

**Engagement Summary (June 2017)** 





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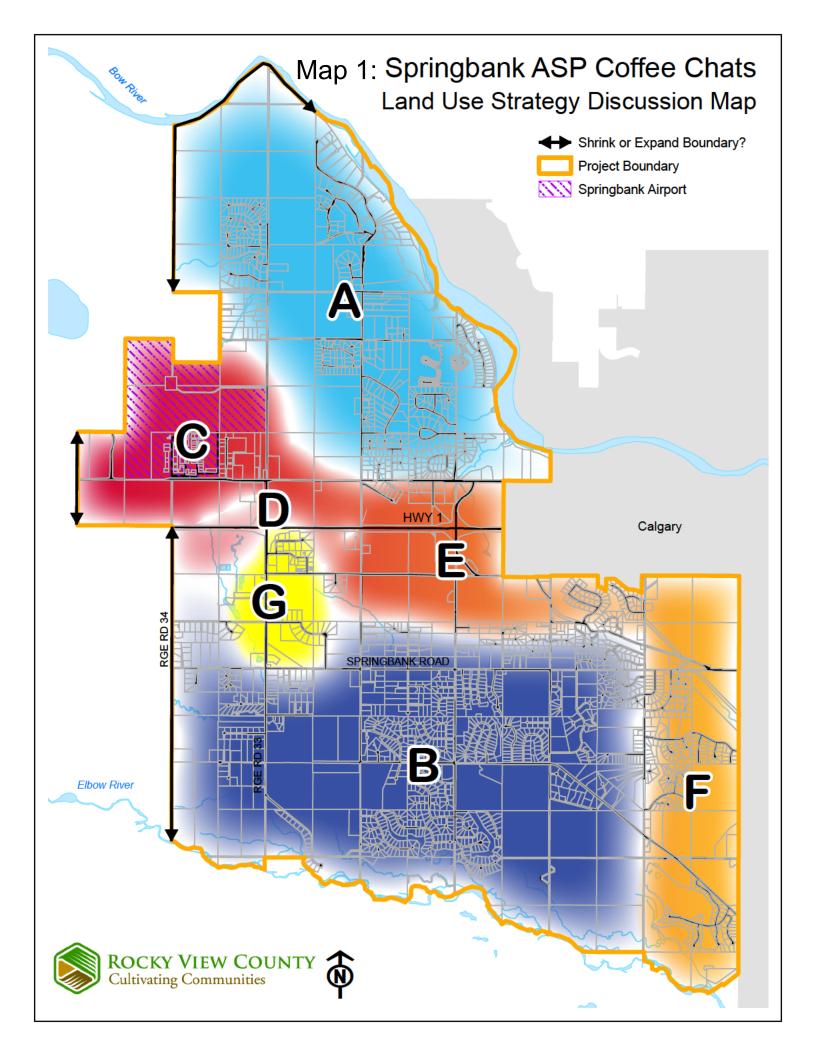
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### **ENGAGEMENT FINDINGS**

In June 2017, Rocky View County (the County) hosted a series of Coffee Chat sessions to discuss the results of the engagement session held in February 2017, to propose some land use concepts based on those results (Map 1: Land Use Strategy Discussion Map), and to ask specific questions about those proposed concepts. The intention was to put forth specific visions to the community with which to obtain quantifiable feedback, as well as to delve further into what the vision for Springbank should be.

This report analyses feedback from approximately 49 attendees at 16 coffee chat sessions. The feedback received will inform the development of the Springbank Area Structure Plan(s).



#### PART 1

Part 1 of this report reviews the answers to questions asked regarding what housing types should be offered, what commercial and industrial growth would be acceptable and where it would best fit, whether a community core was needed, and if so, where it should be located, how the transition zones from the city of Calgary to Rocky View County should be managed, and whether the western ASP boundary should be changed.

The review revealed that, while many respondents felt opportunities for acreage-style living should be maintained, some additional housing choices should be available to accommodate the changing demographics and economics.

The analysis also found that most stakeholders understand that some commercial and industrial growth is inevitable, but that it should take into consideration the servicing issues, be supportive of existing recreational opportunities, and should be locally supporting or civic in nature if placed in the perceived heart of Springbank. Respondents felt that any larger scale commercial or industrial growth, if and when required, should be located in existing commercial and industrial areas, or along the highway interfaces where it can be done without jeopardizing the existing landscape and mountain views.

A community core was supported in the area surrounding Range Road 33, indicated on Map 1 as Area G, as long as the development was civic or recreational in nature; it was felt that there will be other retail, entertainment, and social opportunities in other places in and around Springbank.

With regard to the transition zones along Highway 1 and the future west Ring Road, stakeholders felt that the Highway 1 / Area E zone (Map 1) could be a mix of commercial and residential uses, and that the Area F zone (Map 1) should preserve greenspace and a wildlife corridor, with some residential and a few locally servicing amenities.

Finally, as to whether the ASP boundaries should be amended, some felt that the area was big enough already, that if there was no specific reason to change the ASP boundary, it should be left alone, and that if specific landowners wanted in or out of the boundary, they should be consulted. Others felt that a move further west, and south to the river, might make sense in order to keep control of future developments in that direction.

### PART 2

Part 2 of this report discusses the additional topics that were raised at the coffee chats, such as the concerns with the Growth Management Board (GMB) and influence from The City of Calgary, concerns regarding the servicing issues, the need for better connectivity and safer transportation, the request for more enforceable policies, the desire to protect the environment and the local wildlife, and comments regarding landowner rights and technical studies.

The comments suggest that stakeholders feel there is a lot of uncertainty of the future of decision-making regarding Springbank due to the forthcoming GMB and the influence Calgary's growth has on the County. There was still a lot of concern regarding servicing capabilities for any further development; however, some respondents suggested that the GMB may solve some of those servicing issues.

The safety of the roads and lack of pathways was discussed. Responses suggested that a larger population and any additional commercial or industrial development will only intensify these concerns. Suggestions were made that these concerns should be dealt with before further

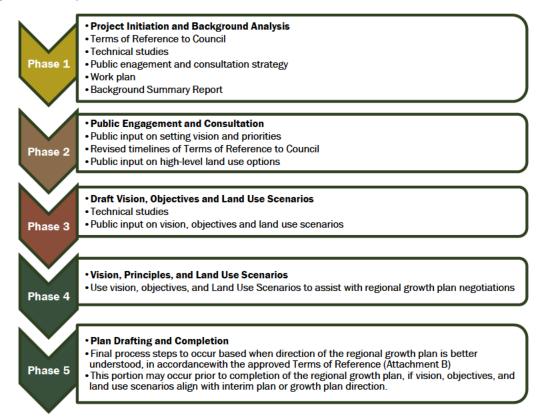
development occurs, and that developers should be accountable for their portion of these upgrades. Further, it was felt that policies and standards that are more enforceable should be implemented, so that what is proposed is what gets developed, and that land use policies need to be set so that there is some certainty for the future.

The local wildlife, the rivers, the mountain views, and the unique topography were supported by most respondents; there was a desire to protect these features, and it was felt that any future development needs to take these matters into consideration. This is supported by the question regarding which technical studies are being done in support of the ASP review process.

And finally, there were a few concerns raised about farmers losing land to park development, and concern raised that a landowner will not be able to develop how they want until this ASP process and the GMB process are complete; that everything will be on hold. A request was therefore made to ensure landowner rights were protected.

# SPRINGBANK AREA STRUCTURE PLAN PROCESS SUMMARY

Rocky View County is updating Springbank's Area Structure Plans (ASPs), a process that will confirm a vision for the community to guide future growth and development in alignment with Springbank's unique character.



During the process, the County will look at some important issues, such as community identity, conservation, land use, housing options, economic development, local services, amenities and infrastructure. It will also look at whether the three current Springbank Area Structure Plans should be combined into one.

The ASP will be prepared in five phases:

#### Phase 1 (Complete)

November - December 2016

Some technical work and early engagement with the community was undertaken in this Phase.

### Phase 2

January - June 2017

This phase marked the official public launch of the project and included engagement on setting the community vision, objective and high-level land use strategy. A revised Terms of Reference was adopted by Council on May 23, 2017.



#### Phase 3

June 2017 - December 2017

The draft vision, objectives and potential land use scenarios will be completed in this phase and presented to stakeholders for comment. The land use scenarios will be supported by preliminary technical assessments on transportation and servicing.

#### Phase 4

January 2018 onwards

In this phase, the draft vision, objectives and land use scenarios will be used in discussions with the Growth Management Board to discuss the inclusion of identified growth areas within the regional growth plan.

#### Phase 5

To be determined based on Phase 4

When the direction of the Growth Management Board and the regional growth plan is better understood, Administration will proceed with drafting the new Springbank ASP(s).

### WHAT WE DID (PHASE 2)

Rocky View County (the County) held a series of coffee chat sessions to present a land use concept map with which to examine the views of stakeholders in greater detail. Map 1 was used to guide discussions around specific geographic areas within Springbank. A number of questions regarding the map were prepared and presented at each of the chat sessions.

### WHAT WE ASKED

In relation to Map 1, five topics, with a question or two each, were presented at the coffee chat sessions. These were:

- 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?
- 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?

- 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?
- 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?
- 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?

### WHAT WE HEARD - PART 1

Because of the specific nature of the topics discussed, this section of the report analyzes the feedback received from the questions above and provides a summary of the results. The coffee chat discussions debated country residential or suburban development, potential locations and types of commercial and industrial growth, the need for and location of a community core, transitional spaces between the City and the County, and the boundaries of the current ASP(s). Each subsection found below discusses and summarizes the findings on the main topics, with the answers to the specific questions detailed and analyzed in the subsequent subsections.

#### 1. PRESERVING ACREAGES VS PROVIDING CHOICES

During the first round of engagement in February 2017, the community put forward several comments about lot size, with the comments being evenly split on the desire to remain as two acres or more, or whether more housing choices were required. To explore this subject further, two specific questions were posed, and are discussed in the following subsections.

The June responses show that a larger number of stakeholders want to see more flexibility and choice in the lot size and housing type in Springbank. While it was still important to maintain the rural lifestyle and some larger parcels, more options were requested for seniors, first time home buyers, and a changing demographic and economy. However, the question still remains as to how to service developments with lot sizes smaller than 2 acres.

■ Acreages
■ Choices
■ Indifferent

Figure 1: Opinions Regarding Housing Type Preference

### 1.1 Preserving Areas A & B as Two-Acre Parcels

Over half of the responses received suggested that the ASP should have more flexibility in the future development of Areas A & B (see Figures 2 and 3 below, or Map 1 on page 4); that restricting Areas A & B to two-acre parcel development is no longer desirable or sustainable. Almost a third of those responses suggested a cluster-style development to preserve green, open spaces. Some felt it should be up to the landowner of the undeveloped parcels to decide how they want to try to develop their land.

Figure 2: General Location of Area A

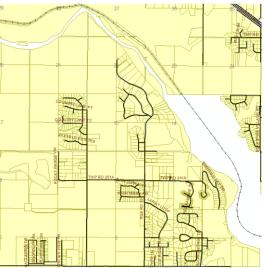
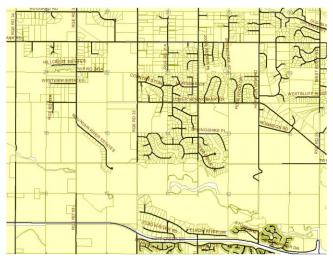


Figure 3: General Location of Area B



In addition to the above two figures, please refer again to Map 1 on page 4 for a clearer picture of the general locations of these two areas.

Approximately a third of the responses agreed that Areas A & B should be kept at a two-acre minimum parcel size; that smaller lot sizes are available in the city and in Harmony, and that the rural heritage of Springbank should be maintained. It was further felt that there isn't servicing to support smaller lot sizes.

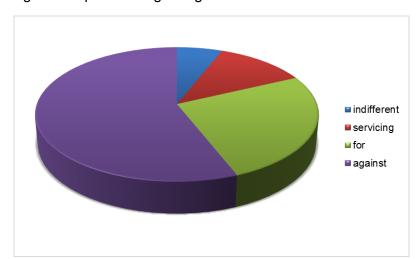


Figure 4: Opinions Regarding the Preservation of Two-Acre Parcels in Areas A & B

### Verbatim Comments: Preserving Areas A & B as Two-Acre Parcels:

I can't see 2 acres. It's a terrible waste of land. People speak from certain aspects, the polarity is driving us to this GMB and we'll have no say out here. The mother of all annexations. Tired of residents in Calgary developing in an unsustainable way. It's not economic to build these sewage pods. Despite doing it efficiently, the City will come in and make the decision for us. Proper sustainable communities are needed. Polarities are irreconcilable. We have a right to do what we want to do with our land. But our neighbours have rights too. Subdividers vs landholders.

I think we'd support a variety; not just two acres. A broader mix. If you fill it all up with 2 acre lots and septic fields, it's not going to be a good thing in the future. Do some smart development. Something more common, cluster development, see and engage with their neighbour. With some riding space as well. If everyone is on 2 acres, you don't see your neighbour. Nobody is buying 2 acres anymore. More consolidated development with open space. Ride horses. Walk dogs. From a servicing point of view it makes more sense to be clustered.

I'm old enough to have seen the day when a 2 acre parcel was never considered. Started out with 40, then went down to 20, then finally 10s, 4s, and 2s. Evolution over the years. You can see where those 2s and 4s predominate. There are some pieces there that you should try to think about smaller than 1 acre, or definitely 2s; with the idea of cluster planning. You could take an overall number of units for a particular land holding; keep it open, keep it country. Create policies to allow for specific site plans to be developed; creative plans that address the specific land form that accommodates some density. Looks pretty bland right now.

I believe we came to Springbank because it's 2 acres or farming. If I wanted 1 to ½ acre, I'd move to the city. Don't believe this should be done for tax reasons either. If we need more money, then we need a new creative plan; more commercial. Commercial on current road where Bingham crossing is. Would like Springbank to stay as is with the size of the lots. Think Timberstone was a bad decision. More traffic, new sewer system.

Yes, I would want to see that preserved. Why? Speaks to the heritage of the community. That's why people have come out here. As a current homeowner, I wouldn't appreciate that dramatic shift.

It's presumably all serviced with wells and septic fields. Can't go lower than 2 really in that case.

(Preserving Areas A & B as Two-Acre Parcels - 50 comments)

### 1.2 Broader Mix of Housing Choices

The majority of the comments received suggested a strong desire for more housing choices in the community, while preserving the rural feel of Springbank. The responses show a strong desire to provide the seniors of Springbank an opportunity to stay within the community as they age, and provide the future generations of Springbank the opportunity to own their own home. Again, cluster development was suggested.

Those opposed indicated that acreages are financially self-supporting, and more considerate to the local wildlife. Others again suggested that sewage and waste water was a concern for going lower than 2 acres.

Figure 5: Opinions on Broader Housing Choices

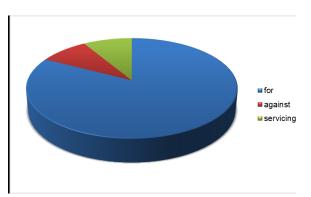
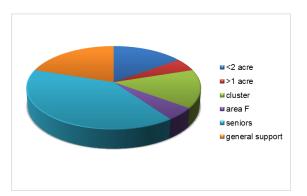


Figure 6: Suggestions for Broader Housing Choices



### <u>Verbatim Comments: Broader Mix of Housing Choices:</u>

If this was all 2 acre parcels, how many people would that be? Is that how you'd like to distribute all those people? Or should we have something more dense, with more greenspace and pathways. What is the best way to look at this as a community. There IS going to be development here, we just want something to preserve the natural areas and keep it a sustainable community.

It would be important to see a couple different choices of housing. Different lot sizes. Not the whole area maybe, but to allow for that would be important.

Senior housing is a must, seniors are moving to Calgary to pass away when they were here since birth.

Yes needs senior housing. Springbank is so large you can accommodate all the needs. Cluster homes and you can tie into municipal driven septic. Reasonable priced housing is needed. Young people need options out here, senior needs options. How can we get people to unite to assist in a partnership?

Not opposed to that. What are you going to do when you age, and where do you want your kids to live? Support additional housing choices. Fits with the baby boomers for sure.

Acreage houses are self-supporting. Lose money on developments like Langdon where they want a lot of services.

If you're smaller than 2 acres, you're cutting out the wildlife. I'm a big fan of the wildlife here.

1 and 2 acre lots – concern is sewage. You can't have a well and a disposal field on 1 acre. Need some sort of sewage in the area if you want to go to that.

(Broader Mix of Housing Choices - 23 comments)

### Springbank Area Structure Plan

### 2. COMMERCIAL AND INDUSTRIAL GROWTH

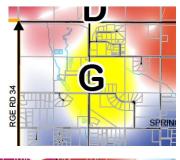
Two questions were asked to determine commercial and industrial growth in Springbank. The analysis of the responses to both questions are summarized in the following subsections.

In reviewing the combined data from both questions, it can be surmised that growth in Area G is expected and supported, as long as it is local in nature, and focused on recreation and local services.

Commercial growth in Area D is expected as well, with the assertion by many that it should provide local as well as regional services and not be industrial in nature.

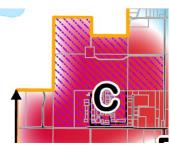
Area E was viewed as a sensitive area; mixed uses were suggested and many unknowns and concerns were discussed. Both Areas D & E were regarded as areas that should be sensitive to the current aesthetics; that the feeling of getting out of the city should be maintained.

Area C was viewed as an existing industrial area, and that any further light industrial, should it be deemed necessary, should be located in that area.









Finally, Area F was a topic of concern; the uncertainty with the effect of the Ring Road, Calgary's growth, the topography, and the local wildlife being a factor in the responses. It was an area that was viewed as the least favorable to industrial and commercial growth; other than that which services the area residents, and complements the development on the Calgary side of the border.



Please refer to Map 1 on page 4 for full map details and general locations of the above mentioned Areas.

The desire to maintain greenspace in the community was discussed, corresponding with the feeling that there was enough commercial and industrial development in Springbank already. Finally, it was mentioned that no further development could or should happen unless there is servicing in place to support it. The number of responses for each area, and the number of responses in opposition to this type of growth, are shown in Figure 7.

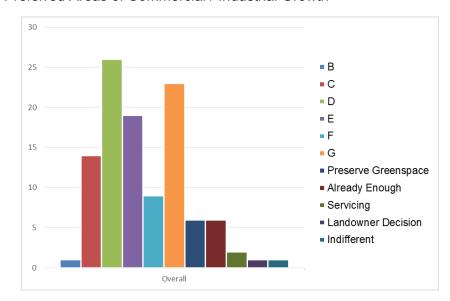


Figure 7: Preferred Areas of Commercial / Industrial Growth

The responses to the suggested commercial and industrial growth types add support to the above suggested areas; the uses per area are depicted in Figure 8.

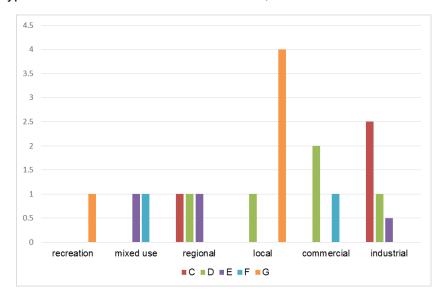


Figure 8: Types of Preferred Commercial/Industrial, and their Preferred Areas

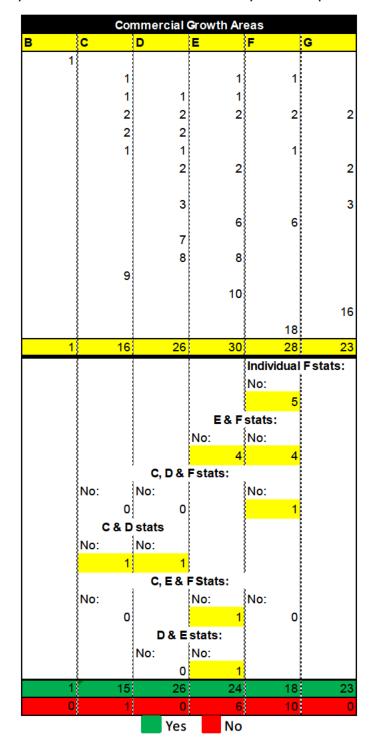
#### 2.1 Commercial and Industrial Growth Areas - Part 1

A Land Use Strategy Discussion Map (Map 1) was provided with areas marked as potential industrial or commercial growth areas. Respondents were asked to agree or disagree with those areas, to determine where Springbank stakeholders thought industrial or commercial growth should occur. Because many of the comments featured several of the areas together, with mixed reviews for acceptance or rejection of growth within varying areas, an explanation follows as to how this data was analyzed:

- Each comment was grouped into categories based on which areas were mentioned. Each area was given a "point" for each comment made. For example, if a comment featured one area, that area was given a point. If a comment featured two specific areas, those two specific areas were given one point each.
- Within the individual comments, certain areas were specifically promoted and other specifically rejected. A point was subtracted from each area where respondents specifically rejected the idea of growth in that area.
- 3. A subtotal was calculated based on the number of overall points for a specific area, less the number of points for those opposed to growth in that specific area. This is the total of "yes" points.
- 4. A subtotal was calculated based on the total number of points for those opposed to growth in a specific area. This is the total of "no" points.

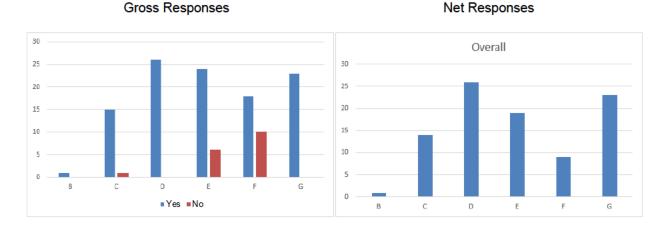
This is summarized in Table 1, where green is the total of "yes" points and red is the total of "no" points.

Table 1: Breakdown of Responses for Commercial Growth in Specific Proposed Areas



From the responses shown in Table 1, Area D saw the biggest support for commercial or industrial growth, followed by Area G, and then Area E. Areas C, F, and B were also suggested, though were not as popular. This is depicted in Figure 9 below.

Figure 9: Gross and Net Responses for Commercial Growth in Suggested Areas



While many of the responses for each are intertwined, the following subsections break them down as far as practical. Each area is discussed in order of preference as determined in Figure 9 above.

#### 2.1.1 Area D

The comments regarding Area D suggested that respondents felt commercial growth would be appropriate, that it should benefit both the local community as well as the travelling public, and that it should be aesthetically pleasing.

#### Verbatim Comments: Area D

D – along Hwy 1. Historically, that's where you put the stuff. It's good visual, there is access. You don't want Gasoline Alley; the travel coming from the west – people do more exiting the city on that road, not so much coming into the city.

I think it's a good idea. Commercial would be ideally service the community locally. Not a factory that ships to Toronto. But a local mechanic or something. Local employment for local benefit. By the highway. You don't want an acreage near a highway or busy road. On Macleod trail, all the services are on the trail, and the houses are behind it.

Along the #1 corridor should be commercial, that is not ugly, nice commercial development that is not too congested. Wants serving.

See a place for a local commercial site within the lands, primarily non-residential. Higher non-urban standard. Regional shopping area. Will be a

saturation of retail with Trinity, Shape and Bingham. I would see D and G being the focus of commercial and industrial. Primarily light industrial anyways. Aspirations for commercial employment on eastern boundary of E. Commercial near major access points.

We see this type of development being something the community needs. Something attractive and bringing tourism. No car dealerships.

D makes sense. With the way Calgary is growing; we started to see it as a unique opportunity to have a competing or surpassing industrial area in D. If you create it as its own enclave; you have the opportunity to not be annexed into Calgary. If you're looking where RVC can be unique and distinct, Calgary is not going to annex that D area.

#### 2.1.2 Area G

Area G was regarded by many as a recreational and community services hub. Development here was seen as having regional draw near its border with D, and as locally supporting and supported near its core.

### Verbatim Comments: Area G

We do see G growth going, from the high school all the way to C, and we agree with this growth. We think the County has nailed this. We support all the County plans for commercial and industrial growth.

Other aspect about G, when we look at people travelling from all over, looking at traffic management, G is a midpoint. If people from Elbow Valley have to drive up to Harmony to a facility that isn't even built yet, than you might was well be sending them into Calgary. We have a lot of Elbow Valley kids coming to our facility. The schools are bursting at the seams. We build out the activity side of things. Harmony and SBPFAS contemplate completely different things.

G – Public service corridor. Build out with additional services.

G – you want C, D and E to be walkable to it.

G should be a community servicing area.

We see this type of development being something the community needs. Something attractive and bringing tourism. No car dealerships.

Wants to amend already existing locations. Wants to take community input. Make Calaway park a broader attraction. Improve land near school. Not into commercial, no road access. Wants a cohesive community.

### 2.1.3 Area E

Area E was viewed by some as an important transition zone from Calgary to the country; respondents feeling that neither residential nor agriculture makes sense adjacent to the TransCanada Highway, and that regional commercial opportunities could be supported by the travel-through public, rather than Springbank's residents. It was felt that any development along this stretch should maintain the current aesthetics.

#### Verbatim Comments: Area E

Keeping #1 highway as focus of commercial; allows people to and from the city to stop. If we stick them in Springbank proper, we're counting on Springbank population to support. Many commercial buildings sitting empty. We don't have the population the support them. Keep them along Hwy 1 and the F border to allow flow-through traffic. Anywhere else, for reasons of servicing and pipes, we need servicing before it can happen.

Calgary edge by E; they are definitely considering some commercial in that area. You lose your opportunity if Calgary does it all.

For industrial growth I would say no, just because of the visual impact. If you come to an eyesore of industrial growth on the south side of the TransCanada while driving in or out of the city, it would impact the environment negatively. Some commercial would be ok, but not adjacent to the TransCanada Highway; would create traffic issues. There is already Bingham Crossing and commercial pods in Harmony. There is already good access to go to those areas.

Coming out to the west on #1 is the most important – There is nice development we can do that isn't ugly.

Yet, others felt that Area E should be kept residential, that any development should be sensitive to the environmental significance of the area, and that annexation by The City of Calgary should be kept in mind.

E would be better for residential, and put commercial in D. If you put commercial in E, you sterilize the D lands.

Being from Vancouver, it used to be such a lovely drive from Vancouver to Hope. But now, until you hit Chilliwack, it's light industrial all along the highway. Warehouse upon warehouse. I don't want to see that here.

I struggle with E as well; it's farmland. Then you'd have commercial all along the highway, which would take away from the feel of Springbank. Plus, would you want to drive along a highway that's lined with commercial business on the way into the city? No. Too American. It's, right now, a nice experience to drive along to get out of the city.

E is a gateway to the city, something sensitive to be here.

Don't invest in areas that can be subjected to annex.

The challenge is E... E is tough.

#### 2.1.4 Area C

Due to the proximity to the airport, Area C was deemed by many to be a logical place for commercial and industrial development. However, Harmony's close proximity was noted; that residents therein may have concerns with this type of development. Others felt that there was already enough commercial in this area, and that no industrial development was needed.

#### Verbatim Comments: Area C

Definitely C, because that's where you have the airport. You don't want residential there. The A/C parcel, zoned residential. It should definitely be commercial.

I would think C still has industrial potential... Industrial less so in F, more in C.

I guess Industrial in C – if the airport is already there. Would probably be pushback from Harmony. But there is already conflict with nature with the airport, and it's going that way kind of.

Around the airport industrial and commercial. Town Center site just off C in Harmony.

C is good, needs more commercial. Low density business park.

C/D corridor; there is already Bingham and Harmony. Provincial plan has widening of Highway 22; will be more commercial in that corner as well. Likely enough commercial in this area. Don't need industrial at all.

#### 2.1.5 Area F

This area was the most talked about land use area, with mixed views on its future. Because of its proximity to Calgary, the development happening within the City's boundaries, and the impending west leg of the Ring Road, it was suggested by some that Area F's development should mirror that of its urban neighbour.

### Verbatim Comments: Area F

There's major development happening on other side of F into Calgary. 101 is approved to be 4 lanes. Access road beside Stoney. GSL and another auto dealer are approved – City of Calgary is putting in major commercial development on that side... Put your commerce by the highway. But how many are we going to have? (By) F – the City is doing it (commercial), so what is the County going to do? Pass on it?

Stoney Trail and the infrastructure there; the County can't put up a wall. If you fight it, you'll lose control and the city will annex it. Better off to come up with your own plan and try to negotiate, rather than trying to block them.

Once ring road goes in, there will be demand for property in F. There is a lot of open space. You'll feel a lot of pressure from the city to take it or develop it. There may be opportunities for commercial right along the highway (Stoney). There will be higher demand for residential in F. Have commercial to supply residential; you'll have to accommodate that. Pockets of commercial. Annex pockets into the County. Even if it stays Calgary land, residential right up against the trail isn't going to work.

Others felt that Area F should be residential, with some locally servicing commercial developments, and that industrial development would be inappropriate.

#### Verbatim Comments: Area F

For retail and jobs, F makes sense.

You need to have a little bit, but not sure if there should be a whole lot of industrial. Dr., Accountant, something the residents in the area could use.

F should be commercial. Direct commercial to F.

... If industrial is already there, in Calgary, we don't need it in F.

Industrial development is always unsightly. I'm against having that on the west side of Calgary. It's not as nice as a manicured lawn. Don't make it eave to eave. Have some landscaping in there. West side of ring road should not have any of that stuff in it. That should be the boundary for industrial. I'm not in favour of any industrial in F.

Something like Stoney provides a lot of access for industrial and commercial; but it won't provide good exposure. You won't be driving on Stoney and see a furniture store and turn off. It's a wide buffer. A lot of traffic, but not sure it'd work. Would be better for mixed use or residential.

Small portion around Artists View. Had access points from the city; best way to gain access to it. Servicing can happen either way. Respect transition. Maybe mirror with what they have and cluster development. Different scenarios. Transitional use, not city densities; transition. 4-6 upa. Densification along the Transcanada.

Some felt that Area F should be left as it is; that commercial or industrial development would disrupt the current residents, and the local wildlife.

#### Verbatim Comments: Area F

...until you hit Chilliwack, it's light industrial all along the highway. Warehouse upon warehouse. I don't want to see that here. I feel strongly that you need to stay away from F for that too. Stoney is going to go in there, the topography is ravine-y etc. It creates a barrier for the wildlife. It's very abrupt. I would hate to see that change. We need to retain F as a wildlife corridor; so you feel like you're entering a rural community coming into Springbank.

I struggle with the F area for commercial and industrial. I don't want to see any in there, because the ring road is going to be in there, that's enough going on in there. You have Aspen on the other side, which provides quite a bit of commercial. I don't mind commercial, but it should be contained.

Was surprised that F showed up; it's interesting. Talking about Artists View, you're talking about a swatch. Industrial seems inappropriate there. I can't imagine that south F residents would want industrial there.

No commercial in F.

Concern on impacts to existing residential – topography concerns.

#### 2.1.6 Area B

Area B was mentioned once, in that it should be developed or the City may want to annex it.

Verbatim Comments: Area B

B is under developed. B could be the ticket for development growth target. Or is the City just going to come in and take it?

(Commercial and Industrial Growth Areas – Part 1 – 83 comments)

#### 2.2 Commercial and Industrial Growth Areas - Part 2

When presented with Map 1, indicating potential commercial and industrial growth areas, some people suggested that Springbank didn't need commercial or industrial development at all. It was suggested that pathways, greenspace, and municipal reserves should be a primary focus. Others felt that there wasn't enough population in Springbank to support further commercial or industrial development. A few felt that it didn't matter what plans are made if there is no servicing in place to support development. One resident felt that it should be up to the landowner in which ever Area they reside to decide what they want to do with their land. And finally, one comment was received indicating indifference to all areas.

### Verbatim Comments: Commercial and Industrial Growth Areas

What would be wrong with pockets left as rural and farmland that is preserved. There needs to be larger spaces. If you have areas that are not as densely populated, people can donate that area and get a tax break. If you designate certain areas as natural areas, would be beneficial. Use as a public amenity.

People drive from Calgary to Banff to slowly be enveloped by the mountains and enjoy that view. It would be tragic to lose that.

We're trying to develop a community with open space and that's green. We don't want big trucks rolling through the community. There are a lot of people shortcutting through Springbank. Don't see Springbank being a commercial center. Highway 2 north from Calgary to Airdrie, that's perfect. Makes sense to be a commercial strip. We don't want our highway to be that way. The retail use in Commercial Court is struggling. A lot of come and go – lots more go. Don't want to encourage a strip mall along the highway just because it's open.

What we'd like to see is a recognition of the natural areas, and try to define them differently to attempt to preserve them, so they have slightly different standards. We're not tied to keep it at two acres, but keep some open space, and allow ability to donate land for open space, which don't have to be trees and ravines, but a mixed balance of perspective in Springbank. A mix of properties that are connected by pathways and greenspace. If we are thinking long-term, as the city moves out here, we're trying to preserve that for the whole region; the city will be looking for those opportunities as well.

County Plan - That was designated along Highway 1. Harmony was approved and started. Airport is industrial area. As far as I'm concerned, we're done. Maybe people should read the commercial report that was done before they come in to develop here. Around COP there are three big developments going in

there. Our commercial area isn't going to be as successful as we thought. Won't be able to find tenants to fill them. Need to take what the city is doing into consideration. Bingham crossing – not sure what's going in there. Could be medical, could be groceries, clothes, coffee. Sounds nice and quaint. Harmony sound quaint. Do we need malls out here? No. We don't. Drainage – Advanced sewage systems still add water to the ground. Still comes up somewhere else. (We) do need pipes if we are going to develop anything more concentrated.

Springbank area isn't big enough to develop commercial industrial use.

RVC did a study in Aug 2016 re commercial and retail demand and it shows we have sufficient supply up to 2031. Why should we be considering any further? There are three new areas going in to the City on Highway 1. What does that do to commercial plans for the Springbank area? We know Bingham is approved, but they haven't accessed their DP. They can't find sufficient leasing capacity to get the income. Not objecting to anyone buying land for future requirements, but they have to realize it has to be banked, for a long term factor. Commercial court isn't even built out and it was built in the early '90s.

C and D are already industrial commercial. E and F should be housing. People came out here for the wide open spaces, not commercial and industrial. You can go elsewhere for that. If people want to do it, so what. We don't need this forced upon us. There are too many things on the griddle not done.

The GMB is a wonderful thing and long overdue. The regional board coordinates planning on transportation etc. This provides an opportunity for Calgary/RVC to share services; they'll have to get along. If not, Calgary will take a run at it. JEDI – shared revenue from ultimate property taxes for shared services. Annexation goes away; doesn't matter which jurisdiction it goes in.

Within these areas that we are designating – what do the landowners want to do? Why can't we go back to those people and find out what they want to do? Would like to see a broader understanding on the transportation corridors – that will designate where those centers are. Servicing. City is the only solution for water. Ground water management – encountered lots of people that intersected clay barriers and flooded their basements. County could do something about looking at that. Landowner and developer should decide. There's a lot of space out there.

General indifference as to where it should go.

(Commercial and Industrial Growth Areas – Part 2 – 17 comments)

### 2.3 Commercial and Industrial Growth Types

Further to the commercial and industrial areas suggested, the question was posed to consider what types of commercial or industrial development was envisioned in Springbank. Six different categories were mentioned by attending stakeholders; commercial, industrial, local, mixed use, recreation, and regional.

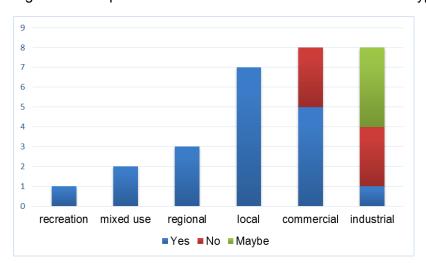


Figure 10: Responses for Commercial and Industrial Growth Type

The responses suggest that stakeholders would prefer any commercial and industrial growth to be local in nature if proposed in Area G; community services that benefit the local residents and don't draw the travelling public into what is perceived as the heart of Springbank. There was some support for commercial nodes, but big box stores and car lots were not favoured. Regional use was supported along the highway corridor of C, D and E by many respondents, and mixed use was supported by others along the City/County boundaries of E and F. Growth of recreational opportunities was also supported by many respondents. Finally, industrial uses were discussed, but not favoured by the majority of respondents. While certain areas were discussed as being a better fit for industrial uses, they were suggested as a preference over other areas for a use that is undesirable, yet unpreventable.

Where stakeholder comments further discussed the areas in which these uses would be appropriate, Area G was considered by many as a local use area, and Area C was considered by many as appropriate for regional and industrial uses. Area D showed more flexibility, with respondent suggestions ranging from regional, local, commercial and industrial uses. Area E was suggested by some as mixed use/regional with a transition to industrial towards Area D, and Area F was suggested by some as appropriate for mixed use and some commercial, in the way of hotels.

4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
C
D
E
F
G

recreation mixed use regional local commercial industrial

Figure 11: Responses for Types of Commercial/Industrial Growth by Specific Area

#### Verbatim Comments: Commercial and Industrial Growth Type

Business park where people can work and live nearby.

I would say that, the type of commercial I envision for G is local usage amenities; dog food, haircut, get some wine. I would oppose a cross iron mills development with big box stores. G should service local residents.

Service station in commercial court.

Community doesn't want highway traffic into G and B. Nothing in G that is a massive draw. Massive draws should be along the highway. G should serve the community only.

No Micheal's, Staples, Best Buy malls. No storage facilities or car lots.

There's huge opportunity with Harmony and Bingham. Bingham will have a seniors component. As it relates to retail, that whole corridor could be quite lively, due to proximity to the ringroad, airport, tour buses coming in and out. It's a natural gravitation. Like Cross Iron, it's the only show in town of that scale in proximity to a highway.

Hotel – western corridor is ripe for significant hotel opportunity. Current western supply (in Calgary) is old, poor quality, The lack of hotels around that confluence of arteries is shockingly poor.

Area C is critical to serve a regional need. Put regional business in C where they make sense.

D - regional use.

Don't encourage heavy industrial. It's not appropriate. Nobody will support that. Warehouse industrial, business park. You already have some along the highway for larger storage. But nothing overly intense.

Not sure why Springbank needs Industrial use.

Between C and D is better for industrial than F.

Local commercial/retail, business park. E area. Primarily non-residential and retail. Mixed use. Transition to the western portion. Maybe some institutional. Local commercial, small employment areas serving that direct area.

Between E and D, could be more industrial and commercial. It's been for sale for years. How much do you want to flood or create a glut when you have three other focus areas of the same development. You want to keep these areas focused. Don't have all three areas compete with each other.

You've heard of our flirtation with some auto uses. That pressure is still being felt. There are a bunch of groups on the Calgary side of that to get together there, GSL is moving forward. There's some pressure to spill over into F. Build will start right away. In addition to that, Renfrew and Metro and Hyatt have sworn to move with him at the same time. There's a 4, 6, and 12 acre on the other side; 16 acres is tied up by the REIT, Dilawry/REIT. Wasn't our original vision, but that's the pressure.

We are ok with industrial but only near the airport, we want industrial development off the front of the highway but commercial more towards us. We are thinking of long term success. We are not into the factory outlook thing, we like "boutique and unique"

(Commercial and Industrial Growth Type – 30 comments)

#### 3. COMMUNITY CORE

In February, many stakeholders mentioned the need for a Community Core within Springbank. To explore that desire further, two questions were posed; whether a central gathering point was needed, and whether that point should be on Range Road 33.

The responses in June indicate that a central gathering point along Range Road 33 (Area G in Map 1) is desired, but that it should focus on civic services and recreation. A few rural-style amenities were suggested, but it was felt that there are already a number of proposed and existing retail and entertainment conveniences in Harmony, Bingham, and Calgary.

### 3.1 Central Gathering Point

When asked whether a central gathering point was required in Springbank, 60% of respondents felt that one was definitely required. Another 15% felt that if there was going to be a central gathering point, it should be focused on recreation and complementary to existing facilities. Approximately 20% felt that there were enough social gathering opportunities already that weren't being frequented. A further 5% were unsure.

■maybe ■recreation ■no ■yes

Figure 12: Responses regarding the need for a Central Gathering Point

Those that felt a gathering place was required suggested that Area G would be best, that it should be local and rural-feeling in nature, and that it should be carefully planned.

### Verbatim Comments: Central Gathering Point

Feels like it should be a community node. Push it further south. You can't do a mile and a half mainstreet. Do it right around SBPFAS. Could be really nice and cozy area. Not as far north as Calaway. Would be awesome to have retail at that busy intersection (where G and B "connect".) This is the identity of the community. Put in your farmers market. But don't spread it out. Put a little village there.

Would make sense. Keep it local. Keep it small.

As a non-resident; it is a value to the community and we absolutely support it. With commercial uses next door in D, and residential surrounding it, you create and encourage further community use in that area.

Getting the right urban servicing for a rural community.

G – community core – fantastic idea. Local use; barber shop etc. D – regional use.

Like at Bragg Creek, you have a little strip mall, boutique type stuff. Not Tim's and Red Lobster. But boutique. Yes, but meant for the locals – Bragg creek gets a lot of tourism. It would draw some traffic out of Calaway.

Architectural controls will be key in that entire corridor. Don't put a bunch of mismatched stuff.

Commercial space in area G would be beneficial. Same caveat as something that has been planned and is a local amenity. Don't back up traffic or put students at risk. There are a lot of other communities that have brought this in. Walking friendly. Dog Friendly. Somewhere you would be proud to go. Service Road? It's an option, but a bit too commercial. A bit more integrated, maybe a

tree buffer. Showcase Springbank, not like the QE2 through Red Deer. It would have to only be on one side of 33, crossing back and forth would be a nightmare.

Yes. It's obvious why. We have 4 schools. 1,800 kids every day. Plus heritage club, SBPFAS. People are coming here anyway. There could be servicing easily. Unless you want to try to get people to the airport. But, Elbow Valley is Springbank too – they aren't going to go all the way to (Area) C. The highway is a bigger barrier than the river for Elbow Valley. In G, we need to get Provincial servicing; health servicing, vaccinations, well baby checks, (water) well testing. You have to go to Cochrane to get your well tested. It's a pain.

Others suggested that a core was needed, but perhaps Area G wasn't the right place.

### Verbatim Comments: Central Gathering Point

When you look at the arteries, if you could create something more in D or E intersections, D, G, and E could become the core. DC Ranch. Scottsdale. Would feel like a village center; C, D, and G could become its own neighbourhood plan. D and F, in concert with a joint area plan, those will be the two main area nodes.

I understand the desire for wanting a core; it's a strange one, in that I don't think that's where they will congregate. It'll be where you have more density - Bingham. I don't think anything will happen there (G). I wouldn't say there's no need, but I think that's the wrong area. It needs to follow roads and density, rather than just putting it in the middle. For that type of use, you could promote the idea of a core area, but it's limited. It's a destination area for schools. The soccer field. Commercial at the north end. It's not a destination hub for a community area. If you look where the existing communities are, they would view that as upstream. Everybody thinks of heading east, so seems like G is paddling upstream. Find a place where people will naturally be.

Isn't it Harmony? It should be.

Those that felt a central gathering point wasn't required stated a number of reasons; it was felt that there were enough places to go already that weren't being patronized, that there are a number of places 15 minutes away in Calgary, and that Area G is only travelled to by school-aged children and their parents.

#### **Verbatim Comments: Central Gathering Point**

I say no. We've got SBPFAS. We have golf clubs. We have Harmony and Bingham. There's the heritage club. We already have opportunities. If you want high class culture you can go to Calgary. Three shopping centers at edge of Calgary. We don't need anymore.

We've had coffee shops go belly up in commercial court. There is a coffee shop at the airport. Nobody seems to know anything about it. Locals go to the golf course for pizza.

It's the opposite of a walking community. People can try and put things in there.

You can't force people to go. G area is good the way it is. It's great when kids are in school. Once your kids aren't in school, you aren't going to that area. Aspen Woods is on the other side of 101st St and has everything you would need. G is the heart of Springbank, but you don't go there if there aren't kids in school.

A new idea was brought forward by stakeholders on the need for a central gathering place; it was suggested that the recreational facilities are the central gathering point already and should be expanded upon. That this should focus on the needs of the community's children.

### Verbatim Comments: Central Gathering Point

Recreation. Look at large scales of recreation facility development.

There are enough gathering points already. SBPFAS should be supported and expanded. I don't see usefulness in spending money on anything else on this strip.

We should be supporting SBPFAS in their efforts to expand. County didn't help at all when they had issued with water. They were chastised for not having a plan and a fund. They were using good planning and forward thinking, but the County fixed Springbank Road without a culvert. We ended up with water under the arenas. The park had to mitigate with their own efforts. We need to support what we've got and let it work, rather than asking for new stuff.

RR33 is the heart of Springbank. Pathways and trails can be implemented into this, and we want to be part of that. The expectations on planners aren't just where to put roads etc., people want healthier communities. My folks didn't care about recreation. Now people want these facilities. Linking rec master plan to this ASP initiative is really important.

I don't get why people want to get a coffee after dropping kids off at school. Make your coffee and bring it. Not sure what's going to happen with the rec centers. Harmony is supposed to have a rec center. We can't have everything. Our population won't support it. I think it's important for the kids to have a rec center, a running track, etc. Don't base it on what the parents want, base it what on the kids need.

(Central Gathering Point – 56 comments)

### 3.2 Community Core along Range Road 33

The majority of responses agreed that any community core should be located along Range Road 33 (Area G, Map 1); that the uses should be civic in nature, should service the local community, and should be walkable. A number of acceptable and unacceptable uses were suggested by attending stakeholders. Others felt that the community of Harmony was going to develop into a community core, and that Range Road 33 should only be civic uses.

■ no ■ yes

Figure 13: Responses regarding a Community Core along Range Road 33

Verbatim Comments: Community Core along Range Road 33

With seniors housing and aging population; peak of baby boom is hitting 60. This is the time to think about something like this. With automated vehicles - I could see a lifestyle where people live out here and don't have a vehicle. Needs a strong walking environment. Would be very appealing. Has nice views. Is a big bonus that the schools are there. Farmers market would be fantastic. (sidewalks and rural pathways?) Yes, for sure.

Sunterra, Dr office, basic necessities, hair salon. Isn't that supposed to go to Bingham? Who knows. But in G, has a good concept. If ASP supports a commercial core in G, it could happen. Lower west G – landowners want to sell and want it to be community commercial.

No tattoo parlours or pawn shops.

Strong support for G to be developed but not as residential. Something that involves all properties and is high quality development, needs a core, something like Bragg Creek, a design community. Lots of disjoint in area G, will be hard to see what can work there. But they want to see it being cohesive. Wants community to work together on making it aesthetically attractive. – Needs serious control.

G - An art centre would be nice, keep it more civic with a community hall, schools.

No warehouses in G. No Flying Squirrel in G. Local commercial in G.

Needs a new community centre.

Need a village core, but why isn't it within Harmony? Harmony can be the core of Springbank. It is new and it can be commercial core of Springbank, it already basically is.

The plan that Harmony has developed. I see that as being a destination community, rather than G. You have lakes, amenities, it has character. It is a destination that will evolve and will be used more than G will be.

3,500 cars from Harmony. Don't know how much Harmony is going to migrate to Springbank for whatever.

I don't think anyone is going to put the money in to do anything interesting in G.

No main street uses or community core on 33, no one will be drawn there unless it is civic.

(Community Core along Range Road 33 – 20 comments)

### 4. URBAN / RURAL TRANSITION

Respondents were asked to comment on what type of uses were suitable in Areas E and F (shown on Map 1) to manage the transition from the city to the country. The responses were closely split between preserving greenspace, residential use, commercial use, and mixed use, with both Areas E and F being recommended for different uses. The responses that suggested preserving greenspace as a transitional use suggested this was especially important in Area F. Those that suggested the transitional use should be residential in nature suggested this more so in Area F than in Area E. Those that responded that commercial use would be an acceptable transition suggested this more for Area E than for Area F.

Echoing the split between Areas E and F above, some other responses suggested that both areas should be a mix of residential and commercial uses, and that the uses should integrate well with the existing development and the natural environment. Just as many respondents suggested that whatever is planned for either area should take into consideration and integrate with Calgary's development on their side of those borders, and that much higher densities should be considered due to the proximity to the city.

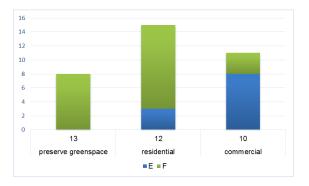
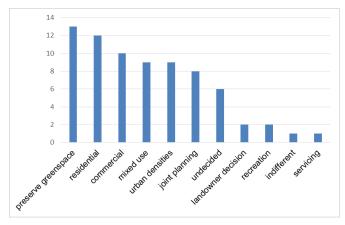


Figure 14: Responses for Types of Transitional Use for Areas E and F

The remaining responses posed questions, or had no comments or concerns with Areas E and F. A few felt that it should be a landowner's decision as to what happens in those Areas. Two conflicting responses regarding recreation were raised; one suggesting more recreation on the County/City border, and the other suggesting keeping all the recreation together. And again, the concern regarding the servicing of any development was raised.

Figure 15: Responses for Types of Uses within Areas E & F



#### Verbatim Comments: Transitions for Areas E and F

We should have a pathway along the Stoney that would connect the north to the south. There are natural walking areas. Given that it's along the highway, with intense ravines, I don't think it could handle even small developments. I can't see it as a dense area, tons of creeks and ravines. So close to Aspen and 7-11. I like that barrier being there. It's the "rollercoaster with the view". It's a wildlife corridor. Preserve it. This is the last frontier. It's a refuge area. If you develop that, we won't have the wildlife in the B, E, G, D area. If F is anymore than it is, it won't work. I don't want to see a transition zone. It should be a black and white border. Wildlife refuge area. F area provides that buffer. It's abrupt but it works. It's our responsibility to our wildlife to preserve that area. Put a path. It's sacred.

Putting commercial in between the city and the county makes development worse. It destroys the area. Preserve F with more open space, like Nose Hill Park. If we are going to preserve the nature of Springbank, we need that abrupt change.

I don't know if you have to limit F to 2 acres, if you cluster it. If you drive along there, you see wildlife every single time. Can't answer until you know the implications on the wildlife. There were 3 dead moose along (Range Road 25).

Commercial and business use would not be good.

It probably feels natural to have 1 acre lots in E and F. The question is, what are the possibilities of annexation of those lands by Calgary anyways? (Discussed annexation process.) The possibility there, Calgary is going to grow, if we permit those 1 acre lots, we'll have a smoother transition out to the country. Could partner with the city for servicing of those lots. If we have a quarter section sitting there, Calgary is going to annex it and urban build it. I'd rather see us develop it at a one acre, greenspace transition.

It's beautiful land. The amount of grade and slope; you'd need max 2% slopes for industrial. Wouldn't look the same by the time you're done. This is likely set up to be more country residential or acreages. With the views to the west, that's your bang for the buck. Not industrial. Don't want to take away from what's going on in the D and C area. Don't discount what happens on Tsuu Tina either. Lots of plans for commercial there too.

No less than 2 acres in F.

*E* – access is important to the interchanges. Minimum distance. There's commercial development coming from *D*. Lots of logic for *D* and *E* being much bigger uses. I'm sure people would want a clean transition. No refineries or anything. Maybe a big church?

The uses are logical to be on the highway. Look at the corridor that is unique to the nation, Hwy 1 is the corridor to everything. People will only populate it; pull them off the highway to accommodation, shopping and focus on the opportunity to put high quality developments in this. Why accommodate so much in C?

Don't see residential in E, other than the senior home, unless there is transportation it won't work.

I think a bit of both, residential and commercial. North side of Highway 1. Would be a good opportunity for business taxes. To the north there would be some residential you don't want to mix in. To the south it's a blank slate. There's Crestmont right next to the highway. It's an opportunity to provide some competition to the City, that they don't have all the business uses. Not far from downtown. Not far from the mountains.

You have to prepare to have a demand for local drug store and grocery store. There has to be an allowance to have neighbourhood amenities.

Residential, maybe some commercial and industrial as long as it integrates well with the residential. E and F are very different. F – City of Calgary boundary. E – what are you transitioning? It's an opportunity. Residential goes a long way to bringing anything together, just depends on the size. Put two-acre lots with green space backing on to the city; it works. Never take away the value of the big lots with the view. Has to be a certainty of what's going to be in people's backyards. Transition doesn't factor in on this scale. (buffer zone) I agree.

It has to be blended with what the city is doing. There's no magic line. As long as there is communication between both sides. Should be a transition area. Things that service the city and Springbank. Calgary is going to grow and grow, what are you going to do, say no?

You can't put up a wall, so capitalize on infrastructure that the province is going to put in.

To land on those two quarters, it's worthwhile seeing what the city is doing on their side (E and Calgary). It should be seamless. Makes sense to make sure; the E/Calgary boundary will have a very urban look and feel regardless of whose jurisdiction (it's in).

8-10 UPA if GMB gets its way. That's what they see as the density threshold for gov't services. I don't see a need to transition from Calgary to Springbank. If the services come available, it will be mandated to be 8-10 UPA. Just, how is the County going to do it?

People will have to accept higher density and less setbacks just because of how development is happening. It's just natural progression. We're sitting around a million 4 people.

Intensity levels – could be answered in the fall with the GMB. Calgary will want to see higher density.

Any commercial thing that goes in there will have to be evaluated by Council. If someone puts a dealership in there and the dealership doesn't make money, then tough. You can say you want F to be commercial, but we have to recognize there are people living in there and there has to be good setbacks. The graveyard can bury people 6 inches from the property line, so you can't put certain developments in there anyway. There has to be some kind of transition for the residents in that area. They have a nice lifestyle and that should continue. The commercial thing can be compatible with residential. It's inevitable that this area will be commercial, but it's up to the landowner and developer.

SBPFAS, great, but unless you're going to develop a 6 rink or pad complex here; F, for hockey rinks or a 3 or 4 pad area, will provide tremendous benefit to people living in that area. Boundaries will be irrelevant; it will service Calgary and the County. Facilities on the west side of Calgary are severely lacking. County would benefit from taxes etc. County may not have population to support it, but the mass of populace from the City will use it. Don't have city dwellers come all the way into G for facility; keep them in that F edge. Higher density and more amenities in the F area. Utilize the existing infrastructure. The last thing you want is a bunch of people from the city coming through and having to improve roads and expand roads because of it. Their taxes aren't covering those repairs. Keep them on the edge; build services in the F area. Think about the regional draw.

With all this expansion, what about schools? What about traffic? What about snowplowing? And water is really difficult. We have licenses and a system that supplies the community. Costs an enormous amount of money. All these developments need services that are maintained on their own. This needs to be approached with care and due diligence.

(Transitions for Areas E and F - 53 comments)

### 5. ASP BOUNDARIES

The question as to whether the ASP boundary should be expanded further west raised more questions and comments rather than definitive preferences. Approximately a third of the respondents were undecided, a little less than a third felt the border should be expanded, and a little less than that wanted no change. The remaining responses were indifferent or felt the boundary should shrink.

■ undecided
■ expand
■ no change
■ indifferent
■ shrink

Figure 16: Responses for Amending the ASP Boundaries

Those that were undecided raised concerns regarding the preservation of agricultural lands, suggested the need to ask landowners outside the current boundaries whether they want in, and questioned whether there was a need to change the boundaries at all.

Those that wanted to expand the boundary generally felt the boundary should move west to Highway 22 or, to a slightly lesser extent, Range Road 35. A few other individual suggestions were made as well.

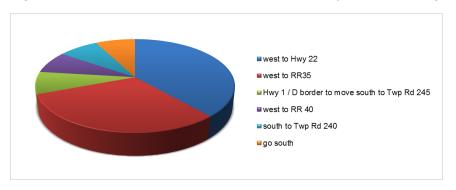


Figure 17: Responses for where the ASP Boundary Should Change

Those that felt there should be no change to the boundaries cited concerns that the area was big enough already. One respondent suggested that Transfer of Development Credits could be made available for those outside the current boundaries, and another suggested that the existing area should remain as is, but be split into two ASPs; one for the north half and one for the south.

A few others felt that, because the area was so big, some of the open spaces should be removed from the ASP.

#### Verbatim Comments: Western Boundary

Hypothetically, if you did expand, what ramifications would that have on the existing plan? Would those regions be grandfathered in to what the ASP currently is? OR would there be negative repercussions?

I don't think shrinking is an option, but I would be really careful of expansion. Maybe small excursions. Not a broad excursion, like to Highway 22. I think the area needs to be protected. The value (of the area) is in the acreage and farming lifestyle. Not strip malls and camping stores. More valuable in its current state.

Is there a need to expand or make them smaller? I don't have an opinion on that. Depends on what the vision is. Do we need to expand? If there's no need, just leave it.

I think it's important to find out what the people outside the border think. Do they want in?

What are the objectives of the county at the highest level. Do you have those areas planned? Maybe the growth shouldn't all be here, maybe it should be somewhere else?

Utilizing infrastructure and concentrating on growth nodes. We're inside highway 22, us and our neighbours, and we're attached to Harmony on two sides. They have infrastructure and water treatment. We've farmed there for 40 years and have a house on it, but the neighbourhood is changing. We should have the option. Not just our area, but there are other areas that are in a similar situation. People are going to go somewhere, but they should go where there are already services so you're not reinventing the wheel.

I wouldn't go nuts, but I think development will go out to Highway 22 eventually. So, have to keep it in mind.

You could expand it some. Some under C to B border, perhaps. Additional lands could materialize naturally in the future. If the path of development is through E and D, then more lands to the west of that will naturally develop. Could come up a bit along the highway, north of the dam. Isn't the dam going forward? Sounds like there's nothing stopping it. It's in the Feds' hands.

Highway 8 needs access. Boundary be expanded to south and west of 35, to the airport road. Harmonize with edge of airport.

It would be of benefit to expand it, to create more feedback, more awareness. Doesn't mean you're going to change it. Look at Harmony, it is a high density environment that wasn't part of the plan. So, expand the border, keep those areas in mind's eye. Make it, say area H, and designate it as farmland. Otherwise, stuff will start popping up and we won't know about it.

I suppose whether or not the boundaries change; do you take into consideration Harmony? There are some interested parties to the west. If you get too big, it's hard to wrangle it down to the ground. It's very big. I'd lean to "leave it as it is" but be clearly informed what's happening on the boundaries.

If you amalgamate the two ASPs together, it'll be massive. Residential should be separate from commercial and industrial. You can't make it bigger. To bring on more...you have enough to deal with it. If they want to be added in, why do they want to be added in? If you want in the ASP, move in the ASP. You're rural out there. No to expansion.

No concerns – from our perspective. Maybe ask the residents, if it affects the land value then we are concerned. On second thought - Keep it the same. DO NOT EXPAND!!

Some see no benefit of expansion. There is still a lot of infill, why just add more and more land?

Transfer of development credits are available for those outside the ASP.

Don't mess with the boundaries, the bigger the scope the more input and complications.

Seems like a pretty big ASP to me already. If you had to go one way or the other, shrink it.

I see big chunks of undeveloped land in A and B; if you're going to retain them in a boundary, what kind of use are you going to put on them? Focus on areas with opportunity for infill and servicing. I'd question why you have those open spaces in the ASP. Pull it back.

If you are fiddling with the boundaries, I want out.

(Western Boundary – 53 comments)



### **WHAT WE HEARD – PART 2**

# 6. GROWTH MANAGEMENT BOARD / CITY OF CALGARY INFLUENCE

A number of questions and concerns were raised regarding the impending Growth Management Board (GMB) and the City of Calgary's influence on future developments. A number of people questioned the viability of the Springbank Area Structure Plan update, stating that there will be lengthy delays, that there will be mandates that take precedence over Municipal plans, and that influences outside the immediate area will have a say in what happens in the community. Others felt the GMB would have a positive effect on the process; that it would force the two Municipalities to work together, and that Calgary could potentially be the solution to some of the servicing issues.

A concern was raised regarding the impact on Springbank from the Province as well as the City on either side of the Springbank ASP borders. There were mixed views regarding the annexation potential of Area F, or whether it would be a joint planning area.

#### Verbatim Comments: GMB / Calgary Influence

How is this going to work with the GMB? Who carries the ball? Who decides?

What's the point of all this if someone else is calling the shots. I want to know who's calling the shots. It's hard to see how a guy in turner valley will have a say on what happens in Springbank.

Glad you're doing this process. I think once the GMB comes in, hopefully RVC will state our case. Ultimately it'll be the GMB that decides.

If the different MDs were working together, it would be great.

Regional growth plan – received anything on what their direction is going to be on water and sewage? I've been here a long time. What I've noticed is, Calgary being given a veto over water and sewage will have a huge impact on this area. They have the water rights. Springbank lives off the aquifer. Is the growth plan going to settle that? I was here when the Cochrane waste water line was discussed. It didn't matter what was said. Calgary said what would happen.

101<sup>st</sup> is going to be localized road, the dam closes the Springbank road, two jurisdictions are strongly impacting Springbank in a negative way.

Calgary isn't going to like F be two acres. They want it sterilized until it can become ultra-high density.

There's always talk about annexation – is Calgary done? It becomes more and more difficult for them to do it when there are large acreages that are expensive. They grabbed the south end because it was available. But, I think the interest on the F area is weaning because of the development already there.

(GMB / Calgary Influence – 16 comments)

### 7. SERVICING

A number of comments were brought forward throughout the coffee chat sessions on the servicing issues, and the concerns were reiterated by stakeholders at the end of the formal discussions. Water and waste water were the top concerns discussed, and a grey water solution was suggested. A local business also offered to be part of the solution to the water and waste water issues in the community.

#### **Verbatim Comments: Servicing**

We have Barnard Conceptual Scheme for 65 two-acre lots – they don't have water. And it's just sitting there. Why is the County approving without water and sewage?

One of the things that should be changed in these monster houses; they should have a system underneath for grey water and reuse their own water. Need more grey water plumbing and cisterns. It's a provincial thing. But we need to fight for things like that.

Waste Water is a huge issue and guest is very concerned. He wants the County to step in. He wants to be invited and seen by a serious stakeholder in the County and treated fairly.

Stuart went and saw the treatment plant and loved it. Calaway is being approached by business for water and waste water. Guest wonders about plan for school waste water.

(Servicing – 14 comments)

#### 8. TRANSPORTATION / CONNECTIVITY

A number of transportation issues were discussed, and the desire to have more connectivity in the community was mentioned. The number of cyclists that use the area, and the lack of pathways were again brought to the table. It was suggested by some that developers should be more accountable for providing additional roads for developments that bring in more traffic. Access across the Elbow River was requested by a few respondents. Finally, the effects on the community from the Ring Road and Calgary road upgrades were discussed.

#### Verbatim Comments: Transportation / Connectivity

The community is changing. The number of cars, the amount of activity, is growing. While I cycled, I noticed there are people walking on the roads with their kids. There are motorbikes, lots of cyclists. It is being viewed as a getaway spot without having to go to Banff or Canmore. Lots more travelers. People are scared to come out here now because of the traffic. Not a good relationship between cyclists and cars. There are a lot more people staying here without kids.

B – the whole area, there's a group here and a group there. It's fragmented. Springbank really fell down when it came to pathways. It would be so wonderful to have pathways. It really can't come soon enough. Bridle trails would be wonderful. Horses can go for miles and miles. It would be wonderful. Having a

horse trailer and going up a hill with a cyclist in front of you? Not fun. Totally missed the boat on pathways and connectivity.

More responsibility for a development that is going to provide more traffic, THAT development should be responsible for providing for those roads. Everyone should pay their portion.

KOA Center – Horizon View. 20 acre parcel. Trying to integrate with the community, partner with schools. Main problem is traffic – they can't have many visitors. Zoning. Would be great – a connection between the SBPFAS and the art center.

Wildlife corridor. Have enough parks and trails throughout the community. Recognize the number of cyclists that come out from Calgary. You can see cycle packs. Our community is used as the pathway to the west. Something has to be done in terms of planning for cycling through the community – make sure it's safe for everybody. Springbank road is very narrow, very scary.

Wants linkage access south of Elbow River. Population needs to go around, the community needs to be heard.

This whole change that takes place with the road etc., makes the whole west side very relevant. Don't view the TransCanada as a wall that people don't cross. People can come here, rather than Chinook etc.

The city is twinning 101<sup>st</sup> St. Will nicely connect Old Banff Coach Road. Old Banff Coach Road was only a partial interchange. Should become a whole interchange. Instead, they've connected Bow Trail and Old Banff Coach Road. Calgary is placing a lot there. Calgary is putting a major along the front, which will service GSL.

Land clearing for the ring road.

(Transportation / Connectivity – 14 comments)

#### 9. POLICY

A number of suggestions were made regarding policy setting; that respondents expect enforceable standards, and require a level of certainty for future development.

#### **Verbatim Comments: Policy**

They should put up a sinking fund for some of these amenities. Go to put in these Bridle trails, and you go to use them and they're blocked off. What is promised in the original proposal doesn't show up in the final product.

We've seen things happen before and it's not very pretty. Mistakes happen, berms should be enforced; developers should be held accountable to follow through on the plan.

Certainties – how do you dictate that kind of policy. Non-residential use is their future; need some level of knowledge of what's intended in these areas. This won't be developed in the next 4-5 years. It's a long term plan. (87 years for build out of the full area). Rate of growth is stunted by the opposition out here.

The hurdles people have to jump through and lack of servicing is horrible for the community.

(Policy – 8 comments)

### 10. ENVIRONMENTAL CONCERNS

The unique natural environment of the area was reiterated, and concern regarding its preservation was raised. Additionally, a suggestion was made regarding the geology of the area; that the below-surface composition should be evaluated before development occurs. Another suggestion was made to maximize the usefulness of Municipal Reserve lands. Finally, concern regarding the future Springbank Dam was mentioned.

#### Verbatim Comments: Environmental Concerns

Environmentally sensitive is different than environmentally desirable. "Sensitive" relates to EIA studies. There's maybe another classification to deal with. How do you preserve the greenspaces that might not have "special plants", but are important to the community? How can we expand "environmentally sensitive" to protect those. Culturally significant areas being preserved and accessible pathways being linked to those areas. There are areas of archaeological significance such as the Buffalo Jump in Elbow Valley. Springbank is bordered by 2 rivers and contains a lot of natural areas and wildlife corridors. These environments are very important to both wildlife and residents and need to be preserved but they may not necessarily meet the strict criteria for environmentally sensitive lands as defined by the Province and hence not be properly recognized or considered for protection. The ASP should ensure that these areas continue to be protected even if they are not necessarily unique or contain rare species.

Have to be cognizant of the wildlife corridors, particularly along the rivers and valleys. Development along the river makes me nervous. Community wants access to the rivers. A contiguous parkway that goes from river to river.

Preserve the parkland along the rivers. Support a plan to protect wildlife corridors throughout, wherever they are. Be aware of where they are. Would be nice to have a central park vision.

One of our biggest thoughts would be to avoid using the MRs that essentially grow grass. Doing everything with the view of maximizing usefulness. Maybe that MR isn't useful THERE, but boy would it be useful in the central development.

Look at the geology of the area before you do anything. Problems can be avoided if you look at the ground in advance. You need to look at what underneath the ground.

Is there an ASP or strategy as part of the whole Springbank Dam discussion? Why does the Province have control over it? How does that work with the municipality? It was done in a panic. It'll be a dust bowl, and we'll get the dust. And the people upstream will have no flood control. It's very stressful for the families involved in that area. Can't do any renovations; you're stalled.

(Environmental Concerns – 7 comments)

#### 11. OTHER

A few other comments were made regarding landowner rights and technical studies. Regarding landowner rights, it was feared that the landowner will have no say in what happens to their land in the future, or that development will be stalled until this process or the GMB is finalized. On the topic of technical studies, a question was raised about what studies were being done, and suggestions were made regarding catchment areas and commercial development opportunities.

#### Verbatim Comments: Landowner Rights and Technical Studies

Went through this with the city, when they designated other land we had as a park. Then we couldn't do anything with it because it was a park. We all know about lands sitting vacant, and how many times people start gardens or something, and 25 years later the landowner comes back and has a war on his hands because it's now a park.

Timelines – what kind of timelines are we looking at? If you're in one zone and the county hasn't decided what's going to go. Then me as a landowner wants to develop to "this", and the county says "no, we don't know what we're going to do" and holds the application. Does that happen?

Are there other studies being worked into this? Context study, master drainage plan etc.?

Our consultant said, there (are) two approaches. You can take what is handed to you, or you can create opportunity. What would be the draw? Could have a draw beyond local residents. On the TransCanada would be quite a different opportunity, in terms of visibility and viability.

(Landowner Rights and Technical Studies – 6 comments)



### **ENGAGEMENT SESSION FEEDBACK**

In an effort to ensure the community's voices are being heard, the question was posed again to determine whether the coffee chat session format was of benefit to the participants. The consensus was that these sessions were very well received, and much preferred over the open house format. A few suggestions were made regarding the maps presented, a request was made for input from the Area Councillor, and a question was raised about timelines.

Verbatim Comments: Engagement Session Feedback

Good to have different stakeholder groups together to hear different sides.

Good session. Gets bogged down when the groups are large.

I think it's obvious that you're open to feedback. That's important. Transparency on the website is very good.

Great process. Thousand times better than public open house philosophy. Allows thoughtful dialogue.

Should be more road markers on that map (presentation materials) to give people a sense of direction on the map.

Land use should be clear on the land use map, show centres, Trinity hills, Harmony, future ring road should be shown to show what is going to happen - more information is needed on this map.

Important to show corridor opportunity now and 20 years out.

Ravine running through the two properties; one property has the ravine shown, the other has the whole parcel listed as built out or undevelopable. Not sure why both properties have different designations when the ravine runs through both.

Useful – understanding time horizon that the ASP is meant to align towards. Current one is 15 years old. Does this happen every 15 years?

Area Councillor – what they are thinking, what's their involvement? Good to keep gathering information.

(Engagement Session Feedback – 19 comments)



### CONCLUSIONS

During the first engagement session in February, participants in both the coffee chat sessions and the open house had some questions about the process and detail of the review. This partly affected their ability to provide comment to the extent they may have wanted. The June engagement sessions asked specific questions to obtain more detailed responses on land use concepts and planning topics within Springbank.

In conclusion, the comments suggest that stakeholders would prefer that a mix of housing choices be available, from acreage-style living, to start-up and retirement living, and everything in between. The general feeling from the community was that commercial and industrial growth is inevitable, but that it should take into consideration the servicing issues, be supportive of existing development, and that any larger scale commercial or industrial growth should be located in existing commercial and industrial areas, or along the highway interfaces where it can be done without jeopardizing the feeling of "getting out of the city". A community core in the area surrounding Range Road 33 (Area G on Map 1) was supported by many respondents, as long as the development there was civic or recreational in nature. There was a community desire to protect the natural beauty of both Areas E and F; but there was an understanding that something had to be done to transition from the city to the country; thus it was felt by many that residential uses and greenspace would be more suitable to Area F, and a mix of residential and commercial could be located in Area E. The western border of the Area Structure Plan area received mixed responses, depending on where the interests of the respondents lay; some feeling the area was big enough, and some wanting to expand west and south.

There is a lot of stakeholder uncertainty regarding this process and any future development due to the forthcoming Growth Management Board, and the influence Calgary's growth has on the County. Concerns regarding the lack of servicing capabilities, safe roads, and pathways were raised, and requests were made to ensure policies are clear and enforceable, are based on appropriate technical studies, and take into consideration landowners' rights.

# **APPENDIX A: COFFEE CHAT MATERIALS**



# 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:

- 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)

- 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.

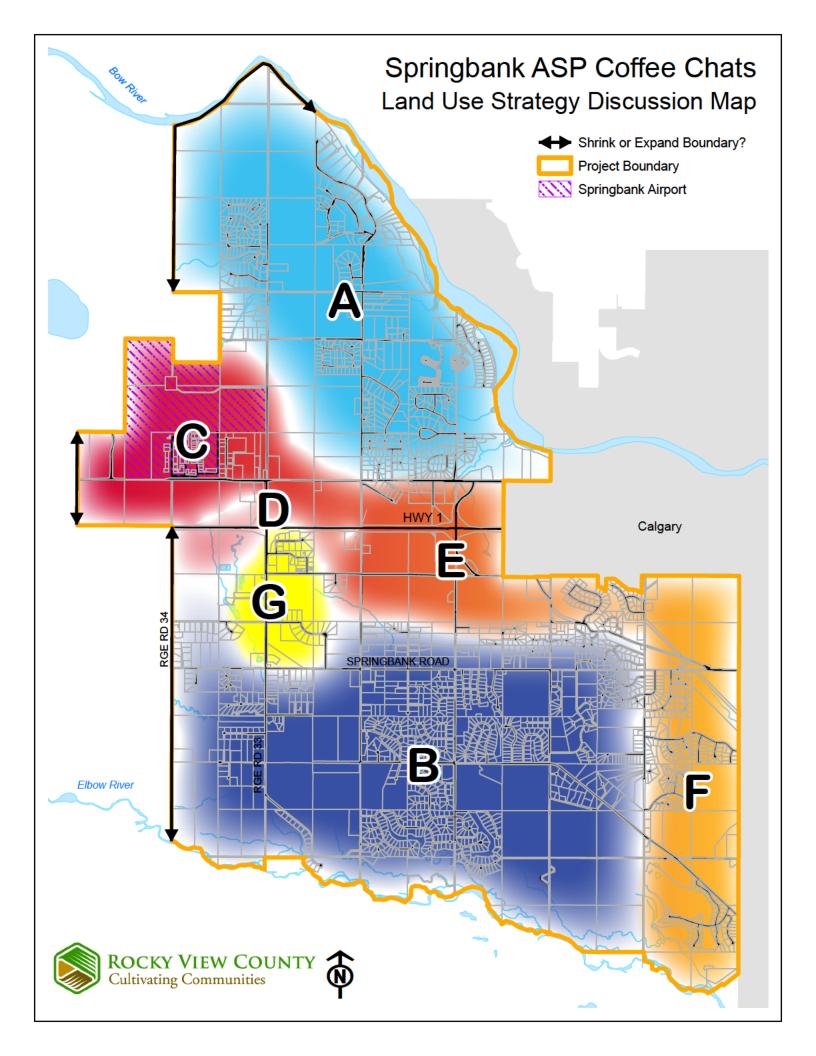
Finally, please remember to be respectful of others at the meeting, especially if attending as part of a group chat. County staff will attempt to ensure that everyone has time to comment on each question.

We look forward to meeting with you.

Dominic Kazmierczak, Municipal Planner

Email: dkazmierczak@rockyview.ca

Tel: 403-520-6291



Springbank ASPs Review Coffee Chat Meetings (June 26-29)		
Meeting: (Session Day, Time)		
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? (5 min)	
	<ul> <li>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? (5 min)</li> </ul>	
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.	
	<ul> <li>a) If we are to propose commercial and industrial growth in Springbank, in which of these areas should it go? (5 min)</li> </ul>	
	<ul> <li>b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)</li> </ul>	
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? (5 min)
	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? (5 min)
4.	In planning Springbank, we need to consider how we will manage transition from urban development in the City to more rural development.
	What type of development do you think is suitable for the transition areas shown as areas E & F on the map? (10 min)
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 min)
Additional Comments/Questions	



# **APPENDIX B: RAW DATA**

#### Springbank ASPs Review Coffee Chat Meetings (June 26-29)

#### Meeting: (Monday, 8:30 am)

- 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? (5 min)

I believe we came to Springbank because it's 2 acres or farming. If I wanted 1 to ½ acre, I'd move to the city. Don't believe this should be done for tax reasons either. If we need more money, then we need a new creative plan; more commercial. Commercial on current road where Bingham crossing is. Would like Springbank to stay as is with the size of the lots. Think Timberstone was a bad decision. More traffic, new sewer system.

I support these concepts. Wanted to make sure we moved to an area with controls and plans. Existing experience going with smaller lots around schools and stuff. (Area) F, F/B edge being 2 acres; incorporate the boundaries to include the areas that already have two acres. \*\* Agree that some of those are 2 acres, and are general transition areas. There is existing commercial in F under the development area. When you see sections of land in F, someone's going to get greedy. Parks and native land – right on the north side of OBCR there is an open native area; it's nice to see those areas maintained. Public area space that adds to quality of life; adds to the look of the community. That's really important if we want something that looks like we had a thought process. Designate areas that we can hold onto and incorporate them so they flow throughout the community, and around the community.

To say that A & B should be the only ones that are residential area is wrong. It should all be residential. Highway 1 already has commercial. Bingham crossing is an anomaly. It already has a seniors' component. Do we need it? Sure. It's already there. And it's already in Harmony. We have no servicing here. There are no sewage pipes. When you start making smaller lots, we have to look at the MDS and look at how this affects people's lots; especially around the school, in Section A. The two acres, I have seen so many problems with high water table and flooding, and seepage into the homes. Sump pumps running 24 hours a day. If you don't know where the water table is or how it affects homes, don't go to 2 acres.

I disagree with the 2 acre constraint. Disagree with A and B being segregated. Council should decide on a case by case basis. The 1.93 that crosses the border that has a better sewage system, then fine, Council can decide on those things. If there is a higher density in B that can be done, then fine, do it. Landowners being greedy and developing is insulting – it doesn't mean he's greedy.

I can't see 2 acres. It's a terrible waste of land. People speak from certain aspects, the polarity is driving us to this GMB and we'll have no say out here. The mother of all annexations. Tired of residents in Calgary developing in an unsustainable way. It's not economic to build these sewage pods. Despite doing it efficiently, the City will come in and make the decision for us. Proper sustainable communities are needed. Polarities are

irreconcilable. We have a right to do what we want to do with our land. But our neighbours have rights too. Subdividers vs landholders.

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? (5 min)

#### N/A

- 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? (5 min)

Within these areas that we are designating – what do the landowners want to do? Why can't we go back to those people and find out what they want to do? Would like to see a broader understanding on the transportation corridors – that will designate where those centers are. Servicing. City is the only solution for water. Ground water management – encountered lots of people that intersected clay barriers and flooded their basements. County could do something about looking at that. Landowner and developer should decide. There's a lot of space out there.

Speaking of fishcreek – I remember when the guy who owned that land was carried out by police officers. Landowners and farmers don't really have a vote. They took that land from him.

There's major development happening on other side of F into Calgary. 101 is approved to be 4 lanes. Access road beside Stoney. GSL and another auto dealer are approved – City of Calgary is putting in major commercial development on that side. We farm right there; it's a bit of a paradox. With the current ASP, "you are farm and ranch, but you could be residential" then, powers come in and expropriate land. Farm and ranch gets sold for minimum dollar value. It's a rip off; a land bank for the broader community. Not in the interest of the farmer to hang around if they are getting that kind of deal. Put your commerce by the highway. But how many are we going to have? (By) F – the City is doing it (commercial), so what is the County going to do? Pass on it?

County Plan - That was designated along Highway 1. Harmony was approved and started. Airport is industrial area. As far as I'm concerned, we're done. Maybe people should read the commercial report that was done before they come in to develop here. Around COP there are three big developments going in there. Our commercial area isn't going to be as successful as we thought. Won't be able to find tenants to fill them. Need to take what the city is doing into consideration. Bingham crossing – not sure what's going in there. Could be medical, could be groceries, clothes, coffee. Sounds nice and quaint. Harmony sound quaint. Do we need malls out here? No. We don't. Drainage – Advanced sewage systems still add water to the ground. Still comes up somewhere else. (We) do need pipes if we are going to develop anything more concentrated.

F – Burnco site is already commercial. Don't see anyone wanting to live around there. Residential on F area on south of Calgary needs setbacks.

Keeping #1 highway as focus of commercial; allows people to and from the city to stop. If we stick them in Springbank proper, we're counting on Springbank population to support. Many commercial buildings sitting empty. We don't have the population the support them. Keep them along Hwy 1 and the F border to allow flow-through traffic. Anywhere else, for reasons of servicing and pipes, we need servicing before it can happen.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

#### N/A

- 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? (5 min)

We have a community center that is open for use for gatherings. We have all seasons park that is open for dog shows and games etc. If we are so booked up that we can't get in, then we need to look at growth. But we need public PARK areas for gathering. For walking and biking.

I don't know if we have the population for that here. Are we encouraging travellers to come in and use it? The commercial and fancy garages near us are sitting empty. Everyone is going to have to drive to it. Kids don't want to drive 4 km for basketball.

I think there is an element of our population that wants to see coffee shops around RR33. There is already a coffee shop not being used at the wild west center. There is a restaurant at COP. Nobody goes there. It's a busy road. There would be a lot of problems getting in and out. Kids walking and crossing the street to get to these places. I don't get why people want to get a coffee after dropping kids off at school. Make your coffee and bring it. Not sure what's going to happen with the rec centers. Harmony is supposed to have a rec center. We can't have everything. Our population won't support it. I think it's important for the kids to have a rec center, a running track, etc. Don't base it on what the parents want, base it what on the kids need. Maybe we do need a community center – we do not need something to hold graduations in. Every grad can bring 6 people. Something of that magnitude can't be held out here. That's why they are held at Telus.

You can't force people to go. G area is good the way it is. It's great when kids are in school. Once your kids aren't in school, you aren't going to that area. Aspen Woods is on the other side of 101<sup>st</sup> St and has everything you would need. G is the heart of Springbank, but you don't go there if there aren't kids in school. Nobody goes to Wild West Center. He makes \$500 a month. He struggles. Everyone goes to Starbucks in Aspen Woods. We can't build anything to compete with Aspen Woods.

It's the opposite of a walking community. People can try and put things in there.

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? (5 min)

#### N/A

- 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 min)

I don't know how it's going to be solved. It's all going to be under the GMB, and Calgary will have all the power, unless we as voters get out and protest. RVC will be gone; quitting the regional partnership and the IDP.

Any commercial thing that goes in there will have to be evaluated by Council. If someone puts a dealership in there and the dealership doesn't make money, then tough. You can say you want F to be commercial, but we have to recognize there are people living in there and there has to be good setbacks. The graveyard can bury people 6 inches from the property line, so you can't put certain developments in there anyway. There has to be some kind of transition for the residents in that area. They have a nice lifestyle and that should continue. The commercial thing can be compatible with residential. It's inevitable that this area will be commercial, but it's up to the landowner and developer.

Along Hwy 1 in E there are 2 quarters that are owned by developers that want to develop. Their access is only through Rocky View. Not sure how that's going to affect Old Banff Coach Road (OBCR). What has Calgary proposed on the other quarter section? (Crestmont and Westwood – residential. Some mixed north of that). New interchange going in by 85<sup>th</sup> St. (Functional study being done by AT, for OBCR; potential to close OBCR and put a spur in. AT changes proposal based on what development happens). I don't think the transportation system can handle commercial there, as its old and the interchange would have to be replaced. Commercial is at Bingham, Valley Ridge, Crestmont, Trinity hills. I don't want to see a lane of commercial at every interchange. I don't want to see a gasoline alley.

If F has to transition at some point, is the city just going to take it? Keeping setbacks for commercial development from the existing homes is important. If it's only going to be 2 acre development? If someone came and offered to buy the land and put up two acre parcels, would you be happy with that? Would like to keep farming. We're on our 4<sup>th</sup> expropriation. They keep coming in and taking 10 acres, 10 acres etc. It wears on you. If the City takes the river, we're out of there. I want to be Heavy Industrial so when we get expropriated we get top dollar. Should sketch in some of the city development so we can see those things. If there is going to be commercial in the City along that border, then maybe it makes sense to have commercial on RVC edge of the border.

Need to look at the border between RVC and Calgary, to protect the border. Help support the farmers. We know its commercial on the other side, make this side commercial/farming. Put in setbacks. We need to fight the battle on our side; otherwise people living in these areas will be overrun by City development. In E, the new interchange will create a lot of

traffic; already a lot of traffic and a lot of speeders on it. The motorcycles and Porsches – the slant of the road doesn't incorporate the speed of a road over 60; we've collected people out of the ditches from speeding on it.

(Discussion on Stoney Trail interchanges)

- 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 min)

Is there a need to expand or make them smaller? I don't have an opinion on that. Depends on what the vision is. Do we need to expand? If there's no need, just leave it.

At some point you may have to take it to 22x, but you have this whole mess with the dam and stuff. Put a pin in and don't get distracted.

If you're outside the boundary, it's a whole different ballgame to redesignate. There are big farms to the west that should be protected. I would like to see the NSBASP and CSBASP and Moddle, rolled in together. Just make one big ASP with the same rules for development. The community should have consistent development. Don't split it. You'll lose the community feeling.

If you are fiddling with the boundaries, I want out. I was out at one point. And the night before the ASP Council hearing, I had a call that my land was in. So, I want out. F boundary.

Why was Harmony excluded? (Self-contained. Neighbourhood plan. Smaller scale than an ASP). Is that what Council wants to see in that area? (Discussed whether Harmony's border could expand to take over some of A).

Any chance of Cochrane annexing the white area (by A). (there is a mile and a half between Harmony and Cochrane. They would have to propose a significant area to allow that to happen). I don't think RVC takes a militant stance against annexation. Cochrane seems to be marching toward us.

#### Additional Comments/Questions

How is this going to work with the GMB? Who carries the ball? Who decides?

A: County has to be part of it. Province will decide on any local plan. Municipality has to ensure a quality plan. If County isn't happy with the direction the GMB chooses, we have ability to stop the process and fall back on the existing ASPs. That's why we've slowed down the planning; to ensure compliance with the GMB. Don't want to waste tax payer money.

Are there other studies being worked into this? Context study, master drainage plan etc?

A: Yes, there will be additional technical studies over the summer.

Not sure about the GMB and the province. We can say there is a plan – who is that? Is it 3 people from Calgary and 3 people from RVC? What's the point of all this if someone else is calling the shots. I want to know who's calling the shots.

A: We'll know that in the fall. Calgary will have a veto. Discussed municipalities involved.

It's hard to see how a guy in turner valley will have a say on what happens in Springbank.

Calgary isn't going to like F be two acres. They want it sterilized until it can become ultrahigh density.

Acreage houses are self-supporting. Lose money on developments like Langdon where they want a lot of services.

Glad you're doing this process. I think once the GMB comes in, hopefully RVC will state our case. Ultimately it'll be the GMB that decides.

Area Councillor – what they are thinking, what's their involvement? Good to keep gathering information.

Good session to have, as long as we are heard and that it is carried forward. We all want to see our word carried forward.

Good to have different stakeholder groups together to hear different sides.

Buffer from industrial and commercial around the airport. There are going to be noise complaints. Airport needs more land for expansion. If we're talking about commercial, we might as well not talk about it if the land around it isn't built into the plan. If you can't get the runway, you can't get the people in that can support the commercial development. Rocky View and Calgary have to be arm in arm in fighting to have the area around the airport industrial, with a buffer around residential. People around runways will always be calling in complaints.

#### Springbank ASPs Review Coffee Chat Meetings (June 26-29)

#### Meeting: (Monday, 10:15)

- 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? (5 min)

On behalf of the park; regardless of what size the county goes with, we anticipate continued growth. Especially if going to 1 acre, there will be a number of new users.

The underlying theme is, we have to get ahead of the growth. We've been working with Rec master plan, making sure there's linkages. Putting principles in place to get ahead of the growth so we aren't stressing this facility.

Discussed vision, map, that was approved last week. Have had meetings with Harmony, we know what they have in store. We've talked to consultants and Rocky View west. The map is the way they would like to see their development grow.

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? (5 min)

#### N/A

- 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? (5 min)

What we see in C and Harmony is a major development that has the lake, and golf, and shops. Across the highway, we have the recreational hub. Couple plans that include the nieighbourhood support center. Any other nodes you may want to scatter around would make less sense because of access and protecting people's way of life.

Highway access is going to give rise to more development.

We're looking at a non-profit entity that would operate these for community benefit. Whether that's coterminous with commercial and industrial, it could be. Instead of having C or I adjacent to residential. Don't have ball diamonds here, and standalone community halls there. It's more efficient if it's consolidated here. People will travel 10 or 15 miles now. Centralize this and manage the traffic. Consolidate the facilities into one key area. The little play parks here and there aren't successful. People are drawn to a central hub. Keep it consistent with the nature of our community. Not flashy with bells and whistles. We currently don't have too much impact on the residential area. Why not put the ball diamond by the cycling station. Kid plays baseball for the day, mom can come for a coffee, or bring her horse and ride around. We've been the hub of the community for years. There is a parcel of land to the north that just sits there. It's an obvious fit.

Needs more to draw people in.

There's an MR parcel in commercial court. It's sitting there. It's stranded there. The potential to have that being another commercial lot. Beautiful residential parcels sitting at

the front end of MR. It's just grass. Sell that lot. Instead of putting a ball diamond or pocket park, sell it and put all the recreation together. Old fashioned thinking to say, "Here, I'm developing 10 lots, and here's the 11 hot for open space and recreation".

(You see Harmony and Bingham as complementary?) Yes. Not competing. (Area G more recreational, not commercial?) Yes. What we would see is G being activities. Sports shop, coffee shop, etc. Harmony is more boutique-y. Our biggest concern is ice. Not enough ice. Figure skaters, hockey, etc. They all want more time. Harmony will be coming to us for that. If I want to have latte and buy a nice top, I'll go to Harmony. If I want to watch someone kayaking, I'll come here. We also want to accommodate our seniors. They want a historic feel, have some of their old equipment. Harmony is the shinier "boutiquier" side of Springbank, and we are more historic.

We've spoken to Schools, and Bingham, and made sure we have a complementary element. We'll be complementing other developments, not competing.

Other aspect about G, when we look at people travelling from all over, looking at traffic management, G is a midpoint. If people from Elbow Valley have to drive up to Harmony to a facility that isn't even built yet, than you might was well be sending them into Calgary. We have a lot of Elbow Valley kids coming to our facility. The schools are bursting at the seams. We build out the activity side of things. Harmony and SBFPAS contemplate completely different things.

Langdon is hurting because the recreation hasn't been able to keep up with development. They struggle with where to put the arena. We have that on our doorstep with Harmony. There are 35 homes under construction. They are coming to our schools this fall. Students are residents. They daytime element of them being able to use those facilities are win wins. We need new facilities developed so kids can do these activities during the day. Connectivity with the schools already. Why not continue to gather it here to accommodate that growth. It's an aging facility. But it's aging well. SBPFAS is not an empire builder. We need to clearly understand that we want to plan effectively for the community. We don't want to dominate and control. Sustainability and efficiency, complementary facilities to school: built into the model.

Smaller commercial uses to complement the Rec center. Skate sharpening, sell ice equipment, coffee shop, yoga wear or workout wear, dance studio, contracted trainers, healthy smoothies. There is a lot of support for commercial development in that way. Parking on the perimeter. Central Area would be calm and green.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

#### N/A

- 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? (5 min)

#### Answered above.

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? (5 min)

Answered above.		
<ol> <li>In planning Springbank, we need to consider how we will manage transition from urban development in the City to more rural development.</li> </ol>		
<ul> <li>a) What type of development do you think is suitable for the transition areas shown as areas E &amp; F on the map? (10 min)</li> </ul>		
No opinion on that from a facility point of view. But that's an interesting challenge.  Avoid scattered nodes of recreation.		
<ol><li>We heard from several stakeholders on the current boundaries of the Springbank Area Structure Plans.</li></ol>		
<ul> <li>a) Should we look to shrink, retain, or expand the western boundary of Springbank? Where and why? (10 min)</li> </ul>		
The dam etc. Larger tract ag owners would have more to say on that. If there is development over there, they will still be coming to our facility.  We leave it to you to establish the boundaries.		
Additional Comments/Questions		
One of our biggest thoughts would be to avoid using the MRs that essentially grow grass. Doing everything with the view of maximizing usefulness. Maybe that MR isn't useful		

THERE, but boy would it be useful in the central development.

RR33 is the heart of Springbank. Pathways and trails can be implemented into this, and we want to be part of that. The expectations on planners aren't just where to put roads etc, people want healthier communities. My folks didn't care about recreation. Now people want these facilities. Linking rec master plan to this ASP initiative is really important.

As we move forward, let's have top notch destination facilities. Genesis (Airdrie). Spray Lakes Sawmills (Cochrane), etc. Why can't we do that here? It makes sense to have 20-30 year debentures, as there will be more than one generation benefitting.

New facilities, consolidation facilities; support residential properties and complement them.

#### Springbank ASPs Review Coffee Chat Meetings (June 26-29)

#### Meeting: (Monday, 11:15)

- 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? (5 min)

Yes, I would want to see that preserved. Why? Speaks to the heritage of the community. That's why people have come out here. As a current homeowner, I wouldn't appreciate that dramatic shift.

What we are trying to accomplish is, we are viewing this as an attractive lifestyle community. Something that is sustainable, that people can come and enjoy. We're looking at a greenbelt concept. You come off Stoney, people say, "wow, that's a fantastic community to live in". Need facilities to access the space, and encourage activity.

The A & B, make it more. If B is densified, it should not be along the river bank. Yes, that's where land is valuable, but as residents, we see that the value as being able to have access to it. It's a natural space that should be accessible. Densify where there already is density. Not where the wildlife corridors are. With A, you have the river, I wouldn't want to see any densification along the river. Along RR32 and RR33? Wouldn't bother me so much to see Row Housing; I have aging neighbours that want to stay in the community but can't manage an acreage anymore. It would make sense in G.

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? (5 min)

The seniors housing was addressed by Bingham crossing. If you're going to do something like that, I'd like to see 1 acre lots be the minimum. If you're going to increase the density, I'd want to make sure the infrastructure etc were addressed. If there's going to be 1 acre lots, nothing less, then I'd want to make sure there was more green spaces and pathways. Not just a concentration of houses. Still need a feeling of Springbank.

If this was all 2 acre parcels, how many people would that be? Is that how you'd like to distribute all those people? Or should we have something more dense, with more greenspace and pathways. What is the best way to look at this as a community. There IS going to be development here, we just want something to preserve the natural areas and keep it a sustainable community.

- 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? (5 min)

Higher density in those areas. G should be a community servicing area. D is already a higher density with seniors housing planned. Seems silly to have it in south end of B if it's already in D.

G - you want C, D and E to be walkable to it.

What would be wrong with pockets left as rural and farmland that is preserved. There needs to be larger spaces.

If you have areas that are not as densely populated, people can donate that area and get a tax break. (discussed conservation credits)

If you designate certain areas as natural areas, would be beneficial. Use as a public amenity.

The Rivers – if you look up in A, there is a development along the river. There's MR along the river and the properties don't go to the river. Would be nice to have a path along there, but the land owners cut the fence down and have taken it as personal property. People are encroaching on MR land.

What we'd like to see is a recognition of the natural areas, and try to define them differently to attempt to preserve them, so they have slightly different standards. We're not tied to keep it at two acres, but keep some open space, and allow ability to donate land for open space, which don't have to be trees and ravines, but a mixed balance of perspective in Springbank. A mix of properties that are connected by pathways and greenspace.

If we are thinking long-term, as the city moves out here, we're trying to preserve that for the whole region; the city will be looking for those opportunities as well.

What would industrial growth be? (like around the airport. Storage, big equipment, vehicle storage, things that my produce odour or noise.) Is there a need identified? (only small scale, around the airport. Tayt consulting report discussed). They're not suggesting industrial growth in G, right? (no. just asking the question). (Mix of use at commercial court).

I struggle with the F area for commercial and industrial. I don't want to see any in there, because the ring road is going to be in there, that's enough going on in there. You have Aspen on the other side, which provides quite a bit of commercial. I don't mind commercial, but it should be contained. I struggle with E as well; it's farmland. Then you'd have commercial all along the highway, which would take away from the feel of Springbank. Plus, would you want to drive along a highway that's lined with commercial business on the way into the city? No. Too American. It's, right now, a nice experience to drive along to get out of the city.

I guess Industrial in C – if the airport is already there. Would probably be pushback from Harmony. But there is already conflict with nature with the airport, and it's going that way kind of.

People drive from Calgary to Banff to slowly be enveloped by the mountains and enjoy that view. It would be tragic to lose that.

We're trying to develop a community with open space and that's green. We don't want big trucks rolling through the community. There are a lot of people shortcutting through Springbank. Don't see Springbank being a commercial center. Highway 2 north from Calgary to Airdrie, that's perfect. Makes sense to be a commercial strip. We don't want our highway to be that way. The retail use in Commercial Court is struggling. A lot of come and go – lots more go. Don't want to encourage a strip mall along the highway just because it's open.

Don't want to feel like I'm driving into an American city with discount malls along the highway.

There are people that drive that drive just to enjoy.

Springbank area isn't big enough to develop commercial industrial use.

No commercial in F.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

A services node in G? yes. An RV land? No.

Not sure why Springbank needs Industrial use.

Calgary is running out of areas where they can put industrial use, so they are looking outside.

I don't want to see a whole bunch of heavy equipment storage.

I don't want Bingham crossing to be Cross Iron Mills.

No Micheal's, Staples, Best Buy malls. No storage facilities or car lots.

- 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? (5 min)

Generally supportive of development in G. Rec Center Map is right up our alley.

When we're talking about G area, and the importance of a community hub or rec area, commercial services etc. I'd really want to make sure it's not vehicular dependant. It should have pathways and be safe. Need a useable pathway along RR33, has been requested for decades.

We are trying to link the community through pathways. Develop G with community oriented services. Bigger Commercial development along E, D, and C would break up the community and then you'd have a great divide between A and B. Would do the community a disservice.

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? (5 min)

#### N/A

- 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 min)

Commercial and business use would not be good.

We should have a pathway along the Stoney that would connect the north to the south. There are natural walking areas. Given that it's along the highway, with intense ravines, I don't think it could handle even small developments. I can't see it as a dense area, tons of creeks and ravines. So close to Aspen and 7-11. I like that barrier being there. It's the "rollercoaster with the view". It's a wildlife corridor. Preserve it. This is the last frontier. It's a refuge area. If you develop that, we won't have the wildlife in the B, E, G, D area. If F is

anymore than it is, it won't work. I don't want to see a transition zone. It should be a black and white border. Wildlife refuge area. F area provides that buffer. It's abrupt but it works. It's our responsibility to our wildlife to preserve that area. Put a path. It's sacred.

Putting commercial in between the city and the county makes development worse. It destroys the area. Preserve F with more open space, like Nose hill Park. If we are going to preserve the nature of Springbank, we need that abrupt change. F

F – this is where the rivers get closer together, there is lots of wildlife movement there.

- 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 min)

How do you manage the blank/white area now? (Assessed under County Plan. Discussed policies).

Leave it as-is. But isn't it logical that Springbank ends at 22?

Is consideration of the dam a reason to not move the border? (No, it was never part of the process, but if we hear it again and again, we'd bring it to Council for direction). (discussed long term development areas).

#### Additional Comments/Questions

There's always talk about annexation – is Calgary done?

A: Until they make an application, there is no way to know.

It becomes more and more difficult for them to do it with there are large acreages that are expensive. They grabbed the south end because it was available. But, I think the interest on the F area is weaning because of the development already there.

The community is changing. The number of cars, the amount of activity, is growing. While I cycled, I noticed there are people walking on the roads with their kids. There are motorbikes, lots of cyclist. It is being viewed as a getaway spot without having to go to Banff or Canmore. Lots more travellers. People are scared to come out here now because of the traffic. Not a good relationship between cyclists and cars. There are a lot more people staying here without kids.

There's not a lot of opportunity for aging in place in Springbank.

Environmentally sensitive is different than environmentally desirable. "Sensitive" relates to EIA studies. There's maybe another classification to deal with. How do you preserve the greenspaces that might not have "special plants", but are important to the community? How can we expand "environmentally sensitive" to protect those. Culturally significant areas being preserved and accessible pathways being linked to those areas. There are areas of archaeological significance such as the Buffalo Jump in Elbow Valley.

Springbank is bordered by 2 rivers and contains a lot of natural areas and wildlife corridors. These environments are very important to both wildlife and residents and need to be preserved but they may not necessarily meet the strict criteria for environmentally sensitive lands as defined by the province and hence not be properly recognized or considered for protection. The ASP should ensure that these areas continue to be protected even if they are not necessary unique or contain rare species.

#### Springbank ASPs Review Coffee Chat Meetings (June 26-29)

#### Meeting: (Tuesday, 1pm)

- 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? (5 min)

West side of A and North of F.

Look at Okotoks. Hard and fast boundaries don't work. They burst eventually. Our lands, could be a transition from Artist View. Not skyscrapers.

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? (5 min)

Yes we support a much greater variety of housing choices. I wouldn't support 2 acre lots. If you look from a regional perspective, RVC has to intensify. It's a ticking time bomb. 2 acreages are massive with respect to affordability. It won't be sustainable (Market product). Estate homes have a place in the market, but its shrinking. Incomes are changing. People that grew up here can't afford to live here. Compact residential; it's an urban area. It's an important urban fringe. Village centers could be set up. Higher intensity villages around key intersections. More commercial nodes with schools and services and shopping. 3 acres is too big. Too much upkeep. Even 2 is too large for most people.

(Greenbelt or wedges of preservation) – then it's just dense enough to be annoying. Not dense enough regarding transportation and schools. F is an infill opportunity within the region. Stoney Trail. West side of city is under-retailed and under-jobbed. It's ripe for densification. If preserving 2 acres in A and B, then F is ripe for density development.

Concur. Come out on the side of consumer choice. If they are willing to clamour for 2 acre lots, then let them. But it not, then don't make it mandatory. Shouldn't be the county that decides how a landowner can develop their land. Shouldn't make 2 acre lots mandatory.

- 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? (5 min)

I would think C still has industrial potential. The challenge is E. For retail and jobs, F makes sense. Industrial less so in F, more in C. But E is tough.

(Discussed Tayt Eng report). Based on demand? (yes.)

It's been plucky for industrial for 25 years in D and G. There's no CN, CP, Airport, intermodal. It's local at best. Tremendous opportunity in the F area for 9 dealerships; clear out the whole west village in Calgary. Additional rec centers. There are other groups that

would love to be on the west side. Could you do another YMCA? Absolutely. This center (SBPFAS) isn't big enough for what's going to happen in the next 25 years.

(How do you see E and F being serviced?) The GMB is a wonderful thing and long overdue. The regional board coordinates planning on transportation etc. This provides an opportunity for Calgary/RVC to share services; they'll have to get along. If not, Calgary will take a run at it. JEDI – shared revenue from ultimate property taxes for shared services. Annexation goes away; doesn't matter which jurisdiction it goes in.

Area E – (Valley Ridge and Crestmont come up adjacent to that border). City residential up to that boundary. Could be residential, could probably use retail. But it's tough.

General indifference as to where it should go.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

#### N/A

- 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? (5 min)

Feels like it should be a community node. Push it further south. You can't do a mile and a half mainstreet. Do it right around SBPFAS. Could be really nice and cozy area. Not as far north as Calaway. Would be awesome to have retail at that busy intersection (where G and B "connect".) This is the identity of the community. Put in your farmers market. But don't spread it out. Put a little village there.

Intensify the cruiser land. Bingham is not going to happen for a long time. It's too diluted. Get focused.

Sounds good. Centralize a community area here.

I think it's better to try and concentrate those kinds of areas then spread them all over the place. Too disjointed then.

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? (5 min)

#### N/A

- 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 min)

8-10 UPA if GMB gets its way. That's what they see as the density threshold for gov't services. I don't see a need to transition from Calgary to Springbank. If the services come available, it will be mandated to be 8-10 UPA. Just, how is the County going to do it?

(what about setbacks)? No. Straight line. Every other city you have a farm, and then a highrise. No need for setbacks. Its protectionist.

We're infill, we'll be sensitive to what's going on around us.

No comment. But agree with above. No need for setbacks. Growth is going to happen, just have to deal with it.

People will have to accept higher density and less setbacks just because of how development is happening. It's just natural progression. We're sitting around a million 4 people.

We don't see it being reasonable to be 2 acre lots on north end of F area. Fundamentally wrong. South end of F has lots of slope and stuff.

There's not a ringroad that's gone around a city anywhere, where growth hasn't exploded after.

- 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 min)

Looks like it makes sense.

Boundaries look fine.

Just take into consideration what happens with the airport overtime. Calgary Airport wants to protect that land for growth.

#### Additional Comments/Questions

Our biggest concern is that, on the constraints map, shows part of our area as undevelopable. Maybe we should deal with that on an individual basis? (Could be from slopes. May be some anomalies.) Need to know more about the process, and more about specific piece of property. Interested in higher densities, depending on what the market will bear. Ravine running through the two properties; one property has the ravine shown, the other has the whole parcel listed as built out or undevelopable. Not sure why both properties have different designations when the ravine runs through both.

Went through this with the city, when they designated other land we had as a park. Then we couldn't do anything with it because it was a park. We all know about lands sitting

vacant, and how many times people start gardens or something, and 25 years later the landowner comes back and has a war on his hands because it's now a park.

From a policy perspective, if that area is an employment area, there should be specific wording on how that area should be encouraged for joint servicing. It's not Calgary, it's not Springbank. It's regional. In F for sure. Maybe in C too.

Coffee Chats are a good format. Strips away politics.

#### Springbank ASPs Review Coffee Chat Meetings (June 26-29)

#### Meeting: (Monday 2:15)

- 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? (5 min)

Not fussy either way, to be honest.

So, what's there remains? (Yes). Existing 4 acre lots wouldn't all of a sudden be split right? (No). I think it's not wholly sustainable if you have 2 acre lots everywhere. If you have nodes perhaps. A mix of different housing in different sections. Preserve the beauty and not be a hodgepodge. Maintain the rural feel through open spaces and greenery. People came out here for the open space.

I'd like to see more planning in those areas. Take those quarter sections, with houses on ¼ acre lots with more green space preserved. You can have this many houses, and this much greenery. Allows for buffer zones and greenery.

I would be OK with going to a 1 acre lot. What's the minimum lot size for private sewage? (2 acre. Then Regional and decentralized system). Community based sewage treatment plant? (discussed policies.) If you were to go to 1 acre, would density requirements change? (technical requirements would change.). What's minimum density right now? If you did 1 acre lots, would you go from 40 units on a quarter to 80 units? Or would you maintain some greenspace, with more than 40 units? If you have a quarter section that is 100% developable, would Rocky View County approve doubled density on that quarter? Isn't the point of Springbank to preserve greenspace?

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? (5 min)

It would be important to see a couple different choices of housing. Different lot sizes. Not the whole area maybe, but to allow for that would be important.

- 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? (5 min)

I think it's a good idea. Commercial would be ideally service the community locally. Not a factory that ships to Toronto. But a local mechanic or something. Local employment for local benefit. By the highway. You don't want an acreage near a highway or busy road. On Macleod trail, all the services are on the trail, and the houses are behind it.

Agree. Jobs that provide to the local community.

Commercial seems like it's been hanging over our heads for a long time. I think the residents here aren't that excited about commercial development. I don't want it by my home. I can drive to what I want. You have to be discreet. Putting it here so Calgarians can come out here and shop? That makes no sense.

We already have commercial court. We have Bingham crossing. I don't want it to start because I disagree with their sewage plan. They are proposing a shopping mall by Calaway. (Discussed Tayt engineering report). Both Harmony and Bingham are proposing seniors housing. Do you need anymore in A and B? There's a big distance, so it's hard to say.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

Commercial – light vs heavy? How would you break it down? (discussed LUB definitions, discretionary uses). I would say that, the type of commercial I envision for G is local usage amenities; dog food, haircut, get some wine. I would oppose a cross iron mills development with big box stores. G should service local residents. Industrial - I don't think you can stop it. As long as you had controls, keep it around C where you already know there's going to be noise.

- 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? (5 min)

Would make sense. I would be for that for sure.

Would make sense. Keep it local. Keep it small.

I think RR33 makes the most sense because of the schools, it's a main thorough fair. It leads to commercial court. It already carries a lot of traffic. Has to be some kind of service road. If there was development there, it actually might slow traffic down, which would be good. RR33 is a logical point. No Tim Hortons or anything. Recreation would be good.

Could coffee shops go into commercial court?

Wild west has a lot of issues with drainage and plumbing. They are reinventing something there.

Commercial space in area G would be beneficial. Same caveat as something that has been planned and is a local amenity. Don't back up traffic or put students at risk. There are a lot of other communities that have brought this in. Walking friendly. Dog Friendly. Somewhere you would be proud to go. Service Road? It's an option, but a bit too commercial. A bit more integrated, maybe a tree buffer. Showcase Springbank, not like

the QE2 through Red Deer. It would have to only be on one side of 33, crossing back and forth would be a nightmare.

Like at Bragg Creek, you have a little strip mall, boutique type stuff. Not Tim's and Red Lobster. But Boutique. Yes, but meant for the locals – Bragg creek gets a lot of tourism. It would draw some traffic out of Calaway.

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? (5 min)

### N/A

- 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 min)

It has to be blended with what the city is doing. There's no magic line. As long as there is communication between both sides. Should be a transition area. Things that service the city and Springbank. Calgary is going to grow and grow, what are you going to do, say no?

It would be important to do a soft transition. In F, preserve some of the Aspen forest. As you're driving by you can't tell where the city ends and the county begins. More vegetation. Amenities – slowly trickle it out.

Commercial trickling = no. The city ends there. This is Springbank. Yes more vegetation. Need to get milk? Turn around and go back. The city ends there. That's it.

I don't know that there needs to be a transition. People in those areas – what do they want? How do they want to see it? I can't tell them what they want or what they should have. Those people live right on the edge of the city, why? What do they want to see?

What once was Paskapoo is now commercial. Do we really need anymore of that development around Calaway? They are putting in row houses and town houses opposite that. The question is, where do you stop it? Once you start trickling, it keeps trickling. You can't tell someone, "No. You can't develop". But do we really need commercial along the highway when there is already one not so far down the road? At the top of the hill where the city starts. Are you going to want residential under those towers? I don't think so. Further south the land drops. Can you really build there?

It probably feels natural to have 1 acre lots in E and F. The question is, what are the possibilities of annexation of those lands by Calgary anyways? (Discussed annexation process.) The possibility there, Calgary is going to grow, if we permit those 1 acre lots, we'll have a smoother transition out to the country. Could partner with the city for servicing of those lots. If we have a quarter section sitting there, Calgary is going to annex it and urban build it. I'd rather see us develop it at a one acre, greenspace transition.

What is an employment area? (an indication that the area would be some business use).

Does Burnco have a build out deadline on their lands? (Don't think it's too far off, but not imminent that the land would be developed).

- 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 min)

I don't even set foot there, so doesn't matter either way.

Don't have a strong opinion. It's nice to not keep expanding and expanding.

No, border is good. (Long term development area?) Is that like dangling a carrot? But No, I say don't expand.

I think it's important to find out what the people outside the border think. Do they want in?

The average density for smaller acreages outside the plan is much much smaller. Do they really belong in the plan? I'd say not.

It would be of benefit to expand it, to create more feedback, more awareness. Doesn't mean you're going to change it. Look at Harmony, it's high density environment that wasn't part of the plan. So, expand the border, keep those areas in minds' eye. Make it, say area H, and designate it as farmland. Otherwise, stuff will start popping up and we won't know about it. (Discussed County Plan).

It might not be a bad idea to shift west. Eventually the area that was 2 acres two years ago will be one acre, so Springbank kind of moves further west. If I'm in Zone F and I got a 5 acre lot, and these guys come in and say, no we're doing 2 acre lots. I say no, I'm moving to B where its 10 acres. Is that the normal transition? If you like your 20 acres, you sell to the smaller lots and move further out on a bigger lot. (Discussed Growth management board)

# Additional Comments/Questions

Timelines – what kind of timelines are we looking at? If you're in one zone and the county hasn't decided what's going to go. Then me as a landowner wants to develop to "this", and the county says "no, we don't know what we're going to do" and holds the application. Does that happen? (Discussed LUB and County Plan and Area Structure Plan policies. Discussed GMB effects).

B – the whole area, there's a group here and a group there. It's fragmented. Springbank really fell down when it came to pathways. It would be so wonderful to have pathways. It really can't come soon enough. Bridle trails would be wonderful. Horses can go for miles

and miles. It would be wonderful. Having a horse trailer and going up a hill with a cyclist in front of you? Not fun. Totally missed the boat on pathways and connectivity.

Regional growth plan – received anything on what their direction is going to be on water and sewage? (should be released in the fall. City of Calgary will have a veto. They will have a power). I've been here a long time. What I've noticed is, Calgary being given a veto over water and sewage will have a huge impact on this area. They have the water rights. Springbank lives off the aquifer. Is the growth plan going to settle that? I was here when the Cochrane waste water line was discussed. It didn't matter what was said. Calgary said what would happen.

With Mr Trudeau in power and his marijuana bill, have you started to discuss land use policies for marijuana plants? (Discussed LUB for the actual facilities. Limited to industrial areas. To a retail shop, we don't know what that will look like yet).

Our climate has a few restrictions, that's for sure.

Is there an ASP or strategy as part of the whole Springbank Dam discussion? (Federal and provincial control. We have to consider it, but we don't have any plan for the area because we don't control it). Why does the province have control over it? How does that work with the municipality?

It was done in a panic. It'll be a dust bowl, and we'll get the dust. And the people upstream will have no flood control. It's very stressful for the families involved in that area. Can't do any renovations; you're stalled.

Good session. Gets bogged down when the groups are large.

### Meeting: (Tuesday, 10:00)

- 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? (5 min)

I think there could be more mix; but basing density on infrastructure makes a lot sense. Density nodes make sense. Rather than having 1 quarter having high density surrounded by nothing. Have density have close to the highway, like Clairmont. 101<sup>st</sup> St makes a lot of sense, if there are going to be four overpasses. Why not utilize that overstructure. Lower part of B will never be developed; wilderness, colpit ranch.

High density is better than 1 and 2 acre lots. Any bigger is a waste of space. Like clusters.

(cluster more efficient) More efficient how? We don't have a proper sewer system throughout these developments.

Harmony – can service all those people and more with their system.

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? (5 min)

What is the minimum lot size now? (discussed policies). I agree with the conservation clusters like Springbank creek. We're well in tune with that proposal; what they've done is outstanding. Lots of green space with 1-2 acre lots. Elbow Valley is a good example; though maybe enough greenspace. Good example of architectural controls. Continuity with nature and wildlife.

- 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? (5 min)

For industrial growth I would say no, just because of the visual impact. If you come to an eyesore of industrial growth on the south side of the TransCanada while driving in or out of the city, it would impact the environment negatively. Some commercial would be ok, but not adjacent to the TransCanada Highway; would create traffic issues. There is already Bingham Crossing and commercial pods in Harmony. There is already good access to go to those areas.

I don't object to commercial if it's done properly. Houston; woodlands there. You have commercial and you can't see it from the road because of the landscaping. No billboards, no signs. Actually very attractive. Along highway would be fine if it's done properly. Farmland now has become so expensive here, you won't get young people buying it to farm. Commercial is the only viable option.

C/D corridor; there is already Bingham and Harmony. Provincial plan has widening of Highway 22; will be more commercial in that corner as well. Likely enough commercial in this area. Don't need industrial at all.

Agree with above; also, RVC did a study in Aug 2016 re commercial and retail demand and it shows we have sufficient supply up to 2031. Why should we be considering any further? There are three new areas going in to the City on Highway 1. What does that do to commercial plans for the Springbank area? We know Bingham is approved, but they haven't accessed their DP. They can't find sufficient leasing capacity to get the income. Not objecting to anyone buying land for future requirements, but they have to realize it has to be banked, for a long term factor. Commercial court isn't even built out and it was built in the early '90s. There was supposed to be a huge berm, and nobody enforced that. Have to be more on top of that. We are saturated as far as commercial and retail. Referenced Tayt report.

They should put up a sinking fund for some of these amenities. Go to put in these Bridle trails, and you go to use them and they're blocked off. What is promised in the original proposal doesn't show up in the final product.

Stoney Trail and the infrastructure there; the County can't put up a wall. If you fight it, you'll lose control and the city will annex it. Better off to come up with your own plan and try to negotiate, rather than trying to block them.

C and D are already industrial commercial. E and F should be housing. People came out here for the wide open spaces, not commercial and industrial. You can go elsewhere for that. If people want to do it, so what. We don't need this forced upon us. There are too many things on the griddle not done.

Harmony – there's going to be growth whether we like it or not. Let's not have little dits and dots all over the place. Let's concentrate it. Harmony isn't going anywhere. Embrace it. County needs to concentrate density in areas of infrastructure. Commercial that's there will be servicing the population in those areas. Province is going to widen Highway 22 and Stoney; that's where we should look to put commercial and industrial.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

### N/A

- 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? (5 min)

I say no. We've got SBPFAS. We have golf clubs. We have Harmony and Bingham. There's the heritage club. We already have opportunities. If you want high class culture you can go to Calgary. Three shopping centers at edge of Calgary. We don't need anymore.

I get tired of people who want to move out here for wide open spaces. And then, they get out here and want city amenities.

We should be supporting SBPFAS in their efforts to expand. County didn't help at all when they had issued with water. They were chastised for not having a plan and a fund. They were using good planning and forward thinking, but the County fixed Springbank Road without a culvert. We ended up with water under the arenas. The park had to mitigate with their own efforts. We need to support what we've got and let it work, rather than asking for new stuff.

(Community and public use?) We've had coffee shops go belly up in commercial court. There is a coffee shop at the airport. Nobody seems to know anything about it. Locals go to the golf course for pizza.

There are enough gathering points already. SBPFAS should be supported and expanded. I don't see usefulness in spending money on anything else on this strip.

I don't see that we need anymore either. Wild West was poorly designed, but that's why people didn't go. It's their own fault.

Encourage and expand existing infrastructure that's there. Also the community club and heritage club.

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? (5 min)

### N/A

- 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 min)

You can't put up a wall, so capitalize on infrastructure that the province is going to put in.

With all this expansion, what about schools? What about traffic? What about snowplowing? And water is really difficult. We have licenses and a system that supplies the community. Costs an enormous amount of money. All these developments need services that are maintained on their own. This needs to be approached with care and due diligence.

The roads and infrastructure WILL be there. That's part of the negotiation with the city. If you just say no, then the city will jump the road and take it. There needs to be some sort of overall plan for infrastructure (between the city and county).

Houston – you go on the outskirts. There are derelict buildings with weeds growing up and it looks terrible. Don't do development without consideration and planning, or it will fall apart.

Austin TX – two different views. One is strip malls and shanty town environments. The other is small clustered communities that are well thought in advance, like Springbank creek, surrounded by greenery. The clustered community is much preferred. Dovetails into sewage and water. Two-acre homes can have their own septic tank and well. Cluster community needs centralized water service and septic. What doesn't work well, is a small community that wants to do their own water. You need a professional company to manage the water system. Reinforces clusters and growth nodes.

- 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 min)

Hypothetically, if you did expand, what ramifications would that have on the existing plan? Would those regions be grandfathered in to what the ASP currently is? OR would there be negative repercussions? (discussed County Plan process.)

I don't think shrinking is an option, but I would be really careful of expansion. Maybe small excursions. Not a broad excursion, like to Highway 22. I think the area needs to be protected. The value (of the area) is in the acreage and farming lifestyle. Not strip malls and camping stores. More valuable in its current state.

Utilizing infrastructure and concentrating on growth nodes. We're inside highway 22, us and our neighbours, and we're attached to Harmony on two sides. They have infrastructure and water treatment. We've farmed there for 40 years and have a house on it, but the neighbourhood is changing. We should have the option. Not just our area, but there are other areas that are in a similar situation. People are going to go somewhere, but they should go where there are already services so you're not reinventing the wheel.

If you're going right to the farmers' lands, then the farmer should get a compensation on taxes. You're enjoying his view, you should have to pay for it.

Be careful; but we can't shrink. Expansion – at one time I did say "why are we limiting it?" Ask the applicants in that area if they want to be in the plan.

Have you done a survey of landowners in possible annexation areas? What do they want? Munros sold some of their land to Harmony. We used to have Paskapoo and they went to the city too.

I wouldn't go nuts, but I think development will go out to Highway 22 eventually. So, have to keep it in mind.

Additional Comments/Questions

One of the things that should be changed in these monster houses; they should have a system underneath for grey water and reuse their own water. Need more grey water plumbing and cisterns. It's a provincial thing. But we need to fight for things like that.

We have Barnard CS for 65 two-acre lots – they don't have water. And it's just sitting there. Why is the County approving without water and sewage?

Useful – understanding time horizon that the ASP is meant to align towards. Current one is 15 years old. Does this happen every 15 years? (Discussed County Plan and process, and priority lists).

I think it's obvious that you're open to feedback. That's important. Transparency on the website is very good.

It's going quite well. Addressed what I came to address.

I've got no, no and no to all those questions. We can't say no forever, but we need to say yes very carefully. We've seen things happen before and it's not very pretty.

Mistakes happen, berms should be enforced; developers should be held accountable to follow through on the plan.

More responsibility for a development that is going to provide more traffic, THAT development should be responsible for providing for those roads. Everyone should pay their portion.

Look at the geology of the area before you do anything. Problems can be avoided if you look at the ground in advance. You need to look at what underneath the ground.

Like this format. Much better than the open houses.

### Meeting: (Tuesday 11:15)

- 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? (5 min)

I don't like prescriptive nature of preserving 2 acres. Creates conflict if there is sensitivity to market conditions. You still have a lot of development at A to E. It could evolve. There are a lot of pockets and threads that could be more densified. I'm not of the opinion of prescriptive of preservation of 2 acres. It has prohibited and lowered the opportunity for development and growth. There should be flexibility. Growth nodes will be supported by existing infrastructure.

(Technical challenges of less than 1 acre?) – How to deal with water/ wastewater/ infrastructure. Obviously capacity and creation of infrastructure. Need critical mass to support that. That's a bigger discussion topic. Path of growth or path of preservation? You can have a lot of guidelines put in place to put in a well-conceived concept. It doesn't have to be city-scape like. It's a dollars and cents issue as to whether you can make it work. If there is substantial cost and any levies or latecomer fees, developers will have to weigh the cost benefit of being able to do that.

Be open to opportunities. Hypothetically, what if G is shut down, and A becomes the gathering place? Provide incentive to grow a-typical acreage development.

Less prescriptive and more cooperation with developers. There's opportunities on the west side where you're missing pockets of growth. Prescriptive solution will dampen a lot of great opportunities out there.

Denver – they have a philosophy; when their market crashed, they really diversified their economy. A pact created amongst leaders in various counties. Agreed not steal business from one another. Sell the region, not the specific municipality. They played by the charter they set. So, if this is the right place for a campus commercial style development, you wouldn't say, "sorry, can't do it because it's zoned this way" and they go somewhere else. (discussed growth management board). If this area is the first choice to harness a great opportunity for the county; how quick will policy be able to change? Developer may go elsewhere and the opportunity is lost.

The TransCanada corridor and Stoney corridor; be cautious about restricting them. What if that needs to evolve a bit. What if E needed to bleed into A a bit? Bingham could come further into A, but if you restrict it than the opportunity is lost.

The only apprehension would be, what level of assurity would we have to be able put something through if policies weren't in place. Inter gov't joint planning will be highly useful.

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? (5 min)

### N/A

- 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? (5 min)

Agree with the map as is. C, D, E, and F is logical. I don't think you can choose. There's an east west corridor. There's the Ring Road. C, D and E are really one. F is one.

F isn't much industrial. Lighter industrial within E within pockets. Industrial side; when you look at industrial side of things, sounds good re: transportation corridors. But, industrial always happens on eastern side of cities. Logistically, industrial will want to be close to where their components are. Unless it's lighter industrial, I don't see how industrial would fit out here.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

There's huge opportunity with Harmony and Bingham. Bingham will have a seniors component. As it relates to retail, that whole corridor could be quite lively, due to proximity to the ringroad, airport, tour buses coming in and out. It's a natural gravitation. Like Cross Iron, it's the only show in town of that scale in proximity to a highway.

Hotel – western corridor is ripe for significant hotel opportunity. Current western supply (in Calgary) is old, poor quality, The lack of hotels around that confluence of arteries is shockingly poor.

- 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? (5 min)

I think G is again too prescriptive. There could be two centers. Two community cores. A village center would get crushed if it goes in there; would be unsustainable. If there are guidelines regarding support and broader architectural controls somewhere within there (D G or E). Create some really great streetscapes that would integrate into there.

Architectural controls will be key in that entire corridor. Don't put a bunch of mismatched stuff.

When you look at the arteries, if you could create something more in D or E intersections, D, G, and E could become the core. DC Ranch. Scottsdale. Would feel like a village center; C, D, and G could become its own neighbourhood plan. D and F, in concert with a joint area plan, those will be the two main area nodes.

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? (5 min)

#### N/A

- 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 min)

As long as the criteria and controls are in place; it's less prescriptive and more based on demand. Will develop organically then.

Density within E at the edges as it moves into lower parcels. In F, you really need to consider how you match what exists on the eastern side of that. If you can create an area of transition, lower rise apartments, 3 or 4 storeys. I don't see high rises, but townhomes, other condos and apartments. Villas, single front attached etc. There are always new ideas, not to prescriptive. It's a much broader opportunity for density. Would be a missed opportunity if we didn't match what was happening on the city side. There will be a greater demand for housing options in this area. Cochrane can offer other price points; draws people out to Cochrane. Cochrane is capitalizing on that, why shouldn't we. 9 of 10 would likely prefer to live in Springbank rather than Cochrane.

SBPFAS, great, but unless you're going to develop a 6 rink or pad complex here; F, for hockey rinks or a 3 or 4 pad area, will provide tremendous benefit to people living in that area. Boundaries will be irrelevant; it will service Calgary and the County. Facilities on the west side of Calgary are severely lacking. County would benefit from taxes etc. County may not have population to support it, but the mass of populace from the City will use it. Don't have city dwellers come all the way into G for facility; keep them in that F edge. Higher density and more amenities in the F area. Utilize the existing infrastructure. The last thing you want it a bunch of people from the city coming through and having to improve roads and expand roads because of it. Their taxes aren't covering those repairs. Keep them on the edge; build services in the F area. Think about the regional draw.

- 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 min)

You could expand it some. Some under C to B border, perhaps. Additional lands could materialize naturally in the future. If the path of development is through E and D, then more lands to the west of that will naturally develop. Could come up a bit along the highway, north of the dam. Isn't the dam going forward? (Discussed federal environmental assessment). Sounds like there's nothing stopping it. It's in the Feds' hands.

### Additional Comments/Questions

Engagement process is great. All different kinds of stakeholders communicating is a great step.

If the different MDs were working together, it would be great.

We talked about land use, commercial, residential. Don't get to restrictive. Embrace multifamily profiles. May be a significant UPA. On the outer reaching areas, the two-acre lots could be preserved.

If the County is wanting to embrace more product profile and density, Harmony still feels like it's attached to a 2 acre philosophy; however, it's stepping back where it can accommodate more density. Take a bigger step to accommodate logical growth. Compare Harmony to Mahogany. Residential zoning- where are the opportunities. If housing stock is \$750k to \$850k, up to \$1.2M; there are a whole range of product profiles below that that are being sold in Cochrane and could be sold in Harmony. So many people would love to be there but can't afford it. Provide a townhome in the \$350k to \$450k range to allow them to come in.

If you are looking for preservation; you could create greater preservation if you allowed greater density in some of the corridors, rather than splitting parcels here and there in A and B. Concentrate in certain areas and preserve elsewhere. Would support commercial, infrastructure, schools etc.

Great process. Thousand times better than public open house philosophy. Allows thoughtful dialogue.

### Meeting: (Tuesday 2pm)

- 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? (5 min)

Map looks good; it's something to comment on. I would be remiss to say that there should be two acre lots. It's a lot of 2 acre lots. Preserving the rural feel and acreage lifestyle; doesn't necessarily mean horses. There's room for more diversity. Cluster design. There are opportunities to do what you want; but 2 acre lots don't demand it.

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? (5 min)

From a business perspective; diversity and housing choice helps. Touch on more aspects of the marketplace. If all you have is 2 acre lots, it's a glut on the market. It's easier to set a 1 acre minimum, but do you have the option to review unique plans? Springbank is more complex than just acreages and rural lifestyle. They have their own original creations on their land. Have a developer propose a solution that works with original creations. I don't think residents would ultimately like it, so you put uncertainty in there and it makes it a harder sell. You could have pockets in here that are 2-4 units per acre. Harmony is a good example where there is a mix. There are lots of residents on large acre lots and want everything to be like that. 2 acre lots owners talk about big developers coming in and wrecking overland drainage; but all of these 2 acre lot owners add irrigation systems and add to the recharge. If you systematize it, you can control it.

- 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? (5 min)

The commercial growth should be focused in Area D.

Was surprised that F showed up; it's interesting. Talking about Artists View, you're talking about a swatch. Industrial seems inappropriate there. I can't imagine that south F residents would want industrial there. D makes sense. With the way Calgary is growing; we started to see it as a unique opportunity to have a competing or surpassing industrial area in D. If you create it as its own enclave; you have the opportunity to not be annexed into Calgary. If you're looking where RVC can be unique and distinct, Calgary is not going to annex that D area. The airport –you already have the beginnings of something there. The airport restricts uses of residential, largely. If G is the core, D and C are industrial, and the rest is the residential surrounding it.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

Working with global retail strategies. Non-resident expert looking at land to see what uses could be out there. We think there's an opportunity here, there's enough separation from Calgary. A lifestyle retreat, could include restaurant, shops, spa, hotel, cosmetic surgeries (like Palm Springs – Calgarians fly down to Palm Springs for that), education campus, arts and culture expo, artist enclave, a world class sports hub (Olympics), crafters fair and restaurant row. Something that has a regional appeal. People drive through there all the time. It's a connector for visitor traffic. What if there was another stop on the way to Banff? Create something that brings to life what Springbank is about - their own showcase. Biggest value is economic value; bringing in diversity of options.

E - What's the threshold? Nobody knows how wide the highway is going to be. It's not great land for agriculture. What else do you do with it?

- 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? (5 min)

As a non-resident; it is a value to the community and we absolutely support it. With commercial uses next door in D, and residential surrounding it, you create and encourage further community use in that area.

The flyover on 34 - if you add more components to 33, you increase the zoo at different times (schools out –it's a zoo). Waiting for 40 is not going to work, and overloading 33 isn't going to make people happy. AT haven't denied their idea of the flyover, and it has the right spacing, you could create alternate access. Could allow a community core and support schools and parks; puts traffic through the industrial area. Flyover would give direct access to our lands. There's already a core there; how do you encourage that without making it another Deerfoot?

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? (5 min)

Supportive of it being a community core.

- 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 min)

Residential, maybe some commercial and industrial as long as it integrates well with the residential. E and F are very different. F – City of Calgary boundary. E – what are you transitioning? It's an opportunity. Residential goes a long way to bringing anything together, just depends on the size. Put two-acre lots with green space backing on to the city; it works. Never take away the value of the big lots with the view. Has to be a certainty of what's

going to be in people's backyards. Transition doesn't factor in on this scale. (buffer zone) I agree.

On the west side of Calgary, that's all estate; you'll have to transition from their expectations and ensure their views aren't blocked.

Points of access to Stoney makes things look very different.

E on the city border; residential. You won't get anything up against Artists View.

Crestmont – City required the fence. Once there's a fence, you contain the view. Rural landscapes tend to be fences you can see through. Urban are fences through which you can't. Viewscapes – can you have a row of trees that you can peak through. Does it look like a barn set against the backdrop? Or a fence set up against the backdrop? Could do some cool things along that highway, with peekaboos.

- 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 min)

We need land west of 34 added to ASP, for ownership and planning. If flyover happens, it'll be at RR 34 along Copithorne Road. Two quarter sections could frame the interchange. Minimum is the two quarters. Extend further to river? Definitely down to Springbank Road. Catchment areas for Storm; use those as boundaries. Transportation is a logical or natural boundary, catchment areas are logical and natural boundaries. To come out further, because of the catchment, makes a lot of sense.

Additional Comments/Questions
Still want to be involved in the process. Thanks for organizing this.
There really are two catchments in Springbank; 1 east and 1 west.
Transportation – everything seems to be light on servicing.
Upstream uses could be reasonable, economically viable for Rocky View, and ease Calgary's concerns.
I see a commercial node; is that not a good revenue generator for the County? Remove
some of the tax burden?
some of the tax burden?  Calgary edge by E; they are definitely considering some commercial in that area. You
some of the tax burden?  Calgary edge by E; they are definitely considering some commercial in that area. You lose your opportunity if Calgary does it all.

need some level of knowledge of what's intended in these areas. This won't be

developed in the next 4-5 years. It's a long term plan. (87 years for build out of the full area). Rate of growth is stunted by the opposition out here.
Global retail strategies looked at the Tayt Reports. It said further study is still required. (discussed difference between industrial and commercial). Our consultant said, there's two approaches. You can take what is handed to you, or you can create opportunity. What would be the draw? Could have a draw beyond local residents. On the TransCanada would be quite a different opportunity, in terms of visibility and viability.
Categorizations are getting archaic.
These lands would be some kind of mix. A variety of things to hit more marketplaces. Smooth out an income flow. Some things with a longer cycle, and some with a shorter cycle. Don't want factories with smoke belching.
Is it adversarial if
information is shared? (want to hear from all sides).
These lands; owner bought recently because they knew the upcoming opportunity. Bought it thinking this is the only use that makes sense; not trying to make a use that the land doesn't lend itself to.
Look outside borders; some of the solutions come down the B corridor. You can do far less with one quarter section.
You don't see this being delayed indefinitely? GMB is going to have its own mandate. (interim growth plan discussed).
Why wouldn't you just make the ASP conform with the regional plan/GMB?
Appreciate the involvement, glad we are listening.

# Meeting: (Wednesday 8:45)

- 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? (5 min)

Acreages don't reflect rural—they've had their day; I respect other people's choices, but they don't maintain a rural feel. Big lot urban. Kind of a hybrid. The highway corridor, (Hwy 8) is a different corridor than north of that.

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? (5 min)

Not opposed to that. What are you going to do when you age, and where do you want your kids to live? Support additional housing choices. Fits with the baby boomers for sure.

- 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? (5 min)

I suppose C, D and E. Don't understand it along F.

F – Something like Stoney provides a lot of access for industrial and commercial; but it won't provide good exposure. You won't be driving on Stoney and see a furniture store and turn off. It's a wide buffer. A lot of traffic, but not sure it'd work. Would be better for mixed use or residential. Highway 1 is more exposed and intense. And of course Bingham is there. Could be a mini Cross Iron Mills. There's a lot of appetite for that.

Ideally, if that bigger use could stay on one side of the highway, and the other side be the community core. When they first twinned RR33, I thought it was a horrible idea; making it like a freeway was the wrong thing to do.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

# D - regional use.

- 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? (5 min)

G – community core – fantastic idea. Local use; barber shop etc. D – regional use.

It would be nice to have, to get a feel like Turner Valley, it would anchor the area quite a bit. Then you don't have to go to Bingham for your milk.

(if you live in G - go to Aspen Landing?) 15 minutes away.

Pleased to see that people feel that way.

Makes sense. Schools. Community hall. Church. Maybe some tighter density housing. All the amenity components are built, but someone forgot about the houses. Should be the heart of the area.

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? (5 min)

With seniors housing and aging population; peak of baby book is hitting 60. This is the time to think about something like this. With automated vehicles - I could see a lifestyle where people live out here and don't have a vehicle. Needs a strong walking environment. Would be very appealing. Has nice views. Is a big bonus that the schools are there. Farmers market would be fantastic. (sidewalks and rural pathways?) Yes, for sure. 25 years ago, I drove by this land (includes dammed-off pond. Midwest section of G), and I had a vision then. I drove past industrial area, and community center and thought this a town waiting to happen. Same day, drove to office and received a call saying they wanted to sell it. So have been patiently waiting to be part of this vision.

- 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 min)

(Residential in F, discussed above).

Train access would be a key component. Not sure where the train ends. (69<sup>th</sup> St?). It's planned all the way to 101<sup>st</sup> St. Not sure where the alignment is. Crosses 17 and goes by Webber Academy. Higher density housing or employment. Train can take people both ways. Always potential for a Bingham or Cross Iron at a major interchange, might be tough. The interchange design for Stoney; you can't access anything for a half mile.

- E access is important to the interchanges. Minimum distance. There's commercial development coming from D. Lots of logic for D and E being much bigger uses. I'm sure people would want a clean transition. No refineries or anything. Maybe a big church?
- 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 min)

I suppose whether or not the boundaries change; do you take into consideration Harmony? There are some interested parties to the west. If you get too big, it's hard to wrangle it down to the ground. It's very big. I'd lean to "Leave it as it is" but be clearly informed what's happening on the boundaries.

### Additional Comments/Questions

I'm curious how this is going, how the feedback's going. We are excited about the future of it. There are servicing issues, political issues with the city. We can be patient, but I think one day....So pleased to see G, as it could be a great contribution to the community.

(discussed process, GMB) Kind of like a first test case, everyone will want a win. What are thoughts on servicing? (discussed limiting factors). There is a mandate for the city to be a regional utility provider? (Not yet.)

(Guest discussed servicing plans with other developers.) Would be so much nicer to have control of your destiny. Commend you on the plan and the coffee chats. It's all very good stuff.

There's something for everyone here. Give them the comfort they need.

We can give you your town center if that's what you want.

Are the schools piped in?

# Meeting: (Wednesday 10am)

- 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? (5 min)

Living and farming here, I've seen good land gobbled up by houses. Started at 40 acres, went down to 20 acres, then generation progressed and 20 acres then couldn't be maintained and was subdivided down. 2 acres is pretty manageable regardless of age. If you have any smaller than that, then you have a town. There isn't much a rural vision to save. All the farms have left; been pushed out by subdivision. The whole place is destined for acreages. Succeeding generations can't afford to farm here. If they want to farm, they go farther north or to Saskatchewan. I think more than 2 acres is too much. A larger subdivision is too much. Encourage a 2 acre opposed to a 10 acre. (Smaller?) It's up to the individual buyer; I'm not opposed to that at all.

Golf course area is smaller than two acres. It's like Calgary. If you have that density through there, why would you say no to that density?

Through A and B, 2 acres is good. Adjacent to the river banks, keep them rural – larger. There is already conflict with people along the Bow in A; they think they own the MR land along the river. They've put up fences. If you put people up against the river in B, there will be a lot of conflict. Have a buffer from the rivers.

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? (5 min)

Seniors housing needs to be located in D or G, in the core area. For walking, not everyone who is a senior wants to be driving. We want people to stay in the community. If you move seniors to A, they won't be able to get out and about.

1 and 2 acre lots – concern is sewage. You can't have a well and a disposal field on 1 acre. Need some sort of sewage in the area if you want to go to that.

If you're smaller than 2 acres, you're cutting out the wildlife. I'm a big fan of the wildlife here.

Have to cognizant of the wildlife corridors, particularly along the rivers and valleys. Development along the river makes me nervous. Community wants access to the rivers. A contiguous parkway that goes from river to river.

We very seldom see deer on our property because of the highway and all the development. The river is where they go. Every once in a while we see a moose, but they're moving fast.

F – is a huge wildlife corridor.

Preserve the parkland along the rivers. Support a plan to protect wildlife corridors throughout, wherever they are. Be aware of where they are. Would be nice to have a central park vision.

No opposition to less than 2 acres; especially with seniors housing. It's already done in A. (Cluster development). I'm Ok with that. It's a way of preserving open space. Cluster the development together so that there are pathways and open space and preservation of wildlife corridors.

Waste water is a huge problem. (discussed technical studies).

Bingham is forced to put in their own disposal system. That's what has to happen. In favour of this development because it promises seniors housing. Has all the amenities to stay in the district.

- 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? (5 min)

Industrial to me means SE Calgary. Distribution centers.

(Discussed light industrial. Flying squirrel etc. Not belching smoke). (Commercial – retail). Climbing center by Valley Ridge – light industrial.

I think you hit the hill over here, so I'm ok with it. I don't have an objective to light industrial on E through D. Not farther west. (If C were to expand?) Problem with C – you are getting a ways off the highway to get there. But there is going to be an interchange to solve that. (discussed functional study from AT. No intersection planned at 40).

Wouldn't it be great if people could get across the river? Elbow Valley, etc. Would love a bridge there. 40 years ago there was a fellow who did a reno, was thinking of moving out of the city. They promised at the time to build a bridge across the river at RR33. So he bought a house, and the bridge still isn't there. If we had a bridge there, we would have people from there coming here to use our facilities. They now have to go to Calgary and there isn't much on that side.

Area E – (what would scare you) - being from Vancouver, it used to be such a lovely drive from Vancouver to Hope. But now, until you hit Chilliwack, it's light industrial all along the highway. Warehouse upon warehouse. I don't want to see that here. I feel strongly that you need to stay away from F for that too. Stoney is going to go in there, the topography is ravine-y etc. It creates a barrier for the wildlife. It's very abrupt. I would hate to see that change. We need to retain F as a wildlife corridor; so you feel like you're entering a rural community coming into Springbank.

101 – there's going to be a whole bunch of dealerships. The natives are going to put a bunch up there too. The ring road will be a draw for commercial development. The city will have a say in that. Do you want across from COP at north end of F? Something's going to go there at the Calgary City limits. (Debate about industrial along Stoney in Calgary). If industrial is already there, in Calgary, we don't need it in F.

F – Industrial development is always unsightly. I'm against having that on the west side of Calgary. It's not as nice as a manicured lawn. Don't make it eave to eave. Have some landscaping in there. West side of ring road should not have any of that stuff in it. That should be the boundary for industrial. I'm not in favour of any industrial in F.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

Service station in D.

- 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? (5 min)

Yes. It's obvious why. We have 4 schools. 1,800 kids every day. Plus heritage club, SBPFAS. People are coming here anyway. There could be servicing easily. Unless you want to try to get people to the airport. But, Elbow Valley is Springbank too – they aren't going to go all the way to C. The highway is a bigger barrier than the river for Elbow Valley. In G, we need to get Provincial servicing; health servicing, vaccinations, well baby checks, (water) well testing. You have to go to Cochrane to get your well tested. It's a pain.

Getting the right urban servicing for a rural community.

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? (5 min)

Sunterra, Dr office, basic necessities, hair salon. Isn't that supposed to go to Bingham? Who knows. But in G, has a good concept. If ASP supports a commercial core in G, it could happen. Lower west G – landowners want to sell and want it to be community commercial.

No tattoo parlours or pawn shops.

Yes, farmer's market.

In E (SW corner), they bought the land proposing a farmers market, South of Hwy 1. It's already proposed so we don't need it in G. Wild West had a farmer's market, but didn't have a great selection. Some of the vendors weren't getting the volume they wanted. Enable smart development in G, with aging in place concepts. Becomes a community that people can get out and walk to. Preserve the rural feel.

(visually) – pathway along 33 up to 250. Paved, either separate or barricaded. You can't have it in the ditch. Would have to be a barrier of some sort. It's not super safe. It would be nice if it was treed. Bingham has a lovely perimeter pathway that they've proposed. Would like to see something like that on 33. Commercial court, there is room for a pathway to come down. The park has a path plan that would allow it to continue all the way down.

No warehouses in G. No Flying Squirrel in G. Local commercial in G. Maybe a dance studio, it's kind of regional. SBPFAS is already regional; Calgary is using it. Soccer center is a regional draw. (Businesses that would support the regional draw, not be the regional draw). Small local in G. Regional draw stuff in D or E. C worries me. There's not the infrastructure to draw up into C. Concerns re safety around the schools for access to C.

C developed if there is proper traffic to it.

3,500 cars from Harmony. Don't know how much Harmony is going to migrate to Springbank for whatever.

- 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 min)

Leave F as a natural boundary, discussed above.

No less than 2 acres in F.

E – it's along 16; it's a disaster anyway. Industrial commercial as long as it's not a bunch of storage facilities packed up on each other.

I don't know if you have to limit F to 2 acres, if you cluster it. If you drive along there, you see wildlife every single time. Can't answer until you know the implications on the wildlife. There were 3 dead moose along (major road on west side of F).

You have to prepare to have a demand for local drug store and grocery store. There has to be an allowance to have neighbourhood amenities.

E – not as sensitive as F. Hwy 1 is too noisy to live along. And you can't have commercial along there because it's unsightly. So what do you do with it? It's not fair to sterilize it. You don't want turn offs every 100 yards either. Need a service road. E is a conundrum. Eagle Ranch has pastures up to the highway. That kind of thing works just fine; until they want to sell.

- 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 min)

Why would you stop at the river? (discussed development plan process)

Along the 22 makes sense.

West of ASP boundary would stay as is? (Discussed County Plan planning process on those lands. ASP isn't the entire community).

Harmony came outside the ASP and wasn't planned as part of the ASP. (County Plan was done post Harmony. Would have been a harder sell if it came after the County Plan).

Along 16, south of C and west of D, you might as well go straight south from there. If they are doing an interchange at 40, it makes sense to be on both side of 34 and Hwy 1.

No problem with the boundary staying there. If you open it up, every Tom Dick and Harry will have an idea. Having no development west of 34 controls the value of the land sale as well. (change only the two quarter section south of C and west of D/G)

#### Additional Comments/Questions

KOA Center – Horizon View. 20 acre parcel. Trying to integrate w community, partner with schools. Main problem is traffic – they can't have many visitors. Zoning. Would be great – a connection between the SBPFAS and the art center.

Supportive of the parks use of the land adjacent to the park for a soccer dome, extra ice, expansion of the center. Would enhance the community core. Would contribute to a full community center, rather than getting on a bus to go somewhere else.

Service station in commercial court.

Community doesn't want highway traffic into G and B. Nothing in G that is a massive draw. Massive draws should be along the highway. G should serve the community only.

Wildlife corridor. Have enough parks and trailers throughout the community. Recognize the number of cyclists that come out from Calgary. You can see cycle packs. Our community is used as the pathway to the west. Something has to be done in terms of planning for cycling through the community – make sure it's safe for everybody. Springbank road is very narrow, very scary.

People want to preserve this place for the view and the zoo. But, it does make it so that agriculture is down the tube; it's hard for people to monetize their land. The hurdles people have to jump through and lack of servicing is horrible for the community. Developers have been very patient, came up with several plans and everything is blocked.

Should be more road markers on that map (presentation materials) to give people a sense of direction on the map.

# Meeting: (Wednesday 11:15)

- 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? (5 min)

I think we'd support a variety; not just two acres. A broader mix. If you fill it all up with 2 acre lots and septic fields, it's not going to be a good thing in the future. Do some smart development. Something more common, cluster development, see and engage with their neighbour. With some riding space as well. If everyone is on 2 acres, you don't see your neighbour. Nobody is buying 2 acres anymore. More consolidated development with open space. Ride horses. Walk dogs. From a servicing point of view it makes more sense to be clustered.

There was a company that wanted to service the whole area, but it didn't work.

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? (5 min)

### N/A

- 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? (5 min)

Definitely C, because that's where you have the airport. You don't want residential there. The A/C parcel, zoned residential. It should definitely be commercial.

D – along Hwy 1. Historically, that's where you put the stuff. It's good visual, there is access. You don't want Gasoline Alley; the travel coming from the west – people do more exiting the city on that road, not so much coming into the city.

F – You need to have a little bit, but not sure if there should be a whole lot of industrial. Dr., Accountant, something the residents in the area could use. Ring road will take a lot of trucks off Highway 8. You'll see a lot more traffic used on it but it'll open up more diversity. Will drive up more business in the area? If you're coming from the north or south, you can get to there.

B is under developed. B could be the ticket for development growth target. Or is the City just going to come in and take it?

Once ring road goes in, there will be demand for property in F. There is a lot of open space. You'll feel a lot of pressure from the city to take it or develop it. There may be opportunities for commercial right along the highway (Stoney). There will be higher demand for residential in F. Have commercial to supply residential; you'll have to

accommodate that. Pockets of commercial. Annex pockets into the County. Even if it stays Calgary land, residential right up against the trail isn't going to work.

E – there may be opportunities for some residential. But along the highway would be a good buffer to have some commercial.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

Business park where people can work and live nearby.

Don't encourage heavy industrial. It's not appropriate. Nobody will support that. Warehouse industrial, business park. You already have some along the highway for larger storage. But nothing overly intense.

- 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? (5 min)

Wasn't that supposed to be commercial court? Did it work? There's not really even a coffee shop there. There's a barn type place, but it's not really something that's a destination – it's something that's just there. If we go somewhere, we go to the airport because they have a restaurant. People go to Calgary.

(do you think it's needed?) - I don't think so.

You already have these institutional uses, it's already forming a community core area. It's not a negative thing. There might be commercial uses on either side of the highway that brings the community together. A Main street? No, a main artery going through the community. The school zones make it difficult. Is that a deterrent? It's the heart with all the institutional uses; it might be OK to continue with that. To what extent, depends on the market.

Bingham crossing – nobody wanted a community core. They are happy to go to Calgary. I can't wait to see a coffee shop there and see what happens.

It makes sense to have a coffee shop, or a bar, or something local for people to go to. They're popular in Calgary. But will you get a demand for people to go there if it's a centralized hub? I don't know.

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? (5 min)

### N/A

- 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 min)

I think a bit of both, residential and commercial. North side of Highway 1. Would be a good opportunity for business taxes. To the north there would be some residential you don't want to mix in. To the south it's a blank slate. There's Crestmont right next to the highway. It's an opportunity to provide some competition to the City, that they don't have all the business uses.

Not far from downtown. Not far from the mountains.

Intensity levels – could be answered in the fall with the GMB. Calgary will want to see higher density. (discussed process and GMB. Discussed timelines and phases).

Expecting a requirement of 2 years to set up the GMB. Interim board until finalized? (regulations are in the works. Discussed processes).

How does this plan fit in. Will it have to comply? (discussed GMB process)

Even though we're including this big blob (in C) as commercial industrial, the City will be most concerned about what happens near their borders. Do you think they will concern themselves with the C area? (discussed presumptions). If we came in with a conceptual scheme, are we going to have to wait the three years for the GMB? With existing plan, it is listed as ag with transition to residential 4-acre. Doesn't fit current policy. This could be a multi-year process. Could we do an amendment for this parcel before the GMB and new ASP? If we are compliant with the vision, can we stop the delay in the process? (discussed County Plan, IDP etc).

With Harmony looking to put a road in through this property as well, there would be tradeoffs in providing opportunities for the road and them supplying servicing. We'd like to be able to capitalize on that opportunity, but not wait on the GMB process. Would it be beneficial to submit an amendment before the fall? When the regulation is put in place, the existing ASP is the rules; can we do an amendment to an ASP without board approval?

The (proposed) uses being around the airport would be appropriate.

- 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 min)

If you amalgamate the two ASPs together, it'll be massive. Residential should be separate from commercial and industrial. You can't make it bigger. To bring on more...you have enough to deal with it. If they want to be added in, why do they want to be added in? If you want in the ASP, move in the ASP. You're rural out there. No to expansion.

North and South should be separate. A should be one ASP. C, D, E, and G should be another one. B and F should be another. Big job to work on one ASP over the next 150 years. North and South are different. B area is the area to be in. To have it all as one, you'll be amending forever. There will be more public consultation and open houses. Why do people come from Elbow Valley about stuff that happens in C? Has nothing to do with them.

### Additional Comments/Questions

Fearful that, in the interim nothing really progresses. Whole point of the ASP review process was to look at new options and review new demands and needs. Fearful that everything stops until the GMB is resolved. Maybe areas closer to the boundaries to the

city have to way for amendments until GMB is resolved. Allow for progress to continue, not a freeze on development until the GMB is sorted out.

The servicing for C and Harmony – its smart planning. If you plan bad stuff because of stopping development. You need to plan stuff for the future. Plan before stuff happens. The private road coming down from easement along the airport. Governed by Calgary international.

Want to do a business park. Did a prelim concept plan. Had done some open houses and public consultation. From that, we were able to form a plan that conformed to concerns and needs. There's still a transition zone from the north end, but the remainder of the site closest to airport would be a business park. That plan has gone through 5 public engagements. 3-4 scenarios. With a buffer up top, and residential down. Talked about a strip mall restaurant in the SE corner of that lot for all the people in the north to go and catch in on. There's a lot of input from the community on this. We've held off on submitting an amendment. May need a revision to the overall layout of the roads. When we bought the land, Harmony wasn't there, the airport didn't have a master plan. Things have changed. If you look at airport master plan, we couldn't do residential. Just won't go. Airport doesn't want residential that close either. We just want to fit the area. Provides another way of getting out of Harmony. From a safety point of view, you'll want to have that. Especially with 10,000 people in there. Something like that going into North Springbank only helps North Springbank. The houses aren't small. They're clustered. They're a community. When they opened up for sales, it was at the downfall of the economy. Not sure how that affected their profit. That's the worst possible scenario.

# Meeting: (Wednesday, 1pm)

- 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? (5 min)

It's presumably all serviced with wells and septic fields. Can't go lower than 2 really in that case.

As a planner, sustainable long term viability of that. Saturation of 2 acre market – is it in the County's best interest to perpetuate that. There's a movement to having a complete community. County should be able to offer unique opportunities for country residential suburban living. A cluster of development that offers a larger basket of amenities. Those areas should be allowed to develop in the hamlet where the market dictates and where there is demand. RVC should have autonomy to do that. City wants higher density. If people want to live like that, they can go to the city. The county should look at opportunities similar to Harmony and Langdon. People are looking for larger lots; but they can't afford them in the City. If done well and right, you could have another Elbow Valley or Harmony in the area. Don't understand why the City isn't collaborating with the County on the developments the County can do that the City won't and the people want. Whether 10 UPA in Seaton or 4 UPA in Harmony or Langdon, they're getting the same amount of money from levies, they can take those dollars and attribute it to debt or maintenance or operations and infrastructure.

I'm not a fan of the two acre parcels. It's not sustainable. I'd rather see cluster development with 30% open space. Acreage market is oversaturated. People don't want 2-4 acres of grass to mow anymore. There should be opportunities for people to infill on a cluster basis. How are you going to service that?

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? (5 min)

### N/A

- 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? (5 min)

Around the airport industrial and commercial. Town Center site just off C in Harmony.

Airport had big plans for small aircraft manufacturing. Training etc. Servicing and other infrastructure and how they can maintain opportunity to expand operations. Plans for a second runway.

Area E is a bit of a focus; whether they will be annexed or remain in the County. Not a residential area. Employment center. Grow non-residential tax base. Don't see a reason they should be annexed, but some in the City would see it that way. We'd be willing to

stay within the County and develop it to CRP standards for highest and best use. It's the entrance way to the City regardless of who owns it.

See a place for a local commercial site within the lands, primarily non-residential. Higher non-urban standard. Regional shopping area. Will be a saturation of retail with Trinity, Shape and Bingham. I would see D and G being the focus of commercial and industrial. Primarily light industrial anyways. Aspirations for commercial employment on eastern boundary of E. Commercial near major access points.

Small portion around Artists View. Had access points from the city; best way to gain access to it. Servicing can happen either way. Respect transition. Maybe mirror with what they have and cluster development. Different scenarios. Transitional use, not city densities; transition. 4-6 upa. Densification along the Transcanada.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

Local commercial/retail, business park. E area.

Primarily non-residential and retail. Mixed use. Transition to the western portion. Maybe some institutional.

Local commercial, small employment areas serving that direct area.

We discussed E and Calgary border, we discussed it being a joint planning area. (administrative discussions).

Should we even pull it out as a totally different area (two quarters on west border of E near Calgary), going to completely depend on what the city is doing. Does it make sense to shift the jurisdictional boundary so that the developments can match? Logical servicing boundaries, rather than jurisdictional areas. Servicing boundary becomes Old Banff Coach road. Driving into the city, you wouldn't know where the city begins and the county ends. The two quarters should mirror what's happening on the Calgary side. There aren't much similarities between these two quarters and the surrounding quarters. Should be its own separate area.

Between E and D, could be more industrial and commercial. It's been for sale for years. How much do you want to flood or create a glut when you have three other focus areas of the same development. You want to keep these areas focused. Don't have all three areas compete with each other.

Between C and D is better for industrial than F.

Focus on where you can provide easy servicing.

- 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? (5 min)

You already have some of that, so it's just building on to it. If you provide the right land use opportunities and the right cost of delivering that land, it's just going to happen. Doesn't have the same opportunities for restaurants as Bragg Creek and Cochrane. I think you have that ability with Bingham Crossing. Not enough critical mass in density to make it viable. Most of these people shop in Calgary.

Harmony envisioned that for the village core; it's a bit further away and more directed toward that community. It'll be there at a certain point. Bingham will be there at some point.

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? (5 min)

### N/A

- 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 min)

It's beautiful land. The amount of grade and slope; you'd need max 2% slopes for industrial. Wouldn't look the same by the time you're done. This is likely set up to be more country residential or acreages. With the views to the west, that's your bang for the buck. Not industrial. Don't want to take away from what's going on in the D and C area. Don't discount what happens on Tsuu Tina either. Lots of plans for commercial there too.

- 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 min)

I see big chunks of undeveloped land in A and B; if you're going to retain them in a boundary, what kind of use are you going to put on them? Focus on areas with opportunity for infill and servicing. I'd question why you have those open spaces in the ASP. Pull it back.

What are the objectives of the county at the highest level. Do you have those areas planned? Maybe the growth shouldn't all be here, maybe it should be somewhere else?

#### Additional Comments/Questions

If we're talking about the overall project, it's in limbo right? (discussed GMB).

What's more appropriate – isn't it more aesthetically pleasing to have some areas that are agricultural. Do you want a gradual transition from the city, or boom, you're in country residential. As you approach the city center, you get higher and higher density. Something to consider.

Westview ASP (east of E area) – interchange planned at 133<sup>rd</sup> St, AT did a functional study and determined they didn't want another interchange there. Decided to upgrade Old Banff Coach Road instead. So, the City wants to move ahead with moving Westview ASP forward. Back on work program. Pushed out to 1<sup>st</sup> quarter of 2018. Waiting to hear back from the City to get the studies started. Happening over the next 6-12 months. Need to shift some land uses around. Employment center was focused around the interchange, but now the interchange won't be there, so envision it near the (area) E/Highway 1 intersection, but Calgary doesn't own that. Last we've heard they want to start it in Q1 and certainly complete by end of 2018.

(discussed IMC meetings)

To land on those two quarters, it's worthwhile seeing what the city is doing on their side (E and Calgary). It should be seamless. Makes sense to make sure; the E/Calgary boundary will have a very urban look and feel regardless of whose jurisdiction (it's in).

Hope county and city are looking at the fact that the areas are serviceable. Would rather see that the urban rural transition happens at the E/B boundary, rather than the quarters above at the E/Hwy 1 area.

(Discussed timelines on next steps).

Technical studies – (drainage studies; master drainage plan). County isn't planning on any communal water system that we don't know about, are they? (no.) What came out of the technical studies that were done? (nothing about that. Maybe in the next level of study?)

# Meeting: (Wednesday 2:15 pm)

- 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? (5 min)

I'm old enough to have seen the day when 2 acre parcel was never considered. Started out with 40, then went down to 20, then finally 10s, 4s, and 2s. Evolution over the years. You can see where those 2s and 4s predominate. There are some pieces there that you should try to think about smaller than 1 acre, or definitely 2s; with the idea of cluster planning. You could take an overall number of units for a particular land holding; keep it open, keep it county. Create policies to allow for specific site plans to be developed; creative plans, that address the specific land form that accommodates some density. Looks pretty bland right now.

To me, it's not at all controversial to think that'll remain as 2 acre parcels. But it's tired looking. If there is some way to revitalize that. A & B is going to continue to develop that way. Whereas the areas that are E and F.....Create flexibility when you allow open space to be created. Less roads. There is stagnation in the 2 acre market. Needs a shot in the arm. There's no such thing as leaving things as they are; you either go forward or you go backwards. If have to, show movement forward. We've reached critical mass with the number of people that want that (2 acres). If someone can do something more creative to re-energize, then great. But I think the energy is going to come from E and F; specifically F.

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? (5 min)

### N/A

- 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? (5 min)

F.

All of them, but different types. They are all aligned with transportation corridors, so it makes sense. And there are existing uses already.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

F – A lot of these things have already been established. City has done the TransCanada study. Calgary is doing a reasonable job of infilling. Whether we do the same thing inside RVC or whether it's moderated, it gives us a decent lead as to what will happen along that strip. It won't be tolerated that that transportation corridor isn't properly used. Constantly threats that they (the City) will take it. That corridor is going to develop around a similar

access as 16<sup>th</sup> Ave. We'd like to see a mixed land form, Housing on south side of (our land).

- 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? (5 min)

I understand the desire for wanting a core; it's a strange one, in that I don't think that's where they will congregate. It'll be where you have more density - Bingham. I don't think anything will happen there (G). I wouldn't say there's no need, but I think that's the wrong area. It needs to follow roads and density, rather than just putting it in the middle. For that type of use, you could promote the idea of a core area, but it's limited. It's a destination area for schools. The soccer field. Commercial at the north end. It's not a destination hub for a community area. If you look where the existing communities are, they would view that as upstream. Everybody thinks of heading east, so seems like G is paddling upstream. Find a place where people will naturally be.

The plan that Harmony has developed. I see that as being a destination community, rather than G. You have lakes, amenities, it has character. It is a destination that will evolve and will be used more than G will be.

I don't think anyone is going to put the money in to do anything interesting in G.

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? (5 min)

### N/A

- 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 min)

There's a ravine through the middle (of their property). Commercial on the north with access from 101st from Old Banff Coach Road, and direct connection to Stoney; south would be residential; buffer against 2 acre sites. Transition density from the west boundary and south boundary going inward. Higher density as you move toward ravine. With property; they are all open, undeveloped areas. No fragmentation. Good opportunities for development for commercial. Sites to the north and south, combination of commercial and industrial, office, industrial type. Rockland holdings area; joint planning area. All owners would cooperate with each other. Take advantage of regional transportation spline.

When we view the housing, there's an opportunity for a "made in Rocky View" solution. If City annexes, it would be 8-12 UPA. We'd like to see it be a 3 UPA. We did a 20 acre subdivision with 60 units. Sold out in 10 days. It's the perfect transition for residential. It's not offensive, in your face, postage stamp lot. Something more architecturally and aesthetically driven.

This land, it's unique in that it is a treed area. Did a HDD to put in services. Gives a population base that revitalizes the 2 acre sprawl. Anchors and gives the ability to give a

viable commercial and meeting spot. Still in Rocky View, still part of a tax benefit to RVC, and yet has a bit of a broader drawing area, from the city and from he lands to the north. Alternative landform that is not an ugly landform. Like Post Hill. Haven't done an 8-12 unit development and am not interested in that.

Post Hill – drive through it. It's 6 blocks away, just off 17th.

A 3<sup>rd</sup> of an acre is big in an urban setting. Gives a feel of being in the country but is in an urban setting. People can properly landscape.

We'd probably start with 1 acre or ½ acre parcels as we feather away from Heritage Woods. The tree coverage is so heavy. People in the area are excited about it. Would allow life style to be maintained and be part of a community with some alternatives. ½ acre to a ½ acre parcel to potentially a duplex style of housing, like Stonepine. Looks like one unit but it's really two. Attracted to a market that would use that product.

Planned on being low density around south and west perimeter. Always viewed it as two pieces of land because of the ravine. Everyone is trying to cram 80 acres of auto uses into 20 acres that's available on the jurisdictional boundary.

- 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 min)

Seems like a pretty big ASP to me already. If you had to go one way or the other, shrink it. If this was all one colour (map colour areas), I'd say we've blown it.

I can't see how you could expand it. Seems problematic if you shrink it; you'd take opportunity away from people that may be planning to develop.

#### Additional Comments/Questions

(Discussed concerns with GMB.)

Most interested in F. A and B doesn't surprise me. What is the vision for E. C is maybe already visioned.

There are a bunch of groups on the Calgary side of that (F) to get together there, GSL is moving forward. There's some pressure to spill over into F. Build will start right away. In addition to that, Renfrew and Metro and Hyatt have sworn to move with him at the same time. There's a 4, 6, and 12 acre on the other side; 16 acres is tied up by the REIT, Dilawry/REIT. Wasn't our original vision, but that's the pressure.

The city is twinning 101<sup>st</sup> St. Will nicely connect Old Banff Coach Road. Old Banff Coach Road was only a partial interchange. Should become a whole interchange. Instead, they've connected Bow Trail and Old Banff Coach Road. Calgary is placing a lot there. Calgary is putting a major along the front, which will service GSL. GSL is on 14 acres; Dilawry group trying to fit in on the balance beside that.

Lots

of rec-type uses that make sense. Rockland will be ER because of the slopes etc. Will connect to Trinity. A lot of pathways going there. If you take a look at the broader map, going up to Haskayne, going up to Glenbow Ranch, bring it down through there (Flands).

The whole idea is to connect the whole park system. Becomes the linkage that connects it all, or becomes the stop. Depending on how we plan it, we either screw it up, or it becomes a major link.

This whole change that takes place with the road etc., makes the whole west side very relevant. Don't view the TransCanada as a wall that people don't cross. People can come here, rather than Chinook etc.

Under the existing ASP, you have a policy for conceptual scheme preparation for sites. You have a map that identifies where schemes are required. I think that map is way out of date. You should look at updating it. A lot of the areas are developed right now. Map 11 in Central. Whatever comes out of this exercise will eliminate that map anyway, but if it stays, it should change.

## Springbank ASPs Review Coffee Chat Meetings (June 26-29)

### Meeting:

- 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? (5 min)

Yes, preserve the areas marked A&B as we have no concern in this area. We agree with the development of housing, Seniors housing is good too and we have no concerns with this question. four quarters was planned for commercial usage anyway.

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? (5 min)

Yes, we support this and have no concerns. I knew it was a site that would be developed and our position stays the same. We support what the residents want to do. The blend can happen; commercial development in the area will keep residents. We believe development will build the community, especially residential supported development.

- 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? (5 min)

We do see G growth going, from the high school all the way to C, and we agree with this growth. We think the County has nailed this. We support all the County plans for commercial and industrial growth -GDE. I am happy to see the map although E may be a concern for residents. We know it is needed and we agree with this growth.

We see this type of development being something the community needs. Something attractive and bringing tourism. No car dealerships.

We are concerned and want to propose a need in G for a parking problem at the school. There is a proposal to remove the old school but what about the day care, and the judo centre. People are worried about the day-care. It is needed resource.

We have 30 acres designated and wonder what to do with it. Can it be a banquet space? A Hotel? A large professional building? Our focus is on how to grow Calaway. Between D&G I want to see something happen, what does the plan look like once the land is sold there?

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

We are ok with industrial but only near the airport, we want industrial development off the front of the highway but commercial more towards us. We are thinking of long term success. We are not into the factory outlook thing, we like "boutique and unique" retail....But then I wonder if that can be sustainable?

We do not want a gravel pit off the highway but are ok with one being possibly further back.

- 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? (5 min)

Yes we want a community hub and agree with the Collaborative group, we really need a community hub.

Commercial bit is all around D, but further G is where the growth should be.

Highway D we are fine with.

It bothers us that the County Plan never asked Calaway what their vision is and we are a huge part of what happens with the available land.

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? (5 min)

Yes

- 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 min)
- E We see as commercial quarter. I am convinced it will be commercial. We are very concerned with RR 34, will it become busy?
- F We have no comment on F. What is the City planning?
- 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 min)

No concerns –from our perspective. Maybe ask the residents, if it affects the land value then we are concerned. On second thought - Keep it the same. DO NOT EXPAND!!

#### Additional Comments/Questions

Sharing water plant discussed they do not want to wait. They had environment out did site visit. – Needs to resolve in commercial court – need back for Court.

Stuart went and saw the treatment plant and loved it. Calaway is being approached by business for water and waste water.

wonders about plan for school waste water.

Proceeding to deal with I&O is solution is main concern it needs to be thought out. It needs a waste water plan, a solution is needed. Stuart is involved and knows what they need to do.

Honour that they are the franchise, They manage the water plant, they pay, and they think they have already paid enough. They want a plan to grow Calaway. They get no funding from Government – municipal, federal or provincial.

West side has intrusion of waste water; they can use the land and can be a public / private water system, with controlled safe water. Alberta Environment wants to shut off the extra treatment plants.

Waste Water is a huge issue and is very concerned. He wants the County to step in. He wants to be invited and seen by a serious stakeholder in the County and treated fairly.

Calaway is the largest employer in the County. They want recognition. They deal with numerous groups around the City/Council and wants to present at PPC. He can show Council what exactly they do., he can show how he can be a solution and how he services Springbank.

Land for the overpass will start coming up and someone will need to talk to them about this.

## Springbank ASPs Review Coffee Chat Meetings (June 26-29)

## Meeting: (10 am Session –

- 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? (5 min)

#### A&B for residential - min lot 2 acres

2 acre minimum! - Septic not allowed on smaller lots. County needs to provide servicing, otherwise no small lots the clay ground will not support small lots.

MPE needs to be taken into account. No policing of franchisees, need a senior facility. Mixed housing in a 5 acre or 20 acre is ok, but depends on water and sewer and storm water management. Look at the County serving standards - Stormwater is not taken into account

1 acre lots he wants to see, no money in 2 acre lots, need some infrastructure.

In favour of diversity, not all lands are equal. Gary wants to see more, promote different lot sizes for different people Broader mixes increased the density, it will enable possibility of more amenities, more necessities.

A lot of concerns about septic fields contaminating ground water in small parcels under 2 acres.

Senior housing is a must, seniors are moving to Calgary to pass away when they were here since birth.

North of highway, Harmony can service the whole area. Harmony is out on the edge, lot size is good with lots of greenspace. A complete serving package is needed with new development. If you want a smaller lot buy in Harmony.

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? (5 min)

Yes, it needs senior housing. Springbank is so large you can accommodate all the needs. Cluster homes and you can tie into municipal driven septic. Reasonable priced housing is needed. Young people need options out here, seniors need options. How can we get people to unite to assist in a partnership?

- 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? (5 min)

E – Seniors Complex. Redesignate zoning near E.

Wants to amend already existing locations. Wants to take community input. Make Calaway

park a broader attraction and improve land near school. Not into commercial, no road access. Wants a cohesive community.

Wants linkage access south of elbow river. Population needs to go around, the community needs to be heard

101<sup>st</sup> is going to be localized road, the dam closes the Springbank road, two jurisdictions are strongly impacting Springbank in a negative way.

Stoney Trail will open corridor west and he wants to see F developed.

C to be developed.

E is a gateway to the city, something sensitive to be here. F should be commercial. Direct commercial to F.

Along the #1 corridor should be commercial, that is not ugly, nice commercial development that is not too congested.

C is good, needs more commercial. Low density business park.

F – Concern on impacts to existing residential – topography concerns.

Don't invest in areas that can be subjected to annex.

West side needs additional commercial

G - Public service corridor. Build out with additional services.

E-No brainer -4 levels of government - one main highway to the mountains, Bingham can help with Seniors.

G&D is the least impact – school is the anchor on range road 33, which should be renamed School Road. There is no safe highway overpass pathway to connect central Springbank to developments north of highway 1. Industrial between D&C

F no concerns really. But concerned about 17<sup>th</sup> and old Banff coach access being cut off due to Stoney Trail.

Coming out to the west on #1 is the most important – There is nice development we can do that isn't ugly.

Gateway to mountains need improvement, we have such opportunity with it.

b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min)

See previous notes.

- 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? (5 min)

Recreation. Look at large scales of recreation facility development.

G has full services and is suitable to support this.

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? (5 min)

Yes, They are all in support

Strong support for G to be developed but not as residential. Something that involves all properties and is high quality development needs a core, something like Bragg Creek, a design community. Lots of disjoint in area G will be hard to see what can work there. But they want to see it being cohesive. Wants community to work together on making it aesthetically attractive. – Needs serious control.

Trail and pathway component needs to be taken into consideration. Needs to be implemented in the first step, otherwise it is lost.

- 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 min)

Senior housing / Walmart / attractive entrance to the mountains.

E& F needs attractive; Nothing the size of a Walmart.

- 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 min)

Mixed minds. Think of the stakeholders expand out to 22. Think of transitional development.

Highway 8 needs access. Boundary should be expanded to south and west of 35, to the airport road. Harmonize with edge of airport.

Expand to range road 40 needs to include harmony and everyone in North ASP.

Some see no benefit of expansion, there is still a lot of infill, why just add more and more land?

Expand for pathways to make better community but need better infrastructure in order to do so

Go west and South up to 22 and south to Tsuu T'ina nation.

Leave west boundaries go south.

Consider the people next door, what is the transition zone? Identify the transition zone. Consider all zones involved recognize where the buffer is, identify that as they are involved in the plan.

Transfer of development credits are available for those outside the ASP.
Additional Comments/Questions
Spoke about the access to OLD Banff coach road. – Alberta Transportation closures.
Land Clearing for the ring road was spoken about
What's the broad picture – where is Springbank going? Oil and water? Very diverse interests. Supports Harmony, not into commercial.

# Springbank ASPs Review Coffee Chat Meetings (June 26-29) 11:15am Meeting: 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? (5 min) This area should remain residential. A mix of housing is beneficial and there is more diversity, 2 acre lots are obsolete, no need for them, no money in there. Traditional country development has gone away. 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? (5 min) Remain as residential, Section 7 – cluster. Yes, like the cluster look and can promote more within the plan. Look at how the area would be serviced. No opportunity for seniors to move! Where do they go? Need to accommodate housing to suit all ages. Very challenged with opportunities, the land base needs servicing and that will truly show the land use abilities. 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? (5 min) D - Commercial growth b) What type of commercial and industrial growth, if any, would be suitable in each location? (5 min) Area C is critical to serve a regional need. Put regional business in C where they make sense. 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? (5 min)

Isn't it Harmony? It should be.

- 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? (5 min)
- G An art centre would be nice, keep it more civic with a community hall, schools.

Need a village core, but why isn't it within Harmony? Harmony can be the core of Springbank. It is new and it can be commercial core of Springbank, it already basically is.

No main street uses or community core on 33, no one will be drawn there unless it is civic. Needs a new community centre.

- 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 min)

More concern as to who wants to develop F? What would go there?

Maybe E will be connecting to existing infrastructure – no issue with development in E

Don't see residential in E, other than the senior home, unless there is transportation it won't work.

With their land specifically they see it will be hybrid commercial, high standard of design.

The uses are logical to be on the highway. Look at the corridor that is unique to the nation, Hwy 1 is the corridor to everything. People will only populate it; pull them off the highway to accommodation, shopping and focus on the opportunity to put high quality developments in this. Why accommodate so much in C?

Tourism is going to blow right up with the allowance of direct flights from China. Take advantage of this.

- 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 min)

Keep it as it is. Why bother. What is the reason to change it?

Don't mess with the boundaries, the bigger the scope the more input and complications.

## Additional Comments/Questions

Will the city annex?

Land use should be clear on the land use map, show centres, Trinity hills, Harmony, future ring road should be shown to show what is going to happen - more information is needed on this map.

Important to show corridor opportunity now and 20 years out.

We have a flat site, it benefits to build. Easy access to get parking done and it is so flat,

Huge opportunity to make the developments not into the Power Centres. Retail has changed. It is showcase retail now. Smaller footage stores the better; County can take advantage and use the land to attract people to retail areas with a community feel to it.

Where is the Community association of the County? It would be nice to have that when you need a large change, and then there is a policy that we would recognize certain associations.



# **APPENDIX C: COLLATED DATA**

Comment / Question	Торіс	Sub	Sub2
Comment/ Question	Торіс	Sub	Sub2
Acreage houses are self-supporting. Lose money on developments like Langdon where they want a lot of services.	Broader mix of housing choice	against	
The seniors housing was addressed by Bingham crossing. If you're going to do something like that, I'd like to see 1 acre lots be the minimum. If you're going to increase the density, I'd want to make sure the infrastructure etc were addressed. If there's going to be 1 acre lots, nothing less, then I'd want to make sure there was more green spaces and pathways. Not just a concentration of houses. Still need a feeling of Springbank.	Broader mix of housing choice	for	>1 acre
If this was all 2 acre parcels, how many people would that be? Is that how you'd like to distribute all those people? Or should we have something more dense, with more greenspace and pathways. What is the best way to look at this as a community. There IS going to be development here, we just want something to preserve the natural areas and keep it a sustainable community.	Broader mix of housing choice	for	cluster
There's not a lot of opportunity for aging in place in Springbank.	Broader mix of housing choice	for	seniors
Yes we support a much greater variety of housing choices. I wouldn't support 2 acre lots. If you look from a regional perspective, RVC has to intensify. It's a ticking time bomb. 2 acreages are massive with respect to affordability. It won't be sustainable (Market product). Estate homes have a place in the market, but its shrinking. Incomes are changing. People that grew up here can't afford to live here. Compact residential; it's an urban area. It's an important urban fringe. Village centers could be set up. Higher intensity villages around key intersections. More commercial nodes with schools and services and shopping. 3 acres is too big. Too much upkeep. Even 2 is too large for most people.	Broader mix of housing choice	for	<2 acre
(Greenbelt or wedges of preservation) – then it's just dense enough to be annoying. Not dense enough regarding transportation and schools. F is an infill opportunity within the region. Stoney Trail. West side of city is under-retailed and under-jobbed. It's ripe for densification. If preserving 2 acres in A and B, then F is ripe for density development.	Broader mix of housing choice	for	F
Concur. Come out on the side of consumer choice. If they are willing to clamor for 2 acre lots, then let them. But it not, then don't make it mandatory. Shouldn't be the county that decides how a landowner can develop their land. Shouldn't make 2 acre lots mandatory.	Broader mix of housing choice	for	general support
It would be important to see a couple different choices of housing. Different lot sizes. Not the whole area maybe, but to allow for that would be important.	Broader mix of housing choice	for	general support
to allow for that would be important.  What is the minimum lot size now? (discussed policies). I agree with the conservation clusters like Springbank creek.  We're well in tune with that proposal; what they've done is outstanding. Lots of green space with 1-2 acre lots. Elbow Valley is a good example; though maybe enough greenspace. Good example of architectural controls. Continuity with nature and wildlife.	Broader mix of housing choice	for	cluster
We talked about land use, commercial, residential. Don't get to restrictive. Embrace multi-family profiles. May be a significant UPA. On the outer reaching areas, the two-acre lots could be preserved.	Broader mix of housing choice	for	<2 acre
If the County is wanting to embrace more product profile and density, Harmony still feels like it's attached to a 2 acre philosophy; however, its stepping back where it can accommodate more density. Take a bigger step to accommodate logical growth. Compare Harmony to Mahogany. Residential zoning-where are the opportunities. If housing stock is \$750k to \$850k, up to \$1.2M; there are a whole range of product profiles below that that are being sold in Cochrane and could be sold in Harmony. So many people would love to be there but can't afford it. Provide a townhome in the \$350k to \$450k range to allow them to come in.	Broader mix of housing choice	for	general support
From a business perspective; diversity and housing choice helps. Touch on more aspects of the marketplace. If all you have is 2 acre lots, it's a glut on the market. It's easier to set a 1 acre minimum, but do you have the option to review unique plans? Springbank is more complex than just acreages and rural lifestyle. They have their own original creations on their land. Have a developer propose a solution that works with original creations. I don't think residents would ultimately like it, so you put uncertainty in there and it makes it a harder sell. You could have pockets in here that are 2-4 units per acre. Harmony is a good example where there is a mix. There are lots of residents on large acre lots and want everything to be like that. 2 acre lots owners talk about big developers coming in and wrecking overland drainage; but all of these 2 acre lot owners add irrigation systems and add to the recharge. If you systematize it, you can control it		for	general support
Not opposed to that. What are you going to do when you age, and where do you want your kids to live? Support additional housing choices. Fits with the baby boomers for sure.	Broader mix of housing choice	for	seniors
Seniors housing needs to be located in D or G, in the core area. For walking, not everyone who is a senior wants to be driving. We want people to stay in the community. If you move seniors to A, they won't be able to get out and about.	Broader mix of housing choice	for	seniors
1 and 2 acre lots – concern is sewage. You can't have a well and a disposal field on 1 acre. Need some sort of sewage in the area if you want to go to that.	Broader mix of housing choice	servicing	
If you're smaller than 2 acres, you're cutting out the wildlife. I'm a big fan of the wildlife here.  No opposition to less than 2 acres; especially with seniors housing. It's already done in A. (Cluster development). I'm Ok with that. It's a way of preserving open space. Cluster the development together so that there are pathways and open space and preservation of wildlife corridors.	Broader mix of housing choice Broader mix of housing choice	against for	seniors
Waste water is a huge problem. (discussed technical studies).	Broader mix of housing choice	servicing	conioro
Bingham is forced to put in their own disposal system. That's what has to happen. In favour of this development because it promises seniors housing. Has all the amenities to stay in the district.	Broader mix of housing choice	for	seniors
Senior housing is a must, seniors are moving to Calgary to pass away when they were here since birth.  Yes needs senior housing. Springbank is so large you can accommodate all the needs. Cluster homes and you can tie into municipal driven septic. Reasonable priced housing is needed. Young people need options out here, senior needs options. How can we get people to unite to assist in a partnership?	Broader mix of housing choice Broader mix of housing choice	for for	seniors seniors
Remain as residential, Section 7 – cluster. Yes, like the cluster look and can promote more within the plan. Look at how the area would be serviced.	Broader mix of housing choice	for	cluster
No opportunity for seniors to move! Where do they go? Need to accommodate housing to suit all ages. Very challenged with opportunities, the land base needs servicing and that will truly show the land use abilities.	Broader mix of housing choice	for	seniors
We have a community center that is open for use for gatherings. We have all seasons park that is open for dog shows and games etc. If we are so booked up that we can't get in, then we need to look at growth. But we need public PARK areas for gathering. For walking and biking.	Central gathering point	no	
I don't know if we have the population for that here. Are we encouraging travelers to come in and use it? The commercial and fancy garages near us are sitting empty. Everyone is going to have to drive to it. Kids don't want to drive 4 km for basketball.	Central gathering point	no	
I think there is an element of our population that wants to see coffee shops around RR33. There is already a coffee shop not being used at the wild west center. There is a restaurant at COP. Nobody goes there. It's a busy road. There would be a lot of problems getting in and out. Kids walking and crossing the street to get to these places. I don't get why people want to get a coffee after dropping kids off at school. Make your coffee and bring it. Not sure what's going to happen with the rec centers. Harmony is supposed to have a rec center. We can't have everything. Our population won't support it. I think it's important for the kids to have a rec center, a running track, etc. Don't base it on what the parents want, base it what on the kids need. Maybe we do need a community center — we do not need something to hold graduations in. Every grad can bring 6 people. Something of that magnitude can't be held out here. That's why they are held at Telus.	Central gathering point	recreation	
You can't force people to go. G area is good the way it is. It's great when kids are in school. Once your kids aren't in school, you aren't going to that area. Aspen Woods is on the other side of 101st St and has everything you would need. G is the heart of Springbank, but you don't go there if there aren't kids in school. Nobody goes to Wild West Center. He makes \$500 a month. He struggles. Everyone goes to Starbucks in Aspen Woods. We can't build anything to compete with Aspen Woods.	Central gathering point	no	
It's the opposite of a walking community. People can try and put things in there.  RR33 is the heart of Springbank. Pathways and trails can be implemented into this, and we want to be part of that.	Central gathering point Central gathering point	no recreation	
The expectations on planners aren't just where to put roads etc, people want healthier communities. My folks didn't care about recreation. Now people want these facilities. Linking rec master plan to this ASP initiative is really important.	oonian gantening politit	TOU DOUBLE	
Generally supportive of development in G. Rec Center Map is right up our alley.  When we're talking about G area, and the importance of a community hub or rec area, commercial services etc. I'd	Central gathering point Central gathering point	recreation recreation	
really want to make sure it's not vehicular dependent. It should have pathways and be safe. Need a useable pathway along RR33, has been requested for decades.	gaming point		

Settlemen And W. Wood do the community and security.  The community of the settlemen And Security and Securit	Comment / Question	Topic	Sub	Sub2
Commercial development aborg (£. ), and if was obtained press years of the many of the man				
anough Significance for each price out of company and out of the common price of the c	We are trying to link the community through pathways. Develop G with community oriented services. Bigger Commercial development along E, D, and C would break up the community and then you'd have a great divide between A and B. Would do the community a disservice.	Central gathering point	yes	
Interest the request send. Brothers in and plant to beagen for a form it is not other Certification.  Committed and the control of the committed of the committ	Feels like it should be a community node. Push it further south. You can't do a mile and a half mainstreet. Do it right around SBPFAS. Could be really nice and cozy area. Not as far north as Calaway. Would be awesome to have retail at that busy intersection (where G and B "connect".) This is the identity of the community. Put in your farmers market. But don't snread it out Put a little village there.	Central gathering point	yes	
Intenting to better bit y and concorrection those looked of waste above approach to depote the price of the p	Intensify the cruiser land. Bingham is not going to happen for a long time. It's too diluted. Get focused.	Central gathering point	yes	
Trouter makes armed. Leader to for the Park Care.  Order John Seak some. Mark Love. New John Same and				
Words traves acres. Keep Indicat Control Street Str				
sinearly cames a lot of traffic. Net to be some livid of some lot of environment from the control construction would be good. PRSS to a long open fir. Not inchinate a strain of the control of a strain of the control	Would make sense. Keep it local. Keep it small.			
Community packs and of instead with flaminage and plambins. They are interventing that has been plammed and as local community of the communit	already carries a lot of traffic. Has to be some kind of service road. If there was development there, it actually might slow traffic down, which would be good. RR33 is a logical point. No Tim Hortons or anything. Recreation would be good.			
Commercial special marked is would be barrelinal. Some coveral as controlling that has been planned and is a local membry. Durit local spritted per plausibles in star. There are a for of development of the new bought that is commercial. At 5th more integrated, maybe in the buffer. Showcase Springbank, nor has the CE2 through Red Deur. It would have been only the one as disk of 3th, contending back and for the world be an applicant.  Lies at Hangy Creak, you have a little star prant. Doughay to per and. Not If time and Peal Lockster like Bourlays. Yes, a last of the peal shows the peak of			maybe	
but meant for the locals - Brasso creak edits a lot of potantism. It would draw some traffic out of Callaway.  It as now We've got Steph-SA. We have poll code. We have Nationally and Callary Stephens of the Callary Stephen	Commercial space in area G would be beneficial. Same caveat as something that has been planned and is a local amenity. Don't back up traffic or put students at risk. There are a lot of other communities that have brought this in. Walking friendly. Dog Friendly. Somewhere you would be proud to go. Service Road? It's an option, but a bit too commercial. A bit more integrated, maybe a tree buffer. Showcase Springbank, not like the QE2 through Red Deer. It would have to only be on one side of 33, crossing back and forth would be a nightmare.		yes	
Las yn ox Werv op of SBPFAS. We have golf clubs. We have fairnown and Braylam. There's the hartings club. We interest in the process of the p		Central gathering point	yes	
Less trained of people who want to move out here for wide open spaces. And then, they get out here and want only  and the control of the cont	I say no. We've got SBPFAS. We have golf clubs. We have Harmony and Bingham. There's the heritage club. We already have opportunities. If you want high class culture you can go to Calgary. Three shopping centers at edge of	Central gathering point	no	
We should be supporting SBEPAS in their efforts to expand. County didn't high at all when they had issued with water. They were leaded for the things in pain and a fund. They were using opport having. Our pain and a fund. They were using opport having the series. The park had to mileglish with their own effects. We need a support what have it got and left useds, inflational, and the series. The park had to mileglish with their own effects. We need a support what have it got and left useds, inflational to the sale of the even support with a weight again and it is the park that the support with a weight again and it is the sale of the even support with a weight again and it is the sale of the even support with a weight again and it is the sale of the even support with a weight again the sale of the even support with a weight again to the sale of the even support with a weight again. However, the sale of the sale of the even support with a weight again. However, the sale of the	I get tired of people who want to move out here for wide open spaces. And then, they get out here and want city	Central gathering point	no	
water. They were chastised for not having a plan and a fault. They were using good planning and forward thinking, but the Country food Springhaire Road without act out-et. We ended to support what wa've got and let it work, rather than asking for new staff. Community and public use? We've had confere shopp a pole by in commercial cust. There is a confere shop and the airport. Noology seems to know anything about it. Locals go to the golf counter for pizza. There are enough general proportial residue. Support and expended. I don't see usefulness in scending many provides to the size.  Finder are enough general groups are lessed. SEPFAS should be supported and expended. I don't see usefulness in scending more and yet on the size.  Finder are enough general groups are lessed. SEPFAS should be supported and expended. I don't see usefulness in scending more and yet on the size.  Finder and anything also on the size.  Finder are and season and season designed infrastructure that is three. Also the community colds and heritage cubb.  Finder are anything also on the size.  Finder and season and season designed infrastructure that is three. Also the community colds and heritage cubb.  Finder and season and season designed infrastructure that is three. Also the community colds and heritage cubb.  Finder and season and season designed infrastructure that is three. Also the community colds are of heritage cubb.  Finder and season and season designed infrastructure that is three are guidelines regarding support and to broader and infrastructure that is a value to the unaustainable. If there are guidelines regarding support and to broader and the community and we subcludely support it. With community and the arministry and the season and the sea		Central gathering point	recreation	
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There are enough gathering points afready. SBFPAS should be supported and expanded. I don't see usefulness in Central gathering point specially appearance of the strike strikes of the strikes of the strike strikes of the strikes of		Central gathering point	no	
I clord tee that we need anymore either. Wild West was poorly designed, but that's why people don't go. It's their own Cartesia gathering point I female and the Cartesia gathering point I was closed and the community of the com	There are enough gathering points already. SBPFAS should be supported and expanded. I don't see usefulness in	Central gathering point	recreation	
Encourage and expand existing infrastructure that's there. Also the community club and heritage club.  If think G is again the precious of the tocard manual control of it goes in there; would be unsustainable. If there are guidelines regarding support and broader architectural controls somewhere within there (O or of I. Create some reality great streetscapes that would integrate into there.  Architectural controls will be key in that entire corridor. Don't put a bunch of mismatched stuff, and the core. DC Ranch Scottskale. Would relate something more in D or E intersections, D, C, and E could become the core. DC Ranch Scottskale. Would refel like a village center, C, D, and G could become the core. DC Ranch Scottskale. Would refel like a village center, C, D, and G could become the core. DC Ranch Scottskale. Would refel like a village center, C, D, and G could become the new core. DC Ranch Scottskale would refer like a village of the new core. DC Ranch Scottskale would refer like a village of the new core. DC Ranch Scottskale would refer like a village of the new core. DC Ranch Scottskale would refer like a village of the new core and support scott in a value to the community and we also explored their idea of the flyover, and it has the right spacing, you could create alternate access. Could allow a community core and support scotts of the flyover, and it has the right spacing, you could create alternate access. Could allow a community core and support scotts of the right spacing, you could create alternate access. Could allow a community core and support scotts of the right spacing, you could create alternate access. Could allow a community core and support scotts of the right spacing, you could create alternate access. Could allow a community core and support scott scotts and the right spacing you could read and the right spacing you could read alternate access. Could allow a community core and support scotts of the right space and you could read to the right space and you could read to the right space and y	I don't see that we need anymore either. Wild West was poorly designed, but that's why people didn't go. It's their own	Central gathering point	no	
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Comment / Question	Topic	Sub	Sub2
I understand the desire for wanting a core; it's a strange one, in that I don't think that's where they will congregate. It'II be where you have more density - Bingham. I don't think anything will happen there (G). I wouldn't say there's no need, but I think that's the wrong area. It needs to follow roads and density, rather than just putting it in the middle. For that type of use, you could promote the idea of a core area, but it's limited. It's a destination area for schools. The soccer field. Commercial at the north end. It's not a destination hub for a community area. If you look where the existing communities are, they would view that as upstream. Everybody thinks of heading east, so seems like G is paddling upstream. Find a place where people will naturally be.		yes	not G
Yes we want a community hub and agree with the Collaborative group, we really need a community hub.  Commercial bit is all around D, but further G is where the growth should be.	Central gathering point Central gathering point	yes yes	
Highway D we are fine with.  It bothers us that the County Plan never asked Calaway what their vision is and we are a huge part of what happens with the available land.	Central gathering point Central gathering point	yes	
Recreation. Look at large scales of recreation facility development.	Central gathering point	recreation	
G has full services and is suitable to support this.  Isn't it Harmony? It should be.	Central gathering point Central gathering point	yes yes	not G
Within these areas that we are designating – what do the landowners want to do? Why can't we go back to those people and find out what they want to do? Would like to see a broader understanding on the transportation corridors – that will designate where those centers are. Servicing, City is the only solution for water. Ground water management – encountered lots of people that intersected clay barriers and flooded their basements. County could do something about looking at that. Landowner and developer should decide. There's a lot of space out there.	Commercial and Industrial growth areas	landowner decision	
There's major development happening on other side of F into Calgary. 101 is approved to be 4 lanes. Access road beside Stoney. GSL and another auto dealer are approved – City of Calgary is putting in major commercial development on that side. We farm right there; it's a bit of a paradox. With the current ASP, "you are farm and ranch, but you could be residential" then, powers come in and expropriate land. Farm and ranch gets sold for minimum dollar value. It's a rip off; a land bank for the broader community. Not in the interest of the farmer to hang around if they are getting that kind of deal. Put your commerce by the highway. But how many are we going to have? (By) F – the City is doing it (commercial), so what is the County going to do? Pass on it?		F	yes
County Plan - That was designated along Highway 1. Harmony was approved and started. Airport is industrial area. As far as I'm concerned, we're done. Maybe people should read the commercial report that was done before they come in to develop here. Around COP there are three big developments going in there. Our commercial area isn't going to be as successful as we thought. Won't be able to find tenants to fill them. Need to take what the city is doing into consideration. Bingham crossing – not sure what's going in there. Could be medical, could be groceries, clothes, coffee. Sounds nice and quaint. Harmony sound quaint. Do we need malls out here? No. We don't. Drainage – Advanced sewage systems still add water to the ground. Still comes up somewhere else. (We) do need pipes if we are going to develop anything more concentrated.			
F – Burnco site is already commercial. Don't see anyone wanting to live around there. Residential on F area on south of Calgary needs setbacks.	Commercial and Industrial growth areas	F	some
Keeping #1 highway as focus of commercial; allows people to and from the city to stop. If we stick them in Springbank proper, we're counting on Springbank population to support. Many commercial buildings sitting empty. We don't have the population the support them. Keep them along Hwy 1 and the F border to allow flow-through traffic.	Commercial and Industrial growth areas	E	yes
Anywhere else, for reasons of servicing and pipes, we need servicing before it can happen. Buffer from industrial and commercial around the airport. There are going to be noise complaints. Airport needs more land for expansion. If we're talking about commercial, we might as well not talk about it if the land around it isn't built into the plan. If you can't get the runway, you can't get the people in that can support the commercial development. Rocky View and Calgary have to be arm in arm in fighting to have the area around the airport industrial, with a buffer around residential. People around runways will always be calling in complaints.	Commercial and Industrial growth areas	С	yes
What we see in C and Harmony is a major development that has the lake, and golf, and shops. Across the highway, we have the recreational hub. Couple plans that include the neighbourhood support center. Any other nodes you may want to scatter around would make less sense because of access and protecting people's way of life.	Commercial and Industrial growth areas	G	recreation
Highway access is going to give rise to more development.	Commercial and Industrial growth	G	recreation
We're looking at a non-profit entity that would operate these for community benefit. Whether that's coterminous with commercial and industrial, it could be, Instead of having C or I adjacent to residential. Don't have ball diamonds here, and standalone community halls there. It's more efficient if it's consolidated here. People will travel 10 or 15 miles now. Centralize this and manage the traffic. Consolidate the facilities into one key area. The little play parks here and there aren't successful. People are drawn to a central hub. Keep it consistent with the nature of our community. Not flashy with bells and whistles. We currently don't have too much impact on the residential area. Why not put the ball diamond by the cycling station. Kid plays baseball for the day, mom can come for a coffee, or bring her horse and ride around. We've been the hub of the community for years. There is a parcel of land to the north that just sits there. It's an obvious fit.	Commercial and Industrial growth areas	G	recreation
There's an MR parcel in commercial court. It's sitting there. It's stranded there. The potential to have that being another commercial lot. Beautiful residential parcels sitting at the front end of MR. It's just grass. Sell that lot. Instead of putting a ball diamond or pocket park, sell it and put all the recreation together. Old fashioned thinking to say, "Here, I'm developing 10 lots, and here's the 11th lot for open space and recreation".	Commercial and Industrial growth areas	G	recreation
(You see Harmony and Bingham as complementary?) Yes. Not competing. (Area G more recreational, not commercial?) Yes. What we would see is G being activities. Sports shop, coffee shop, etc. Harmony is more boutique-y. Our biggest concern is ice. Not enough ice. Figure skaters, hockey, etc. They all want more time. Harmony will be coming to us for that. If I want to have latte and buy a nice top, I'll go to Harmony. If I want to watch someone kayaking, I'll come here. We also want to accommodate our seniors. They want a historic feel, have some of their old equipment. Harmony is the shinier "boutiquier" side of Springbank, and we are more historic. We've spoken to Schools, and Bingham, and made sure we have a complementary element. We'll be complementing other developments, not competing.	Commercial and Industrial growth areas	G	recreation
Other aspect about G, when we look at people travelling from all over, looking at traffic management, G is a midpoint. If people from Elbow Valley have to drive up to Harmony to a facility that isn't even built yet, than you might was well be sending them into Calgary. We have a lot of Elbow Valley kids coming to our facility. The schools are bursting at the seams. We build out the activity side of things. Harmony and SBFPAS contemplate completely different things.	Commercial and Industrial growth areas		recreation
Langdon is hurting because the recreation hasn't been able to keep up with development. They struggle with where to put the arena. We have that on our doorstep with Harmony. There are 35 homes under construction. They are coming to our schools this fall. Students are residents. They daytime element of them being able to use those facilities are win wins. We need new facilities developed so kids can do these activities during the day. Connectivity with the schools already. Why not continue to gather it here to accommodate that growth. It's aging facility. But it's aging well. SBPFAS is not an empire builder. We need to clearly understand that we want to plan effectively for the community. We don't want to dominate and control. Sustainability and efficiency, complementary facilities to school: built into the model.	areas	IG	recreation
Smaller commercial uses to complement the Rec center. Skate sharpening, sell ice equipment, coffee shop, yoga wear or workout wear, dance studio, contracted trainers, healthy smoothies. There is a lot of support for commercial development in that way. Parking on the perimeter. Central Area would be calm and green.	Commercial and Industrial growth areas	G	recreation
Higher density in those areas. G should be a community servicing area. D is already a higher density with seniors housing planned. Seems silly to have it in south end of B if it's already in D.	Commercial and Industrial growth areas	G	community servicing
G – you want C, D and E to be walkable to it.	Commercial and Industrial growth		recreation
What would be wrong with pockets left as rural and farmland that is preserved. There needs to be larger spaces. If you have areas that are not as densely populated, people can donate that area and get a tax break. (discussed conservation credits)  If you designate certain areas as natural areas, would be beneficial. Use as a public amenity.	Commercial and Industrial growth areas	preserving greenspace	
The Rivers – if you look up in A, there is a development along the river. There's MR along the river and the properties don't go to the river. Would be nice to have a path along there, but the land owners cut the fence down	Commercial and Industrial growth areas	preserving greenspace	

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What we'd like to see is a recognition of the natural areas, and try to define them differently to attempt to preserve them, so they have slightly different standards. We're not tied to keep it at two acres, but keep some open space, and allow ability to donate land for open space, which don't have to be trees and ravines, but a mixed balance of perspective in Springbank. A mix of properties that are connected by pathways and greenspace. If we are thinking long-term, as the city moves out here, we're trying to preserve that for the whole region; the city will be looking for those opportunities as well.	Commercial and Industrial growth areas	preserving greenspace	
What would industrial growth be? (like around the airport. Storage, big equipment, vehicle storage, things that my produce odour or noise.) Is there a need identified? (only small scale, around the airport. Tayt consulting report discussed). They're not suggesting industrial growth in G, right? (no. just asking the question). (Mix of use at	Commercial and Industrial growth areas	G	no to industrial
commercial court).  I struggle with the F area for commercial and industrial. I don't want to see any in there, because the ring road is going to be in there, that's enough going on in there. You have Aspen on the other side, which provides quite a bit of commercial. I don't mind commercial, but it should be contained. I struggle with E as well; it's farmland. Then you'd have commercial all along the highway, which would take away from the feel of Springbank. Plus, would you want to drive along a highway that's lined with commercial business on the way into the city? No. Too American. It's, right	Commercial and Industrial growth areas	E&F	preserving greenspace
now. a nice experience to drive along to get out of the city.  I guess Industrial in C – if the airport is already there. Would probably be pushback from Harmony. But there is already conflict with nature with the airport, and it's going that way kind of.	Commercial and Industrial growth areas	С	yes
People drive from Calgary to Banff to slowly be enveloped by the mountains and enjoy that view. It would be tragic to lose that.	Commercial and Industrial growth areas	preserving greenspace	
We're trying to develop a community with open space and that's green. We don't want big trucks rolling through the community. There are a lot of people shortcutting through Springbank. Don't see Springbank being a commercial center. Highway 2 north from Calgary to Airdrie, that's perfect. Makes sense to be a commercial strip. We don't want our highway to be that way. The retail use in Commercial Court is struggling. A lot of come and go – lots more go. Don't want to encourage a strip mall along the highway just because it's open.  Don't want to feel like I'm driving into an American city with discount malls along the highway.	Commercial and Industrial growth areas		
There are people that drive that drive just to enjoy.	Commercial and Industrial growth areas	preserving greenspace	
Springbank area isn't big enough to develop commercial industrial use.	Commercial and Industrial growth areas	already enough	
No commercial in F.	Commercial and Industrial growth areas	F	no
I would think C still has industrial potential. The challenge is E. For retail and jobs, F makes sense. Industrial less so in F, more in C. But E is tough.	Commercial and Industrial growth areas	C, E & F	
It's been plucky for industrial for 25 years in D and G. There's no CN, CP, Airport, intermodal. It's local at best. Tremendous opportunity in the F area for 9 dealerships; clear out the whole west village in Calgary. Additional rec centers. There are other groups that would love to be on the west side. Could you do another YMCA? Absolutely. This center (SBPFAS) isn't big enough for what's going to happen in the next 25 years.	Commercial and Industrial growth areas	F	yes
(How do you see E and F being serviced?) The GMB is a wonderful thing and long overdue. The regional board coordinates planning on transportation etc. This provides an opportunity for Calgary/RVC to share services; they'll have to get along. If not, Calgary will take a run at it. JEDI – shared revenue from ultimate property taxes for shared services. Annexation goes away; doesn't matter which jurisdiction it goes in.	Commercial and Industrial growth areas	servicing	
Area E – (Valley Ridge and Crestmont come up adjacent to that border). City residential up to that boundary. Could be residential, could probably use retail. But it's tough.	Commercial and Industrial growth areas	E	maybe
General indifference as to where it should go.	Commercial and Industrial growth areas	indifferent	
I think it's a good idea. Commercial would be ideally service the community locally. Not a factory that ships to Toronto. But a local mechanic or something. Local employment for local benefit. By the highway. You don't want an acreage near a highway or busy road. On Macleod trail, all the services are on the trail, and the houses are behind it.	Commercial and Industrial growth areas	D & E	yes
Commercial seems like it's been hanging over our heads for a long time. I think the residents here aren't that excited about commercial development. I don't want it by my home. I can drive to what I want. You have to be discreet. Putting it here so Calgarians can come out here and shop? That makes no sense.	Commercial and Industrial growth areas	already enough	
We already have commercial court. We have Bingham crossing. I don't want it to start because I disagree with their sewage plan. They are proposing a shopping mall by Calaway. (Discussed Tayt engineering report). Both Harmony and Bingham are proposing seniors housing. Do you need anymore in A and B? There's a big distance, so it's hard to sav.	Commercial and Industrial growth areas	already enough	
For industrial growth I would say no, just because of the visual impact. If you come to an eyesore of industrial growth on the south side of the TransCanada while driving in or out of the city, it would impact the environment negatively. Some commercial would be ok, but not adjacent to the TransCanada Highway; would create traffic issues. There is already Bingham Crossing and commercial pods in Harmony. There is already good access to go to those areas.	Commercial and Industrial growth areas	D & E	yes to commercial; no to industrial
I don't object to commercial if it's done properly. Houston; woodlands there. You have commercial and you can't see it from the road because of the landscaping. No billboards, no signs. Actually very attractive. Along highway would be fine if it's done properly. Farmland now has become so expensive here, you won't get young people buying it to farm. Commercial is the only viable option.	Commercial and Industrial growth areas	D&E	yes
C/D corridor; there is already Bingham and Harmony. Provincial plan has widening of Highway 22; will be more commercial in that corner as well. Likely enough commercial in this area. Don't need industrial at all.	Commercial and Industrial growth areas	C&D	no
Agree with above; also, RVC did a study in Aug 2016 re commercial and retail demand and it shows we have sufficient supply up to 2031. Why should we be considering any further? There are three new areas going in to the City on Highway 1. What does that do to commercial plans for the Springbank area? We know Bingham is approved, but they haven't accessed their DP. They can't find sufficient leasing capacity to get the income. Not objecting to anyone buying land for future requirements, but they have to realize it has to be banked, for a long term factor. Commercial court isn't ever built out and it was built in the early '90s. There was supposed to be a huge berm, and nobody enforced that. Have to be more on top of that. We are saturated as far as commercial and retail. Referenced	Commercial and Industrial growth areas	already enough	
Taxt report.  Stoney Trail and the infrastructure there; the County can't put up a wall. If you fight it, you'll lose control and the city will annex it. Better off to come up with your own plan and try to negotiate, rather than trying to block them.	Commercial and Industrial growth areas	F	yes
C and D are already industrial commercial. E and F should be housing. People came out here for the wide open spaces, not commercial and industrial. You can go elsewhere for that. If people want to do it, so what. We don't need this forced upon us. There are too many things on the griddle not done.	Commercial and Industrial growth areas	already enough	
Harmony – there's going to be growth whether we like it or not. Let's not have little dits and dots all over the place. Let's concentrate it. Harmony isn't going anywhere. Embrace it. County needs to concentrate density in areas of infrastructure. Commercial that's there will be servicing the population in those areas. Province is going to widen Highway 22 and Stoney; that's where we should look to put commercial and industrial.	Commercial and Industrial growth areas		yes
Agree with the map as is. C, D, E, and F is logical. I don't think you can choose. There's an east west corridor. There's the Ring Road. C, D and E are really one. F is one.	Commercial and Industrial growth areas	all	
F isn't much industrial. Lighter industrial within E within pockets. Industrial side; when you look at industrial side of things, sounds good re: transportation corridors. But, industrial always happens on eastern side of cities. Logistically, industrial will want to be close to where their components are. Unless it's lighter industrial, I don't see how industrial	Commercial and Industrial growth areas	E&F	yes to E, no to F
would fit out here. The commercial growth should be focused in Area D.	Commercial and Industrial growth areas	D	yes
Was surprised that F showed up; it's interesting. Talking about Artists View, you're talking about a swatch. Industrial	Commercial and Industrial growth	C, D & F	no to F, yes to C & D
seems inappropriate there. I can't imagine that south F residents would want industrial there. D makes sense. With the way Calgary is growing; we started to see it as a unique opportunity to have a competing or surpassing industrial area in D. If you create it as its own enclave; you have the opportunity to not be annexed into Calgary. If you're looking where RVC can be unique and distinct, Calgary is not going to annex that D area. The airport –you already have the beginnings of something there. The airport restricts uses of residential, largely. If G is the core, D and C are industrial and the rest is the residential surrounding it	areas		

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Working with global retail strategies. Non resident expert looking at land to see what uses could be out there. We think there's an opportunity here, there's enough separation from Calgary. A lifestyle retreat, could include restaurant, shops, spa, hotel, cosmetic surgeries (like Palm Springs — Calgarians fly down to Palm Springs for that), education campus, arts and culture expo, artist enclave, a world class sports hub (Olympics), crafters fair and restaurant row. Something that has a regional appeal. People drive through there all the time. It's a connector for visitor traffic. What if there was another stop on the way to Banff? Create something that brings to life what Springbank is about - their own showcase. Biggest value is economic value; bringing in diversity of options.		D	yes
E - What's the threshold? Nobody knows how wide the highway is going to be. It's not great land for agriculture. What else do you do with it?	Commercial and Industrial growth areas	Е	maybe
Calgary edge by E; they are definitely considering some commercial in that area. You lose your opportunity if Calgary does it all.	Commercial and Industrial growth areas	E	yes
E would be better for residential, and put commercial in D. If you put commercial in E, you sterilize the D lands.	Commercial and Industrial growth areas		Yes to D, no to E
These lands; owner bought recently because they knew the upcoming opportunity. Bought it thinking this is the only use that makes sense; not trying to make a use that the land doesn't lend itself to.  I suppose C, D and E. Don't understand it along F.	Commercial and Industrial growth areas  Commercial and Industrial growth		yes
F – Something like Stoney provides a lot of access for industrial and commercial; but it won't provide good exposure. You won't be driving on Stoney and see a furniture store and turn off. It's a wide buffer. A lot of traffic, but not sure it'd work. Would be better for mixed use or residential. Highway 1 is more exposed and intense. And of course Bingham	areas Commercial and Industrial growth	F	no
is there. Could be a mini Cross Iron Mills. There's a lot of appetite for that.  Ideally, if that bigger use could stay on one side of the highway, and the other side be the community core. When they first twinned RR33, I thought it was a horrible idea; making it like a freeway was the wrong thing to do.	Commercial and Industrial growth areas	D	yes
I don't have an objection to light industrial on E through D. Not farther west. (If C were to expand?) Problem with C – you are getting a ways off the highway to get there. But there is going to be an interchange to solve that. (discussed functional study from AT. No intersection planned at 40).	Commercial and Industrial growth areas	D & E	yes
Wouldn't it be great if people could get across the river? Elbow Valley, etc. Would love a bridge there. 40 years ago there was a fellow who did a reno, was thinking of moving out of the city. They promised at the time to build a bridge across the river at RR33. So he bought a house, and the bridge still isn't there. If we had a bridge there, we would have people from there coming here to use our facilities. They now have to go to Calgary and there isn't much on that side.	Commercial and Industrial growth areas	G	recreation
Area E – (what would scare you) - being from Vancouver, it used to be such a lovely drive from Vancouver to Hope. But now, until you hit Chilliwack, it's light industrial all along the highway. Warehouse upon warehouse. I don't want to see that here. I feel strongly that you need to stay away from F for that too. Stoney is going to go in there, the topography is ravine-y etc. It creates a barrier for the wildlife. It's very abrupt. I would hate to see that change. We need to retain F as a wildlife corridor; so you feel like you're entering a rural community coming into Springbank.	Commercial and Industrial growth areas	E&F	no
101 – there's going to be a whole bunch of dealerships. The natives are going to put a bunch up there too. The ring road will be a draw for commercial development. The city will have a say in that. Do you want across from COP at north end of FY Something's going to go there at the Calgary City limits. (Debate about industrial along Stoney in Calgary). If industrial is already there, in Calgary, we don't need it in F.	Commercial and Industrial growth areas	F	no
F – Industrial development is always unsightly. I'm against having that on the west side of Calgary. It's not as nice as a manicured lawn. Don't make it eave to eave. Have some landscaping in there. West side of ring road should not have any of that stuff in it. That should be the boundary for industrial. I'm not in favour of any industrial in F.	Commercial and Industrial growth areas	F	no
Definitely C, because that's where you have the airport. You don't want residential there. The A/C parcel, zoned residential. It should definitely be commercial.	Commercial and Industrial growth areas		yes
D – along Hwy 1. Historically, that's where you put the stuff. It's good visual, there is access. You don't want Gasoline Alley; the travel coming from the west – people do more exiting the city on that road, not so much coming into the city.	Commercial and Industrial growth areas		yes
F – You need to have a little bit, but not sure if there should be a whole lot of industrial. Dr., Accountant, something the residents in the area could use. Ring road will take a lot of trucks off Highway 8. You'll see a lot more traffic used on it but it'll open up more diversity. Will drive up more business in the area? If you're coming from the north or south, you can get to there.	Commercial and Industrial growth areas	F	some
B is under developed. B could be the ticket for development growth target. Or is the City just going to come in and take it?	Commercial and Industrial growth areas	В	yes
Once ring road goes in, there will be demand for property in F. There is a lot of open space. You'll feel a lot of pressure from the city to take it or develop it. There may be opportunities for commercial right along the highway (Stoney). There will be higher demand for residential in F. Have commercial to supply residential; you'll have to accommodate that. Pockets of commercial. Annex pockets into the County. Even if it stays Calgary land, residential right up against the trail isn't going to work.	Commercial and Industrial growth areas	F	some
E – there may be opportunities for some residential. But along the highway would be a good buffer to have some commercial.	Commercial and Industrial growth areas	E	maybe
Even though we're including this big blob (in C) as commercial industrial, the City will be most concerned about what happens near their borders. Do you think they will concern themselves with the C area? (discussed presumptions). If we came in with a conceptual scheme, are we going to have to wait the three years for the GMB? With existing plan, it is listed as ag with transition to residential 4-acre. Doesn't fit current policy. This could be a multi-year process. Could we do an amendment for this parcel before the GMB and new ASP? If we are compliant with the vision, can we stop the delay in the process? (discussed County Plan, IDP etc). With Harmony looking to put a road in through this property as well, there would be trade-offs in providing opportunities for the road and them supplying servicing. We'd like to be able to capitalize on that opportunity, but not wait on the GMB process. Would it be beneficial to submit an amendment before the fall? When the regulation is put in place, the existing ASP is the rules; can we do an amendment to an ASP without board approval? The (proposed) uses being around the airport would be appropriate.			yes
Want to do a business park. Did a prelim concept plan. Had done some open houses and public consultation. From that, we were able to form a plan that conformed to concerns and needs. There's still a transition zone from the north end, but the remainder of the site closest to airport would be a business park. That plan has gone through 5 public engagements. 3-4 scenarios. With a buffer up top, and residential down. Talked about a strip mall restaurant in the SE corner of that lot for all the people in the north to go and catch in on. There's a lot of input from the community on this. We've held off on submitting an amendment. May need a revision to the overall layout of the roads. When we bought the land, Harmony wasn't there, the airport didn't have a master plan. Things have changed. If you look at airport master plan, we couldn't do residential. Just won't go. Airport doesn't want residential at lose either. We just want to fit the area. Provides another way of getting out of Harmony. From a safety point of view, you'll want to have that. Especially with 10,000 people in there. Something like that going into North Springbank norly helps North Springbank. The houses aren't small. They're clustered. They're a community. When they opened up for sales, it was at the downfall of the economy. Not sure how that affected their profit. That's the worst possible scenario.			yes
Around the airport industrial and commercial. Town Center site just off C in Harmony.	Commercial and Industrial growth areas		yes
Airport had big plans for small aircraft manufacturing. Training etc. Servicing and other infrastructure and how they can maintain opportunity to expand operations. Plans for a second runway.  Area E is a bit of a focus; whether they will be annexed or remain in the County. Not a residential area. Employment center. Grow non-residential tax base. Don't see a reason they should be annexed, but some in the City would see it that way. We'd be willing to stay within the County and develop it to CRP standards for highest and best use. It's the entrance way to the City regardless of who owns it.	Commercial and Industrial growth areas  Commercial and Industrial growth areas		yes
See a place for a local commercial site within the lands, primarily non-residential. Higher non-urban standard. Regional shopping area. Will be a saturation of retail with Trinity. Shape and Bingham. I would see D and G being the focus of commercial and industrial. Primarily light industrial anyways. Aspirations for commercial employment on eastern boundary of E. Commercial near major access points.	Commercial and Industrial growth areas	D & G	yes to commercial

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Small portion around Artists View. Had access points from the city; best way to gain access to it. Servicing can happen either way. Respect transition. Maybe mirror with what they have and cluster development. Different scenarios. Transitional use, not city densities; transition. 4-6 upa. Densification along the Transcanada.	Commercial and Industrial growth areas	F	no
Should we even pull it out as a totally different area (two quarters on east border of E near Calgary), going to completely depend on what the city is doing. Does it make sense to shift the jurisdictional boundary so that the developments can match? Logical servicing boundaries, rather than jurisdictional areas. Servicing boundary becomes Old Banff Coach road. Driving into the city, you wouldn't know where the city begins and the county ends. The two quarters should mirror what's happening on the Calgary side. There aren't much similarities between these two quarters and the surrounding quarters. Should be its own separate area.	Commercial and Industrial growth areas	E	maybe
Focus on where you can provide easy servicing.	Commercial and Industrial growth areas	servicing	
F.	Commercial and Industrial growth areas	F	yes
All of them, but different types. They are all aligned with transportation corridors, so it makes sense. And there are existing uses already.	Commercial and Industrial growth areas	All	
Most interested in F. A and B doesn't surprise me. What is the vision for E. C is maybe already visioned.	Commercial and Industrial growth areas	F	yes
There are a bunch of groups on the Calgary side of that to get together there, GSL is moving forward. There's some pressure to spill over into F. Build will start right away. In addition to that, Renfrew and Metro and Hyatt have sworn to move with him at the same time. There's a 4, 6, and 12 acre on the other side; 16 acres is tied up by the REIT, Dilawry/REIT. Wasn't our original vision, but that's the pressure.			maybe
We do see G growth going, from the high school all the way to C, and we agree with this growth. We think the County has nailed this. We support all the County plans for commercial and industrial growth -GDE. I am happy to see the map although E may be a concern for residents. We know it is needed and we agree with this growth.	Commercial and Industrial growth areas	D, E, G	yes
We see this type of development being something the community needs. Something attractive and bringing tourism. No car dealerships.	Commercial and Industrial growth areas	D, E, G	yes
We are concerned and want to propose a need in G for a parking problem at the school. There is a proposal to remove the old school but what about the day care, and the judo centre. People are worried about the day-care. It is needed resource.	Commercial and Industrial growth areas	G	community servicing
We have 30 acres designated and wonder what to do with it. Can it be a banquet space? A Hotel? A large professional building? Our focus is on how to grow Calaway. Between D&G I want to see something happen, what does the plan look like once the land is sold there?	Commercial and Industrial growth areas	D & G	yes
E – Seniors Complex. Redesignate zoning near E.	Commercial and Industrial growth areas	E	yes
Wants to amend already existing locations. Wants to take community input. Make Calaway park a broader attraction Improve land near school. Not into commercial, no road access. Wants a cohesive community.	Commercial and Industrial growth areas	G	community servicing
Stoney Trail will open corridor west and he wants to see F developed.	Commercial and Industrial growth areas	F	some
C to be developed.	Commercial and Industrial growth areas	С	yes
E is a gateway to the city, something sensitive to be here. F should be commercial. Direct commercial to F.	Commercial and Industrial growth areas	E&F	no E, Yes F
Along the #1 corridor should be commercial, that is not ugly, nice commercial development that is not too congested. Wants serving	Commercial and Industrial growth areas	D&E	yes to commercial
C is good, needs more commercial. Low density business park.	Commercial and Industrial growth areas	С	yes
F – Concern on impacts to existing residential – topography concerns.	Commercial and Industrial growth areas	F	maybe
Don't invest in areas that can be subjected to annex.	Commercial and Industrial growth areas	E&F	no
West side needs additional commercial	Commercial and Industrial growth areas	E&F	yes
G – Public service corridor. Build out with additional services.	Commercial and Industrial growth areas	G	community servicing
E – No brainer – 4 levels of government – one main highway to the mountains, Bingham can help with Seniors.	Commercial and Industrial growth areas	E	yes
G&D is the least impact – school is the anchor on range road 33, which should be renamed School Road. There is no safe highway overpass pathway to connect central Springbank to developments north of highway 1. Industrial between D&C	Commercial and Industrial growth areas	D & G	yes
F no concerns really. But concerned about 17th and old Banff coach access being cut off due to Stoney Trail.	Commercial and Industrial growth areas		yes
Coming out to the west on #1 is the most important – There is nice development we can do that isn't ugly.	Commercial and Industrial growth areas	D&E	yes
Gateway to mountains need improvement, we have such opportunity with it	Commercial and Industrial growth areas	D&E	yes
D – Commercial growth	Commercial and Industrial growth areas	D	yes
We have a flat site, it benefits to build. Easy access to get parking done and it is so flat	Commercial and Industrial growth areas	D	yes
Agree. Jobs that provide to the local community.	Commercial and Industrial growth type	local	yes
Industrial to me means SE Calgary. Distribution centers.	Commercial and Industrial growth type	industrial	
Business park where people can work and live nearby.	Commercial and Industrial growth type	local	yes
Don't encourage heavy industrial. It's not appropriate. Nobody will support that. Warehouse industrial, business park. You already have some along the highway for larger storage. But nothing overly intense.	type	industrial	no
As we move forward, let's have top notch destination facilities. Genesis (Airdrie). Spray Lakes Sawmills (Cochrane), etc. Why can't we do that here? It makes sense to have 20-30 year debentures, as there will be more than one generation benefitting. New facilities, consolidation facilities; support residential properties and complement them.	Commercial and Industrial growth type	recreation	
A services node in G? yes. An RV land? No.		local	yes
Not sure why Springbank needs Industrial use.	type Commercial and Industrial growth	industrial	no
Calgary is running out of areas where they can put industrial use, so they are looking outside.		industrial	
I don't want to see a whole bunch of heavy equipment storage.		industrial	no
I don't want Bingham crossing to be Cross Iron Mills.	type Commercial and Industrial growth	commercial	no
No Micheal's, Staples, Best Buy malls. No storage facilities or car lots.	Commercial and Industrial growth	commercial	no
Commercial – light vs heavy? How would you break it down? (discussed LUB definitions, discretionary uses). I would	type Commercial and Industrial growth	local & industrial	yes
say that, the type of commercial I envision for G is local usage amenities; dog food, haircut, get some wine. I would oppose a cross iron mills development with big box stores. G should service local residents. Industrial - I don't think you can stop it. As long as you had controls, keep it around C where you already know there's going to be noise.	type		

Comment / Question	Торіс	Sub	Sub2
The selection of the latest and Discharge Discharge illustration of the latest and illustration of the latest and illustrations.	Oppose and a state of the state		
There's huge opportunity with Harmony and Bingham. Bingham will have a seniors component. As it relates to retail, that whole corridor could be quite lively, due to proximity to the ringroad, airport, tour buses coming in and out. It's a natural gravitation. Like Cross Iron, it's the only show in town of that scale in proximity to a highway.	Commercial and Industrial growth type	commercial	yes
Hotel – western corridor is ripe for significant hotel opportunity. Current western supply (in Calgary) is old, poor quality, The lack of hotels around that confluence of arteries is shockingly poor.	Commercial and Industrial growth type	commercial	yes
I see a commercial node; is that not a good revenue generator for the County? Remove some of the tax burden?	Commercial and Industrial growth type	commercial	yes
These lands would be some kind of mix. A variety of things to hit more marketplaces. Smooth out an income flow. Some things with a longer cycle, and some with a shorter cycle. Don't want factories with smoke belching.	Commercial and Industrial growth type	commercial	yes
D – regional use.	Commercial and Industrial growth type	regional	yes
Service station in D.	Commercial and Industrial growth	local	yes
Service station in commercial court.	type Commercial and Industrial growth	local	yes
Community doesn't want highway traffic into G and B. Nothing in G that is a massive draw. Massive draws should be	type Commercial and Industrial growth	local	yes
along the highway. G should serve the community only Local commercial/retail, business park. E area. Primarily non-residential and retail. Mixed use. Transition to the western portion. Maybe some institutional.	type Commercial and Industrial growth type	mixed use	E
Local commercial, small employment areas serving that direct area.  We discussed E and Calgary border, we discussed it being a joint planning area.	Commercial and Industrial growth	regional	yes
Between E and D, could be more industrial and commercial. It's been for sale for years. How much do you want to	type Commercial and Industrial growth	industrial	maybe
flood or create a glut when you have three other focus areas of the same development. You want to keep these areas focused. Don't have all three areas compete with each other.	type		
Between C and D is better for industrial than F.	Commercial and Industrial growth type	industrial	maybe
F – A lot of these things have already been established. City has done the TransCanada study. Calgary is doing a reasonable job of infilling. Whether we do the same thing inside RVC or whether it's moderated, it gives us a decent lead as to what will happen along that strip. It won't be tolerated that that transportation corridor isn't properly used. Constantly threats that they (the City) will take it. That corridor is going to develop around a similar access as 16th Ave. We'd like to see a mixed land form, Housing on south side of (our land).	Commercial and Industrial growth type	mixed use	F
We are ok with industrial but only near the airport, we want industrial development off the front of the highway but commercial more towards us. We are thinking of long term success. We are not into the factory outlook thing, we like	Commercial and Industrial growth type	industrial	maybe
"boutique and unique" retailBut then I wonder if that can be sustainable?  We do not want a gravel pit off the highway but are ok with one being possibly further back.	Commercial and Industrial growth type	industrial	maybe
What's the broad picture – where is Springbank going? Oil and water? Very diverse interests. Supports Harmony, not	Commercial and Industrial growth	commercial	no
into commercial.  Area C is critical to serve a regional need. Put regional business in C where they make sense.	type Commercial and Industrial growth	regional	yes
Huge opportunity to make the developments not into the Power Centres. Retail has changed. It is showcase retail now. Smaller footage stores the better; County can take advantage and use the land to attract people to retail areas	type Commercial and Industrial growth type	commercial	yes
with a community feel to it.  Supportive of it being a community core.	Community core along RR33	yes	
	Community core along RR33  Community core along RR33	yes	
good concept. If ASP supports a commercial core in G, it could happen. Lower west G – landowners want to sell and want it to be community commercial.			
No tattoo parlours or pawn shops.  Yes, farmer's market.	Community core along RR33 Community core along RR33	yes ves	
	Community core along RR33	yes	
pathway along 33 up to 250. Paved, either separate or barricaded. You can't have it in the ditch. Would have to be a barrier of some sort. It's not super safe. It would be nice if it was treed. Bingham has a lovely perimeter pathway that they've proposed. Would like to see something like that on 33. Commercial court, there is room for a pathway to come down. The park has a path plan that would allow it to continue all the way down.	Community core along RR33	yes	
No warehouses in G. No Flying Squirrel in G. Local commercial in G. Maybe a dance studio, it's kind of regional. SBPFAS is already regional; Calgary is using it. Soccer center is a regional draw. (Businesses that would support the regional draw, not be the regional draw). Small local in G. Regional draw stuff in D or E. C worries me. There's not the infrastructure to draw up into C. Concerns re safety around the schools for access to C.	Community core along RR33	yes	
C developed if there is proper traffic to it.	Community core along RR33	no	
3,500 cars from Harmony. Don't know how much Harmony is going to migrate to Springbank for whatever.	Community core along RR33	no	
The plan that Harmony has developed. I see that as being a destination community, rather than G. You have lakes, amenities, it has character. It is a destination that will evolve and will be used more than G will be. I don't think anyone is going to put the money in to do anything interesting in G.	Community core along RR33  Community core along RR33	no	
Yes	Community core along RR33	yes	
Yes, They are all in support  Strong support for G to be developed but not as residential. Something that involves all properties and is high quality development, needs a core, something like Bragg Creek, a design community. Lots of disjoint in area G, will be hard to see what can work there. But they want to see it being cohesive. Wants community to work together on making it	Community core along RR33 Community core along RR33	yes yes	
aesthetically attractive. – Needs serious control.  Trail and pathway component needs to be taken into consideration. Needs to be implemented in the first step.  Otherwise it is lost.	Community core along RR33	yes	
G - An art centre would be nice, keep it more civic with a community hall, schools.  Need a village core, but why isn't it within Harmony? Harmony can be the core of Springbank. It is new and it can be	Community core along RR33 Community core along RR33	yes no	
commercial core of Springbank, it already basically is.  No main street uses or community core on 33, no one will be drawn there unless it is civic.	Community core along RR33	no	<u> </u>
Needs a new community centre.  Area Councillor – what they are thinking, what's their involvement? Good to keep gathering information.	Community core along RR33 Engagement Session Feedback	yes	
Good session to have, as long as we are heard and that it is carried forward. We all want to see our word carried	Engagement Session Feedback		
forward.  Good to have different stakeholder groups together to hear different sides.	Engagement Session Feedback		

Comment / Question	Topic	Sub	Sub2
Our biggest concern is that, on the constraints map, shows part of our area as undevelopable. Maybe we should deal with that on an individual basis? (Could be from slopes. May be some anomalies.) Need to know more about the process, and more about specific piece of property. Interested in higher densities, depending on what the market will bear. Ravine running through the two properties; one property has the ravine shown, the other has the whole parcel listed as built out or undevelopable. Not sure why both properties have different designations when the ravine runs through both.	Engagement Session Feedback	Марѕ	
Coffee Chats are a good format. Strips away politics.	Engagement Session Feedback		
Good session. Gets bogged down when the groups are large.	Engagement Session Feedback		
Useful – understanding time horizon that the ASP is meant to align towards. Current one is 15 years old. Does this happen every 15 years?	Engagement Session Feedback	Process	
I think it's obvious that you're open to feedback. That's important. Transparency on the website is very good.	Engagement Session Feedback		
It's going quite well. Addressed what I came to address.	Engagement Session Feedback		
Like this format. Much better than the open houses.	Engagement Session Feedback		
Engagement process is great. All different kinds of stakeholders communicating is a great step.	Engagement Session Feedback		
Great process. Thousand times better than public open house philosophy. Allows thoughtful dialogue.	Engagement Session Feedback		
Still want to be involved in the process. Thanks for organizing this.	Engagement Session Feedback		
Appreciate the involvement, glad we are listening.	Engagement Session Feedback		
Commend you on the plan and the coffee chats. It's all very good stuff.	Engagement Session Feedback		
Should be more road markers on that map (presentation materials) to give people a sense of direction on the map.	Engagement Session Feedback	Maps	
Under the existing ASP, you have a policy for conceptual scheme preparation for sites. You have a map that identifies where schemes are required. I think that map is way out of date. You should look at updating it. A lot of the areas are developed right now. Map 11 in Central. Whatever comes out of this exercise will eliminate that map anyway, but if it stays, it should change.	Engagement Session Feedback	Maps	
Land use should be clear on the land use map, show centres, Trinity hills, Harmony, future ring road should be shown to show what is going to happen - more information is needed on this map.	Engagement Session Feedback	Maps	
Important to show corridor opportunity now and 20 years out.	Engagement Session Feedback	Maps	
One of our biggest thoughts would be to avoid using the MRs that essentially grow grass. Doing everything with the view of maximizing usefulness. Maybe that MR isn't useful THERE, but boy would it be useful in the central	Environmental concerns		
development.  Environmentally sensitive is different than environmentally desirable. "Sensitive" relates to EIA studies. There's maybe another classification to deal with. How do you preserve the greenspaces that might not have "special plants", but are important to the community? How can we expand "environmentally sensitive" to protect those. Culturally significant areas being preserved and accessible pathways being linked to those areas. There are areas of archaeological significant such as the Buffalo jump in Elbow Valley.  Springbank is bordered by 2 invers and contains a lot of natural areas and wildlife corridors. These environments are very important to both wildlife and residents and need to be preserved but they may not necessarily meet the strict criteria for environmentally sensitive lands as defined by the province and hence not be properly recognized or considered for protection. The ASP should ensure that these areas continue to be protected even if they are not necessarily unique or contain rare species.	Environmental concerns		
Is there an ASP or strategy as part of the whole Springbank Dam discussion? Why does the province have control over it? How does that work with the municipality? It was done in a panic. It! be a dust bow, and we'll get the dust. And the people upstream will have no flood control. It's very stressful for the families involved in that area. Can't do any renovations; you're stalled.	Environmental concerns		
Look at the geology of the area before you do anything. Problems can be avoided if you look at the ground in advance. You need to look at what underneath the ground.	Environmental concerns		
Have to be cognizant of the wildlife corridors, particularly along the rivers and valleys. Development along the river makes me nervous. Community wants access to the rivers. A contiguous parkway that goes from river to river.	Environmental concerns		
We very seldom see deer on our property because of the highway and all the development. The river is where they	Environmental concerns		
go. Every once in a while we see a moose, but they're moving fast.  Preserve the parkland along the rivers. Support a plan to protect wildlife corridors throughout, wherever they are. Be	Environmental concerns		
aware of where they are. Would be nice to have a central park vision.  101st is going to be localized road, the dam closes the Springbank road, two jurisdictions are strongly impacting	GMB / Calgary influence	B&F	
Springbank in a negative way.  How is this going to work with the GMB? Who carries the ball? Who decides?	GMB / Calgary influence	Viability	
Not sure about the GMB and the province. We can say there is a plan – who is that? Is it 3 people from Calgary and 3 people from RVC? What's the point of all this if someone else is calling the shots. I want to know who's calling the shots. It's hard to see how a guy in turner valley will have a say on what happens in Springbank.	GMB / Calgary influence	Viability	
Calgary isn't going to like F be two acres. They want it sterilized until it can become ultra- high density.  Glad you're doing this process. I think once the GMB comes in, hopefully RVC will state our case. Ultimately it'll be	GMB / Calgary influence GMB / Calgary influence	F Planning	
the GMB that decides. There's always talk about annexation – is Calgary done?	GMB / Calgary influence	F	
It becomes more and more difficult for them to do it when there are large acreages that are expensive. They grabbed the south end because it was available. But, I think the interest on the F area is weaning because of the development already there.			
From a policy perspective, if that area is an employment area, there should be specific wording on how that area should be encouraged for joint servicing. It's not Calgary, it's not Springbank. It's regional. In F for sure. Maybe in C too.	GMB / Calgary influence	F&C	
Regional growth plan – received anything on what their direction is going to be on water and sewage? I've been here a long time. What I've noticed is, Calgary being given a veto over water and sewage will have a huge impact on this area. They have the water rights. Springbank lives off the aquifer. Is the growth plan going to settle that? I was here when the Cochrane waste water line was discussed. It didn't matter what was said. Calgary said what would happen.	GMB / Calgary influence	Servicing	
If the different MDs were working together, it would be great.  You don't see this being delayed indefinitely? GMB is going to have its own mandate.	GMB / Calgary influence GMB / Calgary influence	Planning Viability	
Why wouldn't you just make the ASP conform with the regional plan/GMB? (discussed process, GMB) Kind of like a first test case, everyone will want a win. What are thoughts on servicing?	GMB / Calgary influence GMB / Calgary influence	Planning Servicing	
There is a mandate for the city to be a regional utility provider?  Expecting a requirement of 2 years to set up the GMB. Interim board until finalized? (regulations are in the works.	GMB / Calgary influence	Viability	
Discussed processes). How does this plan fit in. Will it have to comply?  Fearful that, in the interim nothing really progresses. Whole point of the ASP review process was to look at new	GMB / Calgary influence	Planning	
options and review new demands and needs. Fearful that everything stops until the GMB is resolved. Maybe areas closer to the boundaries to the city have to wait for amendments until GMB is resolved. Allow for progress to continue, not a freeze on development until the GMB is sorted out.			
If we're talking about the overall project, it's in limbo right?	GMB / Calgary influence	Viability	
Will the city annex?  Speaking of fishcreek – I remember when the guy who owned that land was carried out by police officers.	GMB / Calgary influence Landowner rights	Annexation	
Landowners and farmers don't really have a vote. They took that land from him.	l		

Comment / Question	Tonic	Sub	Sub2
Comment Question	Topic	Sub	Junz
Went through this with the city, when they designated other land we had as a park. Then we couldn't do anything with it because it was a park. We all know about lands sitting vacant, and how many times people start gardens or something, and 25 years later the landowner comes back and has a war on his hands because it's now a park.	Landowner rights		
Timelines – what kind of timelines are we looking at? If you're in one zone and the county hasn't decided what's going to go. Then me as a landowner wants to develop to "this", and the county says "no, we don't know what we're going to do" and holds the application. Does that happen? (Discussed LUB and County Plan and Area Structure Plan policies. Discussed GMB effects).	Landowner rights		
They should put up a sinking fund for some of these amenities. Go to put in these Bridle trails, and you go to use them and they're blocked off. What is promised in the original proposal doesn't show up in the final product.	Policy		
With Mr Trudeau in power and his marijuana bill, have you started to discuss land use policies for marijuana plants? Our climate has a few restrictions, that's for sure.	Policy		
I've got no, no and no to all those questions. We can't say no forever, but we need to say yes very carefully. We've seen things happen before and it's not very pretty. Mistakes happen, berms should be enforced; developers should be held accountable to follow through on the plan.	Policy		
Certainties – how do you dictate that kind of policy. Non-residential use is their future; need some level of knowledge of what's intended in these areas. This won't be developed in the next 4-5 years. It's a long term plan. (87 years for build out of the full area). Rate of growth is stunted by the opposition out here.	Policy		
Categorizations are getting archaic.	Policy		
There's something for everyone here. Give them the comfort they need.  People want to preserve this place for the view and the zoo. But, it does make it so that agriculture is down the tube; it's hard for people to monetize their land. The hurdles people have to jump through and lack of servicing is horrible for the community. Developers have been very patient, came up with several plans and everything is blocked.	Policy Policy		
Where is the Community association of the County? It would be nice to have that when you need a large change, and	Policy		
then there is a policy that we would recognize certain associations.  I believe we came to Springbank because it's 2 acres or farming. If I wanted 1 to ½ acre, I'd move to the city. Don't believe this should be done for tax reasons either. If we need more money, then we need a new creative plan; more commercial. Commercial on current road where Bingham crossing is. Would like Springbank to stay as is with the size of the lots. Think Timberstone was a bad decision. More traffic, new sewer system.	Preserving A & B as 2 acres	for	
I support these concepts. Wanted to make sure we moved to an area with controls and plans. Existing experience going with smaller lots around schools and stuff. (Area) F, F/B edge being 2 acres; incorporate the boundaries to include the areas that already have two acres. "Agree that some of those are 2 acres, and are general transition areas. There is existing commercial in F under the development area. When you see sections of land in F, someone's going to get greedy. Parks and native land – right on the north side of OBCR there is an open native area; it's nice to see those areas maintained. Public area space that adds to quality of life; adds to look of the community. That's really important if we want something that looks like we had a thought process. Designate areas that we can hold onto and incorporate them so they flow throughout the community, and around the community.	Preserving A & B as 2 acres	for	
To say that A & B should be the only ones that are residential area is wrong. It should all be residential. Highway 1 already has commercial. Bingham crossing is an anomaly. It already has a seniors' component. Do we need it? Sure. It's already there. And it's already in Harmony. We have no servicing here. There are no sewage pipes. When you start making smaller lots, we have to look at the MDS and look at how this affects people's lots; especially around the school, in Section A. The two acres, I have seen so many problems with high water table and flooding, and seepage into the homes. Sump pumps running 24 hours a day. If you don't know where the water table is or how it affects homes, don't go to 2 acres.	Preserving A & B as 2 acres	for	
I disagree with the 2 acre constraint. Disagree with A and B being segregated. Council should decide on a case by	Preserving A & B as 2 acres	against	
case basis. The 1.93 that crosses the border that has a better sewage system, then fine, Council can decide on those things. If there is a higher density in B that can be done, then fine, do it. Landowners being greedy and developing is insulting — it doesn't mean he's greedy.  I can't see 2 acres. It's a terrible waste of land. People speak from certain aspects, the polarity is driving us to this GMB and we'll have no say out here. The mother of all annexations. Tired of residents in Calgary developing in an	Preserving A & B as 2 acres	against	
unsustainable way. It's not economic to build these sewage pods. Despite doing it efficiently, the City will come in and make the decision for us. Proper sustainable communities are needed. Polarities are irreconcilable. We have a right to do what we want to do with our land. But our neighbours have rights too. Subdividers vs landholders.			
On behalf of the park; regardless of what size the county goes with, we anticipate continued growth. Especially if going to 1 acre, there will be a number of new users. The underlying theme is, we have to get ahead of the growth. We've been working with Rec master plan, making sure there's linkages. Putting principles in place to get ahead of the growth so we aren't stressing this facility. Discussed vision, map, that was approved last week. Have had meetings with Harmony, we know what they have in store. We've talked to consultants and Rocky View west. The map is the way they would like to see their development grow.	Preserving A & B as 2 acres	indifferent	
come out here. As a current homeowner, I wouldn't appreciate that dramatic shift.	Preserving A & B as 2 acres	for	
What we are trying to accomplish is, we are viewing this as an attractive lifestyle community. Something that is sustainable, that people can come and enjoy. We're looking at a greenbelt concept. You come off Stoney, people say, "wow, that's a fantastic community to live in". Need facilities to access the space, and encourage activity.	Preserving A & B as 2 acres	indifferent	
The A & B, make it more. If B is densified, it should not be along the river bank. Yes, that's where land is valuable, but as residents, we see that the value as being able to have access to it. It's a natural space that should be accessible. Densify where there already is density. Not where the wildlife corridors are. With A, you have the river, I wouldn't want to see any densification along the river. Along RR32 and RR33? Wouldn't bother me so much to see Row Housing; I have aging neighbours that want to stay in the community but can't manage an acreage anymore. It would make sense in G.	Preserving A & B as 2 acres	for	
West side of A and North of F. Look at Okotoks. Hard and fast boundaries don't work. They burst eventually.	Preserving A & B as 2 acres Preserving A & B as 2 acres	for against	A & F
Our lands, could be a transition from Artist View. Not skyscrapers.	Preserving A & B as 2 acres	against	
Not fussy either way, to be honest.	Preserving A & B as 2 acres	indifferent	aluator
So, what's there remains? (Yes). Existing 4 acre lots wouldn't all of a sudden be split right? (No). I think it's not wholly sustainable if you have 2 acre lots everywhere. If you have nodes perhaps. A mix of different housing in different sections. Preserve the beauty and not be a hodgepodge. Maintain the rural feel through open spaces and greenery. People came out here for the open space.	Preserving A & B as 2 acres	against	cluster
I'd like to see more planning in those areas. Take those quarter sections, with houses on 1/x acre lots with more green space preserved. You can have this many houses, and this much greenery. Allows for buffer zones and greenery.	Preserving A & B as 2 acres	against	cluster
I would be OK with going to a 1 acre lot. What's the minimum lot size for private sewage? (2 acre. Then Regional and decentralized system). Community based sewage treatment plant? (discussed policies.) If you were to go to 1 acre, would density requirements change? (technical requirements would change.) What's minimum density right now? If you did 1 acre lots, would you go from 40 units on a quarter to 80 units? Or would you maintain some greenspace, with more than 40 units? If you have a quarter section that is 100% developable, would Rocky View County approve doubled density on that quarter? Isn't the point of Springbank to preserve greenspace?	Preserving A & B as 2 acres	against	cluster
I think there could be more mix; but basing density on infrastructure makes a lot sense. Density nodes make sense. Rather than having 1 quarter having high density surrounded by nothing. Have density have close to the highway, like Clairmont. 101st St makes a lot of sense, if there are going to be four overpasses. Why not utilize that overstructure. Lower part of B will never be developed; wilderness, colpit ranch.	Preserving A & B as 2 acres	against	
High density is better than 1 and 2 acre lots. Any bigger is a waste of space. Like clusters.	Preserving A & B as 2 acres	against	cluster
(cluster more efficient) More efficient how? We don't have a proper sewer system throughout these developments.  Harmony – can service all those people and more with their system.	Preserving A & B as 2 acres  Preserving A & B as 2 acres	servicing against	
numony our service an inose people and more with their system.	I TOGETVING A & D dS Z dCIES	lagamot	1

Comment / Question	Topic	Sub	Sub2
I don't like prescriptive nature of preserving 2 acres. Creates conflict if there is sensitivity to market conditions. You still have a lot of development at A to E. It could evolve. There are a lot of pockets and threads that could be more densified. I'm not of the opinion of prescriptive of preservation of 2 acres. It has prohibited and lowered the opportunity for development and growth. There should be flexibility. Growth nodes will be supported by existing linfrastructure.	Preserving A & B as 2 acres	against	
(Technical challenges of less than 1 acre?) – How to deal with water/ wastewater/ infrastructure. Obviously capacity and creation of infrastructure. Need critical mass to support that. That's a bigger discussion topic. Path of growth or path of preservation? You can have a lot of guidelines put in place to put in a well-conceived concept. It doesn't have to be city-scape like. It's a dollars and cents issue as to whether you can make it work. If there is substantial cost and any levies or latecomer fees, developers will have to weigh the cost benefit of being able to do that.	Preserving A & B as 2 acres	servicing	
Be open to opportunities. Hypothetically, what if G is shut down, and A becomes the gathering place? Provide incentive to grow a-typical acreage development.	Preserving A & B as 2 acres	against	
Less prescriptive and more cooperation with developers. There's opportunities on the west side where you're missing pockets of growth. Prescriptive solution will dampen a lot of great opportunities out there.	Preserving A & B as 2 acres	against	
Denver – they have a philosophy; when their market crashed, they really diversified their economy. A pact created amongst leaders in various counties. Agreed not steal business from one another. Sell the region, not the specific municipality. They played by the charter they set. So, if this is the right place for a campus commercial style development, you wouldn't say, "sorry, can't do it because it's zoned this way" and they go somewhere else. (discussed growth management board). If this area is the first choice to harness a great opportunity for the county; how quick will policy be able to change? Developer may go elsewhere and the opportunity is lost.	Preserving A & B as 2 acres	against	
The TransCanada corridor and Stoney corridor, be cautious about restricting them. What if that needs to evolve a bit. What if E needed to bleed into A a bit? Bingham could come further into A, but if you restrict it than the opportunity is lost.	Preserving A & B as 2 acres	against	
The only apprehension would be, what level of assurity would we have to be able put something through if policies weren't in place. Inter gov't joint planning will be highly useful.	Preserving A & B as 2 acres	against	
If you are looking for preservation; you could create greater preservation if you allowed greater density in some of the corridors, rather than splitting parcels here and there in A and B. Concentrate in certain areas and preserve	Preserving A & B as 2 acres	against	
elsewhere. Would support commercial, infrastructure, schools etc.  Map looks good; it's something to comment on. I would be remiss to say that there should be two acre lots. It's a lot of 2 acre lots. Preserving the rural feel and acreage lifestyle; doesn't necessarily mean horses. There's room for more diversity. Cluster design. There are opportunities to do what you want; but 2 acre lots don't demand it.	Preserving A & B as 2 acres	against	cluster
Acreages don't reflect rural – they've had their day. Respect other people's choices. But they don't maintain a rural feel. Big lot urban. Kind of a hybrid. The highway corridor, (Hwy 8) is a different corridor than north of that.	Preserving A & B as 2 acres	against	
Living and farming here, I've seen good land gobbled up by houses. Started at 40 acres, went down to 20 acres, then generation progressed and 20 acres then couldn't be maintained and was subdivided down. 2 acres is pretty manageable regardless of age. If you have any smaller than that, then you have a town. There isn't much of a rural vision to save. All the farms have left; been pushed out by subdivision. The whole place is destined for acreages. Succeeding generations can't afford to farm here. If they want to farm, they go farther north or to Saskatchewan. I think more than 2 acres is too much. A larger subdivision is too much. Encourage a 2 acre opposed to a 10 acre. (Smaller?) It's up to the individual buyer; I'm not opposed to that at all.	Preserving A & B as 2 acres	against	
Golf course area is smaller than two acres. It's like Calgary. If you have that density through there, why would you say no to that density?	Preserving A & B as 2 acres	against	
Through A and B, 2 acres is good. Adjacent to the river banks, keep them rural – larger. There is already conflict with people along the Bow in A; they think they own the MR land along the river. They've put up fences. If you put people up against the river in B, there will be a lot of conflict. Have a buffer from the rivers.	Preserving A & B as 2 acres	for	
I think we'd support a variety; not just two acres. A broader mix. If you fill it all up with 2 acre lots and septic fields, it's not going to be a good thing in the future. Do some smart development. Something more common, cluster development, see and engage with their neighbour. With some riding space as well. If everyone is on 2 acres, you don't see your neighbour. Nobody is buying 2 acres anymore. More consolidated development with open space. Ride horses. Walk dogs. From a servicing point of view it makes more sense to be clustered.	Preserving A & B as 2 acres	against	cluster
There was a company that wanted to service the whole area, but it didn't work.  It's presumably all serviced with wells and septic fields. Can't go lower than 2 really in that case.	Preserving A & B as 2 acres Preserving A & B as 2 acres	servicing servicing	
As a planner, sustainable long term viability of that. Saturation of 2 acre market — is it in the County's best interest to perpetuate that. There's a movement to having a complete community. County should be able to offer unique opportunities for country residential suburban living. A cluster of development that offers a larger basket of amenities. Those areas should be allowed to develop in the hamlet where the market dictates and where there is demand. RVC should have autonomy to do that. City wants higher density, If people want to live like that, they can go to the city. The county should look at opportunities similar to Harmony and Langdon. People are looking for larger lots; but they can't afford them in the City. If done well and right, you could have another Elbow Valley or Harmony in the area. Don't understand why the City isn't collaborating with the County on the developments the County can do that the City won't and the people want. Whether 10 UPA in Seaton or 4 UPA in Harmony or Langdon, they're getting the same amount of money from levies, they can take those dollars and attribute it to debt or maintenance or operations and infrastructure.	Preserving A & B as 2 acres	against	
I'm not a fan of the two acre parcels. It's not sustainable. I'd rather see cluster development with 30% open space. Acreage market is oversaturated. People don't want 2-4 acres of grass to mow anymore. There should be opportunities for people to infill on a cluster basis. How are you going to service that?	Preserving A & B as 2 acres	against	cluster
I'm old enough to have seen the day when 2 acre parcel was never considered. Started out with 40, then went down to 20, then finally 10s, 4s, and 2s. Evolution over the years. You can see where those 2s and 4s predominate. There are some pieces there that you should try to think about smaller than 1 acre, or definitely 2s, with the idea of cluster planning. You could take an overall number of units for a particular land holding; keep it open, keep it country. Create policies to allow for specific site plans to be developed; creative plans, that address the specific land form that accommodates some density. Looks pretty bland right now.	Preserving A & B as 2 acres	against	cluster
To me, it's not at all controversial to think that'll remain as 2 acre parcels. But it's tired looking. If there is some way to revitalize that. A & B is going to continue to develop that way. Whereas the areas that are E and FCreate flexibility when you allow open space to be created. Less roads. There is stagnation in the 2 acre market. Needs a shot in the arm. There's no such thing as leaving things as they are; you either go forward or you go backwards. If have to, show movement forward. We've reached critical mass with the number of people that want that (2 acres). If someone can do something more creative to re-energize, then great. But I think the energy is going to come from E and F; specifically F.	Preserving A & B as 2 acres	for	F
Yes, preserve the areas marked A&B as we have no concern in this area. We agree with the development of housing, Seniors housing is good too and we have no concerns with this question. Calaway four quarters was planned for commercial usage anyway.	Preserving A & B as 2 acres	for	
Yes, we support this and have no concerns. I knew it was a site that would be developed and our position stays the same. We support what the residents want to do. The blend can happen; commercial development in the area will keep residents. We believe development will build the community, especially residential supported development.	Preserving A & B as 2 acres	for	
A&B for residential min lot 2 acres 2 acre minimum! - Septic not allowed on smaller lots. County needs to provide servicing, otherwise no small lots the	Preserving A & B as 2 acres Preserving A & B as 2 acres	for for	
clay ground will not support small lots.  MPE needs to be taken into account. No policing of franchisees, need a senior facility. Mixed housing in a 5 acre or 20 acre is ok, but depends on water and sewer and storm water management. Look at the County serving standards - Stormwater is not taken into account	Preserving A & B as 2 acres	servicing	
1 acre lots he wants to see, no money in 2 acre lots, need some infrastructure.  In favour of diversity, not all lands are equal. Wants to see more promote different lot sizes for different people Broader mixes increased the density, it will enable possibility of more amenities, more necessities.	Preserving A & B as 2 acres Preserving A & B as 2 acres	against against	
A lot of concerns about septic fields contaminating ground water in small parcels under 2 acres.  North of highway, Harmony can service the whole area. Harmony is out on the edge, lot size is good with lots of greenspace. A complete serving package is needed with new development. If you want a smaller lot buy in Harmony.	Preserving A & B as 2 acres Preserving A & B as 2 acres	servicing for	

Comment / Question	Topic	Sub	Sub2
This area should remain residential. A mix of housing is beneficial and there is more diversity. 2 acre lots are	Preserving A & B as 2 acres	against	
obsolete, no need for them, no money in there. Traditional country development has gone away.  One of the things that should be changed in these monster houses; they should have a system underneath for grey water and reuse their own water. Need more grey water plumbing and cisterns. It's a provincial thing. But we need to fight for things like that.	Servicing	grey water	
We have Barnard Conceptual Scheme for 65 two-acre lots – they don't have water. And it's just sitting there. Why is the County approving without water and sewage?	Servicing	water	
Look outside borders; some of the solutions come down the B corridor. You can do far less with one quarter section.	Servicing		
(Guest discussed servicing plans with other developers.) Would be so much nicer to have control of your destiny.  Are the schools piped in?	Servicing Servicing	water	
The servicing for C and Harmony – its smart planning. If you plan bad stuff because of stopping development. You need to plan stuff for the future. Plan before stuff happens. The private road coming down from easement along the airport. Governed by Calagary international.	Servicing	Water	
Technical studies – (drainage studies; master drainage plan). County isn't planning on any communal water system that we don't know about, are they? What came out of the technical studies that were done?	Servicing		
Sharing water plant discussed they do not want to wait. They had environment out did site visit. – Needs to resolve in commercial court – need Byron back for Court.	Servicing	water	
Stuart went and saw the treatment plant and loved it. Calaway is being approached by business for water and waste water. Guest wonders about plan for school waste water.	Servicing	w/ww	
Proceeding to deal with I&O is guest's main concern it needs to be thought out. It needs a waste water plan, a solution is needed. Stuart is involved and knows what they need to do.	Servicing	ww	
Honour that they are the franchise, They manage the water plant, they pay, and they think they have already paid enough. They want a plan to grow Calaway. They get no funding from Government – municipal, federal or provincial.	Servicing	water	
West side has intrusion of waste water, they can use the land and can be a public / private water system, with controlled safe water. Alberta Environment wants to shut off the extra treatment plants.	Servicing	ww	
Waste Water is a huge issue and guest is very concerned. He wants the County to step in. He wants to be invited and	Servicing	ww	
seen by a serious stakeholder in the County and treated fairly.  Calaway is the largest employer in the County. They want recognition. They deal with numerous groups around the City/Council and guest wants to present at PPC. He can show Council what exactly they do, he can show how he can	Servicing	water	
be a solution and how he services Springbank.  Are there other studies being worked into this? Context study, master drainage plan etc?	Technical Studies		
There really are two catchments in Springbank; 1 east and 1 west.  Global retail strategies looked at the Tayt Reports. It said further study is still required. (discussed difference	Technical Studies Technical Studies		
between industrial and commercial). Our consultant said, there's two approaches. You can take what is handed to you, or you can create opportunity. What would be the draw? Could have a draw beyond local residents. On the TransCanada would be quite a different opportunity, in terms of visibility and viability.			
I don't know how it's going to be solved. It's all going to be under the GMB, and Calgary will have all the power, unless we as voters get out and protest. RVC will be gone; quitting the regional partnership and the IDP.	Transitions for E & F	joint planning	
Any commercial thing that goes in there will have to be evaluated by Council. If someone puts a dealership in there and the dealership doesn't make money, then tough. You can say you want F to be commercial, but we have to recognize there are people living in there and there has to be good setbacks. The graveyard can bury people 6 inches from the property line, so you can't put certain developments in there anyway. There has to be some kind of transition for the residents in that area. They have a nice lifestyle and that should continue. The commercial thing	Transitions for E & F	landowner decision	
can be compatible with residential. It's inevitable that this area will be commercial, but it's up to the landowner and developer.  Along Hwy 1 in E there are 2 quarters that are owned by developers that want to develop. Their access is only through Rocky View. Not sure how that's going to affect Old Banff Coach Road (OBCR). What has Calgary proposed on the other quarter section? (Crestmont and Westwood — residential. Some mixed north of that). New interchange going in by 85th St. (Functional study being done by AT, for OBCR; potential to close OBCR and put a spur in. AT changes proposal based on what development happens). I don't think the transportation system can handle commercial there, as its old and the interchange would have to be replaced. Commercial is Bingham, Valley Ridge, Crestmont, Trinity hills. I don't want to see a lane of commercial at every interchange. I don't want to see a	Transitions for E & F	mixed use	
casoline allev.  If has to transition at some point, is the city just going to take it? Keeping setbacks for commercial development from the existing homes is important. If it's only going to be 2 acre development? If someone came and offered to buy the land and put up two acre parcels, would you be happy with that? Would like to keep farming. We're on our 4th expropriation. They keep coming in and taking 10 acres, 10 acres etc. It wears on you. If the City takes the river, we're out of there. I want to be Heavy Industrial so when we get expropriated we get top dollar. Should sketch in some of the city development so we can see those things. If there is going to be commercial in the City along that border, then maybe it makes sense to have commercial on RVC edge of the border.	Transitions for E & F	joint planning	
Need to look at the border between RVC and Calgary, to protect the border. Help support the farmers. We know its commercial on the other side, make this side commercial/farming. Put in setbacks. We need to fight the battle on our side; otherwise people living in these areas will be overrun by City development. In E, the new interchange will create a lot of traffic already a lot of traffic and a lot of speeders on it. The motorcycles and Porsches – the slant of the road doesn't incorporate the speed of a road over 60; we've collected people out of the ditches from speeding on it.	Transitions for E & F	commercial	E&F
No opinion on that from a facility point of view. But that's an interesting challenge.  Avoid scattered nodes of recreation.	Transitions for E & F Transitions for E & F	indifferent recreation	
Commercial and business use would not be good.	Transitions for E & F	residential	E&F
We should have a pathway along the Stoney that would connect the north to the south. There are natural walking areas. Given that it's along the highway, with intense ravines, I don't think it could handle even small developments. I can't see it as a dense area, tons of creeks and ravines. So close to Aspen and 7-11. I like that barrier being there. It's the "rollercoaster with the view". It's a wildlife corridor. Preserve it. This is the last frontier. It's a refuge area. If you develop that, we won't have the wildlife in the B, E, G, D area. If F is anymore than it is, it won't work. I don't want to see a transition zone. It should be a black and white border. Wildlife refuge area. F area provides that buffer. It's abrupt but it works. It's our responsibility to our wildlife to preserve that area. Put a path. It's sacred.	Transitions for E & F	preserve greenspace	F
Putting commercial in between the city and the county makes development worse. It destroys the area. Preserve F with more open space, like Nose hill Park. If we are going to preserve the nature of Springbank, we need that abrupt change. F	Transitions for E & F	preserve greenspace	F
F – this is where the rivers get closer together, there is lots of wildlife movement there.	Transitions for E & F	preserve greenspace	F
8-10 UPA if GMB gets its way. That's what they see as the density threshold for gov't services. I don't see a need to transition from Calgary to Springbank. If the services come available, it will be mandated to be 8-10 UPA. Just, how is the County going to do it?	Transitions for E & F	urban density	
(what about setbacks)? No. Straight line. Every other city you have a farm, and then a highrise. No need for setbacks. Its protectionist.	Transitions for E & F	urban density	
We're infill, we'll be sensitive to what's going on around us.  No comment. But agree with above. No need for setbacks. Growth is going to happen, just have to deal with it.	Transitions for E & F Transitions for E & F	urban density urban density	
People will have to accept higher density and less setbacks just because of how development is happening. It's just natural progression. We're sitting around a million 4 people.	Transitions for E & F	urban density	
We don't see it being reasonable to be 2 acre lots on north end of F area. Fundamentally wrong. South end of F has lots of slope and stuff.	Transitions for E & F	urban density	
There's not a ringroad that's gone around a city anywhere, where growth hasn't exploded after. It has to be blended with what the city is doing. There's no magic line. As long as there is communication between both sides. Should be a transition area. Things that service the city and Springbank. Calgary is going to grow and	Transitions for E & F Transitions for E & F	urban density joint planning	
grow, what are you going to do, say no? It would be important to do a soft transition. In F, preserve some of the Aspen forest. As you're driving by you can't	Transitions for E & F	preserve greenspace	F
tell where the city ends and the county begins. More vegetation. Amenities – slowly trickle it out.  Commercial trickling = no. The city ends there. This is Springbank. Yes more vegetation. Need to get milk? Turn around and op back. The city ends there. That's it.	Transitions for E & F	preserve greenspace	F
around and go back. The City ends there. That's it.			

Comment / Question	Topic	Sub	Sub2
I don't know that there needs to be a transition. People in those areas – what do they want? How do they want to see it? I can't tell them what they want or what they should have. Those people live right on the edge of the city, why? What do they want to see?	Transitions for E & F	landowner decision	
What once was Paskapoo is now commercial. Do we really need anymore of that development around Calaway? They are putting in row houses and town houses opposite that. The question is, where do you stop it? Once you start trickling, it keeps trickling. You can't tell someone, "No. You can't develop". But do we really need commercial along the highway when there is already one not so far down the road? At the top of the hill where the city starts. Are you going to want residential under those towers? I don't think so. Further south the land drops. Can you really build there?	Transitions for E & F	preserve greenspace	
there:  It probably feels natural to have 1 acre lots in E and F. The question is, what are the possibilities of annexation of those lands by Calgary anyways? (Discussed annexation process.) The possibility there, Calgary is going to grow, if we permit those 1 acre lots, we'll have a smoother transition out to the country. Could partner with the city for servicing of those lots. If we have a quarter section sitting there, Calgary is going to annex it and urban build it. I'd rather see us develoo it at a one acre, greenspace transition.	Transitions for E & F	residential	E&F
What is an employment area?  Does Burnco have a build out deadline on their lands?	Transitions for E & F Transitions for E & F	undecided undecided	
You can't put up a wall, so capitalize on infrastructure that the province is going to put in. With all this expansion, what about schools? What about traffic? What about snowplowing? And water is really difficult. We have licenses and a system that supplies the community. Costs an enormous amount of money. All these developments need services that are maintained on their own. This needs to be approached with care and due	Transitions for E & F Transitions for E & F	joint planning servicing	
diligence.  The roads and infrastructure WILL be there. That's part of the negotiation with the city. If you just say no, then the city will jump the road and take it. There needs to be some sort of overall plan for infrastructure (between the city and county).	Transitions for E & F	joint planning	
Houston – you go on the outskirts. There are derelict buildings with weeds growing up and it looks terrible. Don't do	Transitions for E & F	preserve greenspace	
development without consideration and planning, or it will fall apart.  Austin TX – two different views. One is strip malls and shanty town environments. The other is small clustered communities that are well thought in advance, like Springbank creek, surrounded by greenery. The clustered community is much preferred. Dovetails into sewage and water. Two-acre homes can have their own septic tank and well. Cluster community needs centralized water service and septic. What doesn't work well, is a small community that wants to do their own water. You need a professional company to manage the water system. Reinforces clusters and growth nodes.	Transitions for E & F	preserve greenspace	
As long as the criteria and controls are in place; it's less prescriptive and more based on demand. Will develop organically then.	Transitions for E & F	mixed use	
Density within E at the edges as it moves into lower parcels. In F, you really need to consider how you match what exists on the eastern side of that. If you can create an area of transition, lower rise apartments, 3 or 4 storeys. I don't see high rises, but townhomes, other condos and apartments. Villas, single front attached etc. There are always new ideas, not to prescriptive. It's a much broader opportunity for density. Would be a missed opportunity if we didn't match what was happening on the city side. There will be a greater demand for housing options in this area. Cochrane can offer other price points; draws people out to Cochrane. Cochrane is capitalizing on that, why shouldn't we. 9 of 10 would likely prefer to live in Springbank rather than Cochrane.	Transitions for E & F	urban density	
SBPFAS, great, but unless you're going to develop a 6 rink or pad complex here; F, for hockey rinks or a 3 or 4 pad area, will provide tremendous benefit to people living in that area. Boundaries will be irrelevant; it will service Calgary and the County. Facilities on the west side of Calgary are severely lacking. County would benefit from taxes etc. County may not have population to support it, but the mass of populace from the City will use it. Don't have city dwellers come all the way into G for facility; keep them in that F edge. Higher density and more amenities in the F area. Utilize the existing infrastructure. The last thing you want is a bunch of people from the city coming through and having to improve roads and expand roads because of it. Their taxes aren't covering those repairs. Keep them on the edge; build services in the F area. Think about the regional draw.	Transitions for E & F	recreation	
0	Transitions for E & F	mixed use	
On the west side of Calgary, that's all estate; you'll have to transition from their expectations and ensure their views	Transitions for E & F	residential	F
aren't blocked. Points of access to Stoney makes things look very different.	Transitions for E & F	joint planning	
E on the city border; residential. You won't get anything up against Artists View.  Crestmont – City required the fence. Once there's a fence, you contain the view. Rural landscapes tend to be fences	Transitions for E & F Transitions for E & F	residential mixed use	E
you can see through. Urban are fences through which you can't. Viewscapes – can you have a row of trees that you can peak through. Does it look like a barn set against the backdrop? Or a fence set up against the backdrop? Could do some cool things along that highway, with peekaboos.  (Residential in F, discussed above).	Transitions for E & F	residential	-
T	T ( 5.5		F
Train access would be a key component. Not sure where the train ends. (69th St?). It's planned all the way to 101st St. Not sure where the alignment is. Crosses 17 and goes by Webber Academy. Higher density housing or employment. Train can take people both ways. Always potential for a Bingham or Cross Iron at a major interchange, might be tough. The interchange design for Stoney; you can't access anything for a half mile.	Transitions for E & F	mixed use	
E – access is important to the interchanges. Minimum distance. There's commercial development coming from D. Lots of logic for D and E being much bigger uses. I'm sure people would want a clean transition. No refineries or anything, Maybe a big church?	Transitions for E & F	commercial	E
F – is a huge wildlife corridor. Leave F as a natural boundary, discussed above.	Transitions for E & F Transitions for E & F	preserve greenspace preserve greenspace	F
No less than 2 acres in F.	Transitions for E & F Transitions for E & F	residential	F
E – it's along 16; it's a disaster anyway. Industrial commercial as long as it's not a bunch of storage facilities packed up on each other.		commercial	E
I don't know if you have to limit F to 2 acres, if you cluster it. If you drive along there, you see wildlife every single time. Can't answer until you know the implications on the wildlife. There were 3 dead moose along (Range Road 25).	Transitions for E & F	preserve greenspace	F
You have to prepare to have a demand for local drug store and grocery store. There has to be an allowance to have neighbourhood amenities.	Transitions for E & F	mixed use	
E – not as sensitive as F. Hwy 1 is too noisy to live along. And you can't have commercial along there because it's unsightly. So what do you do with it'? It's not fair to sterilize it. You don't want turn offs every 100 yards either. Need a service road. E is a conundrum. Eagle Ranch has pastures up to the highway. That kind of thing works just fine; until they want to sell.	Transitions for E & F	undecided	
I think a bit of both, residential and commercial. North side of Highway 1. Would be a good opportunity for business taxes. To the north there would be some residential you don't want to mix in. To the south it's a blank slate. There's Crestmont right next to the highway. It's an opportunity to provide some competition to the City, that they don't have all the business uses. Not far from downtown. Not far from the mountains.	Transitions for E & F	mixed use	
Intensity levels – could be answered in the fall with the GMB. Calgary will want to see higher density. (discussed	Transitions for E & F	urban density	
process and GMB. Discussed timelines and phases).  (F) It's beautiful land. The amount of grade and slope; you'd need max 2% slopes for industrial. Wouldn't look the same by the time you're done. This is likely set up to be more country residential or acreages. With the views to the west, that's your bang for the buck. Not industrial. Don't want to take away from what's going on in the D and C area.	Transitions for E & F	residential	F
Don't discount what happens on Tsuu Tina either. Lots of plans for commercial there too.  What's more appropriate – isn't it more aesthetically pleasing to have some areas that are agricultural. Do you want a gradual transition from the city, or boom, you're in country residential. As you approach the city center, you get higher and higher density. Something to consider.	Transitions for E & F	preserve greenspace	
To land on those two quarters, its worthwhile seeing what the city is doing on their side (E and Calgary). It should be seamless. Makes sense to make sure; the E/Calgary boundary will have a very urban look and feel regardless of who's jurisdiction (it's in).	Transitions for E & F	joint planning	

Hope county and city are looking at the fact that the areas are serviceable. Would rather see that the urban rural transition happens at the E/B boundary, rather than the quarters above at the E/H by 1 area.  (F) There's a ravine through the middle (of their property). Commercial on the north with access from 101st from Old Banff Coach Road, and direct connection to Stoney; south would be residential; buffer against 2 acre sites. Transition density from the west boundary and south boundary going inward. Higher density as you move toward ravine. With 's property; they are all open, undeveloped areas. No fragmentation. Good opportunities for development for commercial. Sites to the north and south, combination of commercial and industrial, difficient industrial type. Rockland holdings area; joint planning area. All owners would cooperate with each other. Take advantage of regional transportation spline.  (F) When we view the housing, there's an opportunity for a 'made in Rocky View' solution. If City annexes, it would be 8-12 UPA. We'd like to see it be a 3 UPA. We did a 20 acre subdivision with 60 units. Sold out in 10 days. It's the perfect transition for residential. It's not offensive, in your face, postage stamp lot. Something more architecturally and aesthetically driven.  (F) This land, it's unique in that it is a treed area. Did a HDD to put in services. Gives a population base that revitalizes the 2 acre spraw. Anchors and gives the ability to give a viable commercial and meeting spot. Still in Rocky View, still part of a tax benefit to RVC, and yet has a bit of a broader drawing area, from the city and from he lands to the north. Alternative landform that is not an ugly landform. Like Post Hill. Haven't done an 8-12 unit development and am not interested in that.  Post Hill – drive through it. It's 6 blocks away, just off 17th.  (F) A ford of an acre is big in an urban setting. Gives a feel of being in the country but is in an urban setting. People are residential but any acre and a more accepted about.
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E – We see as commercial quarter. I am convinced it will be commercial. We are very concerned with RR 34, will it become busy?
F – We have no comment on F. What is the City planning?  Transitions for E & F undecided  Senior housing / Walmart / attractive entrance to the mountains.  Transitions for E & F mixed use
E & F needs (to be ) attractive; Nothing the size of a Walmart.  Transitions for E & F mixed use
More concern as to who wants to develop F? What would go there?  Transitions for E & F undecided
Maybe E will be connecting to existing infrastructure – no issue with development in E  Transitions for E & F  undecided  Don't see residential in E, other than the senior home, unless there is transportation it won't work.  Transitions for E & F  commercial  E
With their land specifically they see it will be hybrid commercial, high standard of design.  Transitions for E & F commercial  The uses are logical to be on the highway. Look at the corridor that is unique to the nation, Hwy 1 is the corridor to  Transitions for E & F commercial  E
rine uses are logical to be on the highway. Look at the comot that is unique to the hadron, hwy it is the comod to everything. People will only populate it; pull them off the highway to accommodation, shopping and focus on the opportunity to put high quality developments in this. Why accommodate so much in C?
Tourism is going to blow right up with the allowance of direct flights from China. Take advantage of this.  Transitions for E & F  commercial  E & F
The community is changing. The number of cars, the amount of activity, is growing. While I cycled, I noticed there are people walking on the roads with their kids. There are motorbikes, lots of cyclist. It is being viewed as a getaway spot without having to go to Banff or Cammore. Lots more travelers. People are scared to come out here now because of the traffic. Not a good relationship between cyclists and cars. There are a lot more people staying here without kids.
B – the whole area, there's a group here and a group there. It's fragmented. Springbank really fell down when it came to pathways. It would be so wonderful to have pathways. It really can't come soon enough. Bridle trails would be wonderful. Horses can go for miles and miles. It would be wonderful. Having a horse trailer and going up a hill with a cyclist in front of you? Not fun. Totally missed the boat on pathways and connectivity.
More responsibility for a development that is going to provide more traffic, THAT development should be responsible Transportation / Connectivity for providing for those roads. Everyone should pay their portion.
Transportation – everything seems to be light on servicing. Upstream uses could be reasonable, economically viable for Rocky View, and ease Calgary's concerns.
KOA Center – Horizon View. 20 acre parcel. Trying to integrate with the community, partner with schools. Main problem is traffic – they can't have many visitors. Zoning. Would be great – a connection between the SBPFAS and the art center.
Wildlife corridor. Have enough parks and trails throughout the community. Recognize the number of cyclists that come out from Calgary. You can see cycle packs. Our community is used as the pathway to the west. Something has to be done in terms of planning for cycling through the community – make sure it's safe for everybody.  Springbank road is very narrow, very scary.
Westview ASP (east of E area) – interchange planned at 133rd St, AT did a functional study and determined they didn't want another interchange there. Decided to upgrade Old Banff Coach Road instead. So, the City wants to move ahead with moving Westview ASP forward. Back on work program. Pushed out to 1st quarter of 2018. Waiting to hear back from the City to get the studies started. Happening over the next 6-12 months. Need to shift some land uses around. Employment center was focused around the interchange, but now the interchange won't be there, so envision it near the (area) E/Highway 1 intersection, but Calgary doesn't own that. Last we've heard they want to start it in 01 and certainly complete by end of 2018.
The city is twinning 101st St. Will nicely connect Old Banff Coach Road. Old Banff Coach Road was only a partial interchange. Should become a whole interchange. Instead, they've connected Bow Trail and Old Banff Coach Road.  Calgary is placing a lot there. Calgary is putting a major along the front, which will service GSL. GSL is on 14 acres;  Dilawry group trying to fit in on the balance beside that.
Lots of rec-type uses that make sense. Rockland will be ER because of the slopes etc. Will connect to Trinity. A lot of pathways going there. If you take a look at the broader map, going up to Haskayne, going up to Glenbow Ranch, bring it down through there (Flands).
This whole change that takes place with the road etc., makes the whole west side very relevant. Don't view the TransCanada as a wall that people don't cross. People can come here, rather than Chinook etc.
Land for the overpass will start coming up and someone will need to talk to them about this.  Transportation / Connectivity  Wants linkage access south of elbow river. Population needs to go around, the community needs to be heard  Transportation / Connectivity
Spoke about the access to OLD Banff coach road. – Alberta Transportation closures.  Transportation / Connectivity
Land Clearing for the ring road was spoken about  Hypothetically, if you did expand, what ramifications would that have on the existing plan? Would those regions be Western Boundary undecided
grandfathered in to what the ASP currently is? OR would there be negative repercussions? I don't think shrinking is an option, but I would be really careful of expansion. Maybe small excursions. Not a broad excursion, like to Highway 22. I think the area needs to be protected. The value (of the area) is in the acreage and
farming lifestyle. Not strip malls and camping stores. More valuable in its current state.  Utilizing infrastructure and concentrating on growth nodes. We're inside highway 22, us and our neighbours, and we're attached to Harmony on two sides. They have infrastructure and water treatment. We've farmed there for 40 years and have a house on it, but the neighbourhood is changing. We should have the option. Not just our area, but there are other areas that are in a similar situation. People are going to go somewhere, but they should go where there are already services so you're not reinventing the wheel.
If you're going right to the farmers' lands, then the farmer should get a compensation on taxes. You're enjoying his view, you should have to pay for it.

Comment / Question	Topic	Sub	Sub2
Have you done a survey of landowners in possible annexation areas? What do they want? Munros sold some of their land to Harmony. We used to have Paskapoo and they went to the city too.	Western Boundary	undecided	
I wouldn't go nuts, but I think development will go out to Highway 22 eventually. So, have to keep it in mind.  We need land west of 34 added to ASP, for ownership and planning. If flyover happens, it'll be at RR 34 along Copithorne Road. Two quarter sections could frame the interchange. Minimum is the two quarters. Extend further to river? Definitely down to Springbank Road. Catchment areas for Storm; use those as boundaries. Transportation is a logical or natural boundary, catchment areas are logical and natural boundaries. To come out further, because of the	Western Boundary Western Boundary	expand expand	to 22 west to RR35 and south to river
catchment, makes a lot of sense.  Is there a need to expand or make them smaller? I don't have an opinion on that. Depends on what the vision is. Do	Western Boundary	undecided	
we need to expand? If there's no need, just leave it.  At some point you may have to take it to 22x, but you have this whole mess with the dam and stuff. Put a pin in and don't get distracted.	Western Boundary	expand	to 22
If you're outside the boundary, it's a whole different ballgame to redesignate. There are big farms to the west that should be protected. I would like to see the NSBASP and CSBASP and Moddle, rolled in together. Just make one big ASP with the same rules for development. The community should have consistent development. Don't split it. You'll lose the community feeling.	Western Boundary	undecided	
If you are fiddling with the boundaries, I want out. I was out at one point. And the night before the ASP Council hearing, I had a call that my land was in. So, I want out. F boundary.	Western Boundary	shrink	
Why was Harmony excluded? Is that what Council wants to see in that area?  Any chance of Cochrane annexing the white area (by A), (there is a mile and a half between Harmony and Cochrane.  They would have to propose a significant area to allow that to happen). I don't think RVC takes a militant stance	Western Boundary Western Boundary	undecided expand	
against annexation. Cochrane seems to be marching toward us. The dam etc. Larger tract ag owners would have more to say on that. If there is development over there, they will still be coming to our facility.	Western Boundary	undecided	
We leave it to you to establish the boundaries. How do you manage the blank/white area now?	Western Boundary Western Boundary	indifferent undecided	
Leave it as-is. But isn't it logical that Springbank ends at 22?	Western Boundary	no change	
Is consideration of the dam a reason to not move the border?  Looks like it makes sense.	Western Boundary Western Boundary	undecided no change	
Boundaries look fine.	Western Boundary	no change	
Just take into consideration what happens with the airport overtime. Calgary Airport wants to protect that land for growth.	Western Boundary Western Boundary	undecided	
I don't even set foot there, so doesn't matter either way.  Don't have a strong opinion. It's nice to not keep expanding and expanding.	Western Boundary	indifferent	
No, border is good. (Long term development area?) Is that like dangling a carrot? But No, I say don't expand.  I think it's important to find out what the people outside the border think. Do they want in?  The average density for smaller acreages outside the plan is much much smaller. Do they really belong in the plan?  I'd say not.	Western Boundary Western Boundary	no change undecided	
It would be of benefit to expand it, to create more feedback, more awareness. Doesn't mean you're going to change it. Look at Harmony, it's high density environment that wasn't part of the plan. So, expand the border, keep those areas in mind's eye. Make it, say area H, and designate it as farmland. Otherwise, stuff will start popping up and we won't know about it. (Discussed County Plan).	Western Boundary	expand	
It might not be a bad idea to shift west. Eventually the area that was 2 acres two years ago will be one acre, so Springbank kind of moves further west. If I'm in Zone F and I got a 5 acre lot, and these guys come in and say, no we're doing 2 acre lots. I say no, I'm moving to B where its 10 acres. Is that the normal transition? If you like your 20 acres, you sell to the smaller lots and move further out on a bigger lot. (Discussed Growth management board)	Western Boundary	expand	
You could expand it some. Some under C to B border, perhaps. Additional lands could materialize naturally in the future. If the path of development is through E and D, then more lands to the west of that will naturally develop. Could come up a bit along the highway, north of the dam. Isn't the dam going forward? (Discussed federal environmental assessment). Sounds like there's nothing stopping it. It's in the Feds' hands.	Western Boundary	expand	west to RR35
I suppose whether or not the boundaries change; do you take into consideration Harmony? There are some interested parties to the west. If you get too big, it's hard to wrangle it down to the ground. It's very big. I'd lean to "leave it as it lis" but be clearly informed what's happening on the boundaries.	Western Boundary	no change	
Why would you stop at the river?	Western Boundary	undecided	
Along the 22 makes sense. West of ASP boundary would stay as is?	Western Boundary Western Boundary	expand undecided	to 22
Harmony came outside the ASP and wasn't planned as part of the ASP.	Western Boundary	undecided	
Along 16, south of C and west of D, you might as well go straight south from there. If they are doing an interchange at 40, it makes sense to be on both side of 34 and Hwy 1.	Western Boundary	expand	west to RR35
No problem with the boundary staying there. If you open it up, every Tom Dick and Harry will have an idea. Having no development west of 34 controls the value of the land sale as well. (change only the two quarter section south of C and west of D/G)	Western Boundary	expand	Hwy 1 / D border to move south to Twp Rd 245
If you amalgamate the two ASPs together, it'll be massive. Residential should be separate from commercial and industrial. You can't make it bigger. To bring on moreyou have enough to deal with it. If they want to be added in, why do they want to be added in? If you want in the ASP, move in the ASP. You're rural out there. No to expansion.	Western Boundary	no change	
North and South should be separate. A should be one ASP. C, D, E, and G should be another one. B and F should be another. Big job to work on one ASP over the next 150 years. North and South are different. B area is the area to be in. To have it all as one, you'll be amending forever. There will be more public consultation and open houses. Why do people come from Elbow Valley about stuff that happens in C? Has nothing to do with them.	Western Boundary	no change	
I see big chunks of undeveloped land in A and B; if you're going to retain them in a boundary, what kind of use are you going to put on them? Focus on areas with opportunity for infill and servicing. I'd question why you have those open spaces in the ASP. Pull it back.	Western Boundary	shrink	
What are the objectives of the county at the highest level. Do you have those areas planned? Maybe the growth shouldn't all be here, maybe it should be somewhere else?	Western Boundary	undecided	
Seems like a pretty big ASP to me already. If you had to go one way or the other, shrink it. If this was all one colour (map colour areas), I'd say we've blown it.	Western Boundary	shrink	
I can't see how you could expand it. Seems problematic if you shrink it; you'd take opportunity away from people that may be planning to develop.	Western Boundary	no change	
No concerns –from our perspective. Maybe ask the residents, if it affects the land value then we are concerned. On second thought - Keep it the same. DO NOT EXPAND!!	Western Boundary	no change	
Mixed minds. Think of the stakeholders expand out to 22. Think of transitional development. Highway 8 needs access. Boundary be expanded to south and west of 35, to the airport road. Harmonize with edge of airport.	Western Boundary Western Boundary	undecided expand	west to RR35
Expand to range road 40 needs to include harmony and everyone in North ASP.  Some see no benefit of expansion There is still a lot of infill, why just add more and more land?	Western Boundary Western Boundary	expand no change	west to RR 40
Expand for pathways to make better community but need better infrastructure in order to do so Go west and South up to 22 and south to Tsuu Tina nation.	Western Boundary Western Boundary	expand expand	to 22, south to Twp Rd
Leave west boundaries go south.	Western Boundary	expand	240 go south
Consider the people next door, what is the transition zone? Identify the transition zone. Consider all zones involved recognize where the buffer is, identify that as they are involved in the plan.	Western Boundary	undecided	
Transfer of development credits are available for those outside the ASP Keep it as it is. Why bother. What is the reason to change it?	Western Boundary Western Boundary	no change no change	
Don't mess with the boundaries, the bigger the scope the more input and complications.	Western Boundary	no change	