



Stakeholder Coffee Chats – 26-29th June 2017, Springbank Park for All Seasons, 32224A Springbank Rd.

Rocky View County (the County) is reviewing Springbank's Area Structure Plans (ASP), a process which will confirm a vision for the community to guide future growth and development, complimenting Springbank's unique character.

The County revised the timelines for the ASP review due to commencement of the Growth Management Board process in the fall of 2017. The County will continue to develop a vision, the objectives, and potential land use strategies for Springbank in the coming months to inform the development of a regional growth plan.

The purpose of these coffee chats is to gain your feedback on creating a high-level land use strategy for Springbank. We have based the attached map and questions below on comments received during the previous coffee chats and open house held earlier this year.

Any future updates to the current ASPs must align with the overarching objectives of other Plans, such as the County Plan, the County/City Intermunicipal Development Plan, and the South Saskatchewan Regional Plan.

Amendments to current policies or objectives may also be constrained by technical, practical or other limitations, over which the County has little or no control. Such constraints might, for example, include servicing, land ownership, or the requirements of other jurisdictions (municipal, provincial, or federal).

We kindly ask that you bear these matters in mind when providing input at the coffee chat and throughout the review process.

Each meeting will last one-hour and will be structured around the following questions:

1. The feedback received in February indicated a strong desire to preserve the rural feel of Springbank and the acreage lifestyle. However, there was also an apparent desire for greater housing choice amongst some respondents.
 - a) Do you agree with preserving the areas marked A & B on the map as acreage development with minimum lot sizes of 2 acres? Why?
 - b) Would you support a broader mix of housing choice, such as 1 acre lots (e.g. Springbank Creek) or seniors' housing, in these areas? Why?

(10 mins)
2. The feedback received indicated several potential nodes for commercial and industrial growth in Springbank; these are marked on the map as areas C, D, E, F and G.
 - a) If we are to propose commercial and industrial growth in Springbank, in which of these areas should it go?
 - b) What type of commercial and industrial growth, if any, would be suitable in each location?

(10 mins)

3. Several respondents mentioned the idea of having a central point within the community to bring people together, and area G on the map was frequently mentioned as a location for this.
 - a) Do you feel there is a need to have a central point for the community to gather or to promote Springbank's identity? Why?
 - b) Do you support the idea of a community core or main street along Range Road 33, where small-scale local amenities could be established? What might this look like?

(10 mins)
4. In planning Springbank, we need to consider how we will manage transition from urban development in the City to more rural development.
 - a) What type of development do you think is suitable for the transition areas shown as areas E & F on the map?

(10 mins)
5. We heard from several stakeholders on the current boundaries of the Springbank Area Structure Plans.
 - a) Should we look to shrink, retain, or expand the western boundary of Springbank? Where and why?

(10 mins)
6. Do you have any other comments on creating a land use strategy for Springbank or on the ASP review process in general?

(10 mins)

It is important that we try to stay within the question topics to enable structured input into the process. The County team would be happy to answer any questions you may have on the ASP process outside of these coffee chats. County staff will be taking minutes from each meeting for the purposes of reviewing the feedback we receive.

Finally, please remember to be respectful of others at the meeting, especially if attending as part of a group chat. County staff will attempt to ensure that everyone has time to comment on each question.

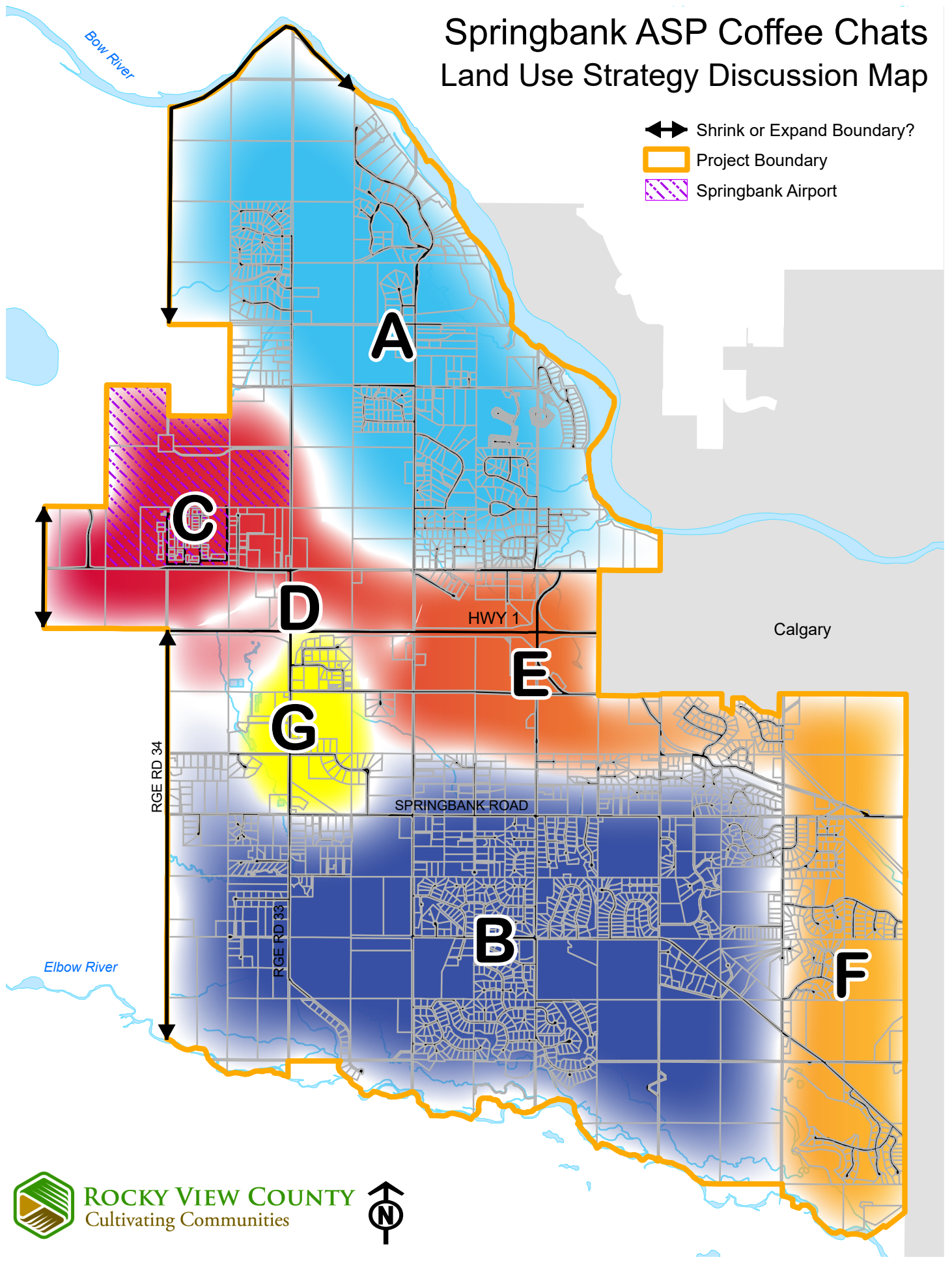
We look forward to meeting with you.

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Springbank ASP Coffee Chats Land Use Strategy Discussion Map



ROCKY VIEW COUNTY
Cultivating Communities

