbank area. The Central Springbank area is primarily serviced by individual water wells, the Westridge Utilities Inc. water provider and the Poplar and Calalta water co-ops, while in North Springbank, water servicing is primarily through private wells and the North Springbank Water Co-op. Other co-ops exist that service smaller areas (individual developments or a combination of developments). The larger development of Harmony (outside of the proposed ASP area) will be serviced by a private utility company (HAWSO) and has a defined franchise area for water servicing.

The Springbank Context study that was undertaken in 2013 examined the existing Springbank Area Water System Master Plan (Morrison Hershfield, 2002) and recommended that an updated Water Master Plan be undertaken for the Springbank area.

Waste Water

Waste water servicing in Springbank is primarily by individual Private Sewage Treatment Systems (PSTS). There is no regional waste water servicing in Springbank. There are a number of existing developments in Springbank where sanitary infrastructure was installed at the time of subdivision with the intent that this infrastructure could be tied into a future regional system.

For new development, County Policy 449 “Requirements for Waste Water Treatment Systems” provides direction on the level of treatment system required for any new development in the County, whether that be a Regional Wastewater Treatment System, Decentralized Wastewater Treatment system or Private Sewage Treatment Systems. The Policy outlines that the County does not support the use of any type of PSTS for lot sizes less than R1 zoning (1.98 acres).

More recently proposed and approved developments, including Bingham Crossing and Springbank Creek, propose decentralized waste water treatment facilities with spray irrigation of the treated effluent. The larger development of Harmony (outside of the proposed ASP area) will be serviced by a private utility company (HAWSO) and has a defined franchise area for waste water servicing.

The Springbank Context study that was done in 2013 examined the existing Springbank Area Wastewater System Master Plan (Morrison Hershfield, 2002) and recommended that an updated Wastewater Master Plan be undertaken for the Springbank Area.

Transportation

A major transportation corridor, the Trans Canada Highway (Highway 1), bisects the Springbank region in the east west direction. The Province has identified future improvements in this



corridor including interchanges at both Highway 1 and Range Road 31 and Highway 1 and Range Road 33. These improvements form the basis of a transportation off-site special area levy in Springbank. Other future plans within the City of Calgary such as the West Ring Road are important considerations for the Springbank area. In addition to Highway 1, the other main roadways within the Springbank include Range Road 31, Range Road 33, Township Road 250, Springbank Road, Lower Springbank Road and Old Banff Coach Road (HWY 563).

The County currently utilizes the Greater Springbank Functional Study (GSFS) for transportation planning of County Infrastructure in the area which was done in 2008 by Urban Systems and iTRANS Consulting. The GSFS identified the transportation requirements at full build-out of the Springbank Area for County infrastructure. The Springbank Context Study done in 2013 recommended that actual development versus growth assumptions be compared every five years to confirm the validity of the GSFS.

Commercial and Industrial Demand

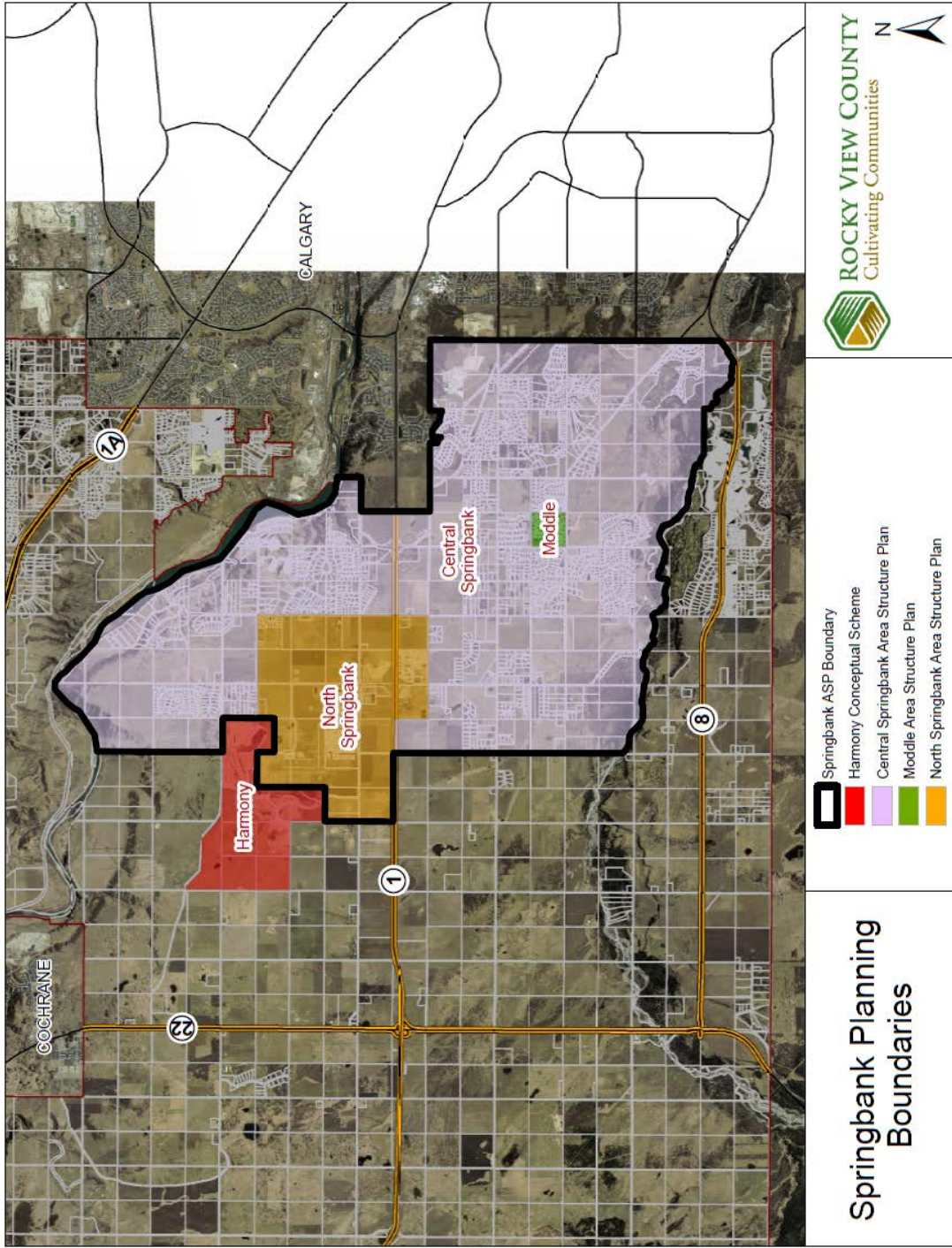
In August 2016, Tate Economic Research Inc. (TER) completed a Commercial/Retail Demand and Capacity Study for the Springbank area on behalf of the County. The purpose of the study was to establish a strategy to guide the planning of commercial space within the Springbank project area, and to quantify the anticipated commercial space requirements for the area. The study examined population growth and service demand within the project area and the Harmony Conceptual Scheme area. The report recommends that the designation of additional commercial lands within the Springbank project area is currently not required. This recommendation is made for the following reasons:

- The current population in the Springbank Area does not warrant a substantial amount of retail space. Springbank Area residents have access to a wide array of retail and service uses in neighbouring Calgary and Cochrane.
- There is a significant amount of planned/approved retail development in Springbank and the surrounding area, including that to be provided by Harmony and Bingham Crossing.
- Rocky View has identified two areas within the Springbank Area, and one outside of the Springbank Area where future commercial opportunities, if required, could be accommodated. The two areas within the Springbank project area are the highway business centre located at Highway 1 & Range Road 33, and the regional industrial centre at Springbank Airport. The third area is the highway business centre at Highway 1 & Highway 22.

TER is also finalizing a further industrial demand study for the Springbank project area, specifically focusing on the lands at Springbank Airport. The initial study findings indicate that a small amount of industrial land is required to be allocated within Springbank to meet long-term need. It is anticipated that both completed reports will be available for public review on the County website by the end of 2016.



APPENDIX A: ASP AREA MAP





APPENDIX B: FURTHER INFORMATION

Rocky View County Springbank ASP Webpage

<http://www.rockyview.ca/BuildingPlanning/PlansUnderReview/SpringbankAreaStructurePlan.aspx>

Rocky View County Plan

<http://www.rockyview.ca/BuildingPlanning/PlanningDocuments/CountyPlan.aspx>

South Saskatchewan Regional Plan

https://www.landuse.alberta.ca/LandUse%20Documents/South%20Saskatchewan%20Regional%20Plan_2014-07.pdf

Government of Alberta's Efficient Use of Land Implementation Tools Compendium

https://landuse.alberta.ca/LandUse%20Documents/LUF%20EUL%20Implementation%20Tools%20Compendium%20_2014-07.pdf

Rocky View County Plans Overview

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/RVC-Planning-Overview.pdf>