

Draft Springbank ASP Vision

Straddled by the Bow and Elbow Rivers, Springbank will offer a tranquil rural lifestyle with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritise sensitive watershed management. Acreages will continue to be the predominant housing option in the community, but with further choice to serve residents as they progress through various stages of life.

Business uses and new forms of housing will be carefully managed and will be centred on the Highway 1 corridor and Springbank Airport. Residents and visitors will access a growing range of public uses on Range Road 33 and will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character.

Draft Springbank ASP Goals

Land Use Strategy

1. Continue to develop Springbank as a distinct and attractive country residential community with peaceful neighbourhoods and thriving business areas developed in appropriate locations.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.
4. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.
5. Ensure that new development aligns with the direction of municipal and regional policies and plans.
6. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

Community Character and Appearance

7. Complement the character and appearance of Springbank through high-quality design which:
 - a. Preserves and enhances the existing landscape, sightlines, and natural environment;
 - b. Recognizes and blends with the immediate surroundings and vistas;
 - c. Supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality gateways into the Springbank community along the Highway 1 corridor and from Stoney Trail intersections.

Housing

9. Respect the existing built environment, but explore the use of alternate forms of residential development—such as cluster and mixed use development—in new development areas.
10. Sensitively manage the subdivision of larger parcels within existing residential areas to accommodate the incorporation of further acreage development.

Business

11. Ensure sustainable and sensitive growth of the business areas in a way that is supported by market projections, desired growth size, and limitations of servicing.

Agriculture

12. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
13. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

Transportation Network

14. Create a well-designed, safe, and interconnected transportation network that addresses the needs of residents, motorists, pedestrians, and cyclists.

Servicing

15. Provide for potable water, wastewater, and stormwater infrastructure within the Plan in a safe, cost effective, and fiscally sustainable manner.

Environment

16. Demonstrate sensitivity and respect for environmental features, particularly through strong protection of the existing groundwater resource and drainage patterns within the watersheds of the Bow and Elbow Rivers.

Draft Springbank ASP Objectives

LAND USE

1. Residential

- Maintain single detached dwellings as the predominant form of housing in Springbank, and preserve the rural lifestyle of residents living on acreages and agricultural parcels.
- Facilitate a diverse community with housing form and developments that can accommodate persons of all ages and abilities.

Country Residential

- Ensure that the impact of business development and other housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.

- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

Cluster Residential Development

- Support *cluster development* as a form of residential development in order to achieve servicing efficiencies, minimise impacts on environmental features and promote the provision of an interconnected, publicly accessible active transportation network and open space.

Urban Development Area

- Provide a planning framework for Residential and Business development which reflects the availability of services and infrastructure requirements for lands immediately east of the Highway 1 and Range Road 31 intersection.

Business Transition

- Support the retention and protection of existing Country Residential lots identified in the Business Transition area until change to business development is deemed desirable.
- Provide a planning framework for the orderly temporal transition from Country Residential uses to Business Industrial/Commercial.

Seniors' Housing

- Support the provision of seniors' residential development both with new Business, Public Services and Residential development areas and, where compatible, existing Country Residential areas.

2. Business

Business

- Promote development of non-residential uses to provide local employment opportunities for residents and financial sustainability by increasing the County's business assessment base.
- Support the development of well-designed *light industrial* areas.
- Provide for the growth of local and regional commercial development which celebrates and preserves the character and heritage of Springbank.
- Establish standards and requirements for business uses within the Plan area.

Business Industrial

- Exclude *heavy industrial uses* from the Plan area.
- Restrict *light industrial uses* to identified lands surrounding the Springbank Airport.

Business Commercial

- Promote Business Commercial development that is of a high-quality design and provides safe access and egress from adjacent highways.

- Ensure business uses are compatible with existing and future land uses.

3. Mixed Use

- Facilitate residential development to complement non-residential development within the mixed use areas.
- Support development of attractive and well planned mixed use areas.

4. Agriculture

- Support Right to Farm legislation through appropriate transition policies and measures set out within the Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcel out, farmstead, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

5. Transition Area

- Provide a planning framework for Residential and Business development which reflects the availability of services and infrastructure requirements for identified lands west of 101st Street.
- Ensure that orderly transition from urban development within the city of Calgary is sensitively achieved to protect the rural character and feel of adjacent Springbank communities.

6. Interface Areas

Business-Residential Interface

- Ensure that the transition between Business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.

Residential Form Interface

- Provide for an appropriate transition between residential areas comprising different housing forms.

Agricultural Interface

- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations in order to avoid negative impacts on agricultural operations.

7. Design and Appearance

- Promote consideration of rural character, views, and landscape in new development through architectural and community design guidelines.

8. Gateways

- Create attractive, orderly, and well maintained gateways for residents and visitors, with high-quality development adjacent to the Highway 1 corridor and Stoney Trail interchanges.
- Ensure development of the Highway 1 corridor is consistent with intermunicipal and regional growth policies and plans.

RESOURCES AND ASSETS

9. Natural and Historic Environment

- Establish an inventory of biophysical and heritage assets within the plan area and ensure that development considers these identified assets.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat, and water resources of the plan area through sensitive design which adapts to the natural environment.
- Support development which preserves and enhances wetlands, watercourses, and riparian areas within the plan area.

10. Groundwater

- Promote the protection of groundwater within the Bow and Elbow River watersheds and sub-basins in accordance with the adopted Springbank Master Drainage Plan and Bow and Elbow River Basin Water Management Plans.

11. Active Transportation Network, Parks and Open Space

- Provide an integrated regional and local active transportation network with connections to parks, open space, and community focal points throughout the Plan area in accordance with the Active Transportation Plan (once adopted).
- Through the Conceptual Scheme/Master Site Development Plan process, design subdivisions to accommodate an integrated system of active transportation connections, parks and open spaces which link community focal points in accordance with alignments identified within the Active Transportation Master Plan (once adopted).
- Ensure that open space has an ecological, social, cultural, recreational, and/or aesthetic function and that each space operates in a safe and environmentally responsible manner in accordance with the County's adopted Parks and Open Space Master Plan.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of Active Transportation connections, parks, and open space.

12. Public Services

- Support public services in accordance with the policies of the County Plan and the Rocky View West Recreation Master Plan (once adopted).
- Support the growth of public services along Range Road 33 as a location for community interaction.
- Encourage a wide range of recreational, cultural, and social amenities for a broad cross-section of the community.

- Identify future school needs and potential school sites in the plan area, collaborating with school authorities on site selection and development.

13. Reserves

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve (MR), school reserve (SR) municipal school reserve (MSR) and/or Community Services Reserve (CSR) in accordance with the *Municipal Government Act* and based on the recommendations of the County and relevant school board.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve (ER) or environmental reserve easements.
- Provide direction on the timing of reserve dedication.

14. Emergency Services

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.

15. Natural Resources

- Restrict aggregate development in the plan area in accordance with the Aggregate Resource Plan (once adopted).
- Ensure appropriate and safe land development in relation to petroleum facilities and wells.

INFRASTRUCTURE

16. Transportation Network

- Provide for an internal road network that contributes to a high-quality built environment and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right of way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Encourage ongoing dialogue with The City of Calgary and Province on transportation requirements.

17. Utility Services

- Ensure servicing options minimize impacts upon the environment.
- Provide a land use pattern which is compatible with the servicing capabilities and objectives for Springbank.

- Ensure potable water and wastewater systems are provided to the plan area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Identify and protect utility service routes.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the plan area.

18. Stormwater

- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective stormwater management.
- Ensure effective, sustainable, and responsible stormwater infrastructure to the plan area.
- Maximize the use of natural stormwater drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to stormwater management, including stormwater reuse and recycling opportunities.
- Preserve high value wetlands within the plan area.

19. Solid Waste

- Ensure Conceptual Schemes and Master Site Development Plans address solid waste management during all stages of development in accordance with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Provide direction on the expected level of post-construction waste management service to be provided by Rocky View County.

IMPLEMENTATION AND MONITORING

20. Implementation

- Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.
- Provide criteria for the logical phasing of development and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development and provide guidance on Conceptual Scheme and Master Site Development Plan requirements.
- Ensure Conceptual Schemes and Master Site Development Plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the plan as required.

21. Intermunicipal Coordination and Cooperation

- Encourage intermunicipal engagement and collaboration to achieve mutual goals and ensure accordance with the Regional Growth Plan (once adopted)