

Engagement Summary Appendices

SPRINGBANK AREA STRUCTURE PLAN REVIEW

APPENDIX 'A'

ENGAGEMENT MATERIALS

Coffee Chat Discussion Questions**Meeting:**

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

- 1) Please introduce yourself and your interest in the project. (5 min)

- 2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

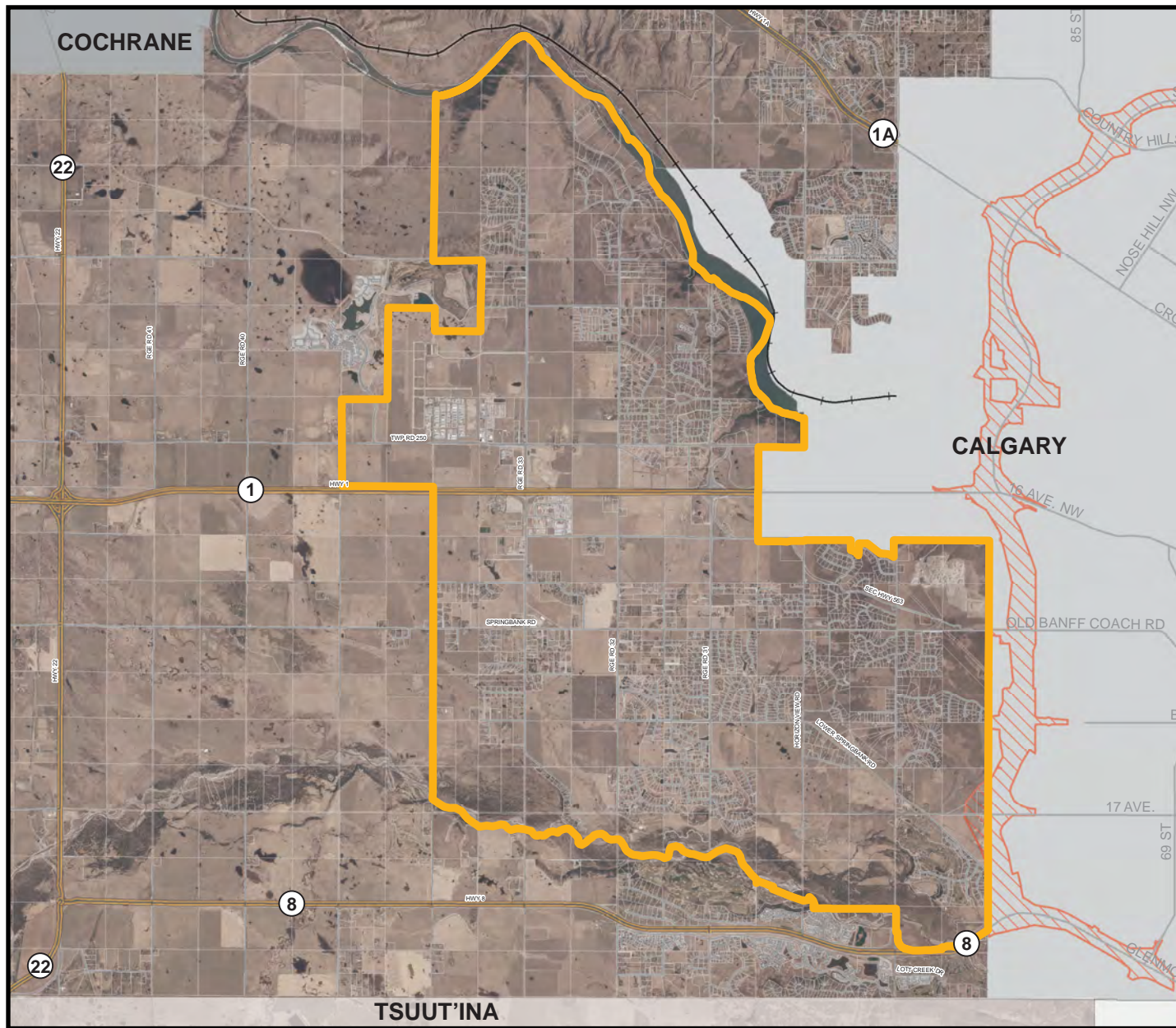
- 3) Please briefly share your top priorities for the Springbank community. (5 min)

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:




- a) A community core south of Highway 1 along Range Road 33 (area F)
- b) Focusing business areas along the highway and surrounding the airport (areas C and D)
- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area E)
- e) Location of interim uses (if any) (20 min)

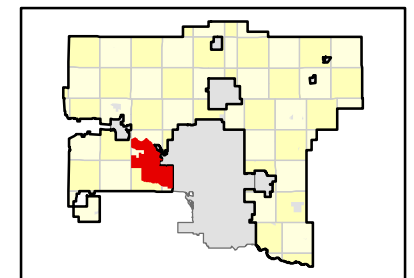
5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

Additional Comments/Questions



Air Photo Map

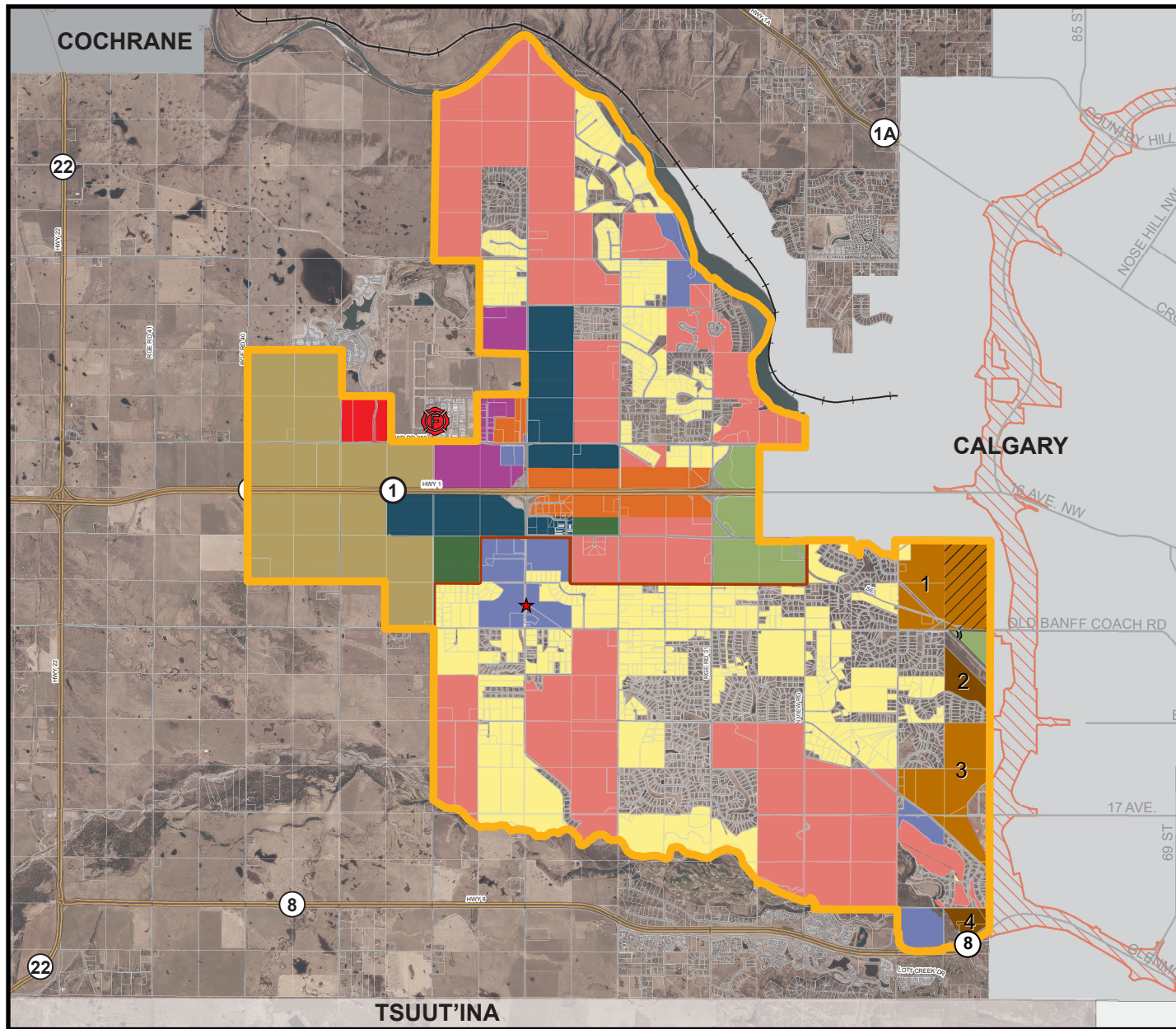
-  ASP Study Area
-  Railway Lines
-  Proposed Transportation and Utility Corridor



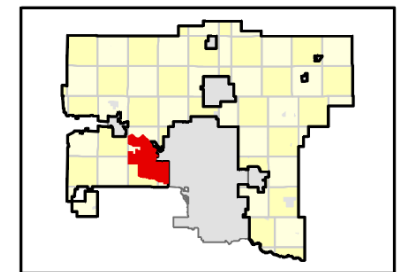
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Current Land Use Strategy Map

**Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.*



- Proposed ASP Boundary
- Built Out Areas
- Country Residential
- Cluster Live-Work
- Future Expansion Areas
- Business Industrial/Commercial
- Business Transition
- Institutional & Community Services
- Business Commercial
- Cluster Residential Development
- Hamlet Interface Area
- Urban Interface Area
- Special Planning Area
- Limited Servicing Interim Uses
- Community Core
- Fire Hall
- Regional Mobility Corridor
- Transportation and Utility Corridor

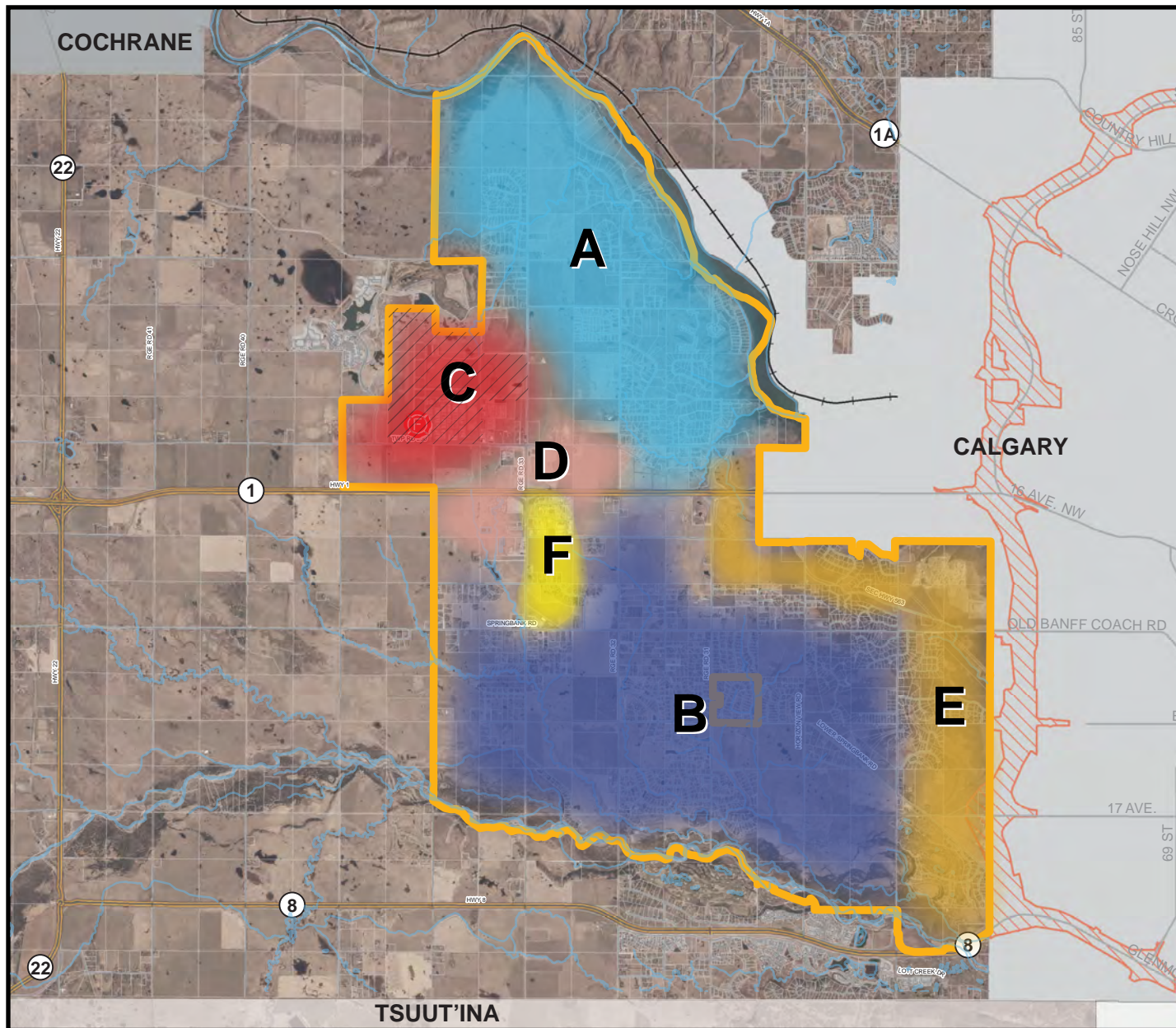


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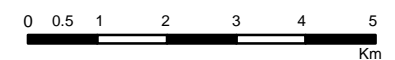
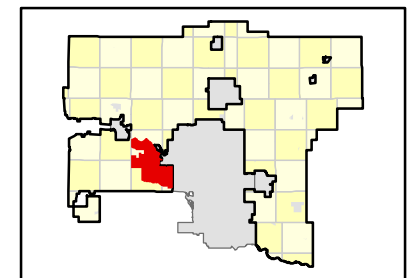


Springbank ASP

Land Use Strategy Map



- Project Boundary
- Springbank Airport
- A** Residential Infill
(a mix of country residential and cluster)
- B** Residential Infill
(a mix of country residential and cluster)
- C** Regional Commercial Area
- D** Highway Commercial Area
- E** Special Planning Areas
- F** Community Core



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Springbank ASPs

Refinement

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

Thank you if you have already provided comments in a Coffee Chat Session or to the project team directly via email. The purpose of this survey is to supplement any feedback you may have already provided and to capture your feedback on these key areas the project team will be considering for refinement. If you are new to the Springbank area or this project, please view the background materials provided on our webpage.

Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

- ☐ Springbank resident
- ☐ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

- ☐ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)
- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

1)

2)

3)

4)

5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☐ Yes

☐ No

Please explain your response:

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

☐ Yes

☐ No

Please explain your response:

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☐ No

Please explain your response:

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

10. Where in the plan area should interim uses be supported?

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

- ☐ Yes
- ☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!



Open House Workshop Sessions

Springbank Heritage Club
April 28, 2022



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Welcome!

Tonight's Objectives

1. To provide an update on the status of the draft ASPs
2. To obtain your feedback on how the draft ASPs could better align with community aspirations
3. To answer your questions
4. To provide an overview of next steps

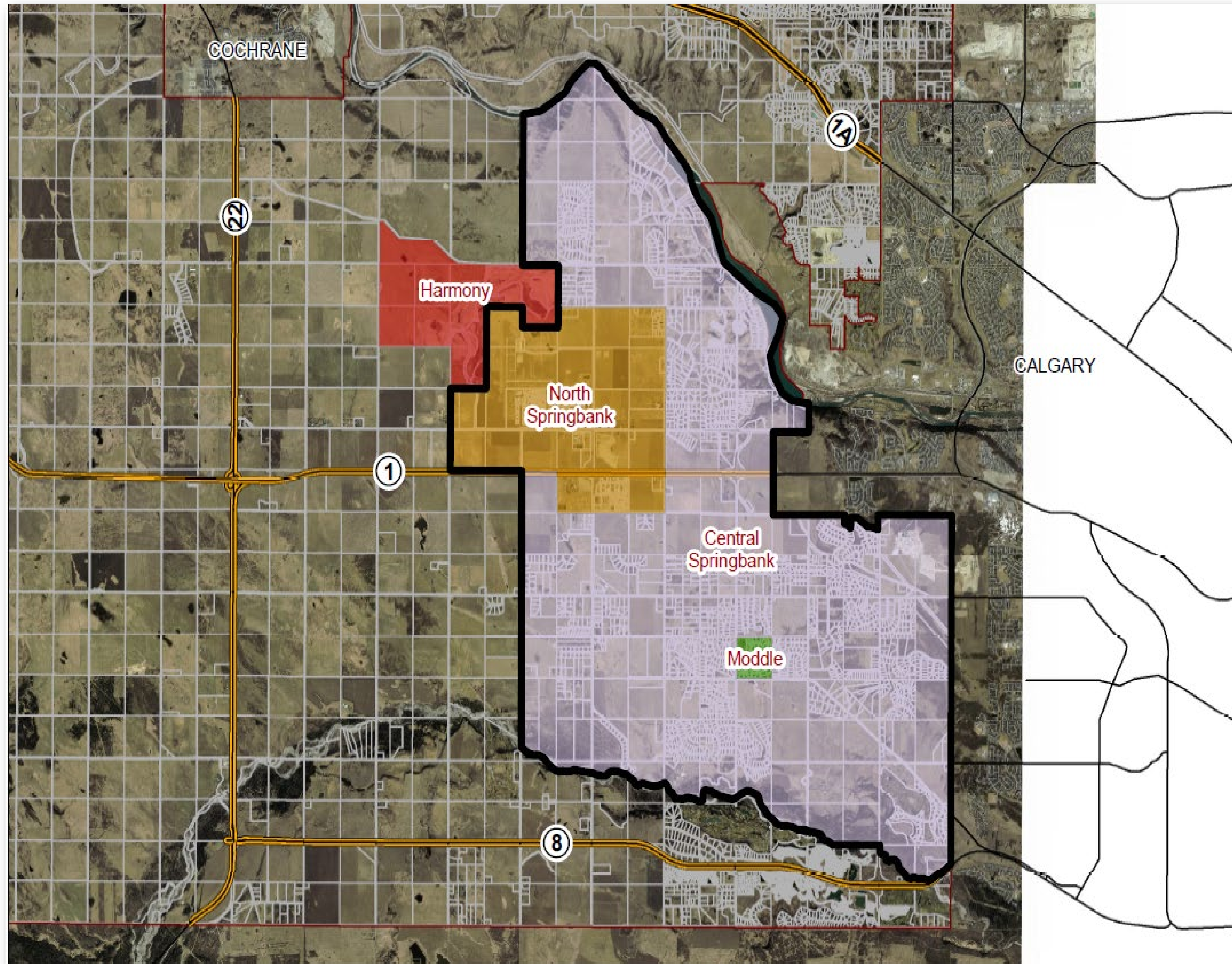
Agenda

- Introductions & Project Update
- Workshop Session
- Report Back
- Next Steps
- Questions



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Background



Existing ASPs

- Moddle ASP (1998)
- North Springbank ASP (1999)
- Central Springbank ASP (2001)



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Background

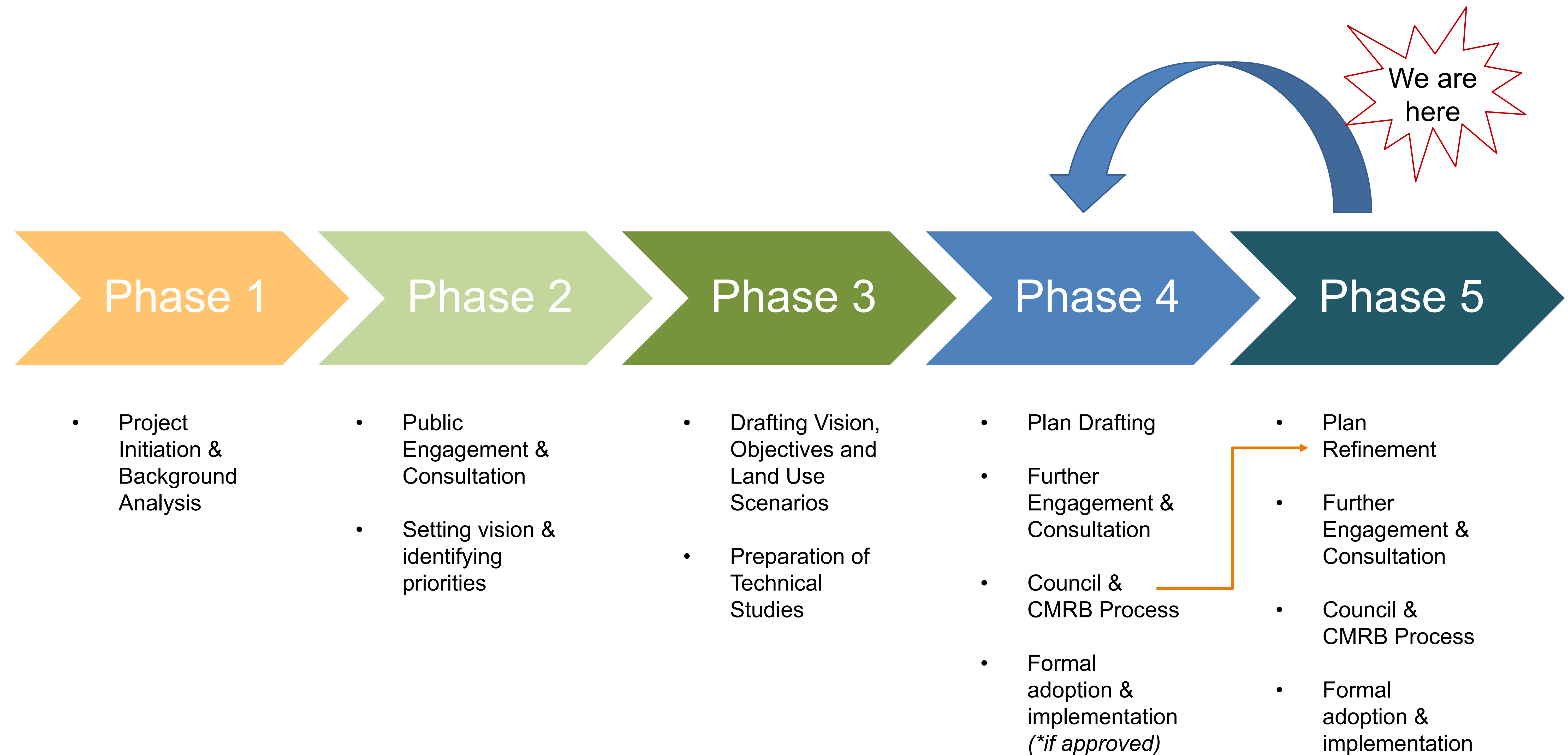
Why are we reviewing the ASPs?

- To ensure the ASPs reflect the current community vision
- Springbank has grown and conditions have changed
- To align with related plans, policies and studies



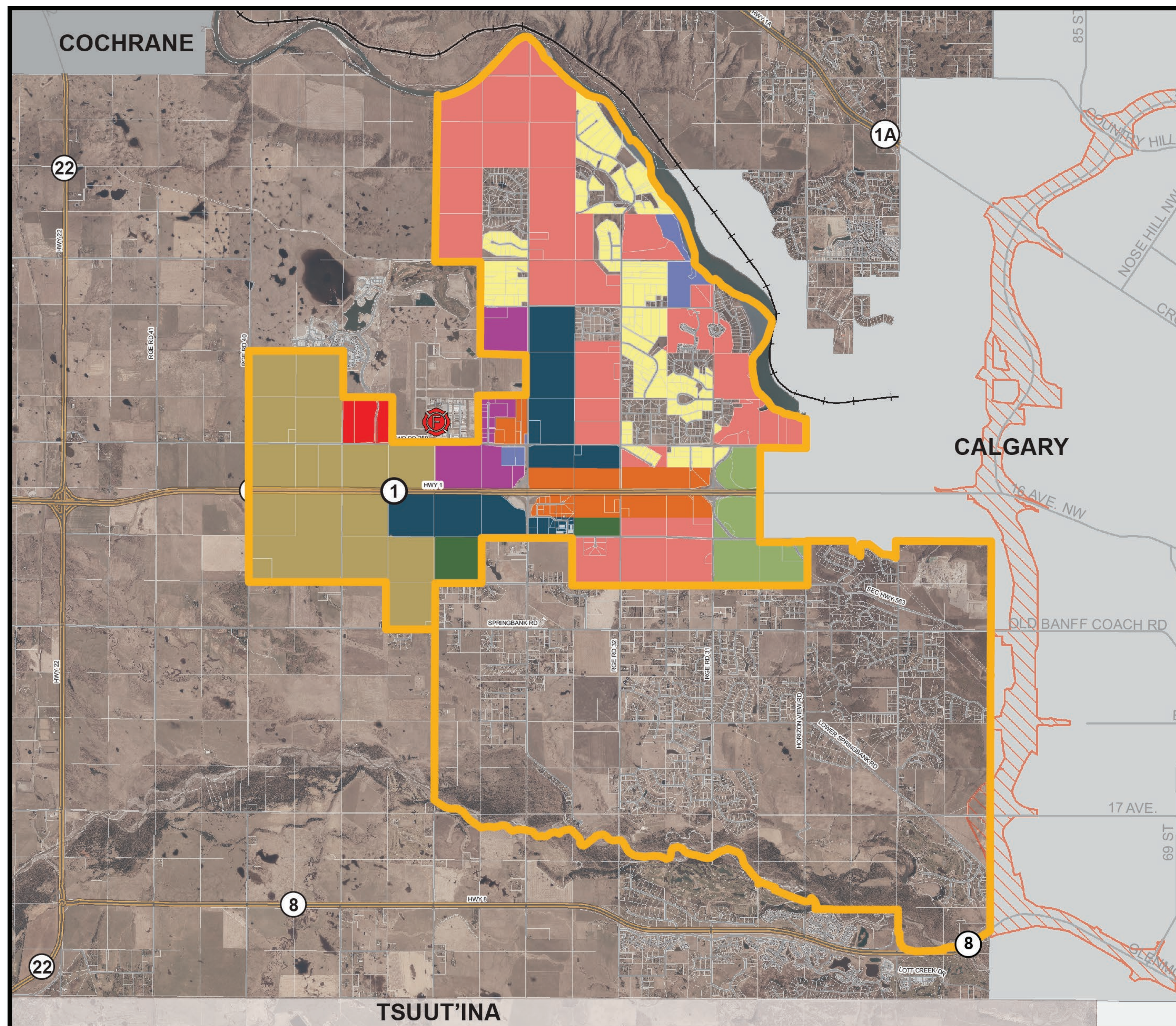
ROCKY VIEW COUNTY

Process Overview

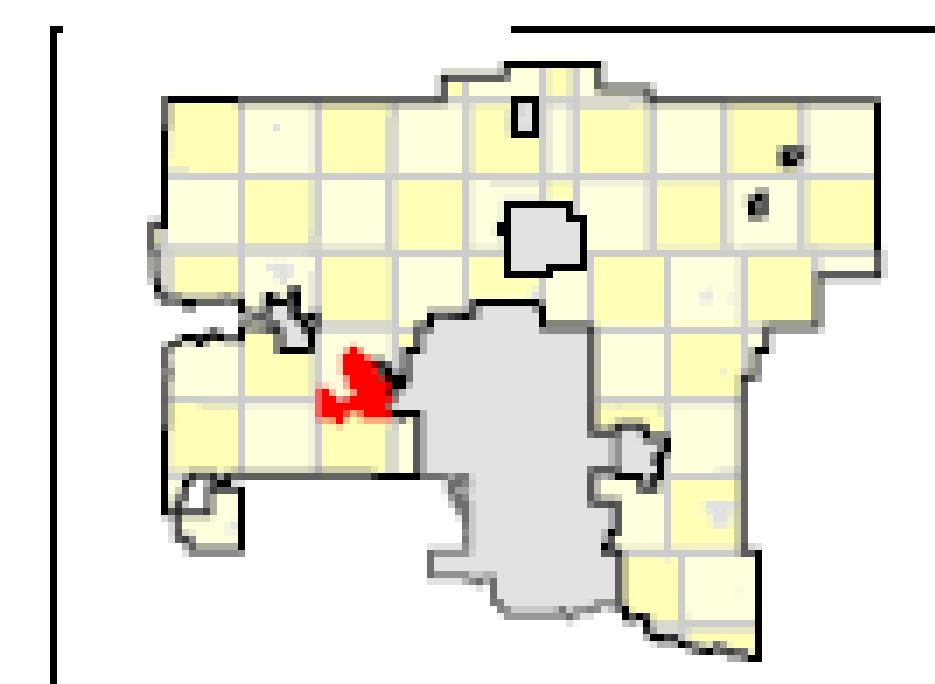


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North Springbank ASP – Draft



-  Fire Hall
-  ASP Boundary
-  Built Out Areas
-  Country Residential Infill
-  Cluster Live-Work
-  Future Expansion Areas
-  Business Industrial/Commercial
-  Business Transition
-  Institutional & Community Services
-  Business Commercial
-  Cluster Residential Development
-  Hamlet Interface Area
-  Urban Interface Area
-  Regional Mobility Corridor
-  Utility Right of Way

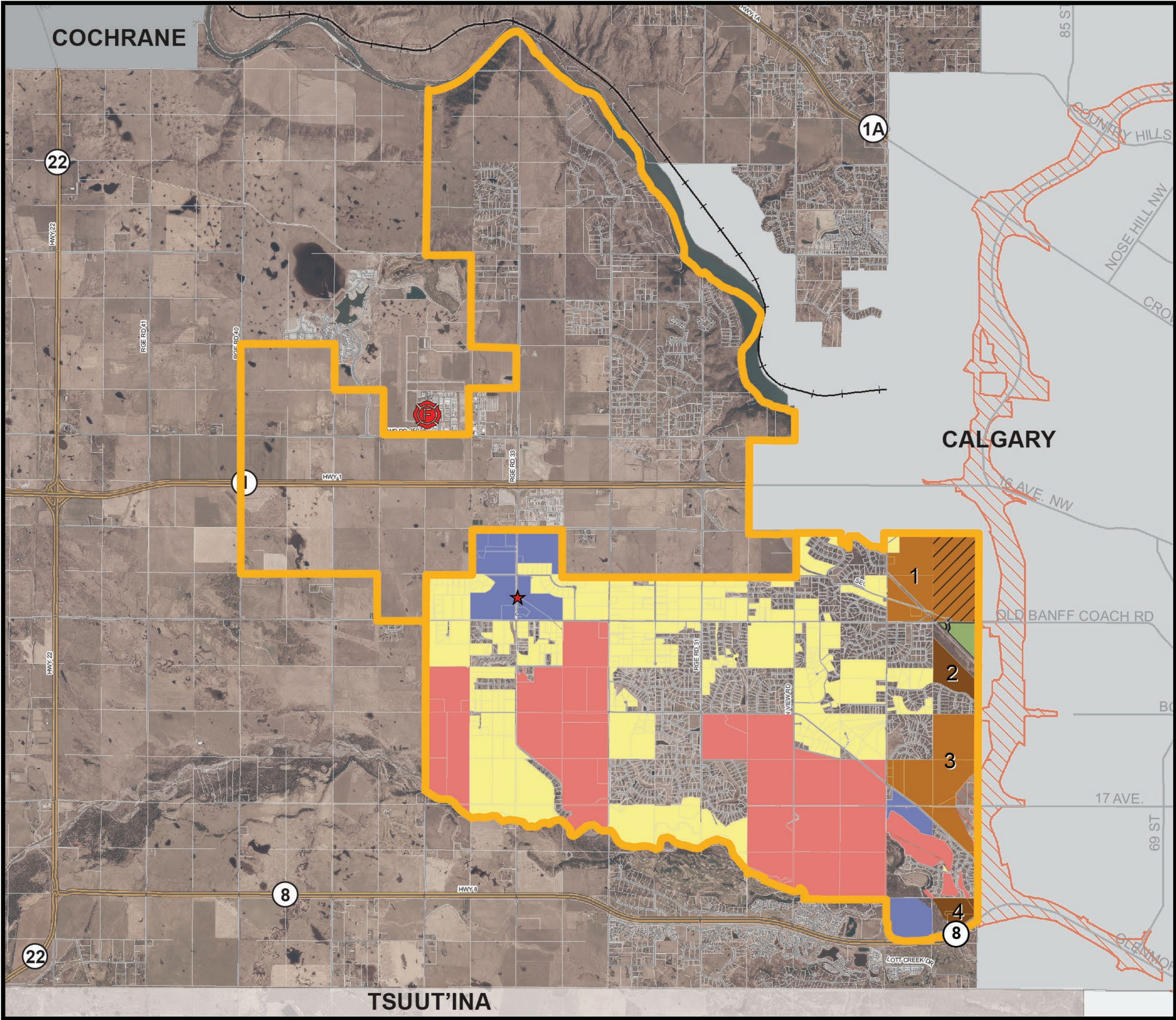


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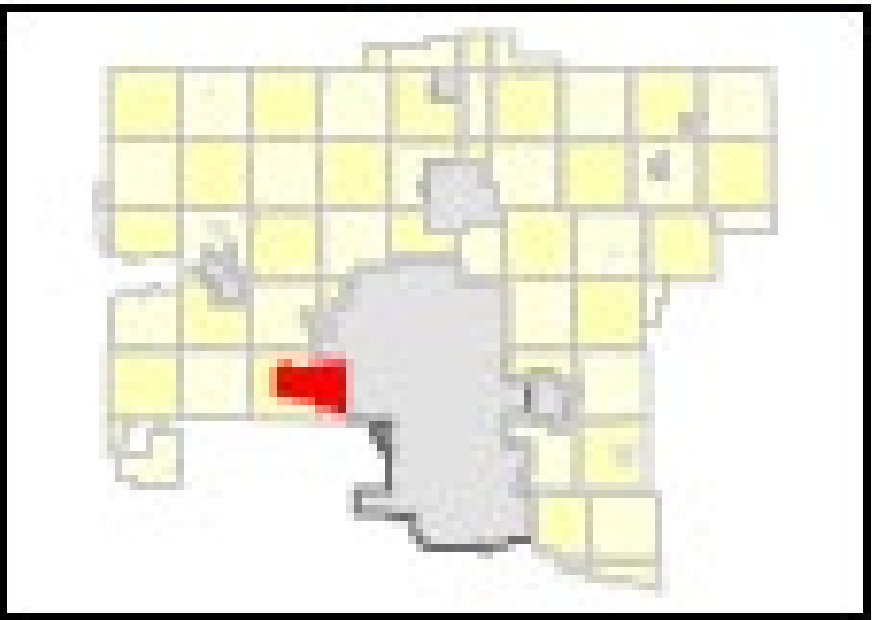


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South Springbank ASP – Draft



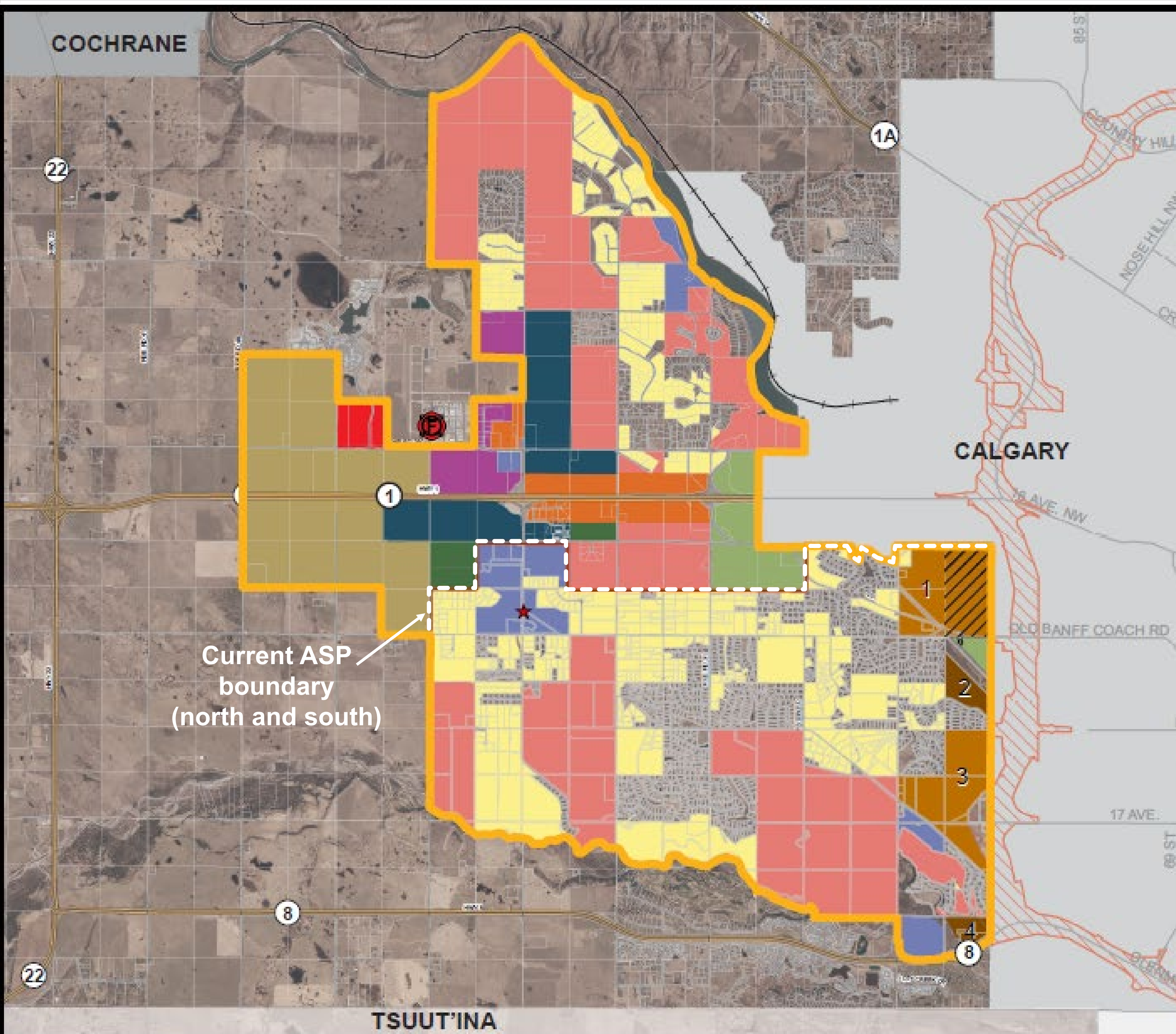
- ★ Community Core
- Regional Mobility Corridor
- ASP Boundary
- Built Out Areas
- Limited Servicing Interim Uses
- Country Residential Infill
- Institutional & Community Services
- Cluster Residential Development
- Urban Interface Area
- Special Planning Area
- Transportation and Utility Corridor



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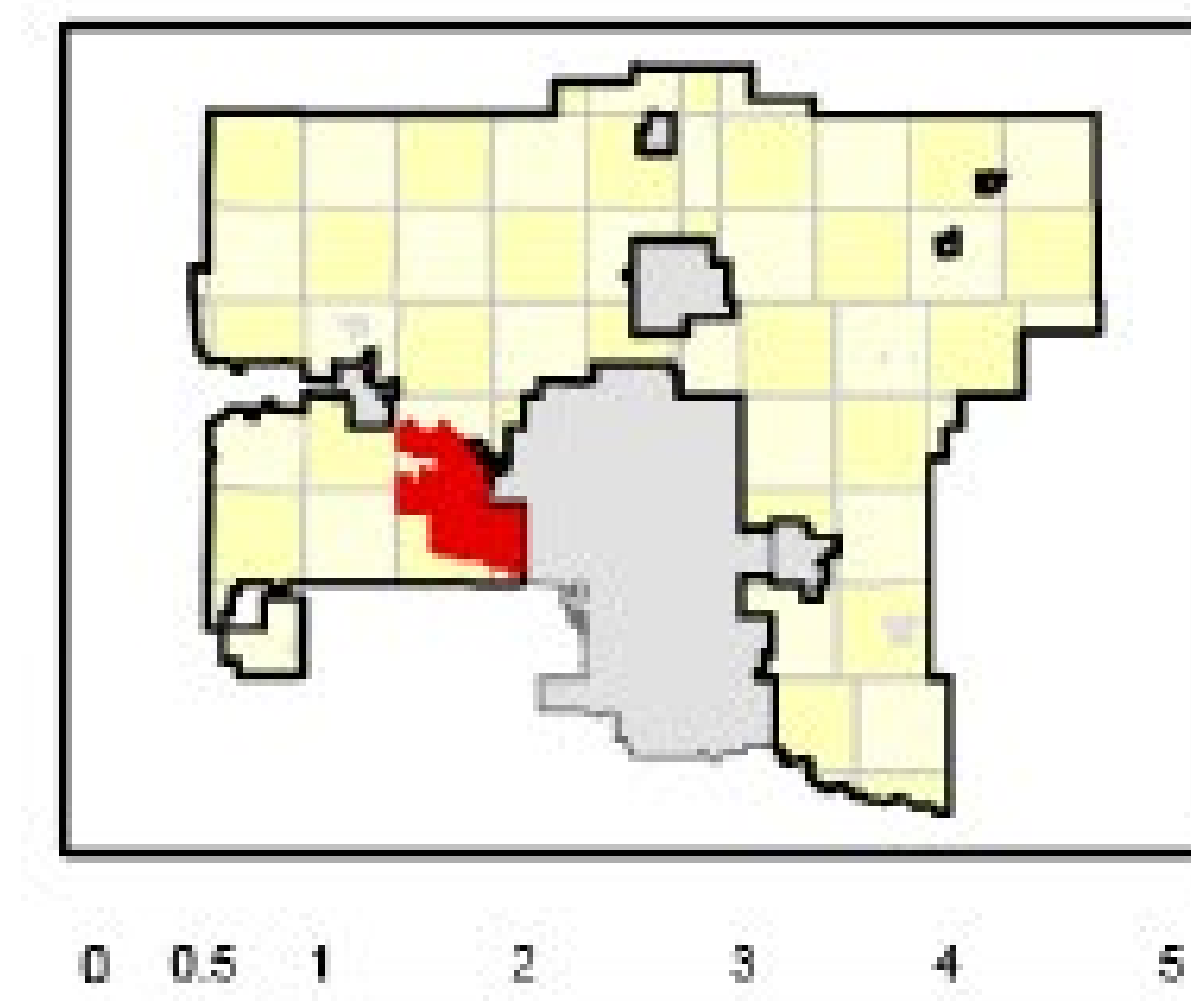


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- Proposed ASP Boundary
- Built Out Areas
- Country Residential
- Cluster Live-Work
- Future Expansion Areas
- Business Industrial/Commercial
- Business Transition
- Institutional & Community Services
- Business Commercial
- Cluster Residential Development
- Hamlet Interface Area
- Urban Interface Area
- Special Planning Area
- Limited Servicing Interim Uses
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- Fire Hall
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- Transportation and Utility Corridor

Combined Land Use Strategy Map



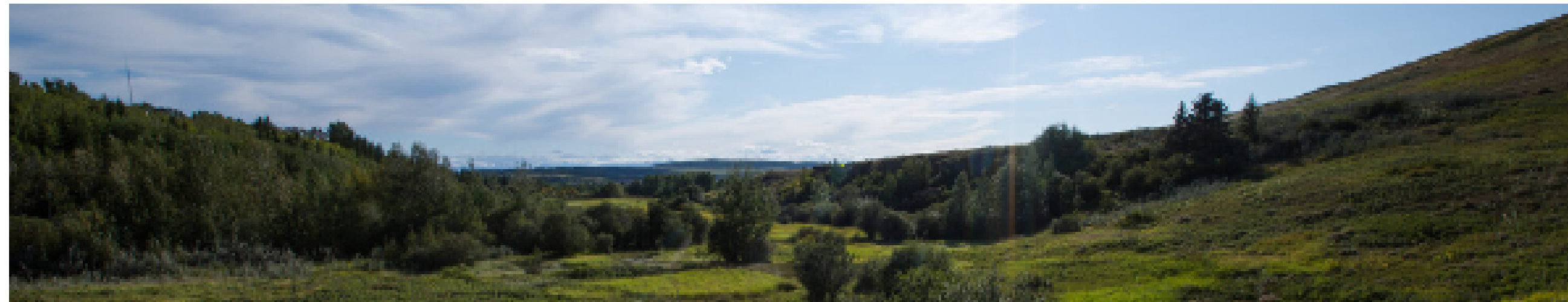
**consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.*



ROCKY VIEW COUNTY

IREF Applications

The IREF establishes evaluation criteria and procedures for the Board to follow in the review and approval of local statutory plans and amendments of regional significance to ensure they are consistent with the long-term regional interests identified in the Interim Growth Plan.



The following are applications submitted by municipalities in the Calgary Metropolitan Region from 2019 to date.

2022

[2022-01 City of Chestermere: Clearwater Park Area Structure Plan Context Maps](#) - **Approved**

[2022-02 Town of Strathmore: Legacy Farm Area Structure Plan Context Maps](#) - **No Longer Valid**

[2022-02 Foothills County: Foothills Crossing Area Structure Plan Context Maps](#) - **Pending**

2021

[2021-01 City of Airdrie: Airdrie City Plan & South Airdrie Area Structure Plan \(Amendments\) Context Maps](#) - **Withdrawn**

[2021-02 Rocky View County: North Springbank Area Structure Plan Context Maps](#) - **Refused**

[2021-03 Rocky View County: South Springbank Area Structure Plan Context Maps](#) - **Refused**

[2021-04 Rocky View County: Municipal Development Plan Context Maps](#) - **Refused**

[2021-05 City of Airdrie: Airdrie City Plan & South Airdrie Area Structure Plan \(Amendments\) Context Maps](#) - **Approved**

[2021-06 City of Airdrie: Southeast Yankee Valley Boulevard Community Area Structure Plan Context Maps](#) - **Approved**

[2021-07 City of Airdrie: West Hills Neighbourhood Structure Plan and Community Area Structure Plan \(Amendment\) Context Maps](#) - **Approved**

[2021-08 City of Airdrie: Southwest Community Area Structure Plan Context Maps](#) - **Approved**

[2021-09 Foothills County: Heritage Pointe Area Structure Plan \(Amendment\) Context Maps](#) - **Approved**

[2021-10 Rocky View County: Elbow View Area Structure Plan Context Maps](#) - **Withdrawn**

[2021-11 Rocky View County: Hwy 1-Old Banff Coach Rd Central Springbank ASP Amendment Context Maps](#) - **Refused**



CMRB Referral

March 1, 2021

- Council granted 2nd reading and referral to CMRB

April 23, 2021

- Referral to CMRB

June 2, 2021

- CMRB Admin recommendation (approval)

July 23, 2021

- CMRB Board Meeting (rejected)



ROCKY VIEW COUNTY

ASP Refinements

Amended Terms of Reference:

- Approved December 14, 2021
- Council direction to revisit the draft Springbank plans
- Opportunity to undertake further community engagement

Goals of ASP Refinements:

- Review and consider Public Hearing amendments;
- Returning to a single ASP;
- To better align with community opinion;
- To resolve intermunicipal concerns (where possible); and,
- Consistency with regional planning policy.



Engagement Opportunities

Virtual Coffee Chats

March 30 to April 14
9 Sessions, 54 attendees

Online Survey

Open to May 13

Written Submissions

Accepting until May 13

Tonight's Sessions

3 sessions

Engagement Summary Report

Regional Planning Policy
(Growth Plan)

Intermunicipal Feedback

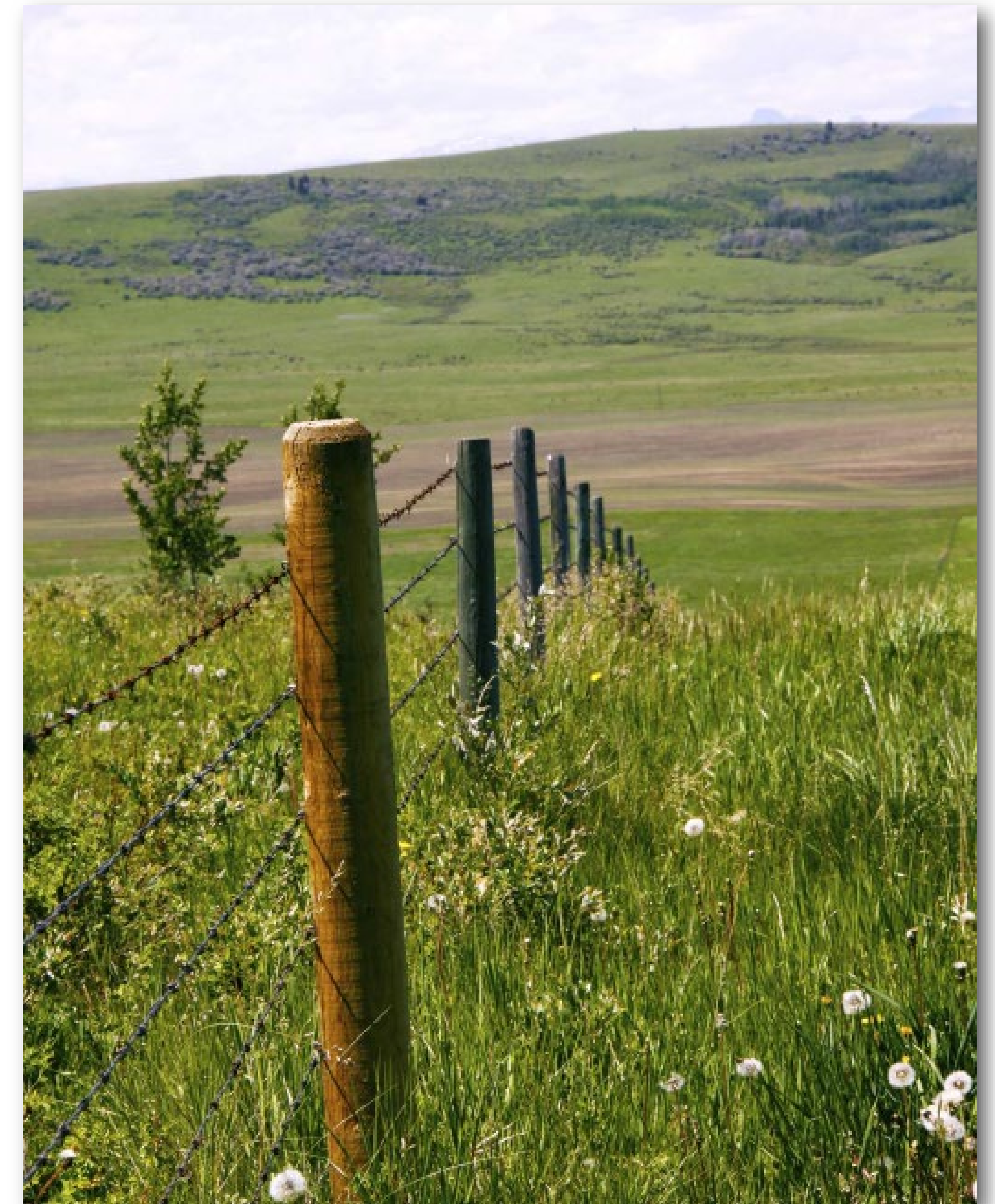
Considerations for ASP
Refinements



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Next Steps

- Intermunicipal collaboration (on-going)
- Gathering feedback until May 13
- Prepare engagement summary report
- Prepare refinements to ASP(s)



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Questions



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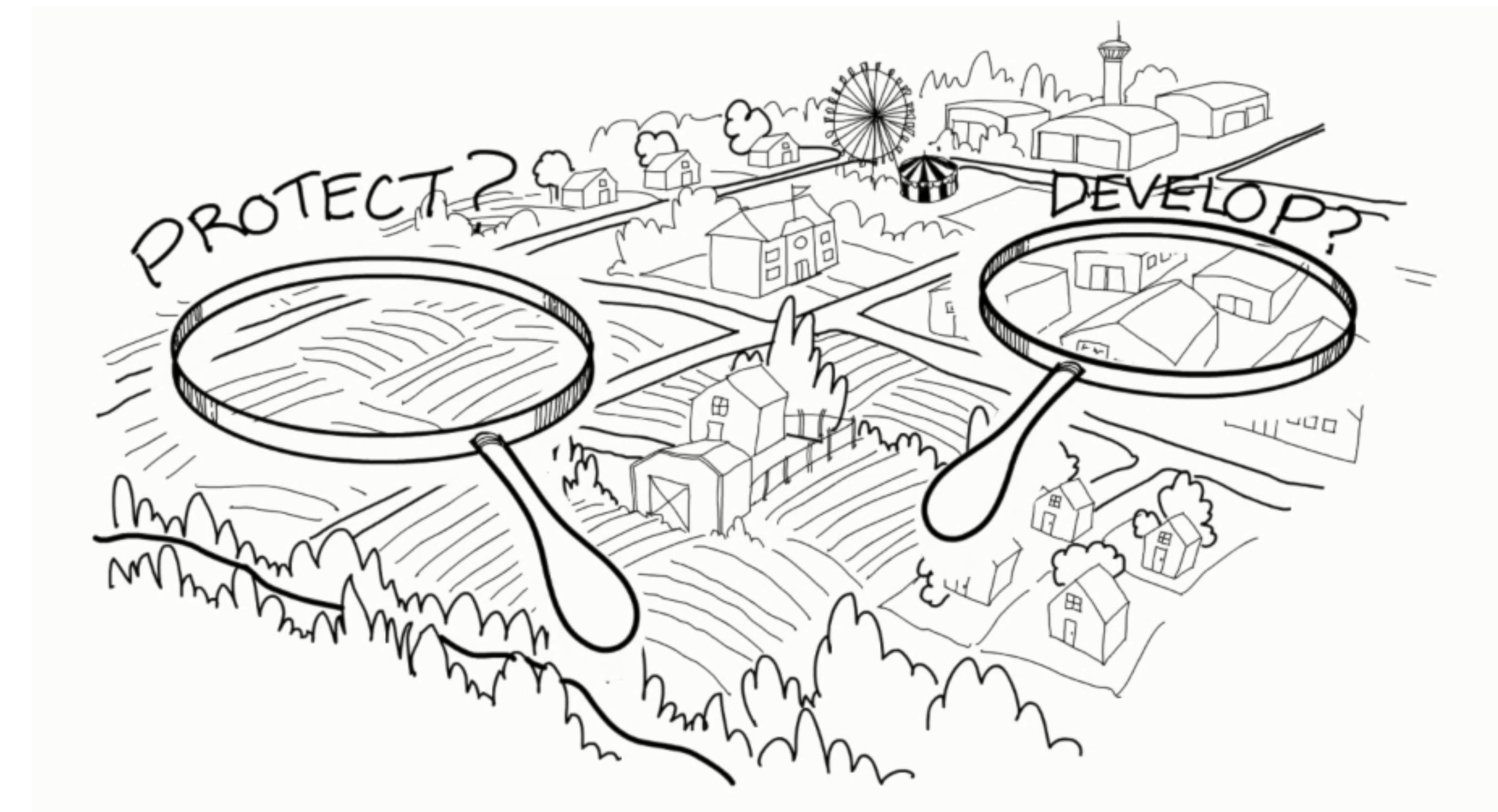
Workshop Agendas

Workshop #1: 5:15 PM – 6:15 PM

Workshop #2: 6:30 PM - 7:30 PM

Workshop #3: 7:45 PM - 8:45 PM

- Introduction
- General Questions
- Workshop Table Discussions
- Report Back
- Closing



ROCKY VIEW COUNTY

Discussion Questions

We asked these questions in the coffee chat sessions and online survey:

1. Would you prefer one ASP to guide land use and development in the community or two?
2. What are your top priorities for the Springbank community?
3. Share your feedback on the following key areas:
 - A community core south of Highway 1 along Range Road 33 (area F)
 - Focusing business areas along the highway and surrounding the airport (areas C and D)
 - Future development lands south of Harmony (western edge of plan)
 - Areas for future consideration and planning (area E)
 - Location of interim uses (if any)

What else would you like to share with us?



ROCKY VIEW COUNTY



www.rockyview.ca/springbank-area-structure-plan

Springbank ASP Webpage

- Get project updates
- Review current draft ASPs
- Review technical reports
- Sign up for project emails
- **Provide feedback.**

Planning Policy
planning_policy@rockyview.ca
403-230-1401

Please provide feedback by Friday, May 13th, 2022

Thank you for your
participation!



ROCKY VIEW COUNTY

APPENDIX 'B'

SURVEY RESPONSES

Question 1

Please check all that apply to you. I am a...

Responses
We are Springbank residents and land owners but I could not include both,
And landowner.... If it says check all that apply please make sure you can
Parents are currently landholders of our farm.
Farmer
I am a spring bank resident and land owner - it does not allow more than one selection
Investor in land
Investor in land
Investor in land
Bragg Creek
And a Springbank landowner
Bragg Creek resident who drives through and in Springbank almost daily
bragg creek resident
Springbank landowner
Springbank landowner
My family owns land in springbank
And a Springbank landowner (system would not allow me to put both)
This is not letting me pick more than one, I am a resident, and a land owner
Also a landowner
Resident and landowner
This survey does not let me "Check all that apply" I am a resident and I am a land owner.
Had to leave RVC as no seniors' housing
And a Springbank resident
Springbank resident as well
cant click ALL that apply, too bad cant even get the survey correct.
I live in Springbank and also have my business in springbank
I tried to check all that apply but survey only allows 1 answer. I a a resident and landowner
Your survey does. not allow multiple choices. Very annoying
It says "Please check allthat apply" BUT only accepts one. Am a resident and landowner.
Harmony

Answered 237

Skipped 5

Question 2

If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below?*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

* responses will not be published as noted in the question above.

Answered	208
Skipped	34

Question 3

Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

Other (please explain)
One ASP is important to ensure comprehensive, linked land use policies for the entire community, provided that the single ASP plan must address all local conditions within the broader community.
Two ASP's breaks up the integrity of Springbank and makes it too easy for developers to push for 2 community cores, business corridors and further erosion of what little farmland is left. If people want want "city amenities, they need to live in the city".
I believe one area structure plan is better for the Springbank community than two. Two area structure plans tend to divide the community not only in terms of services, and development, but also culturally. It appears the reason the area structure plan was split by council, was to facilitate development that was not consistent with the area structure plan that was in place. In other words, a policy was adopted to make development more favourable to the developers than to the residents of Springbank who approved the Area structure plan that was in place. This seemed to allow council to approve development that was in no way, shape, or form consistent with the vision of the Springbank community.
I don't feel strongly about this, but it probably makes sense to have one ASP so that the full area can be planned in context of north and south - particularly with servicing and businesses serving both areas.
Springbank is one community and should have one ASP - residents north and south of Hwy 1 all work together for a better community - we don't want the community divided into two for planning purposes.
More concerned in details, rather than as to how many. Would prefer the North, if there are two.
Either one or two is fine, more concerned with the details within the plans and ensuring landowners are not restricted with what they can do with their land. If two ASPs we would like to be in the North plan.
no preference
The way you have defined the areas is arbitrary at best. What was the decision making process in setting the boundaries? There was no community consultation on the boundaries. Why would the commercial areas be grouped
The most important thing is that RVC presents the plan in a form that is likely to be approved by the CMRB.
It really does not matter to me if it is one ASP or two ASPs.
Two ASPs will allow better refinement of a proposed plan area that will have specific needs than a combined One ASP that may not suit the needs in the same way.
Springbank Road is an artificial distinction upon which to draw a boundary. There are elements to the north side of the road that should not be lumped in with the more commercial development approach taken with RR33, airport vicinity etc

Springbank is one community and we should have one, single, cohesive plan for the whole community
Concerned more about details and defined boundries. If RVC decides on two ASP would like to be in the North ASP
One plan may reduce overlap and repetition, but more concerned about details contained in the plan(s).
Not really concerned as to how many, more concerned in details - but if two, would prefer to be in the north.
Different area features require separate plans.
One. BUT Your description of the two asps is inaccurate - not how it is divided. Need to clarify any response you receive for two
I think the 2 areas can be developed differently
Two ASPs if it meant taking into account the areas unique qualities.
I need more information
Why was 2 ASP's choosen by the previous council? We are one community, one school, one not so big community, no need for 2 ASP's!
They are distinct enough that specific plans for each area integrated with one another is more prudent.
As long as both plans recognize the policies of the other and complement the adjacent boundary.
I understand that there is more considerations of comercial developement in the North Springbank ASP there there are in the South Springbank ASP, so I see the rational on having two separate ASP's, but I can also see the benifit of having only one ASP covering the entire area, as long as there is a clear recognition of a two separate north and south zones.
3 as per original plans
Not sure, please let me know what the two areas are via a map or address coordinates.
need more information
I prefer to see it split along Highway 1 - into North and South Springbank
I don't think it matters, as there always seem to be exceptions carved out anyway according to developer wishes.
But I think the split should be at TransCanada HWY #1
Split along both springbank and highway 1, 3 ASP
Two plans break up the community.
Dividing into two plans will simplify moving this forward, but ultimately by its nature will divide the community
It is a continual waste of taxpayer money to go over and over this issue. It is more efficient to have one plan.
Don't understand the difference
why is south of the elbow river not included?
I don't understand the impact of this decision. If this splits commercial Springbank from residential Springbank then I may be in favour.

Even with two ASP's the area is too large. North Springbank has different opportunities. There is water/waste water solutions (ie Harmony); there is more commercial, an airport and a future Costco.

Our life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as you recognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference which are an insult to all tax paying Albertans. All levels of government has done nothing that can make us proud of our community

Answered
Skipped

225
17

Question 4

Please briefly share your top priorities for the Springbank community:

Responses
NOT overdeveloping. Ensuring open spaces and farm land. No additional cell phone towers Keeping land as is.
Playground and recreation facilities for school aged children. Amenities for essential shopping
The protection of nature spaces and continued agriculture use of the land. Springbank does not need large scale development. It needs to protect agriculture and nature habitat
Minimum residential parcel size should be 2 acres, including the road if water is supplied from a drilled well on the parcel. Smaller parcel sizes only if water is supplied by a piped in line.
1. Preservation of Country Setting 2. Community Connections - Central Gathering Places and Internal Community Connectivity (trails and pathways) 3. Strong Design Requirements (eg. building heights, setbacks, transition/buffer zones, dark skies, viewsheds, sense of open space) 4. Appropriate Transitions (Urban to Rural, Residential to Commercial, and Agricultural to Residential/Commercial) 5. Commercial Developments - should be unobtrusive, properly screened from views, low level lighting, and developed to handled traffic)
1 Maintain a country feel of Springbank. 2. Provide a balanced level of residential and business developments. 3. Establish recreational facilities to support existing and future people. 4. Maintain adequacy of services to support developments. 5. Provide a balanced approach to governance oversight of developments taking account of provincial, municipal, and other parties which have an interest in the development..
1) Maintain and protect the country residential character that makes Springbank a special and unique rural community 2) Address the existing water, wastewater, and stormwater servicing issues before further development occurs and ensure that future development is properly serviced 3) Protect wildlife corridors, unique topography and mountain views 4) Enhance pathways, trails, and cycling routes throughout Springbank

1. To keep Springbank from turning into city like living or just an extension of Calgary.
2. To maintain the rural way of life.
3. To maintain whatever farming there still is, for as long as possible.

Development in Springbank is inevitable. However there is no reason we cannot retain the small community feeling and an atmosphere that we presently enjoy. This is a major reason why people live in Springbank, move to Springbank, and have lived here for years, as have I. The wide open spaces, friendly neighbors, community spirit, and mountain vistas are spectacular.

Development will occur, but, it should not come at the expense of infrastructure that has not been developed to accommodate the growing population that will inhabit Springbank. Open sewage pits, lack of water, no traffic infrastructure, no police, fire services or medical services, inadequate schooling and recreation facilities for the population, lack of agricultural land put aside, lack of parks and recreation areas put aside, lack of consistent development continuity, closing river access, lack of fiscal analysis of new development, no provision for wildlife or natural spaces.

The reason developers do not want to fund infrastructure is because it is hugely expensive.

They use the special atmosphere we have developed in Springbank to promote their new communities. Our schools, mountain views, wide open spaces, recreation facilities, proximity to Calgary. They do nothing to provide to the community, only take what the citizens of Springbank have developed and paid for.

Our road systems, recreation facilities, school system, you name it, was never designed to accommodate the volume of people that the developers want to inhabit Springbank.

They need to be responsible for the additional costs in adding all these people to the community. One would think that council would have learned from the fiasco of CrossIron Mills in Balzac. However, we now have Bingham Crossing coming to Springbank and it is already a nightmare with traffic and is not even close to being built out.

The volume of traffic in Springbank is dangerous. With the construction and new developments we are reaching a crisis point. Who is going to pay for all of this? We already been charged for the levees in Balzac. We need resources in Springbank, charging citizens and increasing the tax base to cover these costs is not the answer.

To maintain a Multi Acreage family usage. To limit or remove bike cycle traffic on main roads.

To preserve the rural way of life and country aesthetic. This likely requires striking a balance between what residents want (lower density) and what Calgary and the Province likely expect (i.e. likely higher density).

To retain the natural landscape, the open areas, fields and pastures. Acreages, not high density residential and commercial spaces. No condos or townhomes. This is the country. Not the city

<p>Conservation of agricultural land; Conservation of green spaces for natural areas, parks, wildlife corridors and river accesses; Water & wastewater issues - for any parcel less than 2 acres, W & WW needs to be piped in and out; Commercial/industrial - we already have designated areas for these land uses which are not fully used - don't designate more; Residential housing - low density fits but higher density should be directed to Harmony, which is not built out yet; Intermunicipal lands/interface areas should have transition development, not urban or high density - see current Intermunicipal Development Plan; No development without proven water and wastewater servicing - which should be paid for by developers and/or thru appropriate levies</p>
<ol style="list-style-type: none"> 1. A different community than Calgary, Quieter and rural in nature with open spaces. 2. Retain some Agricultural land use 3. A place designed for wildlife to move freely along corridors 4. A Community where water and waste water services are realistically planned and supported by strong policy to ensure the plan is implemented. 5. River access
<p>1) That Springbank will principally offer a tranquil rural lifestyle, (Country Residential minimum size two-acre lots) with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management (some land should be set aside for public green spaces and wildlife corridors). No infills, no cluster development.</p> <p>2) Surrounding urban traffic management - keep growing urban traffic away from the quiet Country Residential areas (e.g. current aggressive urban drivers on OBCR creating a public safety issue)</p> <p>3) Large buffer zones between Country Residential and higher density development Wherever Country Residential (i.e. two-acre parcels) borders a higher density development (Calgary included) larger buffer zones, and very gradual transition should be mandatory.</p>
<p>Maintaining common sense consideration for landowners (especially long term landowners) in a rapidly growing/evolving community.</p>
<p>Creating a business hub along Hwy 1 and creating more affordable housing options</p>
<p>Preserve natural areas along the Elbow. Ensure that if there is new commercial and residential development that it be concentrated in specific areas and high-density.</p>
<p>Maintain community character while allowing for designated areas of densification and commercial corridors.</p>

<p>More affordable housing for children and retired people to remain in the community.</p> <p>Creating a community hub.</p> <p>Creating a commercial/business hub along HWY1 west from Calgary limits.</p> <p>More entertainment options.</p>
<ul style="list-style-type: none"> -Country residential lifestyle is a priority for us -Traffic concern with new urban style proposal development -environmental and wildlife preservation concern
<p>Maintain Springbank Community character while allowing for designated areas of densification and commercial corridors.</p>
<p>Preservation of peaceful quiet coexistence with nature that is the hallmark of Springbank life. Low density mix of farmlands and country residential unique to Springbank must be valued and preserved.</p>
<p>To preserve agricultural land to allow farmers to continue to grow food on their land.</p>
<p>Road Safety</p>
<p>Don't punish the few farmers or land owners that remain in Springbank by sterilizing their land with more restrictions. Minority opinions should count.</p>
<ul style="list-style-type: none"> -**Maintain community character while allowing for designated areas of densification and commercial corridors, including necessary services. These would most logically follow municipal boundaries and major transportation accesses. - Include a Community Centre -Invest in and maintain high quality recreation amenities for the schools -High speed internet access
<p>The unique and cherished country residential character should be preserved and respected which includes respect for nature, animals and wetlands and the peace and quiet that the rural community is known for. There is no developed town and adding addition multi-residential properties will take away from all hallmarks of Springbank which is known for acreages and farms. This is not the same as Airdrie nor any other town surrounding Calgary.</p>
<p>Top Priorities for Springbank</p> <ol style="list-style-type: none"> 1. Maintain country residential status (defined minimum 2-acre) 2. Protect natural habitats and nature corridors (much has been lost with the Ring Road and the expansion around Calgary). It is often promised in large developments that existing nature will be preserved, but sadly, when work begins it most often razes everything to the ground. 3. Establish nature reserve areas that keep existing patterns of flora and fauna (such as Inglewood Bird Sanctuary, Nose Hill park, Fish Creek park)

<p>1. Maintain Country Residential Living with homes on a minimum of 2 acres each.</p> <p>2. Reduce road speeds, add more stop signs, etc. to eliminate the 'cut-through' and 'short-cut' traffic to the Trans Canada Highway.</p> <p>3. Create walking, bike and bridle paths along the Springbank Rd and Lower Springbank Rd and the local Range Roads. In winter, they could also be used for cross country skiing.</p>
<p>Maintain country residential style community development. No to 'cluster residential' development, it will completely destroy the look, feel, and desirability of Springbank as a community.</p>
<p>Maintenance of Open Space, including that for Agricultural use.</p> <p>Low density(minimum 2 acre lots)</p> <p>Adherence to dark skies policies</p> <p>No "big box" development</p> <p>A single focus location for Springbank Community recreation & Meeting Place</p>
<p>Protect the rural diversity which makes Springbank desirable.</p> <p>Resident driven decision process on new development.</p> <p>Transparent processes for public consultations vs predetermined corporate message being sold to residents.</p>
<p>Maintaining a country residential look and feel that is unique to springbank, with minimal commercial development that can be found in Calgary.</p>
<p>-commercial growth to service the area and drive economy</p> <p>-upgrading of interchanges and development of lands near callaway park</p>
<p>Would like to see more of a community feel. Things like walking paths, a community hub and business center along hwy 1 would be great and easily accessible</p>
<ul style="list-style-type: none"> - Maintain Springbank's rural, low-density country residential character - Restrict additional commercial development to areas already approved for commercial development - no need for local commercial in Springbank - what's already approved for Harmony is sufficient - Ensure proper servicing for all developments – that means fully piped in/out water/wastewater for any development that permits less than 2-acre parcels, if any such development is permitted - Protect the features that make Springbank special – wonderful mountain vistas, wildlife corridors, unique topography - Build out already-approved developments before approving any more development to minimize further fragmentation of land in Springbank and to protect agricultural operations
<p>Potential commercial opportunities west of Calaway Park, upgrading intersection at Hwy 1 and RR#33 for improved access</p>

- Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33
- Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety including lands west of Calaway park for potential commercial opportunities

1 - Maintain rural atmosphere, character

2- Remove the term 'urban interface' The current use in the ASP is not an interface. There should be a blending, transition from city/urban to rural. Commercial is not a blend.

3 - Maintain the rural/country character along Hwy1 from OBCR to west (Jumping Pound?)

4 - Create community centers of activity. Small local service units. Neighbourhood areas.

5 - Manage water supply.

1. Better engagement with the community. There has been next to none. Rocky View does a good job "telling" Springbank residents what they are going to do (that is meant to be highly sarcastic). Rocky View does not attempt to consult with Springbank residents regarding needs and requirements for the community. The lack of 2 way communication is shockingly poor.

2. Springbank deserves amenities similar to other Rocky View communities. Why is this not the case? Bearspaw has their Lifestyle Centre. Bragg Creek has their Community Centre. Langdon has recently built multi-million recreation facilities. Airdrie and Cochrane's facilities were partly funded (and continue to be funded) by Rocky View. How can Rocky View justify and/or defend the fundamental lack of infrastructure and recreation facilities in Springbank? This should not be a rhetorical question and deserves serious consideration and action.

3. Rocky View needs to better plan out parks and pathways. Why does Rocky View not require developers to connect pathways among existing and new developments?

4. Rocky View should require and guarantee river access. Any developments along the river should require developers to provide river access, including parking and amenities (garbage collection, picnic areas, etc).

Staying rural, little to no new commercial development (big box stores, industrial, etc), smaller housing developments (Harmony style housing developments?- NO!).

<p>To keep Springbank (North and South) a rural area with residential development no less than 2 acre parcels. To make sure infrastructure is able to keep up with any new residential and commercial development including, roadways, traffic management, law enforcement, community safety, water and waste management, wildlife corridors, flood management. To make sure residential and commercial developers are willing to pay for infrastructure upgrades required for any development they propose. Transparency and accountability to Springbank residents on all topics.</p>
<p>Keeping the community country residential.</p>
<p>Maintain Residential feel/ limit commercial/keep traffic to safe speeds/have green spaces To enjoy nature.</p>
<p>Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33 Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety Including lands west of Calaway park for potential commercial opportunities</p>
<p>Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety</p>
<p>densification, pathways, municipal reserve, traffic patterns - specifically Old Banff Coach Road- This was supposed to be closed by now.</p>
<p>-west of Calaway park for potential commercial opportunities -intersection at Highway 1 and RR#33 to ensure improved access and safety -Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33</p>
<p>Keep home lot sizes to a minimum 2 acres. No chains or big box stores. Keep City style development within Harmony. Keep wildlife corridors open. Keep as much rural as humanly possible. There should be a maximum amount developable within any section.</p>
<p>Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33 Including lands west of Calaway park for potential commercial opportunities</p>
<p>Provide opportunity for commercial amenities in the vicinity of Highway 1 and RR#33. Upgrade the intersection at Highway 1 and RR#33 to improve access and safety. Include lands west of Calaway park for potential commercial opportunities</p>
<p>Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33 Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety Including lands west of Calaway park for potential commercial opportunities</p>

<p>I feel both of these are needed in the area:</p> <ul style="list-style-type: none"> -Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety -Including lands west of Calaway park for potential commercial opportunities
<p>Include new opportunities for commercial amenities in the vicinity of Highway 1 and RR#33</p>
<ul style="list-style-type: none"> •Providing opportunities for commercial amenities in the vicinity of Highway 1 and RR#33 •Upgrading the intersection at Highway 1 and RR#33 to ensure improved access and safety •Including lands west of Calaway park for potential commercial opportunities
<p>Pathways and cycle routes</p> <p>Community gathering areas (i.e. coffee shop)</p>
<p>Playgrounds for kids - it is no longer a "retirement" community. There are lots of younger kids in the community but there are none or very limited/distant playgrounds.</p> <p>Also, there needs to be a pathway system connecting communities. People are running/walking on the main roads while some people use these range roads as their race tracks (due to minimal speeding enforcement). It is a disaster waiting to happen with so many people sharing these roads on foot/bicycles.</p>

Enshrine the principle that Springbank residence are the best stewards of their community and should be the only ones that shape its future.

Prevent Springbank from becoming a continuation of Calgary by preventing spread of high density development.

Wait for build out of 80% of all currently approved developments before approving any additional development to allow community resources (schools, public transport, parks, roads, water etc) to catchup with the plans already approved.

If new developments occur, maintain transition zones between existing development and new developments as per current ASP.

Maintain vistas at all cost...once these are gone, they can never be replaced.

Footpaths and bike lanes on bridges over highways...current bridges are fine for rural areas but developments allowed to date have increased traffic to the point they are unsafe.

Link schools on Range Road 33 with paved walkway/bike path. That this is not already in place speaks to how poorly previous councils/administration has governed planning in our community.

Public boat access to Bow River upstream of dam to improve public recreation opportunities.

Bike/foot bridge across the Bow River to link with Glenbow Park and Bearspaw community on North side of river. Bike route/footpath from school road to bridge to form a comprehensive trail system.

Cohesiveness, natural preserve, recreation, community

safe places to live and enjoy the land

Space

Residential areas

Education

Community use areas

As a long time resident of Springbank and now Bragg Creek, I would like the area to remain as is with local ranches left to continue their legacy, no dam and restrictions of new residential developments and no new commercial development.

Thoughtful and controlled development

High speed internet connection

Quality schooling

The development happening is concerning and makes it feel like no one cares that Calgary is creeping into our community and taking over

Maintaining the semi rural acreage high quality living standards. Resisting a blatant tax grab by promoting low end poorly thought out development...eg, RV World, Calaway Park, BBQ centre, C3 church...rag tag development on prime grazing land..never should have happened.
Maintaining the rural/ agricultural landscape
Protecting the environment including water, natural landscapes, wildlife and wildlife habitat.
Maintaining rural residential look and feel with MINIMAL commercial development
Keep it rural with population pockets and services such as retail and recreation services
Curb Springbank development. We don't want to see massive subdivisions built. It is a wonderful place to live near the city but without the commercializations. Keep it that way. No shopping malls. No buildings more than 3 stories. Improvement to roads is a big necessity.
Responsible and sensible development
History, open spaces, agricultural
To grow as a family friendly community and to offer more amenities to it's residents
Develop highway eight
Recreation, keeping the rural feel, minimal commercial development
Estate living. Low traffic
Keep commercial out!
Appropriate emergency services response, improved traffic flow and services to cater to road travelers/users, adequate preservation of farming and agricultural space
Would like to see Seniors housing located with close access to Hwy 1, creation of a larger business hub adjacent to Trans Canada Hwy,
Keeping Springbank a rural type community with low commercial development. With eco friendly businesses.
Getting the road construction finished. We have been living with it way too long.
Springbank area is beautiful and the need for protected areas is very important. A small area of development for housing and commercial needs would be preferred.
Road safety, commercial developments
Sensible development, allowing retail where services are available.
Connectivity of communities and residents (e.g bike and walking pathways connecting communities)
Preservation of rural residential nature of the community
road / traffic improvements, recreation
1. Preservation of Springbank's Country Residential character 2. A rethinking of what is allowed in the Special Planning Area adjacent to the City of Calgary considering the encroachment upon existing residential development
1)Preserve rural feel 2)Respect and prioritise our wildlife and natural environment 3)Maintain unique character and distinct separation from Calgary urban sprawl 4)Challenge development for development's sake. To whose benefit is it? 5)Again, maintain tranquil, rural character

Low density acreage development to fit the existing nature of the community
<ol style="list-style-type: none"> 1. maintain an acreage lifestyle by avoiding further high density housing. 2. ensure adequate water, wastewater and storm water facilities 3. enhance wildlife corridors
Maintenance of the current semi-rural feel of the community without encroachment by the City of Calgary
Utilities and services (ie piped water and sewer as well as appropriately built roads) must be paid for by developer at times of development.
Creation of Springbank Community hub on range road 32 and of a business hub along Hwy 1 with walking paths to connect.
Creation of community hub, to help bring more people to the community. affordable housing, walking paths and family orientated spaces
Better road signage, keeping rural feel
To keep the predominantly country residential lifestyle that has made Springbank one of Rocky View's jewels within the Calgary Region.
1. rural agricultural and acreage living; 2. sustainable development that pays for itself; 3. wildlife
Maintain the rural / agricultural vibe of the area.
Creating a more fully realized community. This would include allowing the construction of more affordable housing options (for younger people and seniors), shopping areas, creation of a community hub, creation of a business hub along Hwy 1, creation of walking paths, etc.
Creation of more affordable housing options, creation of a community hub, creation of a business hub along Hwy 1, creation of walking paths...in other words, creation of community.
Multi-family type accommodations for seniors, but located in quieter rural settings - not always on a busy road or commercial hubs - to provide current older residents the option of transitioning/down-sizing from single family homes but remain in Springbank.
Maintain a country residential development plan. Very limited commercial development outside existing areas, preservation of natural areas and farm land where possible.

1. Future planning for River parks and flood mitigation
2. Community planning guidelines to cohesively develop a community identity.
3. Maintaining a distinct community identity that offers a rural lifestyle that is unique to Springbank and offers quality of life and recreation.
4. If industrial and commercial are introduced to the area, we should not be doing the antiquated planning model of lining all the roadways with commercial and making Springbank look like Airdrie. New planning techniques know that leaving the beautiful gateway to the mountains and tourists is valuable and commercial and industrial if there is a proven need, should be placed off the major routes and in areas that do not conflict with the unique rural quality of life Springbank can offer. Alberta does not need more Macleod Trails - it needs thoughtful, beautiful transition into our Rockies that promotes tourism and recreational value for Albertans and travellers. Springbank should be the Whistler of Alberta, not another Airdrie. And the guidelines should reflect that theme.
5. Springbank needs both rivers developed for tourism and recreation to complement all the bike riders in the area, after the mountain vistas. Or you can drive all of that tourism industry that is waiting to be expanded away with commercial and industrial that does nothing to complement the God-given location of Springbank.
6. We now have the conservation area of the Bow River Horse ranch to also consider in how we develop our main street - school road and connect both of the rivers. It is time for much more detailed planning of the recreation and tourism potential of Springbank.

Access to Calgary

Allow reduction in minimum lot size for Pinebrook Estates, now that the Ring Road has cut us off from the rest of Rockyview

Acreages

Some cluster development but only if serviced for sewer and water and servicing is paid by entirely by the developer

Fix all drainage issues before commencing with new development

Time limit on subdivision where if it isn't completed in x years then it expires and reverts back to the original land use. Control your development as it stands; you have no control

Counsellors listen to residents not just developers

1. To continue fight against SR1 where possible
2. To see Bingham Crossing built!
3. More walking pathways/trails throughout Springbank

<p>A priority is to NOT to revisit subdividing EXISTING two acre lots, annexation of such existing lots should be avoided. The infrastructure in these communities was established for two acres, not higher density.</p> <p>We need a review of infrastructure required to support holistic overall development needs and we need to ensure it is completed responsibly, with all stakeholders aligned toward an outcome. Specifically an example where this worked extremely poorly and planning was absent is the Calgary Ring Road. Alberta Transportation refused to work with anyone, and created huge water issues for Pinebrook. ENMAX was in the mode of beating AltaLink to the build of transmission lines, so they would not have to work together and instead have scarred the landscape unnecessarily and irreparably. We need a plan that is consistent and not fractured to benefit single parties differently.</p>
<p>To continue to remain as rural as possible with open spaces and very little commercial areas</p>
<p>We decided to live in Springbank, because of the country lifestyle. Future land development should maintain the country residential feel. No large commercial development</p>
<p>1. Biggest priority is that existing two acre lot size NOT be revisited. Existing two acre lots MUST remain as is.</p> <p>2. Review needs to be undertaken of the holistic need of the Springbank community when projects such as the Calgary Ring Road are undertaken.</p>
<p>Keeping the historical charm of the area by sticking to 2 acre lots. Ensuring adequate infrastructure is in place before any further development (roads/ bridges etc). Recreation facilities including trails.</p>
<p>No major developments that reduces our house parcel sizes from 2 acres. We moved to Springbank to have the county feel spread out and do not approve of lots smaller than 2 acres. We are okay with commercial development where it makes sense, within Bingham Crossing and Commercial court.</p>
<p>Maybe let local residents know when there are environmental problems in their area. For example I heard that you are currently desposing of contaminated soil from Springbanks dry dam on farm land along 250 road.</p>
<p>This is a unique and beautiful area and I would like to see well planned development that reflects the areas history and beauty. It would be a real lost if there was commercial developments and high density housing without having large parkland areas for the existing wildlife and for all citizens enjoyment.</p>
<p>Respect current landowners when developing new areas.</p> <p>Remember that Springbank like its name is full of natural springs. Respect the flow of water in order to protect older developments. Do not develop low lands which are naturally wet. Basement sump pumps are not the answer.</p>

- To maintain and protect the country residential (2 Acreages Minimum) character that makes Springbank a special and unique rural community
- To address the existing water, wastewater, and stormwater servicing issues before further development occurs and to ensure that future development is properly serviced
- To protect wildlife corridors, unique topography, and mountain views

Keeping it a rural community. Not having developments like Bingham crossing ruining acreage life. Keeping urban sprawl at bay. We moved to Springbank to live away from city life and it is horrible that we continue to be turned into a city!

Preservation of Country Residential character by restricting commercial development to designated areas.

Traffic management as more homes and commercial buildings are built. Safety for our children. Safety for the wildlife that we love to see in our yards. A lot of us home owners purchased acreages out here for the quiet atmosphere, the views of the mountains and to not live the city life. I know that cities and counties expand with demand so it's inevitable that our country life will change. But it's important to keep in mind the people that love the community and life as is while plans and changes are being made.

- to keep Springbank a corridor for wildlife and keep the environment undisturbed by commercial growth. (No automalls, cafes, stores, businesses...). There is currently an eye sore junk yard expansion on upper Springbank road near 101 and it concerns me that a permit was given to allow this to occur. The beautiful drive west to the mountains is a crowning glory of Springbank and it would be a travesty to detract further from that.

Ease of movement through Springbank to main roads while avoiding as much congestion as possible - bike paths for cyclists and other recreational use for safety

<p>1. Maintain and protect the Country Residential Character that makes Springbank a Special and Unique Community! Ensure that the residence that live in the community, not absentee landowners are heard, the quality of life, what they expect, concerns, etc as they live the area 24/7.</p> <p>2. A MARKET ANALYSIS – must be completed for Springbank before we can make a decision as to what we require. If I recall the CMRB made comments on: RVC needs to build on the areas that have water, storm water, waste water, roads in place. This reference was made to Balzac, Chestemere, Bingham Crossing, Harmony, Airport, Range Rd 33. And not to start up more large commercial areas. Now placement of a character stop with a Bakery, Deli, Speciality shop, I think is a great concept! This would work nicely with the Rudieger Ranch house, a heritage site and fantastic location for, bike traffic, and motor traffic, and if a park/ golf course was to be placed next to Highway 1 it would be a special spot in Springbank that would allow recreational residence to walk from Crestmont, Artistview, and all communities in the area.</p> <p>3. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,..... We need to take into consideration the residence that are in established communities such as Morgan Rise, Solace Ridge, Timberstone, Artistview,and what made them purchase there property originally! People moved to acreage living because they do not want light and traffic pollution or be next door to high density. If we look at Crestmont and then what Qualico was proposing to develop right next to Cresmont and Artistview, this was a quality of life change in safety of increased traffic on OBCRD, light noise pollution..... The residence in both areas were not heard by Kim. We do not want to see this happen again. So zoning and transitioning between established communities is extremely important. Also, CMRB requires transitioning zones.</p> <p>4. A large area like Springbank does not have designated park land as such, with trails, pathways, recreational! Suggestion to support the New look to transitioning from Highway 1 or any major road is to designate a Park with trees, paths, cycling, golfing, then have residential back onto that. A much nicer look, and much better for the community built onto</p>
<p>Community centre and adequate fire protection. Given SR1 dry reservoir (GoA) is noncommittal with any specific plan for fire suppression it puts west Springbank at high risk.</p>
<p>Walking/cycling paths connecting various quadrants.</p>
<p>No auto mall as was presented and ASP was written like it was already approved.</p>
<p>1. Few commercial developments, only community needs</p> <p>2. More recreational area such as pathways, parks and river access</p> <p>3. Less residential development, more rural</p>
<p>We live in a rural acerage community. Increasing density should preserve that feeling as much as possible</p>

<p>1. To vigorously protect and maintain the rural residential character of Springbank and show the way forward for an environmentally conscious community with clean air and clean water and an abundance of trees.</p> <p>2. To maintain and enhance Springbank's wildlife corridors, unique topography, and world - class mountain views</p> <p>3. To enhance pathways, trails, and cycling routes throughout Springbank</p> <p>4. To take a zero tolerance approach to totally inappropriate industrial developments such as the proposed Auto Mall.</p> <p>5. To listen and reflect the majority views of the electorate and re-build trust in an administration that was seen as broken.</p>
<p>I am generally opposed to the expansion of commercial property development within Springbank. I am opposed to Bingham Crossing shopping area, or any further such developments. I only support Springbank for residential development following the minimum 2 acre lot size.</p>
<p>Services for roads, water and wastewater</p> <p>New bridges (first one at Range Road 33)</p> <p>Shopping centers</p> <p>Increased housing</p>
<p>To maintain and protect the country residential character that makes Springbank a special and unique rural community.</p>
<p>Maintaining the unique and historical heritage of Springbank as compared to the dense and commercial aspects of living in a city. In other words not simply a suburb of Calagry.</p>
<p>An actual community center and a plan for a pathway system for community residents to get out and walk.</p>
<p>To Live Quietly</p>
<ul style="list-style-type: none"> • To maintain and protect the country residential character that makes Springbank a special and unique rural community • To address the existing water, wastewater, and stormwater servicing issues before further development occurs and to ensure that future development is properly serviced • To protect wildlife corridors, unique topography, and mountain views • To enhance pathways, trails, and cycling routes throughout Springbank
<p>Traffic management</p>
<p>Limit large commercial development in residential areas protect wildlife</p>
<p>Transportation / road usage</p> <p>Recreation facilities</p>
<p>Preserve agricultural land as long as possible for food security and the environment. Only allow a development if all infrastructure is provided and paid for prior to occupancy.</p>
<p>Maintain the country/rural atmosphere, maintain and preserve the small acreage living way of life, and create more protected park spaces.</p>

Additional community services - groceries/shopping and child activity facilities ie: trampoline park
Retain the rural culture and feel of the area, community facilities (arenas, schools)
1) maintaining the rural features that give Springbank it's value and lifestyle 2) keeping traffic, noise and light pollution to a minimum 3) prohibiting high-density and commercial development from occurring except in a few carefully designated areas along the #1 highway corridor
Need a central hub for the community near the schools, some amenities present.
Thoughtful land development. Space for both commercial and residential, not intermixed.
Subdividing to 2 acre properties Gas/charging station
For Springbank to remain as a country acreage residential and rural agricultural community. No cluster residential please.
Recreation facilities; community centre;
That it guide future development in a manner that is: 1. Responsive to existing residents' needs and concerns through a robust, open and collaborative consultation process with opportunities for input at multiple stages and a system of accountability that ensures all concerns are heard, analyzed and adequately addressed. 2. Ensures the safety of access to/from the road network for all modes of transportation while ensuring adequate capacity for traffic corridors and intersections. Decisions on the installation of new traffic control devices must be based on specific safety and capacity criteria that follow established guidelines of Alberta Transportation and professional organizations such as ITE. 3. Responsibly balances the needs of current and future residents and wildlife to access and enjoy the abundance of natural features with the planning of future developments. Specifically, ensuring public and wildlife corridors are created throughout all new developments and provide access to important natural features, such as the Elbow River. 4. Ensures that the Springbank area maintains its own unique identity and does not become just "another Calgary neighbourhood". Specifically, though required to work with CMRB, they should not be permitted to override the desires and concerns of existing residents and taxpayers who have specifically chosen NOT to live in the City of Calgary in order to avoid the density, noise, crime, politics and traffic congestion endemic to city life. The character of country residential living is to receive the minimum of government services necessary to address the needs of residents.
Improved infrastructure roads and interchanges to meet current demand. Current infrastructure is not adequate for proposed growth plans.
Maintaining country and agriculture capacity of the area.
Safe and easy access to my residence

Pathways, indoor and outdoor recreational opportunities are most critical to us. Thoughtful development that will enhance the area, not just be a case study in urban sprawl.
Limit commercial development, preserve 2 acre minimum, prioritize infrastructure investment (roads, water, internet)
Maintain the country feel versus big development. Areas such as Harmony, Bingham crossing etc don't seem to fit with the history/wants if this areas.
1. Maintain the rural character. 2. Have the County listen to the concerns & priorities of residents. 3. Stop bringing commercial and residential development that fits in the City into Springbank. 4. Have transparent processes for making decisions on future developments. 5. Be responsible stewards of our land and resources recognizing that our environment is fragile and needs our protection.
Improved access to Range Rd 33 from the Transcanada highway prior to opening of any businesses in Bingham Crossing
Put some money back into the community, actually have some representation with the county
Springbank needs businesses as well as homes and acreages. The ability to shop and live in the same general area is very appealing.
No more commercial or residential development. People who want city amenities (i.e. private schools, grocery stores and malls) should live in the city. Keep precious farmland whole. The regulation of air traffic it is too little. Helicopters fly to low.
More recreation centered around the SPFAS specifically a facility similar to the Spray Lakes facility in Cochrane.
Types of development and the counties adherence to the rules.
To maintain a country like atmosphere with no commercial development
Sr. Housing
protecting the rural atmosphere, that's why we moved from the city to Springbank, we don't need more city
To maintain and protect the country residential character that makes Springbank a special and unique rural community <ul style="list-style-type: none"> · To address the existing water, wastewater, and stormwater servicing issues before further development occurs and to ensure that future development is properly serviced · To protect wildlife corridors, unique topography, and mountain views · To enhance pathways, trails, and cycling routes throughout Springbank
Maintaining a feeling of acreages and farms and not turning into another subdivision (like Harmony). We moved here to get the feeling of living not in an urban area. Also, as demographics change and more families move in, playgrounds, multi-use rec areas and most importantly, another public elementary school are desired.
Continued growth and development
Maintaining a pleasant, pastoral community in which to reside. Maintenance of low density housing and no development of large, disruptive commercial entities (eg, shopping malls and other establishments or facilities drawing large numbers of people to the area).

Amenities like a grocery store and upgrading RR33 and township 250
<p>To maintain and protect the country residential character that makes Springbank a special and unique rural community</p> <ul style="list-style-type: none"> · To address the existing water, wastewater, and stormwater servicing issues before further development occurs and to ensure that future development is properly serviced · To protect wildlife corridors, unique topography, and mountain views · To enhance pathways, trails, and cycling routes throughout Springbank
To retain the rural lifestyle with minimum of 2 acre properties. Keep big box businesses out.
2 acre lot sizes maintained
<p>Lanes for cyclists. Cyclists are targets currently. My children want to ride their bicycles all along RR 33 including to school and calaway park. We have to drive them now whereas it would be far better for them if they could ride their bicycles.</p> <p>protection of environmental wetlands</p> <p>developmental of pathways and public access points along rivers as part of new residential development</p> <p>minimal commercial development</p> <p>industrial development only designated to the airport area and not increased in size</p> <p>improvement of roads to correspond with increasing traffic created by development</p> <p>protection of rural residential feel of Springbank</p>
<p>a move away from septic fields for waste water management to more area wide solutions with inevitable (and regrettable) sprawl and development, more shoulders and connected pathways in the area. Currently Springbank residents have the worst of both worlds - having to get in the car both for shopping and recreation</p>
<p>Maintaining the country residential feel of the community by avoiding city residential lot sizes. Any new developments should have buffer areas that approximate the lot sizes of existing, bordering communities. Increased recreational facilities in the area.</p>
Lower population and not Stressing the school system
Maintain the rural living conditions
<p>Keep it Country Acreage and not infill communities. The beauty of living out here is the large properties that allow space and division. Infill houses belong in a city like Calgary or Cochrane</p>
<p>Some of the proposed commercial areas will be greatly affecting the surrounding homes, esp by Rge Rd 31. I don't think enough thought has gone into the entrances and exits to these new builds. And the traffic along Rge Rd 31 will be greatly affected!!!! We are on Carriage Lane and have enough trouble some days turning out of our cul-de-sac onto Rge Rd 31.</p>

Maintain & protect country residential character, protect the environment (wildlife well-being, topography & views), enhance recreational opportunities for hiking, walking & cycling, introduce stringent requirements to address water & wastewater management for all future development.
There is no point in commercializing this acreage community, it will completely ruin the area. Springbank has desirable acreages and short commutes to nearby urban areas. Quiet.
Pathways Rec Center similar to the Shane homes YMCA Community appropriate amenities - Shopping
Range road 33 traffic improvement, community Center, clear direction on Bingham crossing, improved communication to residents, fibre internet in all areas
Maintain rural living, low density, large lot sizes, and existing skyline/views. More and better developed green spaces with trails for walking/biking/skiing etc...
Keeping Springbank a Country residential area. Avoid at all costs removing trees and wildlife corridors for the sake of development.
Na
Commercial land usage in current rural areas
Do not wish to see development such as a Costco etc. Would like to see developers restricted to what they were given the ok for. And not change or not complete phase 1 before moving onto phase 2. Our proximity to Calgary gives us every opportunity to shop nearby. How many Save on foods, pet smarts etc do we need, will they all be money makers for the MD. The mall in Balsac is an example of not realizing a population base like in Toronto etc does not exist here and therefore would not be successful.
Wildlife habitat and environmental reserve area set aside just east of Calgary; parks areas and pathways along the Bow River, pedestrian bridge across Bow River to the Glenbow Ranch Provincial Park, improved water and sewage infrastructure, community swimming pool & fitness centre.
Maintain a viable agricultural community on existing farmland
Primarily residential
Managing traffic by enhancing roads... I.e. traffic circles at most intersections
Keep Springbank a rural community with focus on livability, environment, recreation, safety, community
High speed internet services Rec center Park Community services such as post office, dentist, shoppers, Costco, T&T
Residents want to maintain the country residential format. Neighbourhoods, lower speeds, walking areas, Think rural, small town, with wildlife.
Keep it dark and quiet and acreages provide this. We don't need any shopping because everything we need is only 5-10 min drive away in Calgary or Cochrane. Keep traffic out of residential areas.

<p>1) Create better connectedness through the community for walking and biking with more paths off the main roads and making sure new developments incorporate pathways to connect through the development. I think it is especially important to make room for walking off the main roads.</p> <p>2) Better access to the Elbow River with incorporated walking paths.</p> <p>3) Maintain rural residential feel with appropriate developments that embrace the community character (as an example Nelson BC retained its local community vibe by restricting downtown business licenses and not allowing big chains or franchises making it a really unique.</p> <p>4) Avoid developments that put undue strain on local infrastructure especially when the developers are not bearing the costs appropriately. For example the proposed development by Qualico at Rudiger Ranch, Qualico's solution to the inevitable excessive traffic was to put stop signs at every impacted intersection. This development intensity should not proceed like that and stopping traffic every mile is a ridiculous solution.</p> <p>5) Fix the Old Banff Coach Road problem and consider either: a) widening it to allow for bike traffic, b) making the road one-way traffic only east bound and make room for pedestrians and cyclists.</p>
Pathways. Gas station.
community centre, pathways
Traffic , speed , noise, wildlife corridors, recreational spaces, walking/bike paths
Keep a country feel to Springbank. Focus on potable water, wastewater and stormwater issues. Protect wildlife and their habitat. Recreational trails and public use access areas.
Maintain the rural feel and responsibly develop to lower densities. Large box retail not an option
maintain parcel size and transportation across elbow river to Hwy 8 between 101 st and Hwy 22
<p>maintaining the 2 acre minimum lot size.</p> <p>no development without all infrastructure in place (ie water supply) and contributions to soft amenities in the community as a whole</p> <p>direct liason with the city at all times on any interface issues</p>
Keeping it rural (minimizing commercial development and limiting it to existing clusters) and lowering land area requirements for animal units in land use bylaws (we desperately would like a horse or two on two acres)
Limiting high-density development (Cluster residential and condo). measured development that maintains the character of Springbank as a community.
Seniors housing and Public River Access

<p>1. Maintain existing identity as rural country lifestyle with acreages, agriculture, horse barns etc.</p> <p>2. Maintain quality of life - schools, sports</p> <p>3. Develop much much more trails and pathways for bicycles, horses, etc. All through Springbank. It's an irony that with young kids we have to drive, from the country, into avail Gary to go on safe bike paths. The roads here like Springbank Riad are completely unsafe for cycling especially with kids.</p>
Roads, shopping, recreational facilities
Residential development, Schools, Bringham crossing (Costco)
<p>Trails and pathways to provide connection between Springbank communities and preserving and ensuring public access to rivers an natural areas - to ensure safe, active living for residents and protecting the natural heritage of Springbank and surrounding areas (i.e. west of Calgary to H22). Encourage Local commercial development consistent with community engagement (farmers' markets, coffee shop, local focus) - NO BOX STORES OR LARGE REGIONAL COMMERCIAL DEVELOPMENT . Local commercial development could be along RR33 or adjacent to Bingham Crossing, etc. Halt approving new residential developments until current inventory is absorbed. Windhorse and other partially completed communities continue to be an eyesore</p>
<p>Maintain a rural identity. Stop massive developments off the TCH that will have devastating effects on our transportation infrastructure. Seek sustainable growth where necessary that incorporates the needs of the rural community, not the developers and the few residents who financially benefit.</p>
<p>Living in North Springbank, my main priorities are to maintain a balance between rural living and much needed commercial development. I am looking forward to commercial development in Bingham Crossing bringing much needed access to major retail and services for our area and support targeted commercial zones like the zone adjacent to Hwy 1 and RR33 (incl Bingham Crossing). Another priority for me is to ensure we keep the rural identity of Springbank that was the reason why I have lived in the area for the majority of the last 30 years. Residential developments like Harmony have to be balanced with the current residential identity. Most of us residents have lived in urban settings and moved to Springbank to get away from it. Given the missteps in Harmony and how quickly the Harmony developers moved from engaging the surrounding community as partners to completely shunning them once necessary permits were received should act as a strong warning to Rockyview county administration to future developments of this nature.</p>
<p>Better Access from south Springbank elbow valley area to the school area and north side. Bridges on RR 32/34 will be a huge advatage</p>
<p>Pathway connection to city of calgary over the elbow river, Water usage, particularly for the proposal west of elbow valley, Do not want the ASP done by developers</p>
<p>Long term planning tp prevent the community always looking like its under construction</p>
<p>Continued slow development of both commercial and residential. Stop the potential for annexation by Calgary</p>

Update the ASP's - no one can plan effectively. Listen to the Agricultural parcel holders - they want to sell but have no ability to sell and maximize value - it is no longer farm land and two acre parcels are a strain on the environment. Land (due to proximity to YYC) is expensive, but farming isn't an option because of input costs. Also, define the "employment node" around YBW. Recognize that the residential area sandwiched between Harmony/YBW and the Costco are no longer viable residential parcels from a market resale perspective.
preserve farmland and greenspace and a country feel - develop a main street area with shopping somewhere
Lower taxes More recreation More protection for agriculture
Protection of our unique environmental location with emphasis on tourist development rather than destruction of our environment by commercial use making it another urban parking and industrial lot.
Maintain "country residential" Area at 101 St and Old Banff Coach Rd is a priority "gateway" to Springbank and should remain zoned as residential, or better yet the county should work with the landowner to acquire the land to preserve as forest/nature preserve/park/walking trails. Would be an absolute disaster to allow this to be re zoned and built as an auto mall as the landowner has attempted. Improve recreational opportunities (connect cycling/walking trails). Focus commercial development where it already exists - at Rnge Rd 33 and Hwy 1 area.
Provide specific areas where commercial development can occur without all the hoopla that currently happens.
Proper overpasses esp. RR 33 to accommodate Harmony and Bingham Crossing. With the new Costco going in, please look at not allowing a gas bar to go in or to develop intense traffic mitigation strategies. People gassing up before going to the mountains is going to create a traffic nightmare. Bike paths to connect Communities. We live in Country Lane Estates. Allowing neighbouring established Communities to freely access Harmony's facilities would be extremely welcome and would lessen resentment of the Development.
allow access to the bow and elbow rivers, maintain some essence of the farming culture...
Improving infrastructure such as water/sewer and roadways to address the increased/increasing use of the area by commercial interests. Dedicated bike transport corridors or widening and partitioning safe biking lanes
Maintaining the country living feel, limiting development Big Box Stores. Traffic at 33 and 250 (Edge users and Harmony residents do not stop at 4 way. Walking paths

Question 5

Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community. Do you agree with this vision?

Please explain your response:
Adjacent areas should also be considered for that sort of development. The traffic on Range road 33 is already pretty congested twice a day for 10 months of the year.
Creation of a "Main Street" for Springbank can contribute positively to the feeling that Springbank is a community and not just a loose collection of properties
The development should include plans for airport growth
The community core located on RR33 and south of highway 1 has always been a community services area for the Springbank residents.
Springbank is such a short distance from Calgary (and Cochrane), so I do not feel that anymore institutional, community services or businesses are currently needed. Springbank is still rural, and I would prefer to keep it that way.
I agree this is a complimentary development area, on RR 33, in the community for similar development.
The vision isn't clear, if you are planning to develop along rr33 north or along hwy 1 where existing development is then yes that would be appropriate
I mostly agree. However, with the schools in this area, it may not be prudent to push more traffic into the area with more services. Also - with very close proximity to services in Calgary and recreational opportunities there and elsewhere, do we really need anything else in Springbank?
Areas for education and recreation that don't overhaul the natural landscape and feel of our community are fine. Large retail or sports complexes are not required
Community services/facilities should be concentrated (not scattered) to take advantage of servicing for all, e.g., water, wastewater, roads, pthways, fire, police etc.
This is area is already used in this way. any expansion of this type of use should be limited to this area.
It makes sense for it to all be in a central area, almost like a townsite.
Need more options for shopping, dining out and entertainment in Springbank area along HWY 1 and RR33.

The current assembly of community core is serving needs of country residential lifestyle and we as residents of Springbank community are against further expansion
I think that establishing a focus of activity for the Springbank community allows for the rest of Springbank to maintain its rural feel, and at the same time encourages community interaction. its
In part. Yes to the extent that current infrastructure is more than enough to support new developments. Transparent plans for funding all necessary infrastructure must be anticipated and agreed in advance.
I do not believe that is the intention of the land use. We have already been told Costco and potentially larger box stores are being built in Bingham Crossing. I do not believe educational, cultural or recreational are the focus or priority of the ASP.
As the number of homes are built we are in need of additional educational facilities. The Springbank high school was initially built back in the 1970s to facilitate a few hundred students, today there are roughly 800 students crammed into the same space.
If the acreage people need this stuff it might as well be there.
It is logical to expand on the core that is already established, rather than spreading services throughout the community. Having a nucleus would encourage a greater sense of community cohesion.
Absolutely not! The description you provided above does not correctly represent the facts.
We strongly not want to lose our country feel of Spring Bank and would not agree with further development.
RR 33 is considered a hub due to the existing schools, church, hall, and arena. If development expands the existing types of facilities that is fine. But I do NOT want to see RR33 developed into a main drag strip with franchise fast food chains and big box stores (for instance, not like the development of 85 Street SW in West Springs). There will be enough convenience businesses nearby at the Bingham Mall (or in West Springs). The phrase "existing uses to expand alongside complementary development" must be clearly defined. What is meant by "complementary development"? Note: This Q5 is a leading question.
Agreed. Every community needs a central core and we have the bones of one along RR33 between TC Highway and Springbank Rd. All that's missing is some small retail for the community.
Keep additional institutional development along the perimeter, RR33 from Springbank road North to the highway, and on the Calgary edge. The new Weber Academy development is not for Springbank residents, so why build it here?
Agree with a central community core but with limited expansion. Allowing a "strip development" scenario along RR#33 would not be preferable
We don't need an urban centre. We have Calgary 7 km's to the east. People move out of the urban centres to escape the urban problems.
and development of more residential and multi use commercial

My real answer is "uncertain". It is not clear what buying into this "vision" implies. Having facilities for recreation, cultural, and institutional uses is something that has value for the community. It makes sense to concentrate these in the area along RR33 where many have already located. However, whether this builds a sense of "place and community cohesion" is less clear. Many of the aspects of the community core proposed in the previous ASPs were nonsensical and carrying those forward would be inappropriate. For example, Springbank will never be a walkable community if it remains a country residential community.

Including the above uses is key, along with other retail & commercial services

Perhaps along RR33 n/s there is an opportunity for small retail - restaurant, coffee shop, micro grocery (10,000sqft)

1. The way this item is written is flawed and written poorly. You are leading respondents to say yes. That said, RR 33 is generally the centre of the community. If Rocky View agrees with this, why did Rocky View withdraw opposition to SR1 when RR33 is down wind of SR1? Alberta Transportation's air quality experts state that SR1 may create air quality that is unsafe for human health?

See question 4 - would like this area to remain more rural, not turn into a bubbling town like Bragg Creek

I would like a complete and transparent of what 'Complementary Development' means. Range road 33 is already a very busy road due to the three Springbank schools. Therefore there would need to be a lot of community input to make sure this continues to be a safe area and space for children of all ages.

Development can continue as long as it is confined to the RR33 area .

Expansion of existing commercial recreational and religious services into a central location is not a vision of Springbank that I want. This vision degrades the ample land and nature scape of Springbank. I moved away from the City to escape the commercial hubs and do not want it repeated in Springbank. The beauty of Springbank needs to be preserved.

I agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community.

keep the services centralized

There should be a multi uses commercial properties to serve and service the region.

There is enough there. Not enough safety infrastructure, water, policing, fire protection etc. to keep developing

I agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community

We agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community.

Commercial and retail services, restaurants, hotels, etc. would further enhance the community.

This view is very outdated because of recent (poor) planning approvals. Soon we are to have Harmony and Bingham Crossing bailouts that will naturally form the central business districts. Callaway Park is also approved for massive commercial development. We do not need a fourth "community cores".

that area is the hub - schools, soccer, light industry
It makes sense to keep some of the educational services together to allow easy access for students to interact between the schools.
It seems like a lot of development around our childrens schools, brings a higher volume of traffic onto roads that aren't able to handle even our regular school day traffic
It is developed enough already. It does NOT need to be a development corridor. M.D. Rockyview needs to move beyond looking for opportunities for taxation.
As long as it is along this corridor and does not expand
It is not clear why this expansion is needed. In the draft ASP it says "commercial/retail" could be considered - this is too broad. What does "complementary development" mean?
The institutional and community services area should allow existing uses to expand, with NO complementary development.
Keep the community core in the existing community area.
To allow existing institutional and community services to expand alongside complementary development would be fine.
Keep range road 33 as a core commercial area, and not spread out developments throughout Springbank.
Makes sense given the rest of Springbank
Regardless of what currently exists along Range Road 33, complementary development goes against the existing residential and agricultural nature of the corridor. There are adequate commercial sites available along Highway #1.
Not the community core any more. This is now in Harmony because of previous planning decisions.
Having the SPFAS as a congregation point sets the tone for the rural spirit of Springbank
The largest population base will be Harmony so the focus should be there. Rg Rd 33 cannot handle the traffic
The RR33 area is suitable and well-located to provide for social amenities.
Maybe, I'm not sure what that really means.
I support the vision of community if it is structured like a community and not a road with businesses sprawling all along.
A true community needs these sort of things.
...but not exclusively, as noted above. We need greater connectivity within the neighbourhood/community and to this "core" area by non-vehicular means, such as walking/running/cycling, by RVC merely creating/expanding roadway shoulders for safe pedestrian/cycling use.
Development should be limited keeping in mind services in Calgary are equidistant for many springbank residents.
But I believe the range road 33 core and identity should go from both rivers, not just south of the highway. I believe with Whistler style building guidelines that Springbank could develop a beautiful gathering street that people would be drawn to. But it needs angled parking, pathways, roundabouts, historical signage,, possibly cul de sacs off the road for developments and

Nice to have these facilities colocated to support each other
Springbank is not a destination. Don't need much more than is already there. What is complementary development - an add on to the school? a bigger rec facility? Nothing more. Springbank needs more of a "heart".
It is not that I do not agree with the vision, but it is worded so vaguely that there will certainly be problems with disparate interpretation
Keeping any facilities is better for the community and the environment
Range Road 33 area is where the current community services are and should continue to be.
Yes I agree with this and road infrastructure must keep up or be ahead of the changing traffic patterns.
I am really hoping we will not see large ugly box stores in this area.
Range Road 33 has developed organically thru the years, it should be considered the community core.
If these services will be only concentrated on Range Road 33, it could be ok as long they don't increase the volume of traffic in the area, if the plan is to extend this institutional and community services other surrounding areas, this will impact the traffic and rural feeling that characterizes our community
Development should be residential and no commercial venues like Costco. What a sure fire way to ruin a lovely rural community.
Agree with keeping commercial development confined to these areas as identified in the ASP.
I agree, however a big shopping centre was not a complementary development. A gas station and simple small grocery store could be considered complementary maybe but not a huge development like Cross Iron Mills in the middle of a country living community. I am 42 years old with 2 young children and this was not the vision I had for the area that they grow up in. I know I can't do anything about it but just want to share my feedback on it. We are not a city. We have Cochrane 15 mins away and Calgary 15 mins away - we don't need to bring so much more traffic and people out to our farming and acreage community.
I would love to see a bike path throughout Springbank (tall order, I realize) similar to the path between Cochrane and Banff
For the size/population of Springbank, one well designed and planned location can serve the population. The cost of roads for access, water, waste water, storm water are added costs, and keeping all in the one location makes sense from a financial, access to do multiple errands/location wise are all positives.
Makes planning sense
Yes, but complimentary development must be truly complementary. More bike paths, more trails and more trees. Take the lead here.
I am in full agreement with this Core Area concept.
Communities south of the Elbow River are isolated. Again a bridge at RR33 is the solution.
While I am not in favour of significant commerical developement it would be nice to have places where people could go for coffee or lunch.

Mixing retail in this area would be another way to strengthen the community.
I don't want to see development in the Springbank area. Its old people living quietly.
I also believe more development could occur in other areas.
This area is the community core
Only from Hwy 1 south to Springbank Rd.
I do not agree that the Range Road 33 corridor of services needs to expand, I believe that the amount of space available at this time is more than enough to serve the community. The existing buildings and developments need to be repurposed to better serve the community.
Yes within limits, I.e. , no large buildings, inc. tall (over 2 story's) , or those that will increased traffic , noise or light pollution. RR 33 is visible from many areas of Springbank and further development there will impact residents way beyond the confines of the development itself.or light
This is already very busy and is far enough from the city to need it's own hub.
Development in the area of RR33 only.
Major road can be problematic, especially with schools along this road.
It is important to group these uses in a thoughtful way in a central area and not have them scattered about. This will ensure traffic and congestion is kept to an area specifically designed to manage it, minimizing the impact on residential areas.
That area is currently the natural location for development
Pending infrastructure support, not big box like costco and marks work wearhouse
But not with a very limited use of "development". Most folks moved out here to get away from city life not bring it here. So small, local businesses, minimal development etc. NOT big box retailers
Keeping this core structure is better than the sprawl of city into Springbank that the prior ASPs encouraged.
I live on Range Road 33 and I'm find that the development is increasing. My preference is that there would be less development.
Co-locate and build upon SPFAS
This is an out for the county to approve developments such as the sports field behind RR32 and lower springbank road
but we don't need a bunch more of it
This corridor is a gathering hub for sports, education, community (Heritage Club). It is central to the community.
As long as they do not become disriptive to the community.

ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.

Expansion must be kept to a minimum. I don't feel the need for anything else.

I live on RR33 and it doesn't offer what this statement says. It's a road for vehicles only. It needs a lane/sidewalk for pedestrians and cyclists!

as long as it is truly complementary to the existing structures (ie no industrial and limited business) businesses should only be those that serve the community

Harmony has their core, shopping services are being developed adjacent to Highway 1 up to the new city limits, residents on the south side of the highway have numerous services in the west springs area, there will be big box services and associated shops with Bingham Crossing. Thats shopping 360 already.

The current facilities are beneficial and utilized by residents. I agree with the vision if its development of facilities. I disagree with the development if its commercial that will create additional traffic around the schools

Keep the facilities near the schools and arenas

That would be great to have a community centre to bring the community together.

Development along the TransCanada & the west leg of the Stoney Trail will obviated the need for an expanded community core.

Range Road 33 is too busy already with parents driving their kids to and from school, making it sometimes hazardous. Why add anything else that will make it even busier?

Some expansion of essential or convenient services in that core area would be nice. Between hwy 1 and Springbank road.

Yes -lets keep this area the focus for commercial/institutional projects rather than developing new areas impacting residential areas.

This is prime farmland and should not be destroyed to develop further institutional facilities, these are readily available in Calgary

Need more bike paths and recreational areas.

Expand how? Continue identified community core as a community hub -desirable. Tie walking/bike paths to this central hub - desirable. Keep it smallish and area appropriate maintaining a rural theme -desirable. Keep more commercial/tourist to Areas C & D with interconnecting walking/bike paths - Desirable.

Need to add community services such as post offices, supermarkets asap

More development on this road could create dangerous situations for the school kids. If something needs to be built, make sure it has to do with education or recreation only.
for reasons stated above
Community services should be closer to Highway number 1. How did Webber Academy ever get approval to build along Range Road 32 and Lower Springbank Road? What ASP did this follow?
what is complementary development? Why is a community core needed? Development of facilities throughout the community in an organic manner is vastly preferable
I strongly support keeping commercial/cultural development to this area in order to keep it out of the residential/rural communities.
Development is needed to serve the needs of Springbank and particularly Harmony. However, this should be commensurate with the needs of Springbank and not to draw people from Calgary to the area for shopping.
This is where local community commercial development would logically make sense to exist - along with a walking trail/pathway between this area & the schools/arena/neighborhoods
I agree with centralized community core around RR33 between Springbank Road to the south and Township Road 250 to the north. Springbank is very spread out and would benefit from a stronger core from a recreational, cultural and institutional perspective.
Our local facilities are years behind for the amount of users. There is No community hall- but we have a dog park for people who live on min 2 acres- recycling bins locked behind a fence 3days week open.
I would add a small theatre space for dance / song rehearsals, plays, art performances, musical shows etc.
With the land purchase north of the High School it is the community and county's opportunity to build something that would be world class. This will attract younger families to the area.
No complementary commercial and industrial developments that make our community including the TCH corridor another commercial parking lot
We do not want big box stores

Answered 241

Skipped 1

Question 6

Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

Please explain your response:
The community core does not need to be restricted to south of Highway 1, traffic flows freely across the highway.
This is the right location, given the existence and proximity of other institutional/commercial uses
The development should also consider the operations of the middle school, high school and daycare along Range Road 33.
The community core is central for residents of Springbank as close to the schools, recreation centre, hockey rink, baseball diamonds, etc.
Yes, but only to a point. I do not want to see over development from developers. This is still "rural" living and NOT "city" living in the country". Again, if city living is wanted, then live in the city!
There is no infrastructure in place to support any more development in these areas. It is already a nightmare. Come out to Springbank in the morning or in the afternoon and try to get across these areas. It is already congested and dangerous. And it's only going to get worse. No future development should occur until the infrastructure is in place to support it.
Expanding no further south than township rd 245 go east or west or expand north but stay along hwy 1
I'm unsure. I'm concerned about traffic around the schools. However, if this is a logical place for such and that concern is unfounded in the view of the experts then I'd be fine with this.
I don't think it's necessary. The amenities of Calgary are only 10-15 mins away. We love the quiet, traffic free peace of springbank. Amenities are close enough in Calgary
But why just to the south? It should also go north of the Hwy on RR 33 where some services could be provided that would not be negatively affected by the airport or Bingham Mall
I also believe that Harmony can be a community core for the Springbank area
Make sense to continue building there as this can only help increase community core by adding to the current community facilities along Range Road 33.
It's a suitable place because it's geographically central, accessible by main transportation corridors, and already developed.
There is already commercial growth in this area.
As well as along Hwy 1.
Strongly disagree with further development
There is already a small community core present. Enhancing it makes sense.
Traffic concerns with 3 schools there

Again, it depends. Moving high density living into an area with low density infrastructure is not acceptable and will have direct financial impact on all Springbank residents and will detract from current quality of nature and life in Springbank

There is no need for it.

We need to focus on educational facilities first and foremost before we have additional communities. Harmony has increased the number of students dramatically.

There is existing commercial in this area that could be expanded.

We do not need concentrated developments in our country setting.

The focus of development should remain in the area currently developed between Highway 1 and Huggard Road, but NOT further south. The increase in traffic and infrastructure needs for the full length of the area would have a far greater negative impact on residents and small local agri-businesses, and the hub would become more commercial than community.

Same comment as I had re the question above.

Only as far as springbank road, there is no need to go south of springbank road with all the development already underway or approved.

Yes but focus on community uses and NOT retail or commercial. The existing Springbank commercial Area is for commercial & retail uses.

Same reasons as above.

Would make sense to continue building community core as there already seems to be the majority of the community facilities here

It is not clear what this question is asking beyond what was asked in Q.5. Any community core, whatever its "vision", should be limited to non-commercial land uses – there is no place for or need for local commercial operations in Springbank.

residential and commercial services

Yes, however, why does this only include south of Highway 1. It should include areas north of Highway 1.

See above questions.

This is a rural area and this so should be kept so.

I am for development as long as it is tastefully done - and fits the existing community feel. Big box stores are not what I imagine for this area.

Same as before. There is enough commercial core within the city intact too much that is now sitting empty. Why create more commercial for businesses to abandon.

I support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC.

Additional retail and commercial lands are needed in the area

I think you need special rules re: lighting, water handling, roads and safety before continuing to develop

I support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC

We support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC.

The area should be enhanced by incorporating additional commercial and services on the lands west of Calaway Park which can provide additional services for local residents while also providing a source of tax revenue for RVC.

Already established zoning to support community development

Too late for this because of approval of Bingham Crossing, Harmony and Callaway Park commercial development

Too close to our Childrens schools, we moved out here for our kids to go to school in a rural setting not busy populated and unsafe

See above. The current "ad campaign" of M.D. Rockyview boasting about growth and an expanding tax base is repulsive and regressive. This is the M.D. that allowed gravel extraction incredibly close to Big Hill Springs Provincial Park....anything for a buck. Shameful lack of cohesive, modern land use planning...eg. area around Calaway Park...pathetic.

Partial development in order to maintain the agricultural community as is

What is mean by "community core"? What is the demonstrated need?

We can't keep taking up more space. People certainly can drive to an existing core

Already many business in the location with easy access to Hwy 1

Business commercial could expand south along RR 33 and blend in with institutional and community services?

As long as it doesn't become to large of a development.

makes sense

It is already a Community Core with the existence of schools, churches and indoor/outdoor recreational facilities.

All development is occurring north Springbank, with Harmony and Bingham Crossing. Previous planning decisions make these areas a more logical region for a community core.

see previous explanation

RR33 is already developed enough

Traffic problem

Makes sense to continue building community core in this location with already having some facilities along range road 32.

The area should be considered for the provision of amenities that would provide some sort of community focus.

As before, not sure what is meant by this. Don't we have one? Isn't it enough?

I support the development in the area on the junction of Highway 1 and RR33, not all along 33 south to the high school.

This area already has the start of money of the facilities needed in a community
Already many community facilities along this road so makes sense to continue building community core here.
Springbank needs a heart and a place to gather.
as noted above
What for? Is this more of the County doing its if we build it they will come? Didn't work in the east and we don't want it in the west.
I consider it the correct area for development
Again, I could agree to this, but my interpretation of the general principle may be different than many. Boundaries need to be established around these general principles to advance development
That area will not interfere as much with residences, views or vistas
All development of this kind should be together and centered around Range Road 33
That would be a great place for a Rec Centre
I believe using 33 as a hub we as a community can go north and south of Highway 1
Try and make it fit the landscape. Some of the existing buildings are really ugly like the C3 church.
this will be a notable increase on traffic putting our rural lifestyle in peril
We already have a community core, with schools, SPFA. We are not a town or city.
Agree with keeping commercial development confined to these areas as identified in the ASP.
While I understand that it's kind of the core of the springbank area, it's also the area where all 3 schools, plus playschool, plus a popular daycare are. I have 1 child in the elementary school and 1 child currently in the Springbank Playschool and Cottage daycare (going to Kindergarten in September) and the amount of people who blow through that school zone at double the speed limit is scary enough right now. Add more traffic and the safety risks for our kids and parents trying to pick up and drop off our kids safely goes significantly up. Convenience may be a nice thing to have everything close but the risks are higher given the school area.
I don't have enough information to respond to that
yes as long as we are talking about the area that is south of highway 1 and directly on Range Rd 33. No if we are referring all along highway 1.
What do you consider a community core? Could be supportive base. This isn't a yes or no questions with that little of detail.
As long as the development involves only recreational, cultural and institutional
No requirement for this and not in the interest of residents
I am in full agreement with this Core Area concept.
There is plenty of commercial development nearby. Allowing this to expand into Springbank it will inevitably continue creeping further into whole community.
Same as above.

Do not want to see dense development. Would love to see a regional recreation centre like the new YMCA's in the North and South
One community, one central location that has a beginning
I believe the Springbank Park for All Seasons serves as the core and could be enhanced to further provide recreation and gathering space for the community.
See above. It is a highly visible space and increased light and traffic and noise will ruin the character of a quiet neighborhood.
Yes, only as a complimentary development
Commercial development should occur only along RR33.
Already have commercial there; thus more commercial should be acceptable
Community core should be focused on people not commercial ventures.
See previous response
Not needed. We are fine to drive to other areas for needed items. We didn't move out here for convenience.
Not sure the difference between RR33 and RR33 south of HWY1. As in Q5 the core should co-locate with SPFAS.
Already commercial there makes sense
there is enough already
I think the question is "further development" as it is already the community core. I would like a library, AHS services and other medical servicesAlso - broader recycling if warranted by demand.
Again, keep it to a minimum.
but no further south than springbank road
whats the point. Too late.
Again, just concern about creating traffic and a busier environment around the schools. I think it compromises the safety of the schools
As stated in 5. RR 33 & interchange with the TransCanada would have to be significantly upgraded to satisfy this principle. Better to spend \$ on a broader base (e.g. wider shoulders & left hand turn lanes on Upper & Lower Springbank roads).
The main focus of 33 is the schools. Keep the core at the High School where the Park for all Seasons is located. I understand there is also a plan for a recreation centre in very close vicinity to the High School, so that area should be the core. If by core you mean shopping, then I'm against that.
See above
Cautiously yes, I do worry that the sprawl will impact residential areas but if done right it can be the core springbank.
Thus area was set out for this development when we purchased in Springbank 20 years ago
Destruction of prime farmland
Within reason. Keep it local and for residents mostly. Avoid tourism here. More like current use with possible addition like Bolton Creek Trading Post versus Kananaskis Village.
Not unless it is accessory to the schools or church that are there. That seniors home that hasn't been built should not have been allowed.

With business that support and enhance the community character yes, big box stores no.
Community Core should be along Range Road 33 both North and South of Highway Number 1.
What is a community core?
As long as it is limited to this area and prioritizes smaller shops. We would prefer more of a Bragg Creek townsite feel along this corridor than a Gasoline Alley feel. Having it more like Gasoline Alley will cheapen the charm and character that attracts so many to Springbank.
Some development is needed but current plans seem overambitious.
I'd like to see Harmony built out. Would like to see Brigham crossing built and possibly some of the other areas within the Harmony development set aside for business.
Provided it is local in focus - NOT large box scale/regional commercial development and the "typical" strip mall which is duplicated throughout the city. Local focus is key- see earlier comments
I agree with centralized community core around RR33 between Springbank Road to the south and Highway 1/Township Road 250 to the north. Springbank is very spread out and would benefit from a stronger core from a recreational, cultural and institutional perspective.
With in a area and allowing it to jump.
As long as water and sewer requirements are met
The Community core should be focused between Bingham/Edge School and the high school along RR33
How can I respond to a question that gives no details. Thanks but no thanks for trying to get answers that need more information
Have to include north of Highway 1 too. Airport and commercial is already there after all.
As long as road and traffic needs are met.
We moved here to live in the country. If we wanted city amenities we would have stayed in the city.

Answered 237
Skipped 5

Question 7

Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport. Do you agree with the location and size of the business areas identified on the land use map?

Please explain your response:
Business size as proposed is too large
The ASP must place stronger constraints on the appearance and interface of commercial developments with the intended preservation of Springbank as a country/agricultural residential community; Highway commercial is typically developed at the low end of thoughtful design, as it more functional or inconsiderate of design requirements. Springbank commercial developments MUST BE more thoughtful and reflective of the remainder of the Springbank Community in comparison to Balzac, or other typical highway commercial developments.
The maps provided were not easy to view business areas identified.
The highway 1 corridor is too large of an area for commercial / business development. The area should only be restricted to RR33 and south of highway 1, where current commercial businesses exist already. It should NOT include commercial development north of highway 1. When Bingham Crossing was proposed, there was huge opposition by the local residents. Somehow it got approved and Bingham Crossing was intended to be senior living facility, small boutique stores and small grocery store. Somehow during the pandemic, under previous council, Costco got approved to be included in Bingham Crossing and the local Springbank residents had 'no idea' that this happened. All this was underhandedly approved during the pandemic under the previous council. There was no local resident engagement!!!! We are totally impacted by this proposed development. As this was underhandedly approved, it should underhandedly be rejected and STOP!! The previous council was all about listening to the developers and NOT TO THE LOCAL RESIDENTS!! Also, do not allow business development along TCH west of Crestmont / RVC Boundary. There is no need to have gas stations, fast food places along this stretch of highway. It will cause an increase in traffic congestion, crime, light pollution, traffic congestion due to employees travelling back and forth to work, would increase need for police support in areas due to businesses being located at "quick getaway" places along the highway. PLEASE STOP THE COMMERCIAL DEVELOPMENT ALONG HIGHWAY 1. It is changing the landscape of the country residential character that makes Springbank a special and unique rural community.
I really don't feel that I can respond to this subject at this time.

Not all of the areas identified, especially along Stoney Trail, Ring Road, City of Calgary buffer corridor. As you can see in Balzac, the area around Bingham Crossing is only going to get more congested. The airport has already is being developed out. So these areas will naturally evolve into high business areas. The problem is we don't have the infrastructure – traffic, water, sewer, police, medical, fire, to support any more new development in these areas. The transition is already beautifully in place along the Ring Road between the city of Calgary and Springbank. The transition between urban neighborhoods, Aspen Forest and community residential is brilliant. DO NOT MESS WITH THIS. Notice in Europe they have several spaces along major highways that are forested and provide a beautiful natural environment for traffic. Not to mention how they help the carbon footprint of the planet!!! Lets remember we have a responsibility to do that too.

I agree that this is a good location, though question if this is really needed in Springbank.

Business/commercial/industrial should be focused on areas already designated as such. No new areas should be designated until existing sites are built out. Otherwise these businesses will fail, as has been the case in the past for Commercial Court. Regional/commercial shown as C on land use strategy maps show these areas growing extensively. There is already large Regional/commercial developments slated for Hwy1 at Hwy 22 which is a much better location. Springbank along RR33 should be reserved for local services NOT regional.

Keep business development close to Springbank airport. Not along HWY one - this is the gateway to the Rocky mountains.

This type of commercial use should be predominantly centred near the Springbank Airport and a narrow strip along Highway 1

Many businesses run along highways as it is not appealing for residential use.

They are appropriate to accommodate the growth of the community.

Yes, the designated areas for business development seems appropriate for the growth of the community.

Continue to develop a business core from edge of Calgary west adjacent to Hwy 1.

It was our preference to move away from business infrastructure to country side

The designated areas seem appropriate for community growth

As above. It depends. What are the exact plans for infrastructure and financial impacts.

As long as the existing homeowners are aware of the developments and the roads are updated to accommodate the increase in traffic

Business areas can buffer the negative impact of roadways

Yes, the designated areas for business development seems appropriate for the growth of the community.

Absolutely not.

I do not agree with such expansion of our area.

Maintaining a business corridor along the Highway and existing/planned mall (Bingham) plots would be very lucrative for RVC as businesses along the highway would benefit from flow-through traffic to and from Calgary.

Agreed in concept, but would like your definition of 'high quality' business.

Stick to north of springbank road, agree with the airport and highway 1 corridor of businesses, there is not a need for greater development than that
Same reasons as the last two answers.
this business areas just contribute to business sprawl with little cohesion, that leads to more commercial development
as well as continued development of land west of callaway park for commercial use
Business areas naturally tend to be by the highways as it is less desirable for houses to be built in said locations.
Commercial uses need to be strictly limited to already approved locations and to the area off Hwy 1 adjacent to the Airport. There should be no expansion of business uses along Hwy 1 beyond what has already been approved at Hwy 1/RR33. It is also highly questionable why RVC would compete with itself for regional commercial operations that could locate in East Balzac and/or Conrich where there is already fully serviced land available and where local roads and access to regional transportation corridors are both significant superior.
Area D should also be extended to include commercial development west of Calaway Park
Area D in the other "Springbank ASP Land Use Strategy Map" should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
Maintain the country character along Hwy1. Words like "strong connections to regional mobility corridors. ---- potential to develop high-quality business areas," are open ended. Do not want development like between Calgary and Airdrie.
Again, poorly written question. You are leading respondents to say yes. Rocky View MUST consult with residents regarding development in this area. Springbank should not end up like Airdie or Balzac with endless industrial complexes.
Too close to existing farming land - causes major disruptions from garbage in crops, noise, unwanted trespassing on land, etc.
Although I agree with the areas designated the size is too expansive.
Keep the Natural Beauty as is and build more dog parks and walking biking areas. Need to recover revenue then charge a user fee like Kananaskis or National Park
I generally agree. However, there are two maps with the title "Land Use Map" and therefore it is important to clarify that we agree with the location and size as indicated in the "Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes." Area D in the other "Springbank ASP Land Use Strategy Map" should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
the area indicated in red....right?
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Costco is not a high quality business area. I'm already angry about the way Bingham is being developed, largely unsupervised, they are already making Twp Rd. 250 a zoo.
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The premise that businesses add to the fiscal sustainability of the County is false. This has not proved to be the case. CrossIron Mall has been incredibly costly and resulted in substantial County debt that has not been paid off. This does not count the additional infrastructure costs paid for by the Provincial taxpayers (including Springbank residents). Now moving to a high interest rate environment this will add a further burden to residents. Also, appreciate that large amounts of commercial/industrial is already approved and is not yet fully built out (e.g., Harmony, land around airport, Bingham Crossing, Callaway Park, undeveloped lots in SpringBank Commercial Court).
would also like to see pathways t connect these areas and add in stores and restaurants
I need to see the map! Where is it?

Industrial and business development is better placed near the airport however the roads surrounding do not support the volumes of traffic this would bring
See above responses.
Too large of a development
Who will be utilizing the businesses? If Calgary residents, what are the transportation implications? More traffic is not desirable. Will there be public transportation?
I cannot agree with mega shopping areas that will turn core Springbank into something that looks like CrossIron Mills.
Put the business on already fragmented lands
Should be the entire length of highway one
Good visibility for the travelling public, and also easy access from Hwy 1.
Too large
ONLY IN SPECIFIED AREA
As previously mentioned, could business commercial align along RR33, while possibly considering expanding Institutional and Community services along the South side of HWY 1.
It seems logical to me that expansion and development of the commercial areas should be restricted to the airport and Highway #1 areas. My comments should be tempered with the fact that I live in South Springbank.
Agree with those business areas identified adjacent to existing business but strongly disagree with adding new business areas adjacent to existing residential areas. Residents of these areas chose to live in these areas for the character they currently offer and it is not right to change the nature of their residential area to support county coffers.
The expense required to provide services and roads to businesses means that there any tax revenue benefits are lost.
The area around the airport is set up for commercial development, but the area immediately north of Highway 1 is not set up for this and should not be in the future.
I feel it crowds the existing residential areas
Business hub along Hwy 1 and Springbank Airport is the best location because no one wants to live by a major Hwy and a airport because of noise levels
Business development in Springbank should only proceed after careful planning and community consultation to ensure the character that makes Springbank an attractive country residential community is not spoiled.
Devil is in the details. Taking the old gravel pit next to Stoney Trail makes sense for Costco style development, turning the rural look of 101st street into car and tire outlets style of development would destroy the value of where I live.
I am not in favor of this amount of business. Business development should be focused on serving the needs of residents.
As it has already started, the obvious place for businesses is along the highway. Better than places homes in this area.
Obvious business areas are along highway, no one wants to put thier house next to it so must be for business.
Good to concentrate this along highway 1 and airport area.

The business areas are lining roads and creating a macleod trail. More thought needs to be given to this important gateway to the mountains and how it's roads should appear. I believe that business can be placed out of sight lines. It is impotant to define the concept for springbank and its identity as a whistler and a recreational and tourism draw rather than an antiquated design such as macleod trail. It is a total missed opportunity to design Springbank to look like another macleod trail.
They seem to be clustered and mutually supportive.
Country residential. High end Country residential does not want to live next door to business areas. Commercial Court is a blight on the landscape and the bays aren't full. We already have enough by the airport. When will Bingham build out? Do we want to compete with the east side of the county? No
It makes perfect sense
The map provided indicates it is "conceptual in nature and no measurements should be taken from it". I agree with the location, it is aligned with a transportation corridor (Hwy1), but it looks like the "width" should be halved. The time frame over which development is being considered should be included as part of the exercise
I like the location but do not want to see the size get too large
New business development should be around the Springbank Airport. The location is perfect for this.
I agree with the Business Industrial and Business Commercial, but not Business Transition
Keeping business area to designated locations (close to airport but not further east of Bingham) should be key.
Wondering why we are allowing giant stores like Costco? Wouldn't a smaller grocery store in a less ugly building be a better fit for the community? It seems like we are accomadating mostly Calgary residents and not accomadating Springbank residents.
We don't have the infrastructure to support the increase in traffic, and building that infrastructure would be too costly for the county, especially give it's current debt load.
The map doesn't show wildlife corridors, this could be because they haven't been taken into account for the planning of Sprinkbank, fact that endangers the future of wildlife and the possibility of eradicating sensible spices and is worth to mention that this goes also for local flora.
Agree with keeping commercial development confined to these areas as identified in the ASP.
My response is kind of a partial yes, partial no. It depends on WHAT kind of business gets established. Yes it would be nice to have a few things in the area like a gas station and small grocery store for people like me that forget to fill up the car when I'm picking up groceries haha, but we are a country community. Not a bustling city, hamlet or town. We've already had many Springbank residents forced out because of the ridiculous Springbank Dam, and now more families and farming businesses are going to be forced out because of land requirements and the rest of us that won't have to give up our land get to give up our preferred and chosen lifestyle because big companies like costco want to sell more stuff instead of providing services like garbage and recycling pick up that would ACTUALLY be useful and welcome for the current residents. Your priorities are a bit disappointing.

Agree to only the Airport area, Highway 1 south of the Airport but no highway 1 development along Highway 1 from Calgary west. Before we designate more Commercial a Market Analysis is required. There is a lot of competition for out of area customers to shop in Calgary, Cochrane areas.
Springbank will end up having big ugly box stores marring the landscape and congestion from city and passing travellers along Hwy 1.
Limited development along Highway 1 makes sense but nothing should encroach beyond a half section either side of the highway.
I am not in favour of any further commercial/business development along Hwy 1.
Consideration for Hwy 8.
Minimizing the encroachment of Commercial development on country residential communities should be a priority.
Again with the two answers above. If I wanted business development I would live in Calgary.
Have only looked over the plans quickly. Generally ok with smaller scale, targeted business areas
The area on 101 street should not be commercial
Both Harmony and Bingham have made huge promises that are still to be fulfilled. No more until we see the affect of those two.
I do not agree with big box store development in the Springbank area, it erodes the acreage lifestyle that makes Springbank special.
Too large, too busy and too high density. For example, the increased traffic and noise and light volume on the intersection of Hilary 1 and RR 31 is a disaster. So is the junction of the new ring road and Old Banff Coach road and the close of the intersection of 101 Street and Highway 8. There will be no way to access Springbank without going through a freeway or highway and an extremely congested ingress and egress. Much of the country feel has already been lost and he's currently being destroyed.
I imagine there is movement on a lot of these ideas.
Proposed business areas are not needed
I don't know which map it's shown on
There is plenty of shopping in areas on the west side of calgary to support
Why do we need to develop this? Commercial vacancy rates in the city are high. The need to have this area developed is ridiculous.
No. I think it is too large.
I don't know where to find the land use map
Developers need to pay for the required infrastructure and not the small acreage owners
I don't believe a Balzac-like experience in Springbank is a vision that I support. Some commercial activity with low daily vehicle counts and with appropriate architectural controls could be planned. However, big box stores and massive shopping complexes is not welcome.
Severe impact on existing home owners who have purchased under the understanding of the original ASP.
we don't need a bunch of businesses in our rural area, the city is close by

I tried to find meaningful maps to help ...but had trouble reading them. So my feedback is that development is inevitable but that it be controlled. I do not want to see the gateway to the mountains lined by industrial or regional commercial development. Those corridors already exist to the north of Calgary and are best left there so that less than truckload carriers and trucking services are efficiently left to one corridor. High quality business areas are within a 10 minute drive of my home within Calgary. The minute you start adding businesses, you will need to look at public transit as employees of those services may not have the living salary to live in Springbank.
No land use map on this survey or linked to survey - how can you expect a proper answer?
ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.
This is acreage country. Let's keep it that way!
We can drive to Calgary for Business Area, nice to have country free of that type of development
Not fully. We feel the Highway 1 corridor for business areas should be adequate and not infringe on school and residential areas.
With some. I'm not in favour with what is proposed for Rge Rd 31 by the Hwy
Standards to define "high-quality" along TransCanada should be very high, commensurate with earlier identified top priorities for Springbank & that will not compromise the pleasant mountain views & topography.
The area near the airport is a natural fit for any business area. As well, Harmony is located there and it will have commercial and business areas, and Bingham will offer the same. Spreading business all over Springbank is absolutely not necessary.
Could be more business use along range rd 33 both north and south of highway 1
Business not industry and traffic congestion must be addressed prior
I can't find a land use map, please provide a link!
Again, the Springbank airport is a commercial area, keep new development within that area and away from residential areas.
What constitutes high quality businesses for this district
Continue to develop land already in the taken out of production and leave remaining land for farming

Yes primarily Area C. Still keep it unobtrusive. don't route external traffic through springbank. Provide reasonable access from highway and with walking bike paths. Keep lighting tasteful and unobtrusive - light the Aurora Borealis and stars continue to shine through.

The above description seems to imply unrestricted business areas. Focus on local needs, or small specialized business. IE not box stores.

No building business areas along the Trans Canada! Why do we want to destroy this road with a repetition of what is already just down the road in Calgary?

I think this will create undue strain on infrastrucute and even with the Ring Road completion I think a lot of people will still cut through Springbank to access this from south and West Calgary. Business should fit with the defined and desire community culture

Qualified answer. Business restaurant etc could be a great add to the community I. Bit large restail, car lots-malls, and some industrial businesses are not a good idea and

This is a tried and true institutional trojan horse to put policy before capacity or practicality. These decisions should be based on the interests of the residents and voters and no one else.

I have not seen the map, but I support clustered businesses, smaller is better than larger/chain development without creeping into new residential areas. I would much prefer to pay higher taxes than see our rural communities spoiled by commercial development.

This is excessive. The area is priomarily residential acerages. There has been no established demand for business space. The new development along highway 16 near the olympic park would serve this need in some ways. There is no clear vision for the types of busines development envisioned. Is it offices or industrial? How will it impact residents.

Don't want more business areas that are not for the community, we don't need an Amazon warehouse or a logistics centre or whatever.

If it is adjacent or complementary to existing corridors. For emphasis, it should have a local /community focus not "big box store" commercial development that exists elsewhere. If it exists it must be in keeping with the natural habitat and not a continuation of Cross Iron Mills concept, Gasoline Alley, or COP chains. We certainly do NOT want/need another Costco when there are 2 others within 15-20 minutes of Springbank as it is

Way too big and well beyond existing infrastructure. We do NOT need car lots and Costcos in Springbank.

I agree with Bingham Crossing development and am looking forward to having more local services and retail. I agree with central business districts around Highway 1 and the airport. I am somewhat leery of the Harmony development in general due to its oversized scope as well as the treatment of existing Springbank residents by the Harmony developers after they got their permits.

We don't need malls in sprinbank

but the MD should own and control the water / sewer

Development is required to keep our tax base diversified and to provide jobs locally.

Highway corridors are not luxury 2 acre parcel lands. They should have their potential maximized either through commercial or institutional development. This is especially true on Highway #1 where the province has injected a major road upgrade from Old Banff Coach Road to the City limited and the Ring Road. This further solidifies that luxury homes will not be built here. A housing development like Valley Ridge, condos/townhomes (higher density) or commercial/institutional / recreation should be built along these corridors.

Springbank is a unique Area that needs special protection from general Rocky View commercial and industrial development

The "urban interface" definition, particularly at "special planning area 2" should not state that the area is likely to be largely commercial! The urban interface area definition should be the OPPOSITE of that- they should remain rural and a buffer between the city and Springbank. In particular any development along 101 St and Old Banff Coach Rd should be blocked, this land should remain zoned country residential, or preserved by the county for recreation, nature preservation and wildlife

just the airport...not highway 1

yes, provided that roadway concerns are addressed beforehand. There are already concerns with roadways which will only worsen with further development

See above

Answered 230

Skipped 12

Question 8

Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

Please explain your response:
Stop taking away agriculture land . It's nice for people so close to Calgary to actually see ag work in progress.
Protection of land is more important - we need land to grow food not for development
This further expansion of Harmony as a "hamlet-style" development is preferable to dispersing that added density throughout the community; However, the transition zone adjacent to the Trans-Canada highway should be subject to the same setback and design comments as for highway commercial - the Highway 1 corridor should not "crowded" visually by any types of development
There should be some type of restriction of the amount of land available for future development.
There should be more collaboration, discussion and alignment with local residents on what the future expansion should look like before setting aside any lands for future expansion. Once there is alignment and agreement with residents, then at that point, identifying lands is ok.
i am not able to currently respond to this.
Explained in previous responses. Interesting that you mention high-level support for future development when supposedly plans are not in place for a comprehensive land-use strategy.
Harmony development could of been designed more efficiently, instead it was designed to maximize profit for the developers, no consideration was taken on environment, space, and maximize country living. We moved out of the city for space not to have your neighbours right on top of you. Lot sizes are terrible and just the overall design for space and safety were never more than a passing thought
Yes - this seems to make sense as an area to allow expansion, so long as there is need/demand.
Farmers make a living on that land. Why do we need to designate it as future expansion areas when Calgary and cochrane are so close
The FEAs shown on the land use strategy maps are HUGE. It is too early to say if Harmony is going to be a successful development. Do not handcuff more land as future expansion until Harmony is built out and the Commercial/business areas are filled up.
Rocky View should prioritize the build out of Harmony prior to developing other high density communities in Springbank. The services are ready and in place for thousands of more residents in Rocky View.
Given that Harmony has already approved (and fully serviced) higher density residential and commercial/industrial plans, it should be designated a hamlet governed by a "carve-out" separate ASP with limits and boundaries restricted to what has already been approved.

Future expansion areas need to be recognized in rapidly evolving setting. Agriculture is also affected by existing neighboring development.
Would want clarification on large land owners viewpoints, but seems logical.
Given that Harmony is already high density it seems to make sense to have future high density areas near/adjacent.
Yes, setting aside lands for future high density development is appropriate while sustaining existing agriculture.
Would think that it is practical to develop adjacent to existing development if current landowners are in agreement.
It makes sense to set land aside for future expansion. but to keep the agricultural use until a plan is in place.
Harmony already planned for 10k residents.
As above. Infrastructure plans and costs must be anticipated and shared in advance to answer these questions.
Assuming the land owners are in agreement
Yes, setting aside lands for future higher density development is appropriate while sustaining existing agricultural usage.
They should not be developed at all.
But...the future expansion commercial land area should be made smaller than it is on the proposed map; staying closer to the highway to mitigate unforeseen/undisclosed approvals for large business in future, farther into the heart of Springbank.
I was never in favour of Harmony as I don't understand why Rocky View wants to become the City of Calgary with higher density development. If someone wants to live in higher density there are plenty of opportunities within Calgary proper. Rocky View should remain country residential with farms and ranches and further residential development should be limited to minimum 2 acre parcels. Call me a NIMBY, but the peace, quiet and not having a neighbour house 8' away from our house is why we moved to Springbank. So keep the high density development around Harmony where you have, unfortunately, set a poor precedent, in my opinion.
Yes, as it is next to existing Harmony and along Highway 1, this will also keep Harmony congestion away from core of Springbank
Springbank should remain agricultural or large acreage. If people want to live near industrial lands, they can move to Balzac or east Calgary.
Harmony is already to big, it should be designated as a hamlet and kept at that size. The region cannot support more of harmony.
we hope these lands will start being developed quickly, including the land west of callaway park
Think its a great location for expansion and makes the most sense. Be nice to know the land owners ideas that are around the area
There is no logic in including these lands in the ASP. Including them signals exactly the opposite of protecting this land for agricultural uses. Including them flags that the land is "in line" for future development. There is no need for additional land to be made available for development. The Springbank ASP already has far more land in it that will be needed for over a century.

We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
Yes and No. Harmony is a whole bigger question. South of Harmony could be a 'business' area. But keep a buffer (500metres between Hwy1. Would be a discussion is SB can tolerate another Harmony.
There is not enough information to answer this question. What sort of development is being proposed? Are you proposing a nuclear site, a Amazon fulfillment centre, or a residential development. You are entirely unclear. Again, a poorly conceived question.
The area doesn't have the infrastructure to support more development in this way, especially water management
Same as previous answers
We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
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Commercial along highway. I don't think Rockyview is capable of developing a land use strategy
We are open to revisions of the ASP is needed for future expansion area- the land west of Calaway Park
Keep any development within Harmony.
We prefer not to answer this question by checking a box and instead provide the following explanation: We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
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Prefer to not answer at this time.
I understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. I'm not opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.

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Limited community development across Springbank with a focus on the Range Rd 33 corridor. Much more development than that will reduce the country living feeling of why people choose to live in Springbank area.
Enough already! Harmony was a mistake from a planning point of view in the first place. Do not build cities outsider cities. The whole area should have been set aside for agriculture given access to water from Bow.
By setting aside this area, that is close to a larger development could reduce the cost of services per household for both the current development and the future development
No further development beyond the present day Harmony boundaries.
Do not want to create a city or a suburb in Springbank
I support keeping the land agricultural. I do not support future development.
Future development potential is fine as long as it is in keeping with the rest of Springbank. In other words, no high or medium density housing.
Someone has to be willing to say if you want to live in the country then produce something. We can not take more land only for our enjoyment
Land in that area should be part of Harmony expansion in the future
Eventually Harmony could be better tied into Springbank, with growth focused around the core area of RR33 and Springbank road. Build out from that area first.
These lands are already adjacent to the airport where some commercial development already exists. My comments should be tempered with the fact that I live in South Springbank.
Why not keep these lands in agricultural use?
We have serious issues with adequate water via water licences that make any thoughts of future developments seem problematic
Using this land to develop a country style rural development (i.e.: low-density housing) would be a good offset to Harmony
Keep development in one area, not scattered
Makes sense but would like to see RVC communicate and work with the large land owners.
The current growth rate of Springbank makes planning too far into the future an exercise in redundancy. Once (and if) growth has happened in designated areas, further review may happen and decisions may be made at that time.
No opinion
We do not need more development.
This is not a hard yes. Would need more details and would want to understand the large land owners perspectives.
Seems like the logical expansion area, but would want to understand the large land owners perspectives.

Then we will look like Calgary. Lets do a much better job of designing a beautiful gateway that intrigues people to pull off the highway and enjoy the beauty of the foothills. We need more diversity in Alberta and that means creating more beautiful places for people to enjoy outdoor recreation and rural lifestyle. not just more thour f.
Again, clusters support each other.
The complaint is that the ASP is already too big and that's why you wanted two. Why add more when there is already so much undeveloped?
As long as the development is within keeping of the area
I agree with the above statement and support it if I had an idea of scale. Again, too vague to garner support.
Future expansion by Harmony up to Highway 1, but not south of the highway
Again, within reason. Development should be slow, sustained and logical. Larger lots to keep the feel.
Harmony is already huge, if I remember correctly 5 thousand dwellings. Maybe this is where the community grocery store should be built rather than a giant Costco that will create traffic issues and will be super ugly along highway 1
Every future development should be consulted with the residents. Springbank has an evident issue with water supply and drainage, this will always affect current residents, in addition to this, the roads around the area are not design to high volume traffic.
Because Harmony has already been established, it now only makes sense to put commercial and other development on that site. Again, can't we just leave agricultural land alone?
Agree with keeping development in this core area.
Again it's yes and no - I don't have a clear opinion on this at this time and more information on what kind of "Future Expansion" this would include would be necessary for any resident to be able to have an opinion on it.
I don't have enough information to respond
•Harmony – lands south – totally disagree with keeping this for future expansion of Harmony. This not a fair zoning to the potential future of the needs of Springbank
The land should stay agricultural. This cannot be a rural community without the farms.
Community Development, not industrial.
It seems that you are leapfrogging. Build out from the border with Calgary first. Why put the entire emphasis on Hwy 1?
This is getting repetitive.
No expansion until the existing 70 year housing supply and the lands under current review are fully built out. There is no water and no infrastructure.
Is there not a hay shortage? Did I not just hear that ranchers are struggling to provide feed for their herds? Why are we destroying pasture land and hay fields? Are they not needed for as long as people keep eating beef?
Again, the large concerns of increased traffic, noise volume and light pollution that will affect residence wabeyond the boundaries of the actual development are of utmost importance and concern. As well, they would have to access number one in order to get anywhere and the extra volume would be untenable as South and Central Springbank would be used as a shortcut.

As long as an overpass was in place before the development, as this would prevent traffic snarls!
Land should remain agricultural
Harmony was expensive to service however development should increase to maximize the use of this infrastructure without further costs to the taxpayer while increasing the tax base to cover the initial costs.
I feel that land bordering Hwy1 should be reserved as commercial corridor, not interspersed throughout Springbank.
Harmony doesn't fit in this community so trying to appease Harmony residents is like trying to please city people. Move into the city if you would like to have amenities close by. Please don't disturb the peaceful living out here because of your selfish desire to bring convenience to these folks.
I say no for now as all the promises from Harmony have not happened resulting in ASP and Bylaw amendments further burdening other parts of Springbank. As example, Harmony didn't build a highway access on RR 40 but through amendment got another access on RR33. Harmony didn't build a school adding to the student to teacher ratio of an overburdened Springbank schools. Harmony did build parks amenities but excluded some or most of them to non-Harmony residents. Plus, isn't it folly to build under flight paths of an airport?
Again catering to development plans for the future which you as the county already know about.
we don't need another Harmony, let's keep it to 2 acre lots, that's why we moved here
I think Harmony has a long way to go before it is fully built out. Services are needed for and within the community - ie schools. If we are looking at higher density communities, I think expanding Harmony community maintains a consistent housing format (sorry don't know how to define this density). I - yes nimby me- would prefer to keep the acreage residential already designated in this area.
There is not the infractrure in place to support the current Harmony (schools, rec areas, roads, etc.) and further development will only further stain the systems.
Harmony is a Springbank wanna be community that does not have acreages. It should never have been allowed and must NOT be allowed to expand.
Please explain how this would help with 'maintaining the country feel' such as it remains?
Harmony is a special high density area and should allow for some business development in its area to service its residents.
They should be protected as agricultural use. Not set aside for future development
Harmony & the Airport provide critical mass for greater development in this area.
What is the reason for this? It makes no sense to "save" land for future use when you don't know why, how or when that could or might happen. Someone is dreaming.
Really? Please provide a map, not a general location.
Agricultural land should remain as this.
Once land is taken out of production it cannot easily be returned. We must maintain our ability to produce food
Too far from core springbank. Not the rest of springbank fault they built a town in the middle of nowhere.

Actually, future agricultural use is not shown at all. If we don't maintain agriculture, we won't be surviving unless you are considering Gate's manufactured food?
Yes and NO. DEPENDS on what 'future expansion' is. Large stores - No, residential - likely.
What has happened to protecting agricultural land? Be smart about where to build and where not to build.
Harmony should not have been developed to begin with.
Agricultural land needs to remain an integral part of Springbank. Not temporary.
what is "high level". The residents of rockyview are not in the development business.
Harmony seems like a better area for larger commercial development as it is already dense and urban in character.
Harmony was a mistake. It is an urban subdivision dropped onto the Springbank prairie. Any further expansion should be residential acreages.
Didn't want Harmony (a cougar ridge plopped into a farmers field) and certainly not Bingham crossing
Yes, more development around the Harmony Area. More development = more people in harmony = faster Harmony build out time = schools/ grocerie store etc.
It would depend on what the purpose of those lands is earmarked for
Already overdeveloped.
Harmony is already way too big and ambitious for the area. A community of 10,000 people is just way too oversized for the community. Harmony has not endeared themselves to their neighbours at all since they received all the permits they wanted. Given my experience as a neighbour of Harmony, I am not interested in engaging in discussions around any expansion in the area around Harmony.
Harmony is already a large development - with the attached spa it will have a very large footprint already
They have not been able to supply what they promised from the start.. look at there original plan that was approved along with the promises
I thought the lands south of Harmony (south of Two 250) were already identified in the previous ASP as future business. Either way, Harmony will be home to 15,000 +/- people and there may very well be a requirement to add to the Harmony area. Although Harmony expansion, into these plans (or other developers) would be years away and very likely after the lifespan of even a new ASP. I think if the County knows what a piece of land will (or even what will not be) then it should get identified.
Environment not justifiable to create another urban parking lot
Harmony is a mistake; why are we placing high density housing in Springbank? This can be found in Calgary.
This is necessary.
what does "until" mean..either agricultural or not
See above

Answered 227
Skipped 15

Question 9

Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

Responses
Non
Recreational Agri-business Storage (subject to design considerations)
All types of interim use should meet the same criteria established in question 4 of this survey.
We do not support interim uses of land as this can lead to permanency.
I do not support limited interim uses of land. I may support interim uses of land providing the infrastructure was already in place to support this and future development. I think this phrasing provides developers with a loophole to exceed or change initial interim use and future development.
None
I don't know enough about this to say. I'd suggest that interim uses should only be considered if there is a need as well as support from those who own in the adjacent areas.
None
Keep these lands under current zoning use (e.g., agriculture) until the developer is ready to proceed with the final plan. Interim uses are often ugly, extremely unpleasant for the neighbours and tend to be "iterim" for a very long time.
Interim Land Uses should be restricted to Agriculture
Interim uses that do not impinge on Springbank's tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Nor harm its precious natural environment, sensitive watershed, wildlife, and natural habitat management.
If interim uses are needed to continue to support personal income, then all and any should be considered.
I would need more information on how landholders are affected.
Interim use of lands should be determined by the property owner.
These discussions should be held directly with current landowners and all reasonable plans supported.
2 acres lots subdivision and development to maintain country lifestyle
Interim use of lands should be determined by the property owner through proper County development procedures.

Tennis courts, hockey rinks, outdoor fitness, dog park, etc
None
None
Interim uses should be as requested by the property owner and submitted to council for approval
Interim use of lands should be determined by the property owner through proper County development procedures.
Businesses that support agricultural needs.
More development does not mean progress. Please do not disrupt our country living. I do not want more developed.
What options are currently being considered?
"...until the lands can be fully developed". Not sure what the fascination is, in the planning world, with more and more development in the country? I don't support any interim uses...the land should remain either farms, ranches or 2-acre country residential.
agricultural
Should be limited to agricultural uses such as small market gardens
None. Bingham Crossing is a prime example of a failure. 11 years ago the then Council rammed the approvals through and the land was shipped of all topsoil where it still sits as wasted ugly destroyed lands.
No interim uses should ever be allowed. Once services can be provided only then should a long term plan and development be implemented that complements the area. Interim is actually 30 years, which then is basically permanent. By their nature, these limited service provide poor tax base, instead of high quality high value development.
uses that would benefit community
I think any and all should be considered as they are needed
It is highly questionable whether any interim uses should be permitted anywhere in the Springbank ASP. If there were going to be any interim uses, they should only be uses that have complete buy-in from the neighbouring communities and that are truly of a limited duration (5 – 10 years). The 25-year term for interim uses proposed in the previous ASP was ludicrous since that is far too long to be seen as “interim”. Even if they pass those hurdles, interim uses should be restricted to uses such as landscaping businesses, garden centres, etc. and exclude any outdoor storage operations
Interim uses that benefit to community.
Anything that has low impact, low environmental reclamation cost.
You need to provide examples of potential interim uses. Do you plan to store nuclear waste or recreational vehicles? With no specific examples, I DO NOT support interim uses.
Farmland use.
None
If they are Interim nature parks etc then yes. See what the public response is first
We support interim uses that benefit the community.

I support interim uses that benefit the community.
None. First make a plan. Then follow the plan. Temporary land uses lead to confusion and are the result of poor planning.
Yes - we support this.
None.
I support interim uses that benefit the community
Support interim use
any that benefit the community
I support interim uses that benefit the community.
I support interim uses that benefit the community.
We support interim uses that benefit the community.
agricultural, small business, recreational
Sports fields (soccer), running track which do not require a lot of infrastructure. Strongly opposed to things like storage units, light industrial garages.
Playgrounds for kids
None. This just takes agricultural land away from food production and encourages sprawl.
Sorry I can't answer this question
Not sure
None..reject the premise and notion of "development". Your "planners" should read the epic book " A Sand County Almanac"...Aldo Leopold...a classic in land use planning, environmental stewardship and the development of a land ethic. " Development " does not create a land ethic. It creates a taxation base for short sighted M.D. Rockyview.
None
none. People should be patient and wait for the right solution
No opinion
Agriculture.
no opinion
Storage, R. V. parking,
Entertainment. Cirque de soleil for example
Interim uses that would be appropriate would include light commercial, existing residential, farmland, and agricultural.
Would support any use of land on an interim use basis.
Wild park areas.
ranching, storage, community activities
Not sure.
Golf driving range, dog park
N/A
This question cannot be answered in exclusion of what is being proposed and where the area is located. In my circumstances, any interim use would be unacceptable as it would affect the Country Residential nature of the development in which I reside.

Interim, by definition, means temporary. Any use that is interim should only be allowed if the lands can and will be returned to prior state at the end of such use. This includes natural state and wildlife habitat.
No interim uses
I do not support this as it would lead to a commercial/industrial intrusion in unwarranted locations
None, as those will be an eyesore
Agriculture
All and ANY should be considered, if land owners need to use these interim uses to continue to support personal income.
Everything should be considered!
Buildings such as farm barns or riding arenas may be allowed as interim uses.
I don't know, other than what ever is put up needs to be appropriately serviced and not paid for by the landowners around it.
I do not support interim use policy.
These should not be limited. Land owners need flexibility to continue to support personal income.
Any and all should be considered, if land owners need to use these interim uses to continue to support personal income.
No comment at the moment.
Agriculture(crops and pasture.
ranching, grazing, farming.
Do not think development should start until tenants are in place so we dont have awful eyesores of bulldozed land and nothing happening for years.
Grazing for cattle, agricultural use if at all possible.
None. Why do we need any in a country residential community?
I would have to know what type of interim uses would be adopted before commenting
I do not support interim uses, unless there has been an agreement in advance of development in a specific area AND consequences if the plan is not adhered to. For example, a new development was approved in Springbank and there were restrictions on height and footprint. Those restrictions were ignored by the developer himself, because he is fully aware that there will be no consequences if he violates them. Seriously, he should be made to take a story off of his house, we was well aware of the rules, but unfortunately, very aware that they have no teeth.
Interim uses are the same. Unless there is a fully scoped out plan, and consequences, they can be utilized to circumvent more arduous development requirements.
No interim use at all.
Agricultural

None, why disturb the land if not for long-term practical use. I am not a subject matter expert on this topic and would need more examples or information to make a fully informed answer.
Only residential businesses that would extremely low environmental issues, so no leaking oil, gas or even worse pollutants.
I support agricultural and recreational uses.
Interim use of the land should be used for farming/ranching only.
Agricultural
Family focused business such as corn maze or similar outdoor usage. Farmers market. Outdoor concert venue. Outdoor sports area (football, baseball diamonds, etc.). Indoor sports facilities like soccer, using temporary structures (inflatable or fabric type structures).
None. This is such an incredibly vague question and examples, time period limits and further explanation would be helpful. I see this as "saving or setting aside" a chunk of land until someone that has the right mass amount of money buys it and tears the land up to put in a huge ugly store that no one actually needs but people will flock to so they can spend more money on stuff they don't need and raise their debt loads. There's got to be a better way to do this.
•INTERIM Use – must have detailed criteria and time frames in the ASP and not left open to interpretation. Ensure these areas transition appropriately (light and noise pollution) to the established communities they back onto.
Interference with designating certain land use may restrict and limit freedoms for landowners in those areas.
Not an auto mall. interim uses that complement and add to the community not create and industrial area.
None
Keep to absolute minimum. The objective should not be to build out vacant land but to create parks and recreational facilities that will contribute to the tax base in other ways. Springbank should differentiate itself and be a leader here.
none
None. Too many regulations. Most of the planning exercises are cycled over and over again. No one can predict the future accurately. Why waste time and bolster the number of government employees? Reduce the size of management and save taxpayers. Be nimble when required -- in the interim keep the arrows in your quiver.
Interim uses that limit traffic access, noise and other detrimental impacts on country residential areas.
Farming and livestock
none.
Needs to be minimal and targeted so as to not ruin the nature of the rural community setting
Restaurants, other commercial developments
Farming
Interim uses are only managed on a complaint basis and become storage nightmares - NO.

Grazing
Rangeland, stables or dog kennels, recreation facilities That don't require much infrastructure such as walking paths, dog parks, ice rinks, small business cities with temporary structures such as trailers or mobile pop-up buildings, community or private gardening areas, so nothing that impacts the land permanently or impacts the water table significantly, either with water usage increases or drainage issues
recreation areas for walking, for dogs, for biking, fields for sport.
not sure
Temporary blogs until further land use studies implemented
Agriculture
community garden; any outdoorsy.
Agricultural uses and any businesses that don't require much in the way of infrastructure that would require extensive removal work in future. Light recreational uses, such as driving ranges or paint ball facilities, for example. Or light commercial uses that have minimal infrastructure requirements such as RV and boat storage facilities.
Land use should remain agricultural
per question 8, commercial use to maximize the usage of current infrastructure without additional costs
No
None. Leave it as is.
none
Agricultural uses for sure.
Keep farmland as it is.
I can't think of an example. I don't think the County has a good track record of ensuring bylaw adherence to permanent uses let alone adding new interim uses.
None
farming, horses, cattle
None
very little
Interim use property should reflect neighbouring zoning. Therefore, limit interim commercial to the commercial area. I don't want to see agricultural land used commercially if near residential properties
None

None ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers.

This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world.

If anything we need tourist facilities that enhance the experience of visitors and locals to our community.

Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans.

All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.

None

I can't think of any and don't feel that any are needed.

not sure

Agriculture.

not sure

grazing

Agriculture, recreation

Honestly none

I am not sure

Not too sure what my choices would be...don't understand enough about this.

None. There is no need for further RV/holiday trailer storage facilities in the area.

I can't think of one single interim use that is necessary in Springbank.

parks or environmental reserves

Park and ride to city core. Off leash area. Kids play area.

Green spaces with trails!

Agricultural.

Canada hunting

Does all the land need to be developed, Springbank residents did not move here to have interim businesses , and every bit of land developed

Temporary use of land should remain as is - natural state or agriculture.

None

Agricultural
Agriculture, gardening, recreation, educational (camps), field learning,
Park
Low impact use. Any use that can easily be reclaimed - ie not foundations. Low water, utility use. Should not be a foot in door for commercial.
NO. Interim uses can turn into permanent uses, and if they aren't necessary, then don't allow them at all.
Once there probably difficult to go back and this seems like it inevitably ends up being an eyesore. Prefer no interim use changes until Dev Plan is formally approved, should meet same approval process
agriculture, and where convenient soccer and baseball fields that can be rented to the city
Recreational, agricultural
na
Sure that would be ok as long as no resource extraction (gravel pits etc) or water use. Normal development protocols need to be followed.
I am not sure why there is such a push for development. Keep lands agricultural/residential and raise taxes if more revenue is required. Or charge a toll on the ring road/highway if we are incurring higher costs due to Calgary traffic and recreational use.
That depends. This is too general a questions to merit a serious answer
n/a
Why is it assumed that there should be "interim uses" until the land is "fully developed"? From an ecosystem point of view, the land has already been "developed" for thousands of years. It has a fully functional and complex biotic community of soil, water and air, plants, animals - and people- interacting. Why do we consider that their needs are nothing and that it's ok for the human species to extinguish all other species' needs in preference to its own insatiable greed?
Canada
Not sure
Limited interim use, preferably ag-related, are fine with me for approved projects. What I don't like to see is what's happened with the Bingham Crossing site over the past 5 years. They started developing the pasture land and moved a lot of dirt, then stopped completely (due to the economic downturn) leaving the land completely unusable and a complete eyesore for 5 years. Phase 1 is still not active but at least they started work on Phase 2 and the Costco site which is exciting to see. This is a perfect example of RVC needing to ensure developers are well-funded and fully committed to a project before allowing the shovels to come in.
unsure
No more storage as the land here produces, the land at bingham crossing was said to be poor how ever its yield has produced huge returns the last 3 years.

Sports fields, dog parks, University test sites for agriculture.
None
Those land uses that require little disruption of the original lands, or if improvements need to be made, they could be removed or utilized in a future land use. Land should not be sub dividable with an interim use. Things like storage come to mind, but there would be other uses. Extensive Ag; day-cares; light manufacturing; cabinet/wood building; automotive repair/service/sales.
None
Stop all interim development which will only turn natural and traditional agricultural land into parking lots and make sure our heritage and environment is respected
None. Existing uses.
Don't know
agricultural

Answered 184

Skipped 58

Question 10

Where, if anywhere, in Springbank should interim uses be considered?

Responses
N/a
should not be considered
Interim uses should be restricted to the proposed commercial/business areas
If the area blends in with the development surrounding the existing area.
None. Leave the land as agricultural.
See previous response
Rr 33 and township rd 245 and along hwy 1
Don't know enough to say. Anywhere that it makes sense and that there is localized support.
No where
Nowhere - they should remain under existing zoning until the development proceeds.
Existing Agricultural and undeveloped lands
Far away from existing Country Residential areas.
Anywhere as per the request of land owners.
More information required.
Special Planning Areas identified as ASPs. These lands are primarily adjacent to municipal boundaries and major transportation networks.
Where requested by the current landowners.
towards Cochrane area, northwest of HW 1
Special planning areas in the Springbank ASP's, along major transportation corridors, etc.
No
south of highway 1 where commercial businesses are already established. There are limited services in these areas such as water and sewer.
These should be in the special planning areas as outlined in the previous ASP - beside major roads and thoroughfares.
Special Planning Areas as identified in the Springbank ASP(s). These lands are primarily adjacent to municipal boundaries and major transportation networks.
No.
None
Along corridors and transition areas
If there must be 'interim' uses, then along RR33 between TC Highway and Springbank Rd.
undeveloped land

Only small parcel agricultural e.g. market gardens should be allowed on an interim basis.
Allowing uses on an interim basis opens the door for long term use of that facility.
Nowhere.
There are NO areas in Springbank where interim uses should be considered.
anywhere that would benefit the community
Anywhere needed
Preference would be to have no interim uses anywhere in the ASP area. If interim uses are permitted, they should be uses that would fall within the intended permanent land uses for the area – no commercial interim uses in areas identified for future residential development
Wherever the community benefits the most
Anywhere, but particularly where they benefit the community.
Need to define 'Interim uses' examples. Could be any use with low visual, environmental (reclamation) effort. Do a life cycle assessment of say - equine facility, gas station, equipment yard, self storage, greenhouse.....
You need to provide examples of potential interim uses. Do you plan to store nuclear waste or recreational vehicles? With no specific examples, I DO NOT support interim uses.
anywhere there isn't already development to maintain the land
No where
Close to other nature areas
Anywhere, but particularly where they benefit the community.
Anywhere, but particularly where they benefit the community.
No where
Anywhere that maximally benefits the community.
none
Anywhere, but particularly where they benefit the community
Where it benefits the community
where they benefit the community
Anywhere, but particularly where they benefit the community.
Anywhere, but particularly where they benefit the community.
Anywhere, but particularly where they benefit the community.
Along Range Rd 33 corridor
MR lots in sub-divisions should be developed into kids playgrounds, community gathering points, etc.
Nowhere.
Can't answer
Industrial/airport area
Nowhere. When will the County acknowledge the rural acreage DNA of this area and stop shoving development in our faces?
No where
no where
Anywhere that can supply revenue without resident disruption.

no opinion
Near the senior centre
Commercial development lands. Ie Bingham Crossing
Nowhere
Interim uses would be appropriate along the two major highways (1 and 22).
Anywhere that is requested by landowners.
Along range road 33
only in specified area of rr 33
Not sure.
Along the Hwy 1 corridor
Areas slated for commercial / higher density development only
Definitely not in the current Special Planning Area as there will be too much negative impact on the existing residential properties.
Interim uses can potentially be supported where they are required for specific community need or benefit to immediate community and only when the lands can be returned to prior state (including natural habitat). I do not support the use of interim uses for business or commercial gain.
Nowhere
in current industrial locations only
Nowhere
I'm not sure but we shouldn't allow developers to strip topsoil until they're truly ready to build. The Bingham lands are a mess
Anywhere that is requested by land owners
Anywhere that suites the land owners
By the high school
In areas where farming remains as the predominant land use.
should not be used anywhere
Anywhere as requested by land owners.
Anywhere as requested by land owners.
To control future land use compatible with offset land use.
If it is not an approved use for the land and rural, it should not be considered, and especially not living the highways. We also have more than enough trailer storage areas.
Where it makes sense to keep land around existing or developing areas to keep future growth connected.
Nowhere unless the surrounding community is consulted and generally supportive
Around the Springbank Airport and Commercial Court areas
Please see above.
Interim use should NOT be considered anywhere in Springbank.
Only in areas slated to have future business development
Nowhere at this time.
South of Highway one on Range Road 33. Close to airport.
Along Range Road 33

Farming/ranching only
Open big parcels of land
As close to defined commercial areas as possible.
See my answer on question 9. If you want anyone that actually LIVES out here to answer with an educated, thoughtful answer, provide us with better and more detailed information on this.
Unclear whether the interim use then leads to permanent use
This would have to be studied and coincide with the CMRB.
I do not agree with interim land use designations.
Around the airport
No where
know where
Consideration of this should be a last resort and resisted at every turn. think differently.
no where
No where
Only where there is limited or no impact on country residential communities.
No where
none.
Not sure.
None
It would depend on the use. Grazing land can be anywhere, but commercial use can be very disruptive to acreage living.
Only in those areas that are already slated for future non-residential development.
along RR33
not sure
Industrial park / airport
None
Land that is unsuitable for farming.
Along the Highway 1 corridor.
Should not be considered
area around airport and range road 33
None
By Calaway park, south of the hwy
They shouldn't. Please stop trying to develop this area. Conserve the area, allow the beauty of this area to shine in its natural state.
none
In the area around the airport and commercial court
Keep farmland as it is.
See #9
Nowhere
Only along the highway 1 areas
only along RR 33

see above. Near the schools, Taradar building, Wild West Center
x
Nowhere
Nowhere in Springbank
Nowhere
Commercial Court
no where
Not sure.
north and west of highway 1 also west on highway 8 (moderate area designated for services out near the RiverSpirit golf course)
anywhere
In areas that will be developed into higher density custom planned large land parcels, such as Harmony, school sites, business sites to service custom communities.
No where.
Nowhere
Nil
Nowhere
All government owned land
South of Harmony
In the ares that have been designated as business ares , ie south of highway 1 , range Rd 33
no place.
On land already taken out of production
Areas A, B, E, F
Anywhere except residential area
RR33, Harmony entrance, out from airport.
Nowhere.
No where
Anywhere that is already interim and no plans/money or needs to yet develop it
North of lower springbank
I don't understand how interim land use would affect the community so I can't answer this question.
See #9
around airport
Not sure
No where
unsure
no where
All County owned land should be first repurposed to this category.
Near High School and Middle/Elementary school

Lands heavily influenced by existing commercial development (approved or built). Near Harmony/YBW/Bingham/Edge School. Also highway corridor (mixed use or live work) would be suitable.
Nowhere
Nowhere in Sprinkbank These developments should not occur in Springbank but eastern RV communities
None
Don't really understand this concept.
rr 33

Answered 175

Skipped 67

Question 11

The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Do you have any other feedback on these areas?
More shopping and commercial amenities
These areas are already destroyed by the city and stony trail - better to use these locations then prime land in springbank
The areas along the City of Calgary/Stoney Trail interface require careful consideration. The proposed Coach Creek development did not adequately demonstrate the type of transitional development that needs to take place in the area of Springbank immediately adjacent to the City of Calgary, as it reflected full urban residential densities and traditional urban commercial designs. The transitional areas need to feel more "country" than "City", and should clearly be different from adjacent urban development!
These areas should be established as being under further planning.
We agree that there should be more collaboration, discussion and alignment on future planning in Rockyview and City of Calgary. The local residents impacted by the proposed development should be engaged for public consultation, buy in and support before moving forward.
I do not agree with this approach. My land is currently in a Special Planning Area. This seems very unfair and leaves me totally uncertain as to how things will progress and when. I would like to have some say and perhaps share my vision as to what happens to my land. I would like to have a proper designation and am currently working towards that goal.
Already covered in future, previous comments. You're presently is a brilliant boundary between the city of Calgary and Springbank. Don't mess with it.
Strongly disagree. The Special Planning Area designation is too open/vague which effectively puts the future of said lands on hold and creates uncertainty for current owners and area residents. It also creates an unnecessary hurdle to future development of these lands requiring a change to the ASP. Effort should be made to determine and apply an appropriate designation now.
Yes they need further planning & consideration with plenty of resident input. However, these lands are covered by the Intermunicipal Development Plan and the previously proposed new Springbank ASPs ignored the policies of the IDP. Stick to the current policies for transition etc.
Land use should be defined in the ASP
I agree that these areas require further planning and consideration but I want the the principles that will govern the consideration to be spelled out as part of the definition. For instance, it should be mandatory for Lands intended to be developed as higher density along any of the boundaries of Springbank's (two-acre+) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.

Due to their unique requirements, these should possibly be transition areas and maybe even divided into third ASP.
Impacts of increased traffic, joyriding, etc on residents needs to be carefully considered.
These areas should respect that this area is adjacent to the City of Calgary and has direct access to major transportation networks. Future planning of these areas should include commercial and medium to high density residential developments that mirror City development as it then transitions to cluster residential and country residential developments moving West. Future commercial usage will support community growth.
Potential area for a 3rd ASP as it is a transition area from the city to RVC.
Since this area is on Calgary's border, and a major transportation corridor, it makes sense to develop this area with higher residential densities, and some commercial services. r residential densities, and commercial services
Calgary is putting major developments beside the ring road and that option should be open to RVC also since the area has been VERY negatively impacted by the ring road.
These areas should respect the adjacency to the City of Calgary as well as direct access to major transportation networks. Future planning of these areas should include commercial and medium to high density residential developments reminiscent of City development as it transitions to cluster residential and country residential developments moving West. Future commercial usage will support community growth as well as generate County revenue for support services throughout the Springbank area.
That is a general statement and I would like facts provided before commenting.
Further planning and consideration of these areas is essential due to the complexity of interests and variety of stakeholders. The planning of these areas warrants greater scrutiny that can best be assessed when considering the impact of the Ring Road once it has been open for a few years.
Big concern is who will be paying for the infrastructure that future planning and consideration will tell us we need to create more and more development
keep congestion away from core springbank, helping maintain country residential community for majority of springbank
Yes, agree in general. Focus on keeping some of this area as green space and as buffer
Development along the edges of Calgary is what I would consider normal attrition for the City of Calgary. Keep Springbank rural until the City creeps in.
Springbank is a unique area and should not be degraded by Calgary style development to suit urban development. It should be up to Calgary to undertake further planning along the boundary, that supports a sustainable transition between municipalities.
there is no reason to continue developing from Calgary on out....we can start developing in the Springbank area as well
Transition areas to provide connection to the area

These areas should be treated as a proper transition area between Calgary's urban development and RVC's rural country residential communities in Springbank. That means that the area cannot have mixed use development with commercial operations such as shopping malls. Much of this area is topographically "challenged" and serious consideration should be given to setting it aside as environmental reserve to protect the unique topography and wildlife corridors. This would provide a significant buffer between urban and rural that would be much more effective than transitional density housing. Also, reasonable growth projections do not support the need for adding anywhere near the amount of housing that was contemplated in this area in the previous ASPs.

What areas? "Planning and consideration" for what? How to make it in to a shopping mall - Not.

It is imperative that you engage with the community on this area.

There needs to be more of a transition area between the city and county. The city is encroaching on the county - bumping up to country residential neighborhoods with very little buffer eg. Artist View.

To jointly build bike and walking paths. People need exercise for their physical and mental health.

The City seems to have a transportation plan that they are developing. Isn't Rocky View working with the city to coordinate a mutually inclusive plan?

We understand that there is not yet consensus from the community, or between Calgary and RVC on how these lands should be developed. Accordingly, we agree with this approach.

I understand that there is not yet consensus from the community, or between Calgary and RVC on how these lands should be developed. Accordingly, I agree with this approach.

Cycle path link between Highway 8 and 101st SW is critical for safety otherwise cyclists will try to navigate the Stony Tr roadways and bridges

We need a green belt around Calgary to encourage sustainable growth.

The areas along the boundary with Calgary are the only areas that should be considered for high density development.

I strongly oppose large scale commercial development anywhere in Springbank. It can be on the city side of this boundary.

Areas on the city periphery should cater to and support travelers, tourists, and other road users by way of having commercial properties oriented towards road users as well as sites such as rest stops (with commercial properties within them).

not at this time

My feedback relates to a letter that I sent to the County in 2019 regarding a proposed Auto Mall development in this Special Planning Area. The letter was written on behalf of area residents and was subsequently ignored by Planning Services and the Council of the day. This letter cannot be attached to this survey but has been forwarded to Jessica Anderson to append to my response to Question 11.

I agree that the areas along the boundary with City of Calgary and Stoney Trail are important and require special planning and consideration. Their value lies in the buffer they create between our unique, distinct community and the urban sprawl and characterless development of Calgary. They are the gateway to Springbank and yes, absolutely, I agree that we should preserve them. These areas are currently zoned rural residential and are adjacent to rural residential properties. Changing this to an urban interface or some sort of commercial property is a significant change that is inconsistent with the values and priorities of current residents, it is incompatible with the character and existing uses of the surrounding land and there is no compelling need for it that will directly benefit the people who live locally but will be most impacted by it.

These areas should be transition areas, they have unique requirements compared to other areas

Only if existing transportation infrastructure allows for the development of such areas without significant County expense.

Logically development here is going to occur. What is important to me is that it doesn't become the dumping ground of businesses Calgary doesn't want within its limits but wants to see built. This area is the gateway to Springbank and should represent that.

Ned to represent the desires of Rockyview residents to Calgary, we don't need more Calgary in the area.

These should be transition areas, possibly even separated into a third ASP as they have unique requirements compared to other areas.

These should be transition areas, possibly even separated into a third ASP as they have unique requirements compared to other areas.

More planning as the city develops over time will allow better coordination and complimentary planning to city plans. This will lead to better regional planning.

These are gateways and should be transitional to rural lifestyle and our distinct community. The uses should not be urban.It/

Communities like Pinebrook are now right on Stoney Trail and effectively cut off from the rest of Rockyview. Some consideration for reducing minimum acreage size would allow more infill between the houses and make a more secure and finished looking neighbourhood.

Yes to collaboration

We do not have a good record of working with the City of Calgary

Much more planning needs to be done in these areas

The most important issue is to maintain the country residential community of Springbank

I agree that this agricultural land could be developed with 2 acre lots to preserve the counties tax base from annexation, but not to high-density housing or commercial/ retail

Where would I find this information?

I can't comment because I do not know what these considerations are.

We don't agree to an auto-mall or anything that will negatively impact the value of our houses

I have no information on what is happening with this part of things. Yes more research and planning is a good thing as long as the impact on current residents is considered. Again - more information would be helpful.
This would have to have specific criteria, and recognize the current communities so that this would not impede on there quality of life!
Why do you continually want to tear up nature to put up concrete. They paved paradise to put up a parking lot
The city and province are not considering Rockyview in many of their decisions. We have had numerous decisions around the Stony Trail development which had adversely affected our Pinebrook community. These include elimination of all wildlife corridors in the area,deforestation which has affected water runoff and flooding issues into our community and traffic and food closures which have affected emergency response times and commute issues into the city
Planning and consideration is difficult to argue with and is welcomed but do not resort to old fashioned industrial development, the world is changing and Springbank should embrace ecology and the environment and not follow the herd.
It's a waste of time. Be responsible with the public purse.
Development of these areas must take into consideration potential detrimental impacts on bordering existing country residential developments.
The community dos not need car dealerships
An auto mall on 101 street would have terrible light pollution for the animals and in general is the wrong use for this area
Must be done on an EQUAL partner basis
I live on that boundary. I do not agree with development that erodes the small acreage way of life that makes Springbank special and desirable.
For heaven sakes it's already been completely destroyed as a wildlife quarter at a beautiful place. Any further plans need to be approved by people who already own land or live in Springbank.
try to have the city limits stay where they are! No need for Calgary to get bigger. They need to start growing denser, and use the inner city designs for population growth.
There are pockets of land that must be adequately addressed to ensure they do not become extensions of the City of Calgary and provide a buffer zone that makes it clear and obvious that this is the boundary of the Springbank Community. Opportunities for some commercial development along this corridor should be considered but should be unique or destination oriented (farmer's markets, recreational facilities, etc.) and stay away from Big Box stores, drive-thru fast food restaurants, etc. Basically stay away from the typical vehicular centric highway development model. Any residential development must maintain the character of country residential, not City residential density.
This area is now destroyed- should try to keep the rest of Springbank from being destroyed.
that area is not built for commercial use nor high density residential; there is so much risks and costs to develop that area

Yes!! Collaboration with City of Calgary to preserve green space, wildlife corridors and recreation lands. This region should be a hub for outdoor pursuits, and sport/leisure opportunities.
Sure. Consideration of traffic, safety, etc but if planning you mean development, then I strongly disagree that any thought should be put into this.
The previous iteration of the ASPs brought city densification into Springbank - yet labelled it as a "transition." The boundary of the city and county is iconic land that needs to be respected and preserved. Putting in big box stores and city style housing destroys the Gateway between city and county. There is an environmental & economic cost to this.
Keep the development in the City of Calgary.
I seem to recall the annexation of Springbank from about 69 Street to 101 Street had some joint planning outcomes so both Calgary and Rocky View could adjust and it seems reasonable for this type of effort to continue.
Access off Stony to Lower Springbank required
Too open ended question.
Should be left as country residential. People exiting the city can enjoy the country and the mountain views instead of buildings.
Land use should compliment the development occurring on the east side of Stoney Trail (i.e. within the Calgary city limits).
That area has some beautiful scenery and acreages, and should continue to develop in a way that is sensitive to wildlife.
Next to an 8 lane highway is an excellent area for commercial development
What a useless survey question. Provide a map and what issues need to be discussed. And yes of course if further planning is needed then you need to do it!
Keep the transition between Calgary and Springbank natural and appropriate for country living.
My biggest concern is traffic flow from Stoney into our community
Dependent upon the cost to existing residents of Springbank, monetarily, consideration to water needs, flood mitigation etc
The area along the boundary with Calgary and just north of Highway #1 should remain as environmentally sensitive and wildlife habitat and corridor areas.
Don't let it become City of Calgary
Can be parks and commercial/business
Unclear intent of question.
Whatever happens there, don't forget that those acreage owners are just minutes away from shopping centres and there is no need for anything except acreages there.
But any developments should have infrastructure that discourages access and traffic into springbank and direct it to stay on HWY 1 and Stoney trail.
Need to be sure to have walking/bike access from Lower Springbank Road into Calgary along 17th
Allow public access for walking.
That is a very generic question
MUST be done with the city - not independently

I don't have enough information to answer this question. I don't know what "planning and consideration" refers to.
Calgary should not be allowed to push any further into the county
Concerned about rampant development around the Hwy 1/old Banff coach road area. Don't want this.
Again, it really depends on what the intended use is for. Commercial development - NO. Trails and Pathways to connect the city to Springbank for active transportation - for community or recreation yes. As you are aware, Springbank roads are a cycling destination for many Calgary cyclists - and this would provide a corridor for commuting/recreation that would provide a gateway into City or from the City to Bragg Creek/Cochrane/Legacy Trail etc
The city needs to be ringed to prevent further development out. There are enormous pressures on the environment encouraging traffic out West.
The last iteration didn't seem to see the Springbank working very collaboratively with the city.
We do not want any development of the land which borders Calgary. We live in Springbank to get away from the light and noise pollution, not to mention further traffic through our roads
Calgary can veto anything. So having a strategy and working with YYC on win/win's should be a priority.
Calgary should not have a veto
Disagree as you are giving no details. Ask yourself how one can respond to a question that is totally open ended. Work on your question
This statement is vague and meaningless. What specific considerations are you seeking agreement with?

Answered 238

Skipped 4

Question 12

If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can also provide additional thoughts via letter/email).

Responses
ASP should be centered on agriculture and nature preservation not development for developers.
In general, the ASP document(s) need to be more prescriptive and constraining on developers vs. suggestions or recommendations. If we are going to preserve the Springbank communities' sense of open country space, it will require that development projects MUST meet the specified criteria - not optional. These development requirements need to be captured in more detailed design and planning requirements. I am waiting to see revised a revised draft ASP incorporating the feedback before commenting further.
No
<ul style="list-style-type: none">-Remove high density housing in the Springbank area. Remain low density to maintain the country residential character.-Stay with traditional country residential 2 and 4 acre parcels only.-Minimize commercial development and only to RR33 and south of HWY 1.- Remove hwy 1 corridor from Old Banff Coach Road to RR33 for business transition uses. Too much commercial development and huge impact to local residents situated close by.- Address the existing water, wastewater, and stormwater servicing issues- Country residential traffic impact - Address road infrastructure impacts with commercial development being proposed and how it affects local residents with the expansion of commercial development, ie Bingham Crossing.- Insufficient control over commercial development - there seems to be lots of approval to move forward with commercial development, yet do we really need that much commercial development along the HWY1 corridor from Old Banff coach road to RR33. Who is this really for? The local residents don't want it!!
I recognize that my land is more or less a transitional area now, between Calgary and Rocky View. I feel that it is important to nail down a proper (real) designation now, rather than sometime in the future. My family has been here for over 50 years and the current situation is causing me much anguish and anxiety, trying to deal with all the unknowns. I met with the county about 8 years ago, and of course what I was told then, is no longer relevant. Both Calgary and Rocky View planning departments change things every couple of years . Long term planning should be just that...long term!

Harmony should be identified as a hamlet.

There should be access to the Elbow River and Bow River for all residents of Springbank. There needs to be agricultural land set aside.

Land provisions for the unique flavour and mountain views of Springbank to be retained.

We need to have areas provided in the centre of the community, for police, medical and fire.

We need adequate water and wastewater facilities, not open pits.

Roads designed for bikers and vehicle traffic. Separate bike paths joining natural areas and flow from Calgary to Springbank.

Closing the roads that do not have a safe shoulder to pedal bike traffic. It is so dangerous on the roads in Springbank that have no shoulders with bike and vehicle traffic.

Roads designed to control and safely provide vehicle traffic throughout the entire community. Roads and areas around the school set aside to provide safety to our students and easy access for busing and parent pick up.

Parkland and Aspen Forest areas aside for future enjoyment of the community.

More wide open spaces provided within Springbank for parks.

Large park parcels, like Nose Hill in Calgary set aside for Springbank residents .

No multi million dollar pipeline stretching across the entire community.

Although it's not part of the area structure plan. We need to have fiscal responsibility with the developers in our community to ensure that they pay for the costs of infrastructure incurred with their developments.

No condo or multi family housing, single family housing should not be less than 2 acres

The main thing is to take away the uncertainty of having special planning areas and work with the appropriate parties to attain an appropriate designation for these areas now - recognizing that these areas are essentially transitional areas between Calgary and Rockyview. Now is the time to set the stage for what this should look like.

Hamlet Interface Area - what is the definition? This looks like density creep from Harmony. Again, until Harmony is built out, it doesn't need more high density adjacent to it.

It must be professionally edited. The last minute split left the reports in an unfit state for public review.

The Urban Interface areas are defined to allow for far too much density. It should be mandatory for Lands such as Urban interface areas intended to be developed as higher density along any of the boundaries of Springbank's (two-acre+) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.

As an example, we are opposed to the re-designation of Lands in the N-1/2-25-24-03-W05M, an area currently designated Agricultural, into any kind of Urban Interface Area. If a proposal like this proceeded, it would mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning was very dense, relative to the adjacent properties, stipulating up to 30% commercial, and 70% residential with 6 to 10 units per acre. This would mean existing tranquil Country Residential homes would border right up against a dense urban development negatively impacting residents who have deliberately chosen not to live in a higher density environment. Also, the significant traffic generated from this urban interface area, is not consistent with the desired "tranquil rural lifestyle" offered in Springbank. It will have a particularly negative impact on already strained public safety conditions along OBCR.

The ASP documents were well planned and community engagement was complete.

More consideration to be given to landowner's and less to negative minority groups/individuals.

Main concerns discussed at the meeting:

1. Weighted emphasis to cluster (high-density) development (i.e., Harmony style)
2. Lack of clear details about who pays the costs of increased infrastructure needs or resources (preliminary, implementation, ongoing, future)
3. No details about the impact of increased demands on current resources and environment or how these would be addressed (i.e., water sources, drainage, emergency services, policing, fire, roads etc.; increased traffic, noise).
4. No accountability, generalist language describing the developments raises questions about quality, standards, commitment, timelines (for instance "anonymous developers" working with realtors, i.e., Escarpment Drive area; and "The Acres/River Edge" 49-single lots now planned at south end RR33 by the river)

None that I can think of.

I have significant concerns about real infrastructure and direct costs associated with increasing density from 6000 to 50,000 plus. Fire, police, water, septic, schools, traffic, roads, road maintenance to name a few.

It should be drafted properly and honestly. Our land is agriculture and residential and the ASP lists it as commercial. This does not seem right...
I thought the draft ASP that was rejected by Calgary was good.
The ASP documents were well planned and community engagement was complete.
Springbank community should remain zoned for farming, multi-anchorage and single family residential homes only.
May provide email
<p>South Springbank ASP Draft : Goal number 1 is perfect: Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations. Get rid of goal number 9 as it conflicts with goal number 1: ". . . explore the use of alternate forms of residential development, such as cluster and mixed use development".</p> <p>Note that the current draft plan appears to propose 5x the number of cluster dwelling units vs. typical country residential dwelling units, that is a lot more than exploring, it is defining a direction for Springbank that is not consistent with country residential community.</p> <p>It appears that urban residential planning methods are being applied to a country residential setting, need to fix that.</p>
Engage the people who are affected prior to any decisions being made. In the past the majority of Council & Administration supported Developers and ignored or vilified the good residents who dared to stand up against projects.
The ASP does not reflect the limited resources such as water in future developments. It promotes unreasonable and unsustainable growth at the expense of the quality of living that we moved to this area.
we are supportive of development proposal previously given second reading
The ASP must provide a land use strategy that is consistent with realistic growth projections – there is no need to provide housing options that will not be needed for 50+ years. The ASP also must recognize that any development on parcels smaller than 2-acres must be accompanied by fully piped servicing, paid for upfront by developers. Any such development must also be limited in scope so as to not negatively impact the rural country residential character of the community. Housing variety already approved for Harmony should be reflected in the residential land use requirements in the ASP.
We were supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. We suggest only minimal changes that will respond to the challenges raised at the CMRB.
Water supply.. Leave roads alone. Faster internet would be nice. (Not really RVC concern?)

How can you realistically expect residents to read and fully educate themselves on the 100+ page ASP documents? The likelihood of residents responding to this survey to have reviewed the ASP in full and then incorporate this information into their responses to this poorly worded survey is exceedingly low.

You need to break the ASP down into smaller elements such that residents are fully educated and can form "educated" opinions and feedback for Rocky View.

You need to define the servicing strategy for all the growth you are proposing (for example, waste water).

You make no mention of population density. You are forcing people to read the ASP to understand "cluster". This is a new concept that Rocky View has conveniently hidden in the ASP rather than highlight and define in this survey.

Why are you not highlighting what the ASP is today vs what you are proposing? It appears that there is a significant amount of commercial / industrial development. Why is there no consultation on this? What does this look like? It seems as though there is not full-true-plain disclosure on this topic.

less emphasis o industrial/commercial development - otherwise development will go from a proper Bingham Crossing with lots of stores to just big box stores like hat Bingham is now - Costco.

There is already sufficient are for commercial and industrial areas - there is no need for that. Also, cluster residential - less than 2 acres should not be considered. Leave that in Harmony or Calgary.

No comment

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Which draft of the ASP? We reviewed, commented and settled on an ASP over the past few years. What has changed other than the Calgary veto of the plan? Does Rocky View have another proposed ASP that they have passed by the city to guarantee approval?

We were supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. We suggest only minimal changes that will respond to the challenges raised at the CMRB.

Since Covid, I believe there is a movement (in the USA, which will follow here), for people to leave the city for a more rural life. We should preserve the rurality of Springbank. If you look south to Clackamas County in Oregon, just outside of Portland. They have totally ruined one of the most beautiful counties in the world by developing the heck out of it. You can't get the land back after it gets developed. Just GO SLOW. There is no hurry. We have plenty of land approved for development in Springbank
I was supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. I suggest only minimal changes that will respond to the challenges raised at the CMRB.
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Cycle path link between Highway 8 and 101st SW is critical for safety otherwise cyclists will try to navigate the Stony Tr roadways and bridges
There is a large proportion of cluster residential development in the draft ASPs. These should undergo further discussion -- will have major implications for services, education, and overall feel of the community.
safe access to Elbow River along Hwy 8, west of 101 - current situation is not ideal or safe
Can't answer
You do not improve the land by developing cluster housing and condo's . You ultimately upset the balance of nature and destroy the idyllic life that single acreages or farms already have here.
The draft ASP is too general. There needs to be more specifics about HOW water, natural landscapes, wildlife and agriculture will be protected and preserved.
limit development south of the Elbow River until road infrastructure is improved, i.e. highway 8 and highway 22
none
Stop taking land out of production.
Since Rocky View and the province seem determined to destroy as much farmland as possible to create an off-stream reservoir that will endanger Bragg Creek and Redwood Meadows if it is ever put into use, an equivalent area to replace the farmland taken up by this reservoir should be designated and reserved for farming.

Bike trails between the schools and Harmony to make travel safer and possible for kids to ride bikes to school. Working towards a less car centric community.

Not at this time.

The existing documents put too great an emphasis on cluster development (increasing density) in Springbank. This detracts from the Country Residential nature of the area. Residential lot sizes ideally should remain 0.8 hectares but some 0.4 hectare lots may be acceptable where land constraints limit the larger lot size.

Please avoid cluster housing. Once the cat is out of the bag, there will be no end to these types of development

Save for very limited areas such as a community node on RR33, Springbank must remain a country residential area. High-density development should not be allowed so that the current character is kept, properties keep their value hence tax revenue from the area keeps at high levels.

Not at this time. Perhaps when more details are filled in.

Special planning areas need to be well planned and better defined prior to any developments permitted in these areas.

1. I would like the maps updated showing SR1 and also the new conservation area of the Bow River Horse Ranch. These massive areas of land taken from our tax base and control are areas that need to be addressed.

Important to keep the servicing plans ahead of the developments. This is addressed but reinforcing its importance. For example, we have limited access to fibre services in our community and pay very high prices for internet and cable.

Not enough discussion about servicing.

For example, it is impractical to think that the proposed Coach Creek development would ever be serviced by Harmony. Makes more sense to tie into the city. Need to work on being a better neighbors and stop trying to be everything to everybody everywhere.

Recognize Springbank's strengths and stop trying to turn it into something you will find anywhere.

Why is Harmony not included in your plans. There is so much variety in that community that is overlooked. As noted previously Bingham hasn't built. Why aren't you trying to make existing development succeed? Planning for the sake of planning rather than good planning.

The draft ASP that failed, did not consider the residents of Springbank. An auto mall should not flow into country residential. Thank you for allowing residents input!

Remove the cluster residential development

Please listen to residents when we say development is okay but with a minimum of 2-acre parcels and ZERO commercial development outside of current areas. Highway one does not require commercial development East of Commercial court or Bingham crossing.

What about more parks or maybe at least one park like Bowness Park, with lovely trees and river access, picnic tables, bathrooms and pathways.
<p>We need more park area and recreation opportunities in this area. I would like to see a public riding stables, similar to City of Edmonton's Whitemud stables, where the general public could participate in riding activities. This would not only provide recreation for the all citizens, but also commemorate our history.</p> <p>We desperately need park areas with bike trails as large numbers of cyclists risk riding on the area roads all year long.</p>
No
<p>Please consider the wildlife corridors as areas to leave alone, we move to this area because of the lifestyle it offers, the compelling night skies and beautiful open spaces where Deer, Moose, Hawks, Owls, Bob cats are a great enjoyment in our properties.</p> <p>Inclusion of the Highway 22 corridor.</p>
<p>I don't have any opinion on this. Honestly I haven't had much chance to review the drafts recently, and while yes I've seen signs about the survey and I think something came in the mail at one point, but they were pretty unmemorable and I can't even find the mail piece. I only remembered about this survey this morning because I was looking for something else that triggered that this was a thing. Realistically I feel that a lot of residents (like myself) likely haven't had the time to really research and understand all of the things that the ASP entails. I'm not sure that my opinion on anything can even be totally valid on some of these points because of the feeling that I don't KNOW everything that is proposed aside from what happens in my close vicinity to my house and the schools and routes I take daily.</p>
<p>Additional Comments:</p> <ul style="list-style-type: none"> •Increase the Radius of notice distribution of developments to the Residence it will affect positively or negatively. We are in acreage and ¼ section land portions, and to receive the best input we need to ensure there are maybe 100 residence notified. Right now, The Qualico notifications went out to a handful of residence, but the effects if this development proceeded would affect well over 100 families/ residents with light and noise pollution, Safety on OBCR with the increase in traffic mix with pedestrians, runners, pets, children, ect. <p>Next meeting please follow up with answers to questions presented at the Chats and provide more documentation:</p> <ol style="list-style-type: none"> 1.Why Council elected to have 2 ASP's 2.Provide the summary of why the CMRB was rejected. This needs to be completed and made clear to the residence and council to be on the same page/ understanding. We can not build on a New ASP without addressing the reasons for rejection. 3.Send out or hand out packages at any meetings, not all have colour printers.

The draft ASP was written to accommodate an auto mall before it was approved through a land use amendment. Writing an ASP to justify the end result of something that is not approved is backwards planning and wrong.
Biggest opportunity here is a change in strategic thinking. Lead the way in new environmentally ways of living, resisting population growth, plant more trees. the financial benefits will flow from this. The alternative path will see value destruction and an outflow of money and talent, and a huge missed opportunity.
N/A
N/A
Nothing to add.
I understand that there will always be development but I believe that an ASP should not only guide development, it should preserve the unique history, sensitive environment and way of life that makes Springbank special.
They are quite complicated and difficult to read as they are. I would like to see much better and clearer maps with street names designated so boundaries are more distinct and areas more clearly defined.
will consider
N/a
Keep our community rural country residential.
N/A
Thank you for re-engaging with residents. The last ASP process was shockingly disrespectful. We all know that changes will come to our community, but these should be done in a mindful & thoughtful fashion ... not foisted on residents by a few Council members with their own agendas.
na
To maintain and protect the country residential character that makes Springbank a special and unique rural community.
To address the existing water, wastewater, and stormwater servicing issues before further development occurs and to ensure that future development is properly serviced.
Less development. Keep the community rural
no
x

ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers.

This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world.

If anything we need tourist facilities that enhance the experience of visitors and locals to our community.

Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans.

All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.

More support needs to be provided for maintaining the country way of life. This is a unique and beautiful area and needs to be protected.

No.

don't know

Requiring any large developments to have fully structured plans for water and waste water management prior to allowing plans for the developments to proceed. Tie in with Calgary system or developing a separate system for Rocky View County would be preferred.

I understand development is going to happen no matter what. However, the charm of Springbank is our agricultural history, low density population, and excellent schooling systems. The more development that happens, the faster our community identity is lost.

Reading through the ASP it seems that a significant community would be added to this area. Whereas I have not problems with communities that utilizing acres (or bigger) I have concerns about the addition of development that allow condos, or 1/4 acre lots.

Keep it a blank sheet unless you intend to focus business and commercial near the airport. That is the area that needs attention.

Consideration for provincial area near range road 33 and bow River. Consideration of harmony growth included.

Where to start...How about a summary document with maps of the planned areas and clear and concise questions? Do you really expect us to search through numerous pdf's and hundreds of pages dating back over ten years searching for maps and then you give us incredibly generic questions?
All infill lots must be (not should be) 1.98 acres lots. By allowing small lot sizes it creates a very urban feel - not what residents signed up for. Especially along OBCR, where I can't even imagine more traffic and cluster neighborhoods.
Na
Traffic flow
More explanation of the Calalta and Harmony water franchise areas and agreements, and plans to turn these water companies as significant regional water supply services.
none
All cluster residential areas adjacent to bow river should only be country residential areas or park.
This is a big task. As a resident this takes time.
Someone is trying to make Springbank into something urban, and that is simply wrong.
All residents of Springbank south have for years now had suggestions on how to mitigate traffic along old Banff coach including taking it over from provincial unfortunately Ric mclver and has shoveled under the table and Rajan has ignore our last suggestions Its time to Listen to some very good suggestions otherwise there will be hearings after hearings and court cases for any developer
On the land use map there is no agricultural land designated.
what about sout of the elbow river?
I think my feedback can be generalized to say that we support whatever options keep Springbank rural, concentrate necessary development to existing commercial areas, prioritize small business. People live in Springbank because they either grew up in the country or decided to leave the city for a quieter, more rural life. Bringing aspects of the city into Springbank via development only erodes our property value and makes us want to move further out.
I beleive the "Cluster residential development" will destroy the lifestyle in Springbank and would be unwelcome to the residents. It is poorly defined and seems to allow Condos. Even homes would only be required to have a .3 acre lot. That density is simply too high for the area. The concept leaves to much latitude and the areas identified are too large. There are no significant new areas designated for new country residential infill requiring lots of 2 acres in keeping with the current character. This despite this being characterized as a "country residential community." maintaining a "country residential community" should be the priority, not other type s of development.
highway 8
The impact to Springbank from the SR1 dam approval will be destructive to prime agriculture and natural habitat and landscape

It seems a plan is created and if not in line with developer desires, ignored.
Absolutely against having developers create the ASP. I don't feel like we can trust that the best interests of our community members is being served
Not familiar enough to comment
No
We have to have plans for the future. that is council's job. They need to have vision, and not bow to those that want things to be how they were 25 years ago. Plans live for a long time, and Rocky View County, needs to have plans that can remain relevant for years to come.
Keep trails out of ag areas
<p>Our life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as I recognize well does not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community.</p> <p>Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference which are an insult to all tax paying Albertans. All levels of government has done nothing that can make us proud of our community . After years of reckless changes to our Area Structure Plan by dubious council members and administrators it is time to totally rethink the place of Springbank community within the Rocky View as a area that needs a unique approach because of its unique environment location to preserve the quality of life for all Albertans and Canadians.</p>
Address whatever the Calgary municipal disagreed with.
If development along 33 goes ahead traffic needs to be dealt with and making pedestrian friendly routes.

Answered 123

Skipped 119

Question 13

Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

Answered 235

Skipped 7

Question 14

Are you satisfied with the website content?

Please explain your response:
Dissatisfied - There is lots of good information however it would be valuable if regular newsletter / communications are sent out regularly to the Springbank community notifying residents of what is coming, proposals for future development, changes, etc
I most often don't use websites as sometimes things are too hard to read when one has bad eyes.
Dissatisfied - not enough information on the website to allow residents to make well-informed comments.
We were not been notified by county about the development plans. Our neighbors brought the concern to our attention. We would like to see the improvements in communication and receive all information about the future development plans of Springbank area
wish this would move along quicker without all the beaurocracy tying it up.
Please be specific about what part of the website you are questioning
Both, really, but as a layperson and a busy person, I don't really have expertise, and time to be reviewing your plans over and over again. I've done this before!
Have no opinion on it.
I'm not sure how to fix this because this is a complicated and complex process, but there is too much information on the website and the information is often difficult to understand. Maybe a "coles notes" version of the issues and different positions? When summarizing the responses of stakeholders is should be clear which responses came from residents and landowners and which responses came from developers.
what content? there's very limited information about the direction that county planners are thinking. just a couple of old maps from the previous (rejected) ASPs
neither, its a work in progress with lots of further work to do
Very one sided
Clear communication of the type of business should be communicated. Big box stores will take away from the feel of the community.
Often hard to navigate
The map does not show er, recreation, mr and so is very confusing.
The maps are very difficult to read and vague. Again, can be easily misinterpreted. It is also more complex than it needs to be. Outstanding issues should be clearly identified. Today, if you work full time, you do not have time to stay current with all of the issues and ensure your interests are being addressed. Developers and those who work on these types of projects full time are generally not aligned with residents, but it is unbalanced, because they have more information AND they know it.
Content was good. Could use more space for comments
Would like to see email outs to updates which could be done through Rockyview Forward.
Indifferent
More strategic view required. Let's move away from the old fashioned ways of thinking

It's not exactly open-ended questions. You're presumably getting some good ideas from the survey. Can you promise to annotate and distribute the community's response in a raw form? That is, without shaping the narrative.
would like more open space for context explanations
Very hard to find what you are looking for ie: poor search engine and poorly updated information if you can find it
The material is quite comprehensive and therefore hard to assimilate. The maps are not clear as most streets are not named. This whole endeavour is essential for the well-being and the future of Springbank and the health and livelihood and economic welfare of its current residence and landowners. Information provided for public use should be extremely straightforward. Thank you for sharing.
Some of the questions were difficult to answer because of the varying degree of how it was put.
Needs to be more transparent about future timelines and resulting density of activity if plans is fully completed
Unsure
Unsure
Maps too cluttered and not clear.
Too general a question
Maps and drawings would have been nice
Depends - have yet to take a day or two to read it all. Seems like a good start. This question does not accept an answer and an explanation.
not fully reviewed the latest of both plans yet
Not sure
not sure i can comment Usually the communication isnt' on a timely basis
Would like more detailed info
You have to completely review your planning process for Springbank before it is too late to avoid the environmental destruction of our community.

Answered 221
Skipped 21

Question 15

Have you booked/attended a scheduled coffee chat session?

Answered	230
Skipped	12

Question 16

Do you find the online survey valuable?

Please explain your response:
Hopefully people's views are taken into account
It is nice to see a survey which permits the involvement of the residents which are impacted.
I don't think Surveys are as valuable for information gathering as the information that has come from the coffee chats and open houses. I attended both a coffee chat and an open house, and found them to be much more valuable than this survey....at least for me. This survey is too restricted. For example, for this question, I would have added a third possible answer: Somewhat Valuable. Things are not always a simple yes or no.
Valuable - but the questions are leading and limited - as above not encouraging residents to make well-informed comments.
If we cannot make the coffee sessions, at least we have some say on how we feel about the ASP.
The convenience and ability to share ideas is valuable. However, there are several leading questions that influence the direction of respondent answers more in favour of the plan, which is problematic. The ability to write out some responses is helpful.
Unsure
wish the development would happen more quickly as happens in growth focused cities/areas
Many of the questions assume a higher level of understanding of complicated issues than is reasonable. The formatting of the survey is frustrating - responses for some questions format logically and you can scroll through them to review your responses - others such as this one end up as lengthy single lines which are far less user friendly. The survey has also not asked questions about key issues/concerns raised by residents in earlier engagement, leaving concerns that those issues are not going to be addressed in the revised ASP.
Not sure if all responses will actually get read or just filed away in the "we tried" file.
Better than nothing, but I feel my input is usually ignored.
Good to get people's reactions/thoughts in a convenient fashion.
There are questions that are not worded very well so they become confusing.
Better background needs to be applied
Highly doubtful any comments will enact any change. I view M.D. Rockyview and the 9 pro development councillors has a pro development, pro opportunistic taxation, mow it down and build it mentality. eg. Bigam Crossing, eg. Cross Iron Mills
As usual the people and the wildlife have lost their rights when capitalism is left unchecked
Have no idea what the plans are without doing a tonne of research.
To the extent views are genuinely considered, rather than being undertaken only to project a sense of procedural fairness when the results are already determined

Yes as a means of providing feedback, but cannot say how valuable it is until we see how you actually incorporate this feedback. There has been feedback at a number of times over the last couple of years and I have yet to see this being addressed. For example, the significant amount of feedback opposing development along Stoney Trail. Up to you now to show us how valuable this survey is by taking on board our feedback
I guess we will see if residents feel their views have been taken into consideration when the final draft is complete
It's a practical way to provide input when your mobility is reduced.
It is valuable, if frustrating. ASPs have been completed and instead of tweaking what was there, we are going through the process again to meet the needs of a vocal, persistent minority who will accept nothing but stagnation. There's hope the new ASPs will keep the focus on the change needed to make Springbank a fully realized community that meets the needs of all.
IT ONLY ADDRESSES VERY FEW QUESTIONS BUT IT IS A START.
It is good to get opinions of residents rather than just landowners
Who knows, we shall seee
The value is only if it is given serious consideration.
I don't know. Generally speaking, the citizens of the community don't get what they want. The wealthy developers and the councillors that live north and east of here make all the decisions.
I only find them valued if the organizer actually us the information. We truly felt the last ASP reviews from the Residence were strictly a formality! Council was a 4 to 3 consistent vote. Councillors from the other end of RVC voting on an area they know little about. It was very clear that Qualico had representation in Council, and hope that the residence are heard and enact!
It was more superficial than I expected. I thought there would be more specifics from the proposal to comment on.
Lots of yes or no questions that aren't yes or no questions.
Only valuable if you seriously consider the comments of all residents.
Need to see evidence that someone is genuinely listening! Historically this has not been the case. the last election was all about change. Let's see that play out.
It's a snapshot in time. With more people moving into Springbank can you really say that it represents the will of the community?
I find it is lop sided.
But only if these responses are actually attended to and taken into consideration, unlike other residents submissions during prior proceedings.
Not valuable if the county doesn't listen to residents. Valuable if the wishes of resident are put into policy.
not enough information
It is convenient.
Will make no difference and be redone in a year or two again
Very limited and questions not always clear
The opportunity for \feedback is important which has been totally ignored in the past. I hope this will change.

How do you collate & synthesize feedback so that it translates into defensible feedback that is not tainted or corrupted by the politicians? I'm skeptical.
The survey seems vague and lacking of substance.
Do not see any indication of how this information is being used
valuable if the input is considered and discussed in the past council members ignored all surveys responses just offered lip service maybe that is why no longer there.
Valuable only if residents are heard!
Very generic broad questions with very little context
I have participated but realize that an anonymous survey has little meaning
Valuable if someone is listening
if we measure what is shared
Most dangerous surveys that encourages by its questions and lack of details the destruction of our community
These questions are poorly/vaguely worded and unlikely to give you accurate information

Answered 238

Skipped 4

Question 17

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Responses
Plan should be built for the needs of the community not for developers.
Engagement within Springbank needs to be more regionally focused, as it has proven impossible to get average Springbank residents to consider or comment on such a large planning area. Perhaps if the engagement takes place at a smaller regional level within the community, residents will be better positioned to consider the impacts on "their part of the world" and the sum of those parts can contribute to creating community-wide feedback
Please use these type of surveys keep coming.
More visible engagement, presentations, consultations, discussions on a regular basis via community town hall forums. If a topic is being proposed, offer 3 - 5 sessions in the community to increase awareness and improve knowledge on what is being brought forward.
For me, I would like to see articles or advertisements for upcoming meetings, etc. to be listed in the Rocky View Paper and or the Springbank Community bulletin. Not everyone lives on the computer, etc, and checks websites or the internet on a daily basis, for this kind of information. Thank-you though, for giving everyone an opportunity to submit their thoughts and the coffee chats and open houses. Your time and information was very much appreciated!
See previous comments
No but this isn't working
Engagement this time around seems much better than in past related to the ASP (i.e. residents bordering Calgary seemed not to know about this work in past but now do). Thanks for the opportunity to provide input!
The land use strategy maps show NO agricultural land, NO green spaces, natural areas, parks, wildlife corridors, river accesses - these amenities need to be planned for NOW, because they will be unavailable later with everything developed (as shown on the maps). "A" - cluster development - cannot do this unless they are high density with water and wastewater piped in \$ out - in which case high-density should be directed to Harmony which is not built out yet. "D" Highway commercial is spilling out in every direction - restrict this use to what is already designated until such time that the existing areas are filled up. "C" We don't need another Regional commercial area when there's already one planned for Hwy 1 at Hwy 22 which is a much better location. Keep Springbank for local services.
A much more complete servicing plan needs to be included in the ASP with strong Policies to ensure the plan gets implemented.
If you, as planners, disagree with, discard (or ignore) any of the specific input you received please have to courtesy and courage to acknowledge it and provide specific rationale and rebuttals in your written summaries and reports.

<p>I have no complaints about how you engage the community. It is unfortunate however, that some residence vocalize their lack of engagement when a decision is made that they don't agree with and usually affects their immediate vicinity. This type of behavior is a definite obstacle for the potential growth of a Springbank community.</p>
<p>If Springbank wants to retain any of its agricultural character, the needs and concerns of farmers need to be taken seriously so that it remains a viable place to farm.</p>
<p>Communication/engagement has been satisfactory, it is unfortunate that so much time and money is being wasted coddling and listening to the negative group that is ruining and splitting our community and county. They are a self serving group that only care about their own personal agenda.</p>
<p>We would like to be informed via mail or email about county development plans as soon as they are available for public discussion. As residents of Springbank we would like to be involved in decision making process in regards to county development and expansion.</p>
<p>Thank you for the opportunity to submit my feedback.</p>
<p>Email Zoom</p>
<p>I feel the community has no say in what the ASP is and the voting of what happens to Springbank has been taken away from the residents. The coffee sessions are not useful as many residents cannot make the events for various reasons. Zoom meetings or more signage. I did not even know about the coffee session. i read about the survey from a sign in the ditch along Range Road 33.</p>
<p>I feel it is beyond absurd for people to claim that they did not have adequate opportunity to present their opinions to the prior ASP. Also, it's BS for Calgary to interfere in RVC planning to the extent that they have. Finally RVC planning staff did a great job with the ASP proposal. They must be very patient people.</p>
<p>Over the past few years community engagement has been informative, professional and comprehensive.</p>
<p>Let's vote on it! Let the community truly decide.</p>
<p>Continue to offer in-person and online sessions for feedback. Provide more online updates that focus specifically on the ASP. Over several years I have only received two notices for the meetings or for giving feedback. I learned of a meeting from a roadway sign, but most times people drive along unaware of the importance of the sessions and information.</p>
<p>Best regards and thank you very much for reviewing my survey responses!</p>
<p>Not really... I think you are doing a good job this time around for community engagement.</p>
<p>I hope the survey results are acted on. Again, need the overarching principal to be 'country residential' , not urban residential in the country.</p>
<p>Bring back general communication and communication on proposed developments in the Rockyview Times</p>

Future engagement should provide opportunities for residents to interact with each other as is possible in traditional open house formats. All the public engagement for this stage has been highly controlled and, as a result, less useful both for residents and for planning staff (since it reduces the quality of input you will receive).

It seems access to the chats was quiet. Have been unable to attend. Will go over the ASP again. Thx

The engagement seems rushed. The survey does not address some of the most significant issues facing Springbank. The engagement has touched on some of the high level decisions but the details are too vague. Residents should have the opportunity to have meaningful discussion on specific topics, eg. densities, cluster residential, business / commercial zoning, Highway 1, 101st, RR33 / community core, RR33 north of 250, airport zone, interface areas, servicing strategies, parks, etc. Residents also need some assurance that their concerns are heard and addressed. To date, it appears that Rocky View would rather dictate the plan rather than consult with residents.

Rocky View is also using nomenclature for development categories which is not meaningful to residents (i.e. Hamlet interface area, business transition, etc). It would help immensely if some examples (images, links, etc) could be provided for each of the categories.

Top points for consideration:

1. Leave the community as country residential, minimum 2 acres parcels.
2. Ensure infrastructure, waste, water, transportation is in place for any type of development to proceed.
3. Significant buffers - transitions between commercial developments.
4. Keep commercial to already designated areas.

Keep asking questions and be transparent about the answers.

Unfortunately, no.

Thanks

Future planning on cycle routes would be valuable and how to address the link between Highway 8 and 101St. Many people I talk to have this as a large concern.

Hold local (ASP region) plebiscites for developments that require modification or infringe on existing ASP guidelines. Hold local (ASP region) plebiscites as part of ASP approval process.

Can't answer

More visibility and notice when major disruptions are being planned

Actually listen to the emotions, concentrate on the bigger sustainable picture, engage in holistic multi disciplinary environmentally sustainable planning....not brag about development and increasing the tax base....useless ads in magazines....the true colors of M.D. Rockyview "planning"...do people trust you?? Calaway Park, RV World, BBQ Centre...Hmm!!!

Virtual and in-person town hall meetings that provide for moderated questions and answers (not just people making speeches)

none
Educate people on the loss of productive land and pay people incentives to keep land in production
I am very happy with the Counties involvement with the Community. Unfortunately there is a small group of residents that believe nobody else should be allowed in the community after they purchase their property. Under their rule no farmland should be sold unless this small group approve. To some small farm landholders this sale of their land is their retirement package. The County needs to address this problem in the near future as this has basically frozen the remaining farm land in the Springbank area.
I don't feel that Rocky View has properly consulted the residents in an appropriate manner. The lack of visibility to this process is very frustrating.
Residents have to feel like they've been heard. It might be impossible to do what they've asked and if so, then this needs to be explained. As a resident, I hate going to an "Open House" to see and hear about some plan and to be asked for feedback. I've often felt that feedback just disappears the Country representatives and Developers are simply going through the motions to suggest they've truly "engaged with the public." So... perhaps after an Open House there could be a listing of the resident feedback and an explanation of what's being done by the developer or County to take that into consideration.
RVC is doing a good job. There is a small group that are very vocal and say they have not been heard when a decision is made that they dont like, which seems to be a decision that effects thier immediate vicinity.
Provide detailed surveys, organize in-person input sessions under town hall format, as well as group discussion on given topics.
It's what you do with it the engagement. The last round seemed to be an exercise that collected the information of those things that needed to be run over for development at any cost.
Simplify the presentation and goals of the plan so you don't have to be an urban planner to understand what is being proposed.
Communication and engagement by staff has been professional and encouraging.
I think you do a good job of engaging the community. There is a small group of vocal residents who cry foul that they have not been engaged when a decision is made that they don't like, which is usually a decision that affects their immediate vicinity. They are a hindrance to the potential and positive growth of a Springbank community.
Multiple options for communication have been presented, this is appreciated.
I would like to see an open session with maps and separate question groups so people can move around the room and ask questions. I do not find that show and tell and stickies engage the community while mingling and small informal discussions get people involved and educated.
Good luck getting the ASP through CMRB this next time. The process seems very challenging and a bit unfair.

Open houses showing what the results were like before it goes to public hearing so people can understand and ask questions.
At public hearing people can present but not ask questions. Open house in advance would eliminate uncertainty and help people understand what is being presented and where to best focus comments
I think this project needs to be professionally run, like a business.
Thank you for giving the residents a platform to be heard and express our opinions. We are all so fortunate to live in the environment Springbank provides.
Mail and through community associations.
Keep people informed and increase the area size for notifications. Especially for development permits. And listen to us, the previous council and administration did not listen and we hope you will.
I would be helpful to have community forums that locals could attend.
<p>This only line survey has prodded me into looking closely at the land use map, which I haven't looked at for years. I am surprised at the number of parcels with a DC designation. Please consider having the Rocky View news or the Furrow carry more news which directly impacts all citizens of Rocky View. We do not receive by mail the newspaper that Rocky View posts all of its land use changes.</p> <p>We were not contacted by Rocky View of the changes one land owner received to change the contour of his hillside lot in Stonewood so he could build a separate two/three car garage and a large home with an attached four car garage.</p> <p>I understand his right to build what he wants but it was done with out respect to the older homes down "stream" from him. This type of development and disrespect for homeowners is what angers all of us. We are currently in a drought situation but the floods of 2013 should have taught a lesson to be remembered by all developers and counties like Rocky View. What happens on the top of the hill can have adverse affect on everyone below them particularly in Springbank.</p>
The coffee sessions dates should be expanded, maybe a few on the weekend?
Maximize public notification through text or email where possible.

I wish I had a better suggestion for you because I feel that a lot of families with school age kids are so busy that they don't have time to really understand how these ASP's impact them. A lot of people don't even read their mail unless it's a bill - if it looks like "advertising" it goes right into a shredder or into a pile called "I'll look at it eventually which actually means 2 years from now". I respond to email information significantly better - perhaps it would be helpful to have email addresses connected to the property tax accounts as a question of "preferred communication method" or something, so that you have the option to communicate in that way? I will definitely spend some time reviewing in detail the ASP's so that I can get a clearer view of what the county is planning for our area and how it will affect me. I learned a lot trying answer these questions without the right knowledge, which prompts me to find the time to properly review the documents.

It would be great to receive a summary of the survey responses and how council intends to address the comments and how they intend to support or not support the Springbank residents in their desire to maintain (or not) the land undisturbed by commercial growth and other expansions.

Community meetings held on a couple of different days/ times to try and get as many Springbank People in. Good advertising of the meeting. Coffee Chats are excellent with written reporting on them for the public.

Notices in the local newspapers

Lets make Springbank a modern forward-thinking, highly desirable community that values things above money and taxes.

I support some development along 101st but it needs review.

I realize the area on 101 street will likely be developed- however there are commercial and residential developments that could be created that would respect existing homes nearby animals living in the area and the dark sky at night. An auto mall will be brightly lit 24 hours a day and be a major source of light pollution. There are no sidewalks in close neighbourhood and they are full of pedestrians and cyclists. Auto dealerships will use these neighbourhood for test driving creating dangerous roads for rockyview county tax payers and wildlife. There have to be other ways to develop this area without an auto mall.

This is a good START

Clearer information would be appreciated. Thank you. As well, there should be more community feedback taken into consideration with development plans. That's a huge issue in Springbank.

community meetings.

N/a

Emails are great.

I was unaware of this survey until I read about it in the community newsletter. The RVC survey was well advertised, so perhaps more notices up near mailboxes and roadside signage?

More public events

.

With spring upon us the proliferation of 'professional' cyclists riding in hordes through Springbank have returned. They should be forced to ride single file (not in packs) where there are shoulders and not allowed where there aren't shoulders, or otherwise banned.

I feel RVC serves its own agenda and has a lack of regard for existing home owners. The county has failed on so many levels over the last 20 years.

x

ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers.

This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world.

If anything we need tourist facilities that enhance the experience of visitors and locals to our community.

Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans.

All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.

Email with surveys works well. Informal chats are good for those that need this method of being engaged.

Please allow respondents a chance to review the main themes of community concern and suggestions that will be offered to maintain Spring Bank as a special low density area.

Centralize the services like water, there are too many little water Coops that duplicate needs like testing and AUC requirements. Also, if a new development is proposed, have the developer hook up to an existing water provider and not bring in a new one; this way the cost of the current provider can be divided up into the new houses and lower the overhead costs

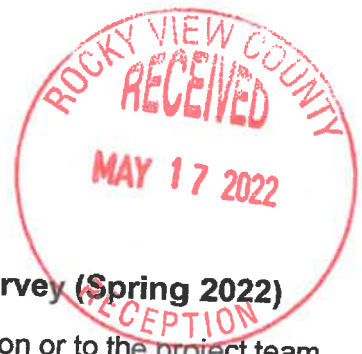
Hopefully, all of our concerns that were sent to you previously are available for your viewing...our neighbours went through a lot of preparation to send you a lot of feedback.

The major protections for all small property owners in Springbank (& the remainder of RVC) with respect to future development largely comes from Calgary "having the hammer" over the entire region. This is a valuable hook that helps prevent development chaos & I support it without reservation.
My hope is that the responses from residents is taken seriously and adapted/adopted into the ASP.
Councillors should answer resident emails. Newsletters to all residents not just to selected few
Provide an updated summary of the plan and condense all the material down into one document that the residents can read through and see all the maps and figures in one place. This survey would take way longer than 20 minutes having to sort through all the available documents. Also provide links to maps and figures if you are referencing them in the survey questions.
Na
Community engagement should include open house, in person meetings.
Please note that although a majority of the residents in the area are not agricultural based, the voice of the remaining ranchers in the area must not be ignored. The continual mode of expansion is eroding a prime agricultural area and the long term effects of this must be considered.
More frequent communications and notice of how the decisions are influenced by the feedbacks
Need more time, as we have other projects on going. Thanks
Whatever responses you get, make sure the responses from people who actually LIVE in Springbank are taken seriously.
engage area representatives in small groups (no chaotic townhalls please) and truly listen to possible solutions of give and take. Developers need you more that you need them hold them accountable and deliver community needs/requests
surveys and polls are an excellent tool but they cannot be anonymous
We were forwarded this survey by a friend who lives in Bearspaw. I have not seen any mention of this in Springbank. Signs on community mailboxes might be a nice way to inform people. It cannot be expected that residents will be on the Rocky View website.
The proposed plan is inconsistent with the stated goals, particularly #1. Plans for high-density development near long-existing acreages and estates need to be revisited.
Maintain and Expand Public Road Allowance and River Access
More ascertaining of online surveys. Way more people will do this than physical open houses
Thank you for offering online feedback as well as virtual coffee sessions - nice to have a choice & a voice
Great to hear new council is committed to listening to the needs of the residents over developers and growth at all cost.
Open communication (like this) is good - keep it up! We love Springbank and everything it has to offer

No development that borders the city of Calgary!!! No auto malls, no fast food, no big box stores. None.
I wish you the very best in the process. Between the anti everything folks, the City of Calgary and the CMRB - this won't be easy!
More in person open houses
Make the environmental aspects and small local development and tourist facilities your priority by asking the Provincial Government for a special environmental status and protection to avoid turning our community in any location into an urban parking lot for developers.
<p>Actually listen to residents this time please.</p> <p>We do NOT want high density or commercial development, except in the areas at Hwy 1 and Rng Rd 33 where it already makes sense to complement other existing commercial.</p> <p>IN PERSON sessions need to happen.</p> <p>Thank you</p> <p>Doing a good job.</p>
Great job with the survey, explained the development proposals well.

Answered 110

Skipped 132



Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

Thank you if you have already provided comments in a Coffee Chat Session or to the project team directly via email. The purpose of this survey is to supplement any feedback you may have already provided and to capture your feedback on these key areas the project team will be considering for refinement. If you are new to the Springbank area or this project, please view the background materials provided on our webpage.

Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

- ☒ Springbank resident
- ☒ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

☒ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

NO ☒ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

☐ Other – Please explain.

1. Warehouse / distribution centers / box stores + Malls
eg Bingham crossing were not part of the quiet rural
residential charm we came to love buy a home
in SB.

2. There should be a clear distinction between Calgary (a large city)
+ SB - a rural residential community.

OVER

③ I am not in favor (ie I object) of the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Rd. + Springland Manor)

The Special Treatment being afforded this parcel in a zone otherwise considered "Special Planning Area".

The Special planning designation is intended to reflect that "detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the city of Calgary."

Please revert the designation for this parcel to Special Planning Area with no consideration for interim uses.

Thank you.

4. Please briefly share your top priorities for the Springbank community:

- 1) Maintaining rural residential landscape. We have + our neighbors
 - 2) Eliminate references to Urban Interface Area + revert to →
 - 3) Commercial development limited to: The current area - RR 33, + →
 - 4) PLUS BINGHAM Crossing - is also a commercial area →
 - 5) LAST BUT certainly not least, with continued development
5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☐ Yes

☒ No - current view but - see below

Please explain your response:

DEPENDS how extensive the expansion is. Does it infringe on home owners who have resided in this area + have continued to develop their properties in the character of rural residential?

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

☐ Yes

☒ No

Please explain your response:

Points mentioned above.
This increases traffic on SB Road, RR 33 + other possible roads leading to this area which are already ^{have} heavily traffic loads traveling @ higher speeds than posted. No access for walking/cycling traffic on SB Rd + limited on RR 33

#4. ⁽¹⁾ Have maintained our properties as rural residential. This was the reason we moved here - to get away from the hecticness of city life.

(2) previous designation of Special Planning Area

(3) Hwy 22 + Hwy 1 - Where there is already 'traveller traffic' as referred to in 4.4 - CSASP.

(4) How many commercial areas does a community need? More commercial areas means MORE traffic + our roads are already busy w/ much more traffic. Most of which is currently driving above the speed limit, therefore making travel on these roads risky for: pedestrians, cyclists, motorists, farm vehicles as well.

(5) We are pushing wild life into the city, reducing/changing/eliminating wildlife corridors. There are very few 'Park type' areas for people to get away from busy roads. The current municipal reserves are 'patchy' - (ie Not connected) + small pieces of land.

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☐ No

LLNSURE

Please explain your response:

What about RUC on the East Side of Calgary?
What about development on the East Side?

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Please explain your response:

SOME
WOULD IT NOT MAKE SENSE TO ALWAYS HAVE LAND
IN THE SB AREA -+ all current + future ASP designations
set aside as agricultural land. This is the
legacy of SB. People came here in the late 1800's +
early 1900's to Farm + Ranch. Can you imagine the
hardships they endured but at the same time
must have truly appreciated the land for its richness
+ resources for the agricultural community?
Can you imagine how quiet + peaceful it once was
compared to 2022? Continued densification
will have people heading for the 'hills'... literally

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

The 2019 proposed Auto Mall on 101st was considered interim use. ~~At that~~ It is unclear then to me as to what RVC deems interim use, because clearly a \$20 million Auto Mall is NOT Interim use.

10. Where in the plan area should interim uses be supported?

As mentioned before, ~~when~~ it is unclear to me as to what RVC considers interim use. Unfortunately I missed the chat sessions but will follow up to better understand RVC's definition on this

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Let us keep areas along City of C + Stoney Tr. for recreational use i.e. Pathways for citizen + zones for wildlife. Ultimately wildlife overpasses may have to be considered

Do you have any other feedback on these areas?

PLEASE Protect + maintain the country residential character

PLEASE Protect wildlife corridors,

PLEASE develop pathway + trails safe for all non motorized users
exception: motorized wheel chairs

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

↳ PLEASE Address existing water, wastewater, + stormwater servicing issues before further development occurs.

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

UNABLE TO ATTEND
Hard copy b/c I
could not complete
it online.

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Coffee Chats are a Great idea but I had other commitments

Online Survey - I was unable to fill out online, therefore you have received this hard copy

Thank you for providing feedback on the Springbank ASPs!

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

Thank you if you have already provided comments in a Coffee Chat Session or to the project team directly via email. The purpose of this survey is to supplement any feedback you may have already provided and to capture your feedback on these key areas the project team will be considering for refinement. If you are new to the Springbank area or this project, please view the background materials provided on our webpage.

Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

- ☐ Springbank resident
- ☐ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

- ☐ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)
- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1)
- 2)
- 3)
- 4)
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

- ☐ Yes
- ☐ No

Please explain your response:

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

- ☐ Yes
- ☐ No

Please explain your response:

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☐ No

Please explain your response:

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

10. Where in the plan area should interim uses be supported?

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☐ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!

I

1. Servicing Study → Clarity.
2. Community Vision — Ageing.
3. Right balance — PSTS. not viable
4. Need to review the ASP?
5. Harmony — Density.
6. E-Area needs proper planning — Density Gradient

II

1. Nature based / heritage is important.
2. Value of lower density, vision of green space.
3. Airport commercial / maintain country residential
4. Two ASPs. — Agri / commercial / residential.
5. need Clarity on ~~town~~ cluster residential.

III

1. Doesn't matter if its 2 Asp or 1.
2. Details on Special Planning Area.
3. The right kind of density → clarification on Cluster.
4. Mirror 2 acres within Special Planning Area.
5. Variety.
6. Consistent with what exists.
7. Appropriate location / design of commercial.
8. Ageing —
9. Scale of development.
10. Agricultural zoning — missing.

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

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Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

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- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

*Not fused - whatever is
most likely to be approved*

4. Please briefly share your top priorities for the Springbank community:

- 1) Creating a community
- 2) developing commercial in RR33 / Hwy 1 vicinity
- 3) better roads + infrastructure
- 4)
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

- ☒ Yes
- ☐ No

Please explain your response:

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

- ☒ Yes
- ☐ No

Please explain your response:

But also allow for commercial along Hwy 1 to provide a source of funds for infrastructure development + improvement

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☒ Yes

☐ No

Please explain your response:

yes - but the area needs to be
expanded to the west - as in
previous draft.

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☒ Yes

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

Anything that provides amenities
and/or services to the community

10. Where in the plan area should interim uses be supported?

Future commercial areas primarily

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

yes - this will be critical to
gaining Calgary's support

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

The draft previous by given 2nd
reading was pretty good. Make
sure to hold onto proposed changes
in the RR33 + Hwy 1 area

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

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1. Please check all that apply to you. I am a...

- ☒ Springbank resident
- ☐ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

☒ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) cluster with greenspace
- 2) dark sky
- 3) sensitive to wild/life space & corridors
- 4) sensitive to geography stop blocking valleys & terrain
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

- ☒ Yes *Qualified*
- ☐ No

Please explain your response:

*It is important to have a core but
this statement is to black and white
small centers could be distributed to have
less reliance on driving & more on walking*

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

- ☐ Yes
- ☐ No

Please explain your response:

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☒ No

Please explain your response:

As described, it could create a road like McLeod trail. A row of ugly stores

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

10. Where in the plan area should interim uses be supported?

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

This plan aims to build as high density as possible and will destroy this area. There is no consultation of community, how to supply services, how to have green-space, dark sky, animal corridors. It is an apparently random blanket of

Thank you for providing feedback on the Springbank ASPs!

housing

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1. Please check all that apply to you. I am a...

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- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) Rocky View to listen to residents of Springbank
2) Parks & pathways, protection of environmental reserves
3) Smart growth & development - NOT COSTED!!
4) New community centre - not a regional facility
- a community centre for residents of Springbank -
5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☒ Yes

☐ No

Please explain your response:

RR33 currently houses our schools, SPFAS, church, Calaway Park
a logical extension would be to allow the development
of this corridor to create a "town main street"
A walkable street where neighbours can visit

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

☒ Yes

☐ No

Please explain your response:

Explained above

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☒ No

Please explain your response:

"high-quality business area" - I support this - NOT CDS 100
However - in the right location - i.e. over by the airport.
NOT along highway 1 if you create McLeod Trail → CDS 100

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Maybe

Please explain your response:

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10. Where in the plan area should Interim uses be supported?

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

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- ☐ Developer representative
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- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) To remain largely country residential
- 2) to Refuse all developments until water permits, clean & dirty are approved.
- 3) Maintaining natural creeks & stormwater passages & wildlife corridors
- 4) = Source water protection
- 5) organize strategic development

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☐ Yes

☒ No

Please explain your response:

Depends on what "complementary dev't" means. All 3 schools & hundreds of kids are on this road daily for school sports & the SPFAS

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

☐ Yes

☐ No

Please explain your response:

as above
what is this

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☒ No

Please explain your response:

At this point they are poorly organized with respect to each other - not strategic. Plans keep changing. Calgary has done it already. 2 centres 20 min away + Trinity Hill + Greenwich.

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☐ No

Please explain your response:

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10. Where in the plan area should interim uses be supported?

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

yes " " " "

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

More detail please
Please can we figure out how to contact using
email - for those that agree - so much quicker, cheaper
& efficient than post

Thank you for providing feedback on the Springbank ASPs!

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

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- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
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- ☒ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

A "C&B" ASP which covers most of the old Robert Plan
Plus a C&B for Down RR.33 to Springbank Road

4. Please briefly share your top priorities for the Springbank community:

- 1) GET ASP'S Done - Long overdue!
- 2) BETTER INPUT FROM "BALANCED" RESIDENTS.
- 3) NEED FOR COMMUNITY BASED FACILITIES
- 4)
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

- ☒ Yes
- ☐ No

Please explain your response:

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

- ☒ Yes
- ☐ No

Please explain your response:

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☒ Yes

☐ No

Please explain your response:

SET UP NOW SO THE FUTURE IS CLEARER.

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☒ No

Please explain your response:

HARVEST & RECOVERY PLAN SIGNIFICANT LAND IDENTIFIED TO ADDRESS THIS

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

FARMING

10. Where in the plan area should interim uses be supported?

OPEN LANDS

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

YES

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!

1. Please check all that apply to you. I am a...

Springbank Resident

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below?

No property interest. [REDACTED].

3. Would you prefer one ASP to guide land use and development in the community or two?

(Check one of the options below.)

****These two options for responses are too limiting, especially since the details for the two-ASP option are wrong.**

The question should have been "Do You Want One ASP or Two"; the two answers given have taken away any responsibility from the respondent to explain what they want.**

I prefer only one plan, and I do not support specific land use policies to guide distinct areas anywhere. Leave land use designations as they presently are, for example Ag, which requires a landowner to apply for a different land use.

Adding specific land use policies is too restrictive, and may in fact impede certain other types of development that may be of great benefit to the area.

The one advantage of specific land use policies might be to limit where commercial/industrial can go. You might want to flag that the ASP's policies must clearly **limit** where commercial/industrial development is permitted.

4. Please briefly share your top priorities for the Springbank community:

1. Manage future land use so that it will maintain this unique Country Residential community as the dominant land use.

2. Restrict all new business and commercial/industrial development to areas that are already approved. To the extent that any more can be demonstrated as justifiable, it should be limited to the area immediately around the airport.

*****Do not forget that Harmony, although outside the Plan, has enormous potential for business and commercial that will benefit both that community and the greater Springbank area. That area has been ignored by both the developer and the County as being an appropriate area for business and commercial. *****

3. Any new residential development that is more dense than 2 acre parcels, and more intense business/commercial must be fully serviced with water and wastewater.

All treated wastewater must be removed back to its source in order to prevent even further saturation of the lands.

What is the point in developing new areas if they have negative impacts, such as flooding, on what already exists?

4. Maintain the Highway #1 corridor as free from business/commercial/industrial development, at least until the Highway #22 interchange.

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback

indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

In principle, I agree with keeping RR 33 as the core area of Springbank. I do not understand what "complementary development" means, so would appreciate some kind of definition or description of that.

If there is going to be any type of intense development on RR 33 for housing or commercial, it must be fully serviced, and treated wastewater must be removed back to the source not in a pond for evaporation or irrigation. I say this because there are too many homes along RR 33 and south of RR 33 that have flooding issues due to a high water table.

Why potentially further destroy the viability of these homes just to create a "core" that some landowners want to develop?

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

Not entirely. I would like to see a list of what amenities are **necessary** on RR 33 before I can agree with its development.

I might support light development that is supportive of the schools.

If we're talking about coffee shops, I am worried about the development trade-offs that would be necessary just to have a cuppa.

How viable would a coffee shop be?

Does the presence of a coffee shop mean more intense development is necessary?

The Park for All Seasons has two areas already where one can buy coffee. Are they used?

***Once Costco is built, the area in Bingham Crossing will certainly pull demand north of Hwy #1, so I cannot support developing RR 33 until we know what Bingham will look like.

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

I am adamantly opposed to identifying the Highway 1 West corridor for any type of business venture at this point. There is a lot of vacant business space available in Commercial Court, so why approve more space until this is filled?

This type of development will certainly bring increased traffic to this country residential area. There is no transit, which means everyone drives.

We have enough land approved in the Springbank area for business and commercial.

As noted, Harmony must be acknowledged for its ability to house business/commercial, and it has

full servicing. It also has a variety of housing choices.

I don't believe that land prices in Springbank are competitive with other areas of Rocky View as land here is very expensive and unserviced, other than **Harmony**.

Compared to the Balzac and Conrich areas, Springbank has fewer transportation options. Both those areas should be built out first before considering new areas for intense development.

8.Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area?

The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

I have some difficulty understanding why we need to placeholder a Future Expansion Area. Is it to prevent Cochrane from annexing that land? Is it to expand Harmony?

I would like to know why we would consider this.

Until I understand the logic, I'm opposed to including those lands in an ASP.

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

Garden Centres, Tree Nursery, Greenhouse, Landscaping business, Putting Greens

Limits on lighting, with no light escaping the business at night.

Limits on sizes of trucks allowed, to preserve our roads.

10.Where, if anywhere, in Springbank should interim uses be considered?

By the Airport, near Edge School, Commercial Court, Harmony, beside the schools on RR 33.

Anywhere that already attracts customers/residents.

11.The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Yes, this is a sensitive area that is wooded and geographically challenging, making it a perfect home for a lot of wildlife.

Keeping this area as Country Residential provides a distinct separation and identity from Calgary.

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can also provide additional thoughts via letter/email).

1. Remove all the last-minute amendments made by the previous Council.

2. Remove all references to land use; keep the map as it is. Landowners can apply to Council for redesignation and a **Public Hearing** if they want a land use change. This is the fairest thing to do.

If the land uses are incorporated into the ASP, the public has far less say at a Hearing about the appropriateness of an application if its proposed land use is consistent with the ASP.

3. Re: Cluster Residential - If clustering is more than 64 units per quarter section or anything less than 2 acre parcels, it must be fully serviced and all treated wastewater must be removed from the area, not sent to a pond for evaporation.

***No one seems to be sure whether or not the undeveloped land around cluster housing is public or

private and this needs to be sorted out.

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

Yes.

14. Are you satisfied with the website content?

Generally, yes. However, short summaries of the reports and studies would be very helpful for people who don't have the time or ability to read and/or understand the full reports.

As of today, April 2, the website still doesn't indicate that the last day for submissions is in May, not April.

15. Have you booked/attended a scheduled coffee chat session?

For sure!

16. Do you find the online survey valuable?

Yes, BUT there wasn't enough room for comments and some of the questions were leading.

Referring back to question #7, why doesn't this survey acknowledge that Harmony has the potential for everything that is being recommended to be built in Springbank?

This is a really important acknowledgement that residents of Springbank deserve to understand.



Springbank ASPs

Refinement

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

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If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

- ☒ Springbank resident
- ☒ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

- ☒ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)
- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) Designation of commercial development areas along Highway #1
- 2) Recreational facilities
- 3) Residential density
- 4)
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

- ☒ Yes
- ☐ No

Please explain your response:

This makes perfect sense to concentrate community services in the area that is already the heart of the community.

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

- ☒ Yes
- ☐ No

Please explain your response:

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☒ Yes

☐ No

Please explain your response:

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☒ Yes

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

Yes, interim uses should be set on land around the airport, around Harmony and along RR#33

10. Where in the plan area should interim uses be supported?
as per above

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

Yes

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!

From: [REDACTED]
To: [Planning Policy](#)
Subject: [EXTERNAL] - Springbank ASP Refinement Survey
Date: April 10, 2022 8:58:36 PM
Attachments: [Springbank ASP Refinement Survey Attachment.docx](#)
[Springbank ASP Refinement Survey.pdf](#)

Do not open links or attachments unless sender and content are known.

Please find attached our completed survey form plus an attached Word document with more fullsome responses.

[REDACTED] and [REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10

Springbank ASPs

Refinement

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

Thank you if you have already provided comments in a Coffee Chat Session or to the project team directly via email. The purpose of this survey is to supplement any feedback you may have already provided and to capture your feedback on these key areas the project team will be considering for refinement. If you are new to the Springbank area or this project, please view the background materials provided on our webpage.

Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

- ☒ Springbank resident
- ☒ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

- ☒ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)
- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) SEE ATTACHED
- 2)
- 3)
- 4)
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☒ Yes

☐ No

Please explain your response:

SEE ATTACHED

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☒ No

Please explain your response:

SEE ATTACHED

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☒ Yes QUALIFIED

☐ No

Please explain your response:

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

SEE ATTACHED

10. Where in the plan area should interim uses be supported?

SEE ATTACHED

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

SEE ATTACHED

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

SEE ATTACHED

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

The engagement plan is excellent. The construct of the online survey platform is substandard. For example, Question 1 invites multiple answers but will accept only 1. As I wished to provide full some comments, I have resorted to attaching a Word document.

Thank you for providing feedback on the Springbank ASPs!

Springbank ASP Refinement Survey

April 10, 2022

Please read the following comments in conjunction with our completed survey form.

Question 4, Top Priorities

Rather than a list of priorities, a foundational principal.

We choose to live in Springbank because we appreciate and value the country residential lifestyle. On the whole, that is also why our neighbours reside in Springbank. Future development must recognize, support and be congruent with this foundational priority.

We understand that some development is inevitable and that some forms of development can be beneficial and enhance the country residential experience. But please appreciate, if large scale commercial development is permitted to encroach on our established communities, we lose our homes.

Question 5, Community Services Area at Range Road 33

Range Road 33 already provides a concentration of community services and is a logical focus area for the future growth of this form of development. We would consider these facilities an enhancement to the community and are supportive.

Question 6, Community Core South of Highway 1

We could support limited development, intended to serve the local Springbank community, alongside Range Road 33. Extending that to all areas south of Highway 1 (as was proposed in the failed ASP) runs counter to the country residential foundational priority.

A regional commercial core alongside Highway 1 is not the same as creating a local community core for Springbank residents. The significant commercial development contemplated in the failed ASP should not be permitted.

Question 7, Business Areas

The immediate area around Springbank Airport provides an appropriate location for some business development. The location is logical and can act as a buffer between country residential and the airport. The level of development proposed (in the failed ASP) was however far too extensive.

Question 8, Future Expansion Area South of Harmony

Setting aside Future Expansion areas south of Harmony is logical – up to Highway 1. I'm not supportive of extending the classification south of the Highway, these areas should remain country residential.

Question 9, Interim Land Use**Question 10, Where should Interim Land Uses be Supported**

We are completely opposed to interim use proposals.

The Auto Mall development previously seeking approval at Old Banff Coach Road and 101 Street was originally planned to proceed under an interim land use designation. This was a disingenuous manipulation of the “*interim*” use circumventing proper site servicing and yet represented full commercial development with a 25-year lifetime. I further note this approach seemed to be supported by county administration and a large part of council (at the time).

What would happen after the designated time frame? Would the county then insist on proper servicing? Get the job done when the development is first proposed and the developer is financially capable!

Given our experience, we do not want to see this land use designation employed anywhere.

Question 11, Boundary Areas with Calgary and Stoney Trail

The areas adjacent to the city, identified as Special Planning Areas, are already mandated to require coordination with the City of Calgary. Any future developments should tackle the long-term servicing requirements and be sensitive to the already established, adjacent, country residential communities.

I have talked to the City of Calgary within which the lands sandwiched between 101 Street and Stoney Trail are located. These lands comprise a relatively small area and would be costly to service; the city therefore has no development plans.

We agree the mirrored lands to the west of 101 Street will require careful planning due to a lack of readily available services. That certainly does not imply a more intense level of development, the opposite in fact.

The failed South Springbank ASP was promoting the lands along 101 Street for enhanced development, presumably because of their semi proximity (non-visual) to Stoney Trail. Why? A simple cruise along the completed portions of Stoney Trail reveals a majority of the bordering lands are single family residential.

Further, we note the failed ASP recognized the Old Banff Coach Road and 101 Street intersection as an important gateway to Springbank. How then was a commercial development (Urban Interface Area, say an Auto Mall) construed as an appropriate gateway to a country residential community?

Question 12, Other Areas for Improvement

We will comment on two aspects of the failed ASPs.

Cluster Residential Development

We found this an interesting concept balancing a rural residential development whilst reducing development costs. We are neutral on the concept but feedback from many of our neighbours is less receptive. We also have own trepidations, fearing that discipline will fail and that ways will be found to fill in the reserved open spaces. After all, the services will be there.

Villa Condo Developments

We are quite supportive of the Villa Condo concept, particularly as a retirement option within a rural setting. The previously proposed Auto Mall site would be an ideal location for this form of development.

Submitted by [REDACTED] and [REDACTED]

Springbank ASPs

Refinement

Springbank Area Structure Plans (ASPs) Refinement - Survey (Spring 2022)

Thank you if you have already provided comments in a Coffee Chat Session or to the project team directly via email. The purpose of this survey is to supplement any feedback you may have already provided and to capture your feedback on these key areas the project team will be considering for refinement. If you are new to the Springbank area or this project, please view the background materials provided on our webpage.

Below are 14 questions asking for your opinion on the proposed Springbank ASPs that the County has developed. The survey should take 15 to 20 minutes to complete.

If you have any questions on this survey, please contact Jessica Anderson at 403-520-8184 or email: janderson@rockyview.ca

1. Please check all that apply to you. I am a...

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- ☒ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank
- ☐ City of Calgary resident
- ☐ Other (please specify) _____

2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below? _____

**Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.*

3. Would you prefer one ASP to guide land use and development in the community or two? (Check one of the options below.)

- ☒ One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)
- ☐ Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.
- ☐ Other – Please explain.

4. Please briefly share your top priorities for the Springbank community:

- 1) Maintain and protect the country residential character that makes Springbank a special and unique rural community.
- 2) Address the existing water, wastewater, and stormwater servicing issues before further development occurs and ensure that future development is properly serviced.
- 3) Protect wildlife corridors, unique topography, and mountain views.
- 4) Enhance pathways, trails, and cycling routes throughout Springbank.
- 5)

5. Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Do you agree with this vision?

☒ Yes

☐ No

Please explain your response:

No additional land should be set aside for commercial/industrial development.

6. Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

☒ Yes

☐ No

Please explain your response:

There should only be educational, community, recreational, and religious operations in this community core; there should be NO commercial operations whatsoever.

7. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

☐ Yes

☒ No

Please explain your response:

The "Current Land Use Strategy Map" specifies the following areas:

1. Special Planning Areas #1, #2, #3

2. Urban Interface Area - Old Banff Coach Rd. & 101 St

These aforementioned areas should maintain Springbank's existing country residential development without any commercial/industrial development.

8. Should the plan(s) offer future development potential south of Harmony by setting aside lands as Future Expansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

☐ Yes

☒ No

Please explain your response:

No "Future Expansion Area" should be set aside. The County has a substantial amount of land available for future development already.

9. Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure (such as buildings) and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the ASP area, if any?

We dot support any Interim land uses within ASP areas.

10. Where in the plan area should interim uses be supported?

Interim land uses should not be allowed anywhere in the ASP.

11. The County has identified areas along the boundary with City of Calgary and Stoney Trail that require further planning and consideration. Do you agree with this approach?

No, this area should be developed as a continuation of Springbank's existing country residential development or remain as protected wooded parkland for the existing wildlife corridors and to provide a clearer differentiation between the City of Calgary and Springbank.

Do you have any other feedback on these areas?

12. If you think there are any other areas for improvement in the draft ASP documents at this stage, please share them below (you can provide additional thoughts via letter/email).

13. Would you be comfortable with in-person events for future engagement opportunities if we continue to offer virtual/ digital opportunities as well?

☒ Yes

☐ No

14. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coffee Chats	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Online Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you have any comments or suggestions for how we should engage with the community in future, please note them below:

Thank you for providing feedback on the Springbank ASPs!

APPENDIX 'C'

COFFEE CHAT MINUTES

Springbank Area Structure Plan (ASP) Coffee Chat Minutes

Meeting: Wednesday, March 30, 2022 - 1:00 p.m. – 2:00 p.m.

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by a group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighboring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County’s vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy.”

For more information in regard to the CMRB rejection please visit:

- CMRB webpage [IREF Applications — CMRB \(calgarymetroregion.ca\)](https://www.calgarymetroregion.ca/iref)

The decisions are listed on that page along with everything we provided to the board.

- [2021-02 Rocky View County: North Springbank Area Structure Plan Context Maps](#)
- [2021-03 Rocky View County: South Springbank Area Structure Plan Context Maps](#)

The agenda, minutes, and video from the board meeting where they were rejected are available here:

- [Board & Committee Meetings — CMRB \(calgarymetroregion.ca\)](#)

Please select the **2021** and **July 23rd**, 2021 meeting date.

"These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we'll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions made:

- by [REDACTED] [REDACTED]: 32-year resident – interested in the conservation-Infrastructure balance as well as learning and research activities,
- by [REDACTED] & [REDACTED] [REDACTED]: 10 year residents - would like to better understand this approach and timeline of this project
- by [REDACTED] [REDACTED] & [REDACTED] [REDACTED]: Calaway Park Manager and is in support of the ASP.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land-use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

Everyone agreed on having one ASP. A collaborative plan to keep the community connected so everyone can benefit. Integration of services and development would be beneficial to both North and South. No division, as two plans or sets of rules would complicate matters and franchises do not split at the boundaries.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Funds (recreation) need to be used wisely.
- Conservation of natural areas, including agricultural, grasslands, fisheries, etc.
- Preservation and sustainability of all resources by promoting green spaces and planted forests. Perhaps an organic /mulching plant to help with climate change.
- Residents do not want to be infiltrated by box stores - resilience municipal reserves – more land for recreation – surrounding community.
- Better infrastructure and access for residents and visitors. Roads need a buffer on shoulders for cyclists. More traffic circles are needed instead of stop signs and the traffic circles need to be wide enough to be accommodating to traffic but must also be aesthetically pleasing.
- More parking accessibility to complement services for the community. – jobs with industries that will serve and benefit. Also, provide for the handicapped.
- It is dangerous for students going to school. Perhaps two lanes of traffic between the schools. Also, a larger parking lot for visitors/parents. Schools need creative playground options.
- One-stop shop for necessities in the school area.
- Find a balance between community and commercial.
- A community centre where a variety of community activities can be done. to be an integral part of the ASP.

- Diversifying industries that will serve and benefit Springbank – incorporated in farmers' markets supporting our local residents.
- Keep the country/Springbank feel but access to shops and commercial development is also important. Better infrastructure to attract – farmers' market approach. All for the development as long as we promote all local vendors. Do not want tall high rise buildings as we want to keep our scenery. Best of both worlds.
- Efficient Council – answers quickly with a positive attitude. Good and important decisions for our Community Members
- Need to be strategic in the planning for serving our community.
- Calalta is available as the potable water supplier to support the core as well as commercial development north of Highway 1.
- Desire to have commercial and community core elements blend together with appropriate architectural style.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- a) A community core south of Highway 1 along Range Road 33 (area G)
- b) Focusing on business areas along the highway and surrounding the airport (areas C and D)
- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area F)
- e) Location of interim uses (if any) (20 min)

- People are not buying in Area A due to the commercial development – reduced mountain view- like the regional commercial areas – “we worry that these things transform and were not in the Conceptual Plan”.
- Two traffic circles – done in a planned manner that will accentuate and not bring down the value of blending in with the natural environment.
- Maintain emergency services.
- Consideration for comprehensive development of the commercial area. Very diverse views (can boost or may hinder) the quality of living. Be prudent to those that have been living there for many years.
- Keypoint is Area C – great, but do not want to see the airport extending to allow large commercial planes. Not in favour of a commercial runway.
- No tall high-rise buildings.
- Mention of Altalink (powerlines) down RR# 33 would block mountains – wants to know about this proposal.
- Favour A & B – however it is unclear if the commercial is only in D, F, C. In alignment with the map.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- In-person is preferred as it is a hands-on view of things. Nice to make connections.
- Townhall is requested when there is new information.

Additional Comments/Questions
<p>How will our taxes be affected?</p> <ul style="list-style-type: none">• Taxes are based on zoning and construction around that property. Jessica will make a note of it and connect with finance on this question. <p>What is the timeline?</p> <ul style="list-style-type: none">• This is a priority for Council• March April – Summary report• Return to Council Late Spring, Early Summer.

Coffee Chat Discussion Questions

Meeting: Friday, April 1, 2022 11:15 a.m. – 12:15 p.m.

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by a group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighboring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County’s vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

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The agenda, minutes, and video from the board meeting where they were rejected are available here:

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Please select the **2021** and **July 23rd**, 2021 meeting date.

“These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we’ll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other

considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council.”

Introductions made:

- [REDACTED] and [REDACTED] are members of STAPA working closely with perspective to reinforce vision and concerns with the ASP
- [REDACTED]: resident link golf course; board as treasurer; here to learn and educate himself on the ASP plan.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief summary and description of the Springbank ASP and past information.
- Question regarding the Plan being rejected by CMRB: why the Plan was rejected; [REDACTED] explained the process and the concerns.
- [REDACTED] will send [REDACTED] the links for CMRB for information.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land-use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- [REDACTED]'s preference is to have two plans as it would be easier to see the progression.
- [REDACTED]'s preference is to only have one plan. Doesn't make sense to break that into two. Need continuity and connection within the pathway systems and if there are two different documents it would not lead to much success in building a community that has a consistent pathway. It would just be cumbersome to have two documents that a lot of times are just repeating the same things.
- [REDACTED] agrees with one plan to manage the connectivity issues.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Having peaceful living conditions is the reason why we moved out to Springbank. Enjoy being in the rural as it is peaceful. These are the kind of priorities that keep Springbank a distinct community from the City of Calgary.
- Various surveys across Springbank have identified the need for pathways and river access is being a high priority for residents.
- The ASP land use planning isn't as detailed/prescriptive in comparison to the way they are planning Land Use for SR1.
- Committees consisting of various stakeholders which include pathways and outdoor groups to develop land use specifically for pathways. So, we feel that the standard for identifying land use is much more robust.
- Feel that there are gaps in the ASP and need to do better in terms of identifying that. More detail and explicit wording is required in the ASP to set higher expectations and integrate development with recreation and public use.
- For example:

- Webber Academy lands at RR32 which was originally identified for pathways but does not have a connecting pathway between schools so we feel that's a huge gap.
- Qualico presented a development plan for Coach Creek Rudiger Ranch but there was no integration of a pathway between Coach Creek, Crestmont, Old Banff Coach Road bypass despite traffic and public safety issues known on OBCR by RVC. OBCR is a heavily used cycling route and Qualico could have presented a partial solution to the problem. There is an obvious need to address pedestrian traffic for cyclists.
- No pedestrian access is available from Springbank to Elbow Valley except for Hwy 22.
- (With regard to community uses on RR33) Lack of integration with pedestrian corridors between developments groups. Groups are not informed of new developments early in the process. It is important for groups to be included in the discussions about these new developments. It is only residents that happen to own property close by and are a member of another association is how we learn of any information or if we look for it on the website.
- To provide some stronger language for the expectation for local pathway corridors and connections between key community centres, intra and inter communities and make sure that communities connect to each other. Right now, communities seem to be siloed. So that's a big issue in terms of how you go forward with that.
- The wording of the ASP should include expectations for developers to engage with key stakeholder groups such as the Springbank Community Association to gain support and build a better and more livable community. No, I said a lot of words here.
- It is important to get this right in to be more prescriptive in the ASP to develop a vision so that we can work together and we think that from the perspective of public infrastructure and pedestrian corridors, this actually would help garner support for the ASP from regional partners.
- The original ASP reference was always to open spaces when it referred to trails and pathways in parks. The word "public needs" to be included because open space could still be private, as we've seen in certain developments and for trails and pathways. They should be public open spaces available to all public, and not just within gated communities.
- Move towards that objective and how can we enable these things and encourage and motivate people to actually build this. We need to have a breakthrough to make this a better community.
- Higher level of leadership in terms of putting the pieces in place for planning this so that it offers us at some point in time and ability to build this. encourage the community to step up behind you and support you in terms of leadership and building a vision.

- 4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:
- a) A community core south of Highway 1 along Range Road 33 (area F)
 - b) Focusing business areas along the highway and surrounding the airport (areas C and D)
 - c) Future development lands south of Harmony (western edge of plan)
 - d) Areas for future consideration and planning (area E)
 - e) Location of interim uses (if any) (20 min)

- Potential development of the Springbank or Emerald Golf. The feature offers a vision for that whole area to be residential, and it does look like it includes the golf

course. That area should be retained. Open space or public space is available in the community.

- Consideration for the strategy map should show the corridors, and river valleys to provide clarity.
- D & F should just be the same. The community in F is okay.
- It is important to try to link everything from the United Church down to the high school, so breaking them down into two different strategy corridors or areas doesn't seem to make sense.
- The area adjacent to Hwy 1 is confusing between the two different land strategy maps:
 - a) residential use
 - b) business use

The designation of two land-use areas rather than one treats the areas as silos which they are not. Please Clarify.

- RR 33 requires an integrated approach to further development and upgrading of the Hwy 1 overpass.
- Clarify a continuous pedestrian corridor on RR33 between United Church and High School.
- The impact of school bus traffic is an important safety feature across the entire corridor.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- The virtual option is convenient however, the boards should also be included in communications to ensure you are receiving the feedback from everyone.
- Face-to-face meetings are better in order to have a real discussion in a debate. We don't necessarily understand the consequences of some of the discussions and things that we're putting forward when it is online.
- Smaller sessions are more effective.
- Workshop sessions.

Additional Comments/Questions

The current map should show public amenities and need a comprehensive diagram in the Land Use maps.

Coffee Chat Discussion Questions

Meeting: Friday, April 1, 2022 1:00 a.m. – 2:00 p.m.

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by a group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighboring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County’s vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy.”

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Please select the **2021** and **July 23rd**, 2021 meeting date.

“These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we’ll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions made:

- [REDACTED] is representing about 38 acres in the lower part of Springbank Road and also has a development management company.
- [REDACTED] [REDACTED] is senior land manager at Burnco Rock products which is a sister company to Tricycle Lane Ranches.
- [REDACTED] gave a recap of the Springbank ASP and future opportunities (engagement and plans)

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land-use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- [REDACTED] – One plan
- [REDACTED] - no preference

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Preservation of residential development in area B.
- Area A, no business uses and reduce the business to only around the airport.
- C&D, okay per the map.
- The blue area should be more residential, a continuation of residential, and more integration of use.
- [REDACTED] – Provide a forward path for responsible development allowing for interim uses/flexibility in SPA1 in particular.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- A community core south of Highway 1 along Range Road 33 (area F)
- Focusing on business areas along the highway and surrounding the airport (areas C and D)
- Future development lands south of Harmony (western edge of plan)
- Areas for future consideration and planning (area E)
- Location of interim uses (if any) (20 min)

- Areas all make sense. E is right.
- The special planning area is good.
- [REDACTED] - Interim use should be flexible, would like it in the whole section of SPA1.
- [REDACTED] - Need to ensure clarity on the language for interim use. Need to ensure requirements for further assessment is not restrictive to spirit of interim use.

- [REDACTED] - Interest in the plan is very specific to the gravel pit operation (SPA1). Allowing interim uses until there is the opportunity for services to be delivered to it and permanent redevelopment of the lands
- [REDACTED] - Plan should allow for flexibility in uses on those lands (SPA1) and protection of the existing use.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- Would attend any in-person events but prefer the virtual opportunity as it allows RVC to gather the same information without the driving time.

Additional Comments/Questions

- [REDACTED] - Gravel pit depletion (approximately five years).
- [REDACTED] - The plants (ready mix and asphalt) will probably continue for some period of time as a depot location.
- [REDACTED] - Until we either get annexed or services become available in the areas, hoping to make productive use of the lands through interim use. This will generate tax revenues for RV and allow the lands to be productive. That is really what we would hope for.
- Is there planning for collaboration and efficiency for servicing?
- Is there a targeted timeline to get this back in for approval? Our goal is to wrap up this phase of engagement in mid-May and take the revised ASP or ASPs back to Council in early summer. It will depend on the nature of the feedback that we get and kind of the scope of changes that the Community might be looking for.

Coffee Chat Discussion Questions

Meeting: Friday, April 8, 2022 1:00 p.m. – 2:00 p.m.

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

"There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighboring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County's vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy."

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Please select the **2021** and **July 23rd**, 2021 meeting date.

"These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we'll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions made:

- [REDACTED]: New Harmony resident, understands the project overall and the concerns; attending to learn.
- [REDACTED]: Landowner in SP3, would like to see more certainty as the Plan currently doesn't provide a lot of specifics for landowners in the SPA's – hopeful to achieve a different designation
- [REDACTED]: with Civil Technologies, a representative for Snyder lands.
- [REDACTED]: Westridge Park resident, has concerns with the ASP, does not want commercial development and feels that residents were not consulted previously.
- [REDACTED]: long term resident (33 years), echoes [REDACTED] and [REDACTED]'s concerns. Want to make sure that commercial growth makes sense for all the residents of Springbank.
- [REDACTED] – Has a family ranch, representing the agricultural side. Happy with special planning area 4, (Discover Ridge/Elbow Valley) and advocating for a park. Excited for the ASP to be approved and for municipalities to collaborate and allow people to enjoy the area.
- [REDACTED] – Central Springbank resident of 22 years – Former RVC Councillor, enjoys being an active resident and keeping track of what is going on in the County.
- [REDACTED] – consultant representative for the late [REDACTED] [REDACTED]. Representing the team with [REDACTED] and [REDACTED] (60 years residents). The 300 acres are immediately adjacent to Calgary by OBCR and a large developer. Sits in a special planning area (urban interface), would like to keep that, would like lands to be cohesive with neighbouring developments. Interested in maintaining the right mix of land.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- Ambivalent whether it is one or two, would like to see comprehensive planning continue, and how to distinguish the unique areas.
- Planning by drainage catchment areas should be considered.
- However, the ASP's are planned (one or two) as long as planners and residents are able to distinguish their place and how the area will develop that is key.
- Springbank residents see themselves as one community – the people want one asp.
- Ambivalent to one or two but one makes more sense, servicing crosses both plans – looking at things as a whole makes more sense but comfortable with one or two.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Springbank is largely un-serviced except a few areas, greatest concern is more development without proper servicing. Development bringing in potable water without a plan for stormwater
 - *(additional comments provided)* besides bad storm water planning, there is very little development that can be serviced with wastewater servicing. The problem with water bringing water TO a development but not taking it AWAY from a development has caused the high water table issues many residents are experiencing. Continuing to use septic fields keeps compounding the problem. Wastewater servicing is extremely expensive, in the hundreds of millions of dollars. What does that leave us with? We don't need more wastewater treatment plants because they're expensive to maintain.
- Prefer to see commercial growth managed around the airport only and out of highway corridor so it remains a scenic route.
- Residential inventory, many approved neighbourhoods that have not built out. Need to reconsider how much more should be approved when not all are built out.
- Achieve a balance between the competing interests within the County (and Springbank area). Key priorities are to preserve the rural aesthetic while balancing responsible and balanced growth.
- For some of the Special Planning Areas there is intense pressure for development. Concerns that the policy is too broad and would like to understand how the lands will develop. Suggested the ASP should further define these areas.
- Transition for the special planning areas is very important as well as the on-going relationship matters between the City of Calgary and RVC.
- Imminent pressure at the edge of the City for further development, managing the transition needs to be a priority. Heard that the delineation between the Special Planning Areas is effective.
- Servicing is an important consideration - looking at catchment areas and especially the water table, and how that ties into planning for future developments.
- Springbank has its own character, need to maintain the community core but there is an opportunity to include regional and local commercial retail and hotel accommodation type opportunities, best located close to the highway so it would not conflict with residents of Springbank. The character of the community should be maintained.
- Ideally not to have commercial development on lands adjacent to the SPA's.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- a) A community core south of Highway 1 along Range Road 33 (area F)
- b) Focusing business areas along the highway and surrounding the airport (areas C and D)
- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area E)
- e) Location of interim uses (if any) (20 min)

([REDACTED] explained the intentions of the maps and referred to the website for specifics.)

- Key area map is a good start
 - Regarding interim uses in area E, do not want an auto mall, and prefer lower density due to the wildlife corridor.
- Community F: Suggested there may need to be a trade-off between higher density for new businesses to survive. What would go in the core between the three schools as these roads are already very busy.
- Future consideration (south of Harmony) may not be necessary at this point, a lot of undeveloped land currently approved (maybe better for next reiteration of plan), would like ASP to see some progress on plans that are already approved.
- With respect to the special planning areas – blend and transition is key.
- Ring road is changing the character of Springbank – there will be much more traffic in the area and development will need to be balanced properly.
- Special Planning Areas – the differences (urban, 1, or 2 lands) will need to be specific and not fuzzy.
- Would like to see small stores to serve the community.
- Concerns with changing from current draft (for future expansion lands), would like it to extend further west even if it is a 75-year plan.
- Lower density than Calgary is what attracted many residents to the community, do not want to make it like Calgary.
- Would like further clarification, certainty for SPA lands, and to be able to distinguish all of them as each are unique.
- Community core should be complementary to the schools, RVC own lands that could have potential. Bingham crossing attracted Costco which may support further growth. Further defining the core is desirable.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- Like having the option
- Open houses are great
- Following refinement – we would like more coffee chats
- All forms of engagement are helpful – virtual is easier to hop on but all forms are great
- Mixed is good – schedule-wise
- Options are beneficial
- Material beforehand is appreciated.

Additional Comments/Questions

- Why did the CMRB reject the plan? – See introduction section with links.
- What are the usage types – what does each represent? See draft plans for land use descriptions.
- Regional vs. highway commercial, what is the difference between them? See County Plan and draft ASPs for details.
- Will the County make changes to the SPA? Current engagement will determine that.
- What is the timing of the SPA, it is unclear in the current ASP draft, do not want to it differed in revisions. – Noted.

Coffee Chat Discussion Questions**Meeting: Tuesday, April 12, 2022, 10:00 a.m. – 11:00 a.m.**

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1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

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Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council.”

Introductions made:

- [REDACTED]: representing Bow Water & Land, west of Calaway Park
- [REDACTED]: representing Bow Water & Land, west of Calaway Park
- [REDACTED]: long term resident in Springbank, seeing the change, would like to understand what is being proposed. Has the City talked about annexations? Interested in learning about the Costco proposal.
- [REDACTED]: family has been in the community since the late 60s, seen changes, would like to gather as much information, previously did not see the advertisement/engagement opportunities, want to listen and learn about the project.
- [REDACTED]: long term resident of Springbank, part of the ASP process before, part of the recreation board previously and the Springbank Park for All Seasons, would like to learn about what is being proposed.
- [REDACTED]: long-term resident of central Springbank, previously involved in the ASP process; very involved since 2016 – tuned in to the CMRB hearing. Concerned about radical changes to what has been told to residents and what is ultimately proposed. Original Land Use plans were changed; the process requires transparency, and integrity to the residents; input has not been considered. Examine all the options.
- [REDACTED]: long time Springbank resident, likes the SSASP, curious why CMRB rejected the Plan.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- Two ASPs did not have a logical explanation, which created a distraction in the process to create two ASP's.
- Appear to be political. No unity of purpose – pitted residents against each other.
- One ASP keeps cohesiveness (two plans separate the community), and would like to protect the integrity of Springbank 100%
- Two plans seemed like a way to increase development, but prefer to keep the area rural through one comprehensive plan.
- Either option is okay. The key concern is to ensure that the servicing opportunities are looked at and need to be addressed if they were to split. How would servicing be managed across boundaries is a consideration.
- One concern is that the ASP is too large, Springbank has real opportunities to plan like urban municipalities, and look at the scale due to a large amount of land.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Recreation and school needs – Harmony has changed design/plans too many times. Need time to build the community and supply planned recreational and schools.
- Infrastructure needs to catch up, what is promised should be implemented. Municipal Reserves should be looked at comprehensively and planned before new lands considered.
- Land Use - transition between City, where there is more intense residential and commercial development, and the RVC side, should be responsive to recreation needs;
 - *(additional comments provided)* concerns were expressed that the intense residential or commercial uses on the City side of the boundary shouldn't be replicated on the Springbank side, but rather should be a more modest and gentle transition whereby there might be residential development that is denser than 2 acre lots but isn't the intense 6 -10 units per acre that have shown up in the South ASP, and doesn't include commercial development.
- Commercial development needs to be limited to the area in the highway instead of residential area.
- Servicing costs - Cost of providing water, making sure that servicing is properly planned and allocated, and very careful study of costs. *(Additional comments provided)* Sufficient commercial in the Hwy 1, RR33 area will help to ensure there are funds available for required servicing and transportation upgrades.
- Amenities that the community can benefit from - commercial that is not interfering with Harmony development, perhaps some highway development, RR 33, Twp Rd 250.
- Bow Water & Land has the water license to divert water into the Elbow River, could be a benefit to RVC residents and future development potential – would like to keep Bow lands in the ASP area.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- a) A community core south of Highway 1 along Range Road 33 (area F)
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- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area E)
- e) Location of interim uses (if any) (20 min)

- Development needs to get caught up before starting anything else. Too many things started but not finished.
- Special Planning Area – do not like the designation. Concerns it does not retain the integrity of Springbank – not comfortable with not knowing what can happen; transition to and from the city; maintain and do not want to be forced into developing a certain way because of SPA designation.
- Community Core *map* should not *specify include* “Calaway Park” but instead *identify* it as *part of* the Highway Commercial *area which should extend to the western edge of the Bow Lands (2 quarters)*, the Community Core should be extended to both sides of RR 33.

- There is an opportunity to include Bow Water & Land lands in the expansion area if preferred. Access and transportation are key considerations. Would like more clarity on the vision for these lands. **Bow wants its lands to be in the “Highway Commercial” area, NOT a “future expansion area”.**
- Interim uses – more clarity and structure on what these mean.
- Like the opportunity to have future expansion areas particularly to deal with access to Springbank into the future.
- Concern about SPA, need further definition on what these areas are and should be sensitive to the transition.
- Interim uses; need further clarification on that.
- Boundary south of the Highway could be expanded to position the RR 40 interchange for more support with AT, etc.
- Need certainty on these western areas, business commercial along the Highway and agnostic on lands further west.
- **The flyover that is currently planned for RR 34 alignment should be replaced with an “all turns” interchange west of RR 34 and south of Harmony.**

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- Easy to miss things electronically – prefer in-person engagement.
- In-person – allows one on one discussions.
- Citizen satisfaction survey does not provide opportunities for further subtlety,
- Virtual saves time and appreciate hearing what others have to say.
- Open house workshops ensures everyone can be heard if they cannot attend the Coffee Chats.
- Appreciate virtual as it saves time.
- Likes the opportunity to be able to meet other residents to understand the broader concerns.
- Would like further opportunity to provide further input based on the summary report.
- Changes to the plan should be tied to the summary report.
- Make direct links of what you heard and what you are putting in your plan - links need to be clear – transparent – provide more explanation.

Additional Comments/Questions

- What has been approved in Springbank and not been built?
 - Administration to create a map set showing approved plans.
- What happened to the Costco application?
 - DP in processing and MPC will be deciding on the application, no set date yet.
- How is this ASP going to be different?
- Do we have a sense of where the growth plan will land – on a political level – administrative level – regional level?
- Collaboration & Consultation – will it result in a new direction?

Coffee Chat Discussion Questions

Meeting: Tuesday, April 12, 2022 1:00 p.m. – 2:00 p.m.

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1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

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- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

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On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy.”

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Please select the **2021** and **July 23rd**, 2021 meeting date.

“These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we’ll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions:

- [REDACTED] and [REDACTED]: family farm – over 110 years in the community.
- [REDACTED] and [REDACTED]: actively manage the farm – cattle, horses, and a five-acre subdivision.
- [REDACTED]: same as above
- [REDACTED]: representing the Longeway's development interests.
- [REDACTED], [REDACTED], [REDACTED], [REDACTED] and [REDACTED] are all representing their parents [REDACTED] and [REDACTED].

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- Not clear on the advantages of one or two – as long as the servicing stays the same, happy with the two. Currently in the proposed North ASP
- Not directly affected by the ASP boundary – more focused on the proposed use strategy, whichever path goes through the soonest.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- In terms of community, there are not many opportunities for everyone
- Need mixed uses and accommodation for different lifestyles
- It would be nice to be able to remain in Springbank for both younger and older residents
- Limited ability to age in place.
- Current ASP does not allow creative and innovative ideas for land use.
- Want to see the continued development of the community centre. The progress has stopped, no additions and has gone stagnant –need to get this going.
- Changing the nature of Springbank has to be recognized.
- Importance of agriculture. Be mindful of what is going on in the agricultural community. Want a plan that reflects that change and provides new opportunities. For example, [REDACTED] has tried to continue farming but realistically it is not sustainable on 130 acres. It is not enough land and does not sustain a family economically.
- Farming is difficult and risky, there is a romanticized version of what it is like to be a farmer.
- Mixed use would be more feasible
- Having agricultural land stagnate is not realistic or fair. Springbank can't stay the same forever
- Everyone should have opportunities to gain value from their land whether financially, lifestyle, family, etc.

- Innovation – It is incumbent on RVC to find that sense of balance between nostalgia vs. innovation for agriculture.
- Servicing – for the overall ASP is also a key consideration.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- A community core south of Highway 1 along Range Road 33 (area F)
- Focusing business areas along the highway and surrounding the airport (areas C and D)
- Future development lands south of Harmony (western edge of plan)
- Areas for future consideration and planning (area E)
- Location of interim uses (if any) (20 min)

- Community core is good – schools heritage centre, arenas, soccer fields
- Need a clearer map – but general land use areas are good
- Community Core with institutional uses and business core – there needs to be some recognition of the lands south and north on RR33 and where the focus is.
- What is residential infill? Hard to say if the group is in agreement. Need further clarification – we would like to understand if the policies are working.
- Preservation of agricultural lands is different from environmental preservation. New ideas around Agrihood (small farm) – may fit with cluster.
- Group to send specific feedback on cluster policies upon review of the draft. The suggested cluster should only be supported in certain areas.
- Consensus that agricultural lands are not there for views and need to clarify with the community that these are all privately owned lands.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- Appreciate the opportunity to connect either way.

Additional Comments/Questions

Engagement: What is the relevant weight of the previous ASP to this one. Is everything being scrapped or are we keeping it?

- Council's direction is to revise the ASPs based on further public engagement, the outcome of the Regional Growth Plan and intermunicipal collaborations.

(Comments provided after) our concerns continue with certain Springbank area groups comprised of small acreage homeowners (Rocky View Forward, Springbank Community Planning Association) who continue efforts to misguide Springbank residents to fulfil their agenda to stall any and all future growth.

I have included the link below to an article appearing on their County News Online website. In it, it is implied that the opinions of the attendees of one of their meetings represent ALL of Springbank's residents.

<https://www.countynews online.ca/residents-want-to-keep-springbank-as-a-country-residential-community>

35 meeting attendees equates to less than 1% of the current approx. 3500+ residents of Springbank. My family alone comprises of 11 members interested in seeing Springbank

progress as we've discussed!

I kindly point this out to ask that this sort of behaviour be weighted accordingly.

(Comments provided after) My additional comment would be that a number of us have become fed up with the vocal minority of NIMBY residents/groups within our community that continue to push their agenda by any means possible. Their recent article posted to their County News Online website (link below) implies that they represent All residents of Springbank. How can the 35 people attending their May 9th meeting speak for all of Springbank? The mis-information or mis- representation printed in this article is only one small example of their constant underhanded approach to distributing information that only supports their views.

There is a growing number of residents and large acre property owners that have had enough of these underhanded ways working against our community and RVC.

<https://www.countynewsonline.ca/residents-want-to-keep-springbank-as-a-country-residential-community>

Please consider the source when reading or listening to the information you are provided.

Coffee Chat Discussion Questions**Meeting: Tuesday, April 12, 2022 2:15 p.m. – 3:15 p.m.**

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighboring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County’s vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy.”

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The decisions are listed on that page along with everything we provided to the board.

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Please select the **2021** and **July 23rd**, 2021 meeting date.

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Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions made:

- [REDACTED]: Stantec – Consultant - Supporting a few projects in Springbank – Interested in updates and potential changes.
- [REDACTED]: Qualico – Hwy 1 Old Banff Coach Road – Here to protect the initial interests – works with [REDACTED] – Project OBC.
- [REDACTED]: Heritage Woods – private landowner – Children attend school @ [REDACTED].
- [REDACTED]: Plans to live in the area and looking to buy land. Works with [REDACTED]. Wants to educate himself.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- What are the differences and main objectives behind splitting the Plan Area? -Is there a difference between the character of North and South. It is a big plan area and from an urban perspective is quite big – breaking it down into two areas may be more manageable.
- Challenge – lots of overlapping policy – want to have the broader context – one ASP to avoid sequencing development into this massive area – phasing could work too.
- One plan so we don't have to update both ASPs every time an overlapping policy is updated.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Looking at SPA's in Areas 1,2,3, and 4 – Want to see the character of Springbank retained, may want more country residential options. We chose not to live in Calgary. Special planning area F needs more clarification.
- The focus is to protect the existing character and interphase strategies.
- CMRB growth plan: ignoring Highway 1, a mix of housing, mix businesses, institutions, recreational, comprehensive community, and servicing strategies.
- Provide growth opportunities.
- Flexibility in policy for site-specific outcomes (interface setback), residential/commercial.

- Regional Plan does not identify ASP which is a major issue.
- Focus to protect the flavour of the community.

- 4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:
- a) A community core south of Highway 1 along Range Road 33 (area F)
 - b) Focusing business areas along the highway and surrounding the airport (areas C and D)
 - c) Future development lands south of Harmony (western edge of plan)
 - d) Areas for future consideration and planning (area E)
 - e) Location of interim uses (if any) (20 min)

- Highway corridor needs to be identified differently (more of it).
- IDP has identified the whole corridor – Stat Plan – Missing it at the regional level.
- Set it up to allow creative business commercial.
- The fuzzy map does not allow great focus on the Hwy.
- North side of Hwy 1 meets in the core as well. Need a south of Hwy 1 meeting place.
- Want Springbank ASP as more of a town and not a city.
- Shouldn't use city planning to plan our smaller community.
- Small shopping for the community – small scale (Deerfoot City as an example).
- Auto mall is a no-go. No car dealership.
- Nice to have an understanding of defining the land use. Contingent upon the landowner.
- Nice to be able to have some engagement – landowners would give ideas for the special planning areas.
- Commercial belongs along the highway.
- Like the Harmony expansion (south of).
- Logical to be planning for growth and to include future lands south of Harmony.

- 5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- Prefers both
- In person for the aging population
- Flexibility is good

Additional Comments/Questions

Automall – Community shops – residential? What can we anticipate?
What is the timeline?
Clarity on how the areas will be developed.

What is contentious? – CMRB –

Define Special Planning Area What will it change based on the rejection

- [REDACTED] will send [REDACTED] and [REDACTED] the CMRB links for further clarification.

Coffee Chat Discussion Questions**Meeting: Wednesday, April 13, 2022 8:45 a.m. – 9:45 a.m.**

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

“There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

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Please select the **2021** and **July 23rd**, 2021 meeting date.

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Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council."

Introductions made:

- [REDACTED]: New to the area and interested in the ASP – Want to get up to speed.
- [REDACTED]: B & A planning group – interested in the land by the airport.
- [REDACTED]: NE of the airport adjacent to harmony and RR 33 – Would like to get some traction with this new ASP.
- [REDACTED]: long time resident since 1999 – interested in the proposed auto mall (opposed), have been a contributor to the ASP process all along.
- [REDACTED]: new to the area on RR 33 bordering the Elbow River – Would like a better understanding of the plan and to get engaged in the process.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- No point having two asps – the overall character of North & South is the same so no need to split them. Can recognize the employment areas in the north through policy.
- Are there any benefits to having two? Would there be a better chance of approval if they were split? If it improves the chances of getting through at the regional board, one plan would be best.
- Land management is land management whether through one or two; two ASP's may be more digestible and focused.
- Agree having two focused the commercial importunities to north Springbank – south being more rural/residential, but splitting them into two didn't accomplish anything as CMRB ended up rejecting both.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- The nature of Springbank as a rural residential area is a foundational priority.
- Value country residential lifestyle that is why residents choose here – don't want to live in the City, choose to live in the county.
- Not against development, but keep it in the appropriate place.
- Business development would be a handy buffer. Would support business growth around the airport.
- Country residential lifestyle preferred, residents don't want cluster communities.
- No auto mall.
- Be aware of critical issues affecting residential areas and be careful where the development goes. Don't put it on the doorstep of existing development.
- Development needs to be specific to the location.
- Infrastructure and road systems are important. Example of Hwy 1A & Hwy 22 issues. For any future development, plans need to ensure the roads are dealt with on the front end.

<ul style="list-style-type: none"> Planned out properly so Springbank doesn't get into a situation like Cochrane. Growth with no infrastructure (traffic-wise). Against any cluster development. Environmental areas along the Elbow River need to be protected and new growth areas must be planned sensitively. Noted the balancing act that RVC has to do to align with the density provisions in the regional plan and the needs and desires of the residents who may prefer traditional country residential Recognize the regional plan is trying to look at higher densities and cluster. The City views lands west of Stoney as being a challenge so it makes sense to identify SPAs for future planning. County side – water services are maxed out so to consider new country residential is a problem as there is no way to service it. For example, Westridge is maxed out with no ability to support fire hydrants, etc. for firefighting. The problem is servicing for both sides (north and south).
<p>4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:</p> <ul style="list-style-type: none"> a) A community core south of Highway 1 along Range Road 33 (area F) b) Focusing business areas along the highway and surrounding the airport (areas C and D) c) Future development lands south of Harmony (western edge of plan) d) Areas for future consideration and planning (area E) e) Location of interim uses (if any) (20 min)
<ul style="list-style-type: none"> Area E – Need to consider residual lands owned by the City. They have no plan to service and are very expensive to develop. Water services on the County side are difficult. Local fires are difficult to manage (no water available). Annexation concerns as well.
<p>5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)</p>
<ul style="list-style-type: none"> Compliment the County for taking this step to review and revise ASPs – questions go right to the heart and point of resident concerns. Survey Monkey - The online platform is very substandard – question 1 – categories – please let us choose more boxes. Not very functional - look at getting it changed – the format is limited. Online or in person is good A good approach to do it right – plan it correctly – and make it a nice place to live and a nice place to work. Presentation – suggested that a 10-minute video presentation posted to our webpage on the ASP project would be helpful.
Additional Comments/Questions
N/A

Coffee Chat Discussion Questions

Meeting: Wednesday, April 13, 2022 11:15 a.m. – 12:15 p.m.

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1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and the staff and their role.
- [REDACTED] explained the housekeeping rules.
- [REDACTED] gave a brief overview of the process to date.

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Please select the **2021** and **July 23rd**, 2021 meeting date.

“These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we’ll soon be advertising an open house in late April.

Introductions made:

██████: Pinebrook area resident. Concerns with planning and development in the community.

██████: Shantara Grove resident. Active in different entities that affect this community. Has a sincere interest and wants to see the community keep the Springbank atmosphere. A keen interest in the old Banff Coach Road proposal.

██████: Head of the Rocky View Forward and lives southeast of the roundabout. Wants sensible development that reflects what the existing residents want.

██████: 30-year resident and is involved in the historical society. Supports the vision of a beautiful vibrant community. Two rivers need to be included in the area structure plan

██████: Four-year resident. Concerns with high density and commercial. Want to become more involved in the process.

██████: Represents a landowner – involved in the previous process – would like to hear the concerns of the residents and what led to the rejection of the board

██████: Similar interests to others in the group. Water, stormwater, environmental, road and traffic concerns.

██████ & ██████: Residents interested in the Springbank ASP.

2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- Springbank is a big area; things may be overlooked if left as one.
- One community – residents are not divided as north and south and should be partial to the whole area. If divided into two, it may take longer to come to conclusions. The highway is not a true divide.
- One please as the community has spoken loudly in the past. The split is not based on logic. Proper land-use policies will effectively manage the various planning areas.
- One ASP as all of the school infrastructure is south and is shared by the whole of Springbank.
- Single is better, but a large area could be more workable in two pieces.
- As long as there is equal representation throughout one is okay.
- For ease of advocacy, one ASP makes sense.
- One – single community – school system is one and so is the community.
- Consistency with one ASP and no one can play off each other.

3) Please briefly share your top priorities for the Springbank community. (5 min)

- Maintaining the residential character. Springbank is a unique rural community. Springbank is a treasure to be protected.
- Need to take into account the two rivers – need parks and balance to new development areas.
- Plans must be careful about how industrial and commercial areas are developed.

- This is the time to figure these things out – residents want to maintain the beauty of the community.
- ASPs need to address servicing issues.
- Financial constraints for comprehensive water and wastewater servicing, etc. This needs to be planned very well. High density is a new thing. Do not fragment the farmland. Better to deal with the areas that have already started developing before fragmenting farmland or some communities will never be finished.
- Consider high-speed internet, especially with residents working from home.
- Traffic management and impact on residents.
- Community Centre – focus on youth as they are the future of Springbank.
- Concerned about Springbank's financial sustainability and the growing cost to maintain the area.
- Importance of enhancing pathways, trails, and cycling routes throughout Springbank. Walkers, cyclists, and runners need routes. The ASP should support an open space system to support Springbank.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- a) A community core south of Highway 1 along Range Road 33 (area F)
- b) Focusing business areas along the highway and surrounding the airport (areas C and D)
- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area E)
- e) Location of interim uses (if any) (20 min)

- Don't put the business areas along the highway per se, prefer to locate business where it is less visible from the highway corridor – still have the development but ensure it is not front and centre.
- Agriculture should be supported until the landowners want to change. A need to keep agriculture in the area. The Rudiger and Charlai Ranches are examples and an important part of our Springbank history. We must recognize the farmland in the area.
- Strengthening our community core involves development. Need an updated market analysis. New business developments must look at local vs regional use and demonstrate what is actually needed. Questioning if it actually make sense to put regional services in Springbank and if so ensure water/wastewater systems to support.
- Be creative along the highway with mechanisms such as golf courses, open spaces and wildlife corridors to maintain the character and visual appeal.
- Special Planning Area: Support further cooperation with the City on transition. Interim was restricted to long-term commercial usage, but would like further consideration of these policies.
- Unclear on purpose of Future Expansion lands south of Harmony.
- Any interim uses must be carefully restricted and compatible with existing uses. As well, the approvals need to be short term.
- Harmony needs to be built out as a priority first.

5) Did you enjoy this session and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

- In person as long as it can be done safely.
- Lots of options so that everyone can be involved.
- Online is convenient but open houses offer a place to hear from everyone else in the community.
- Strong preference for in-person meetings.

Additional Comments/Questions

Special Planning Areas: What does it actually mean? Please add more detail.

(Additional comments received after)

Thank-you for your hard work capturing all the issues that were discussed & sharing your notes. I do agree you detailed the discussion, but perhaps not the consensus of the group. It seemed to me, most people felt strongly about a few issues, others were just mentioned. Could you add a summary note relaying the issues that most people agreed were most important?

Something like:

- There should be 1 ASP as there was only 1 community infrastructure, school, sports, community hall, voting stations, etc, there is only 1 area where everyone intersects.
- Prospective developments should have water & sewage infrastructure decided & permitted prior to development permits being considered.
- Roads & traffic increases should be considered strategically before permits are approved. Several references were made to relook at an extensive, widely agreed 2014 study.

I might add that the "special planning areas" were not detailed as to what changes are being considered for them. Perhaps there wasn't time?

Coffee Chat Discussion Questions**Meeting: Thursday, May 5, 2022 1:00 p.m. – 2:00 p.m.**

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

Introductions made:

- [REDACTED] of Rocky View County introduced herself and [REDACTED] and their roles.
- [REDACTED] gave a brief overview of the process to date.

There are currently, three existing ASPs in the Springbank area all adopted twenty or so years ago.

In December 2016, Council approved a Terms of Reference to review and update those plans to provide an updated vision for the community and plan for future development. Since that time we have worked with the community, stakeholders and our municipal neighbours to plan future development in Springbank.

On March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board.

The proposed ASPs were referred and the Administrative review (to the Interim Growth Plan) found the plans consistent with the regional planning framework. However, five challenges were received from neighbouring municipalities and the proposed ASPs were scheduled for consideration by the Board. the County's vision for future growth in Springbank was ultimately rejected by the Calgary Metropolitan Region Board on July 23, 2021.

On December 14, 2021, Council gave direction to revisit the draft Springbank plans and to undertake further community engagement to help inform revisions to the plans. Refinements will ensure that the draft plans better align with community opinion and with regional planning policy."

For more information regarding the CMRB rejection please visit:

- CMRB webpage [IREF Applications — CMRB \(calgarymetroregion.ca\)](https://calgarymetroregion.ca/iref-applications)

The decisions are listed on that page along with everything we provided to the board.

- [2021-02 Rocky View County: North Springbank Area Structure Plan Context Maps -](#)
- [2021-03 Rocky View County: South Springbank Area Structure Plan Context Maps](#)

The agenda, minutes, and video from the board meeting where they were rejected are available here:

- [Board & Committee Meetings — CMRB \(calgarymetroregion.ca\)](#)

Please select the **2021** and **July 23rd**, 2021 meeting date.

"These coffee chat sessions are part of that wider engagement which also includes a survey, written feedback and we'll soon be advertising an open house in late April.

Once all feedback is received, the project team will prepare an Engagement Summary Report for posting on the webpage. The Report will guide us alongside other considerations in drafting revisions to the existing draft ASPs. There will be opportunities for further input on the revised plans prior to the ASPs being taken back to Council.”

Introductions with the [REDACTED] family.



The family has been on these lands since 1890s and continue to be very involved in Springbank community.

- 2) Would you prefer one ASP to guide land use and development in the community or two?

One ASP – One plan covering the entire Springbank community with specific land use policies to guide distinct areas (i.e. Range Road 33, airport vicinity, lands adjacent to Stoney Trail, etc.)

Two ASPs – As currently proposed with the plan area split generally along Springbank Road with corresponding policies between the plans.

Other – for discussion. (5 min)

- Prefer two so that each area can be more focused, but happy with whatever path leads to approval.
- Like that the proposed North plan stays true to the existing North Springbank ASP.

- 3) Please briefly share your top priorities for the Springbank community. (5 min)

- Support and in favour of reasonable planned development.
- Having options for agricultural lands.
- Hamlet Interface / Hamlet Commercial (more details)
- Difficult to Ranch/preserve for development potential.
- One of the quarter sections belonging to the family is identified as hamlet commercial with an option for servicing.
- Traffic and impacts of increased residential development in the area make ranching difficult.
- Development in the area should be consistent and in alignment with the airport's growth plans and prioritize lands already supported for development.
- Airport being commercial is a good idea but can be more than commercial, perhaps residential away from the airport.
- Ensure agricultural lands are not sterilized for the sake of other landowners' views.
- Ensuring a balance of residential and commercial is key.
- Future development land south of Harmony.

4) After reviewing the Coffee Chat discussion maps attached to this package, we would like to hear your thoughts on the following key areas:

- a) A community core south of Highway 1 along Range Road 33 (area F)
- b) Focusing business areas along the highway and surrounding the airport (areas C and D)
- c) Future development lands south of Harmony (western edge of plan)
- d) Areas for future consideration and planning (area E)
- e) Location of interim uses (if any) (20 min)

- Area C is correct, but allow further land use mix including residential
- Need to offer flexibility with the balance lands around C
- More demand for housing choices should be accommodated in the plan
- Want to ensure landowners can take advantage of future market opportunities.
- Support future development area
- Want to clarify for others that farming takes many forms and utilizes various different lands (not just flat fields utilized)
- Agricultural lands have a lot of variabilities. Not all agricultural lands are economically feasible and this needs to be addressed.
- Understand concerns about how new residential or commercial will look and fit with Springbank overall, but proper planning ensures that these new areas can fit with the values of the community.

5) Did you enjoy this session, and would you be comfortable with future in-person events if we continue to offer virtual/ digital opportunities as well? (5 min)

N/A

Additional Comments/Questions

- There have been many changes in the last 20-25 years,
- In regard to the ASP to the Draft ASP, more educational sessions would be appreciated.

APPENDIX 'D'

WRITTEN FEEDBACK

Amy Clutton

From: John Bargman [REDACTED]
Sent: May 12, 2022 5:27 PM
To: Planning Policy; Jessica Anderson; Dominic Kazmierczak
Cc: Division 1, Kevin Hanson; Division 2, Don Kochan; Division 4, Samanntha Wright; Division 6, Sunny Samra; Division 3, Crystal Kissel
Subject: [EXTERNAL] - Springbank ASP Written Input

Do not open links or attachments unless sender and content are known.

To Administration developing the Springbank ASP

cc. Councillors Hanson, Kochan, Wright, Samra, Kissel

I am sending you a focused comment on the refinement/redevelopment of the Springbank ASP(s) with respect to Water Servicing. Water has been the biggest issue in Springbank for many many years.

Water availability

The current approved plans for Harmony, on your website, show that Harmony will have 14,000 people at full build out. According to Rocky View Administration the current Harmony water licenses could accommodate 16,000 people (this is a generous estimate but I will use it). This leaves an availability for 2,000 people from the Harmony licence if it were allowed to change the current land restrictions by Alberta Parks & Environment in the licence (this will require the Harmony plan to be modified).

The ISL water and waste water servicing report developed to support the ASP was based on a total build out in Springbank (north and south) of 30,000 people from the current 6,000 people. To have a sound structure plan a much more robust water servicing plan must be developed to show where the other 22,000 people will get their water for the new ASP to be a success. Just leaving details to be determined at a later date (Development concept plans) will lead to no plan at all – this is the status quo. (My numbers have been rounded for simplicity). More detailed work on proving that water is available for this ASP must be completed and be in the public domain.

Water Servicing

Figure 10.3 of the ISL “Springbank Area Structure Plan Servicing Report” shows a map entitled “FULL BUILD-OUT WATER SERVICING CONCEPT”. This map shows the routing of required water pipelines and reservoirs in addition to the size of pipe required.

The ASP **must** have policies defined to ensure development concept plans match this concept plan. These policies must cover routing and size of water pipelines, and the placement of water reservoirs. If this is not included each developer will present servicing plans that only work for their development. (This happened in the coach creek development plan that was approved by the last council but rejected by regional municipal board). In effect without strong policies defined in the ASP water servicing will remain a free for all and there will be no sound servicing solution for Springbank and the vision for the ASP will not be achievable.

Suggestion

Rocky View should focus its efforts to ensure that Harmony is built out and servicing is not diverted from those lands, and if so only to lands immediately adjacent to Harmony.

Future development in Springbank, based on approved Land Uses, should be based on a pre-determined step by step build-out plan of a water service infrastructure likely based on the ISL concepts – this plan must be in the public domain and approved by council. Otherwise the required servicing will never get built.

One of my favourite sayings when I was a large project manager and business executive in a fast growing company was “Big bang implementations often go bang”.

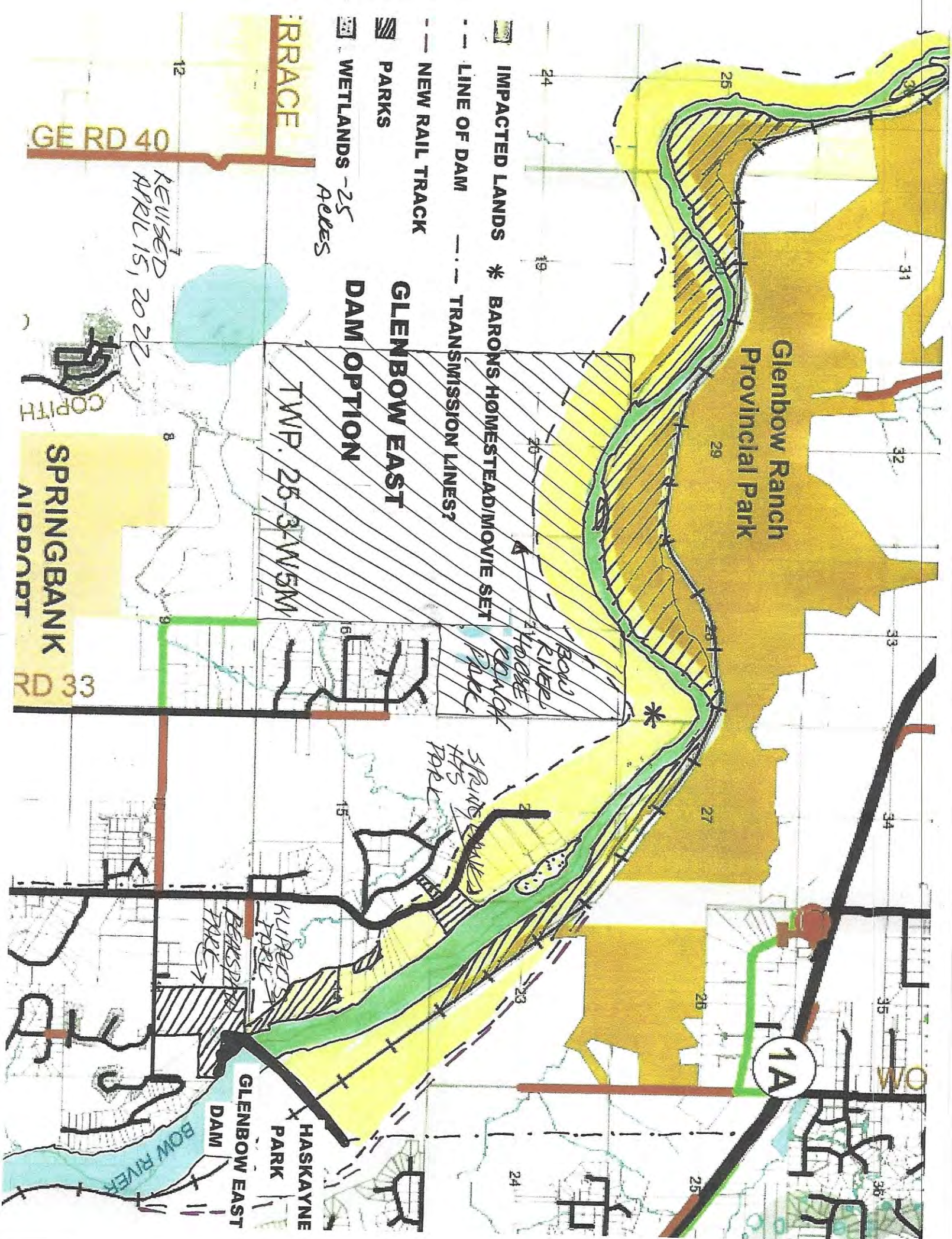
Thanks

John

John F. Bargman

[REDACTED]
Springbank, Calgary

[REDACTED]



GLENBOW EAST DAM – EFFECTS ON ROCKYVIEW

WHAT YOU NEED TO KNOW:

1. It is not a Glenmore. This dam is designed like BC dams and will go very high and very low in water heights. It could be mud flats as wide as 4 km the length of the dam exposed to wind from September until June when the water level might rise. See map.

- We were told this means no recreational access to the river.

- This means this major wildlife corridor is destroyed. See Map.

- This means that the sandy tree covered ridges will be destroyed and homes on Springbank Heights Way and Drive will be lost.

2. This dam is massive, going from Bearspaw dam to past Cochrane to the 22 highway. This means destruction of 75 kms of shoreline and important wildlife corridors. Many wetlands are destroyed and must be replaced. It is 3-4 times wider than Bearspaw dam and creates too much evaporation, again old school dam design.

3. This dam damages and destroys 7 donated parklands.

On the Springbank side, we lose Bearpaw Legacy Park, Klippert's River Park (both donated properties to the Glenbow Foundation who then handed responsibility for them to the City of Calgary because Rockyview would not.), Springbank Heights River Park, Springbank Heights Wildlife Corridor Park, and the new Bow River Horse Ranch Conservation Land. See Map.

On the Bearpaw Side, the Glenbow Provincial Park loses all of the flat land where the paths are and millions of dollars of infrastructure. Then they lose the sloped land to a relocated railway that now must run on a slope and over numerous deep ravines. Maybe they will move the railway to highway 22 where it is flat and create a ton of railway crossings. Haskayne Park is also damaged and the Transcanada trail is destroyed along with the dream of a connecting pathway between Cochrane and Calgary. Why would anyone donate land if this is how it cared for? No amount of compensation can replace the value of these donated parks, and their value as a wildlife corridor. This dam may also affect Cochrane's river parks and pathways. The replacement value of these recreational areas must be included in the feasibility study budget.

4. Environmentally, this dam destroys an important 25 acre wetland and acres of endangered natural prairie grassland that has been protected for years just in Springbank Heights Valley. Many more wetlands and natural prairie are destroyed westward to Cochrane. During the 2013 flood, the flood water was 35' below the houses in Springbank Heights valley and there was no flooding. The floodplain worked as it is supposed to and slowed the water down.

4. This dam takes out 3-4 architecturally significant homes in the Springbank Heights valley and 16 other homes/landowners at the least. The provincial maps are incorrect and show Springbank Heights road on the second bench with no roads or houses in the flooded area. The homes on the second bench on Springbank Heights Drive will also be destroyed by undercutting and this would affect another 12 homes.

4. There will be new roads and power lines required from the dam that will run up from the river across from the Springbank Links golf course in Springbank and through Bearspaw. It will be expensive and negative to real estate values.
5. This valley was originally part of the Historical Bow River Horse Ranch and Cochrane Ranch. Today you can still see the cart trail that crosses the valley. This protected valley has been a wintering ground since prehistoric times with hundreds of stone circles, buffalo jump, and sites under review by Tyrrell Museum.
6. Beautiful mystical Cove/Owl bay is destroyed with the dam being placed just west of it. There will be a road on top of the dam.
7. Klippert's gravel pit appears to be put under water but is not noted on plans.
8. Fugitive dust or Pm 2.5 is a growing health concern of the UN and comes off the exposed mud flats. BC dams are now having occupational health hazards with their workers being exposed to this dust. This type of dam should not be built near residences. There will be unacceptable air quality issues. Why would the province do this so close to the city with the high winds in this area?
9. No recreation is allowed along this dam. Why would we do this when we could build a Glenmore and have a beautiful recreational area along with a dam?
10. Rural catchment areas put 8% of rainwater back into the river and recharge our aquifers so we have a supply of clean water throughout the year. Calgary discharges 80% of its rainfall into the rivers through their stormwater drains, thereby just flooding the next neighbour downhill. It is time for up to date water management and urban design that acknowledges that groundwater needs to be recharged with rainfall and should be kept where it falls and not passed on to the next community to flood them. In a sense, Calgary is flooding itself as downtown is a valley with two rivers that have just taken 80% of the rainfall of surrounding urban areas. They continue to promote antiquated urban design with no sponge or slow water initiatives and build unattractive inadequate water management designs. It is obvious as they pave the west side of the Foothills, more water will run off into Calgary to flood them even more. Instead they could be using rain harvesting concepts that allow runoff to stay in each community rather than flooding downtown. Of course, the natural 8% of rainfall should be passed on but 80% of rainfall from old fashioned storm water management in urban settings is 10 times the amount of water in the rivers and you wonder why Calgary is flooding?
11. Once it becomes a dam, at least 50 feet of shoreline is taken from the owners for the government and Enmax. No shoreline is privately owned.
12. They propose the train tracks to be moved up the hill onto a slope and bridging ravines. Should the rail be moved to flat ground, it will cause major costs with railway crossings and noise in Bearspaw.

Today, we could be following the Wascana principle. During the dirty thirties, The Saskatchewan government gave men jobs digging out Wascana creek and hired a Japanese landscape designer. Ninety years later they have a beautiful lake, park and flood mitigation that is still giving back. This is great infrastructure design and it is what we should expect from Alberta. Where ever the Bow dam goes, it should make Alberta better, stronger and more diverse economically. We also should not be designing

COCHRANE

GLENBOW RANCH
PROVINCIAL PARK

SPRINGBANK HEIGHTS DRIVE

SPRINGBANK HEIGHTS WAY

PICTURE

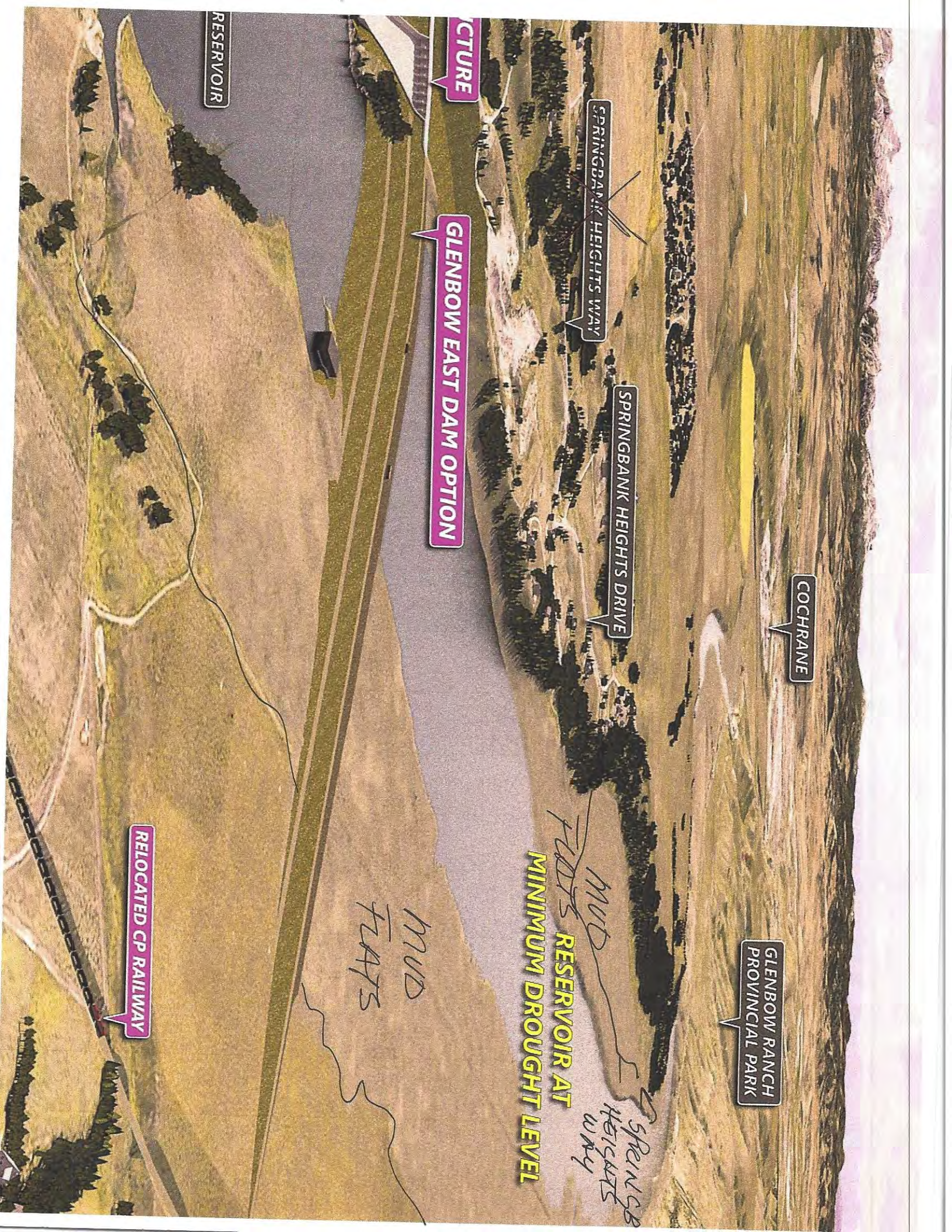
GLENBOW EAST DAM OPTION

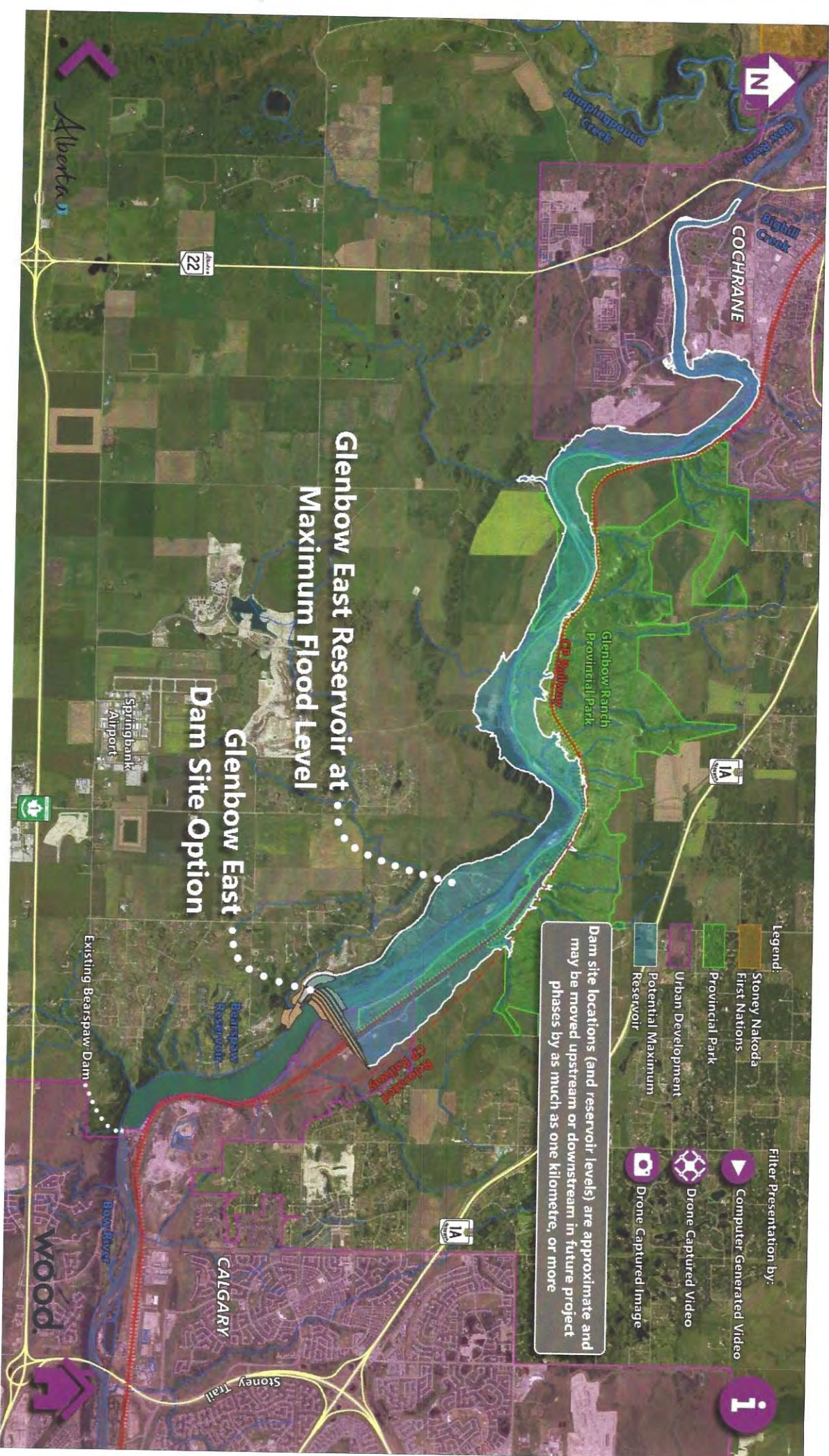
RESERVOIR

RELOCATED CP RAILWAY

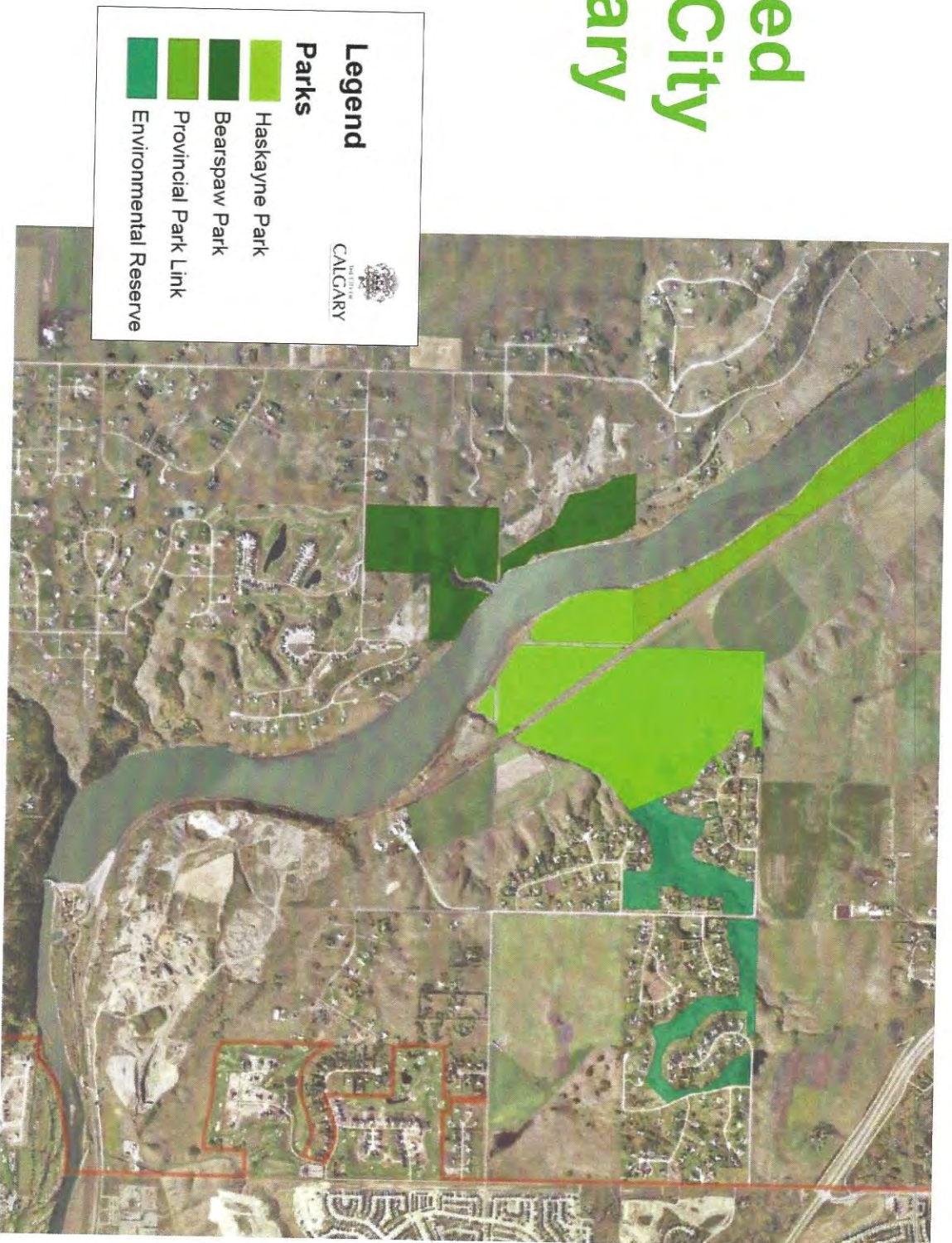
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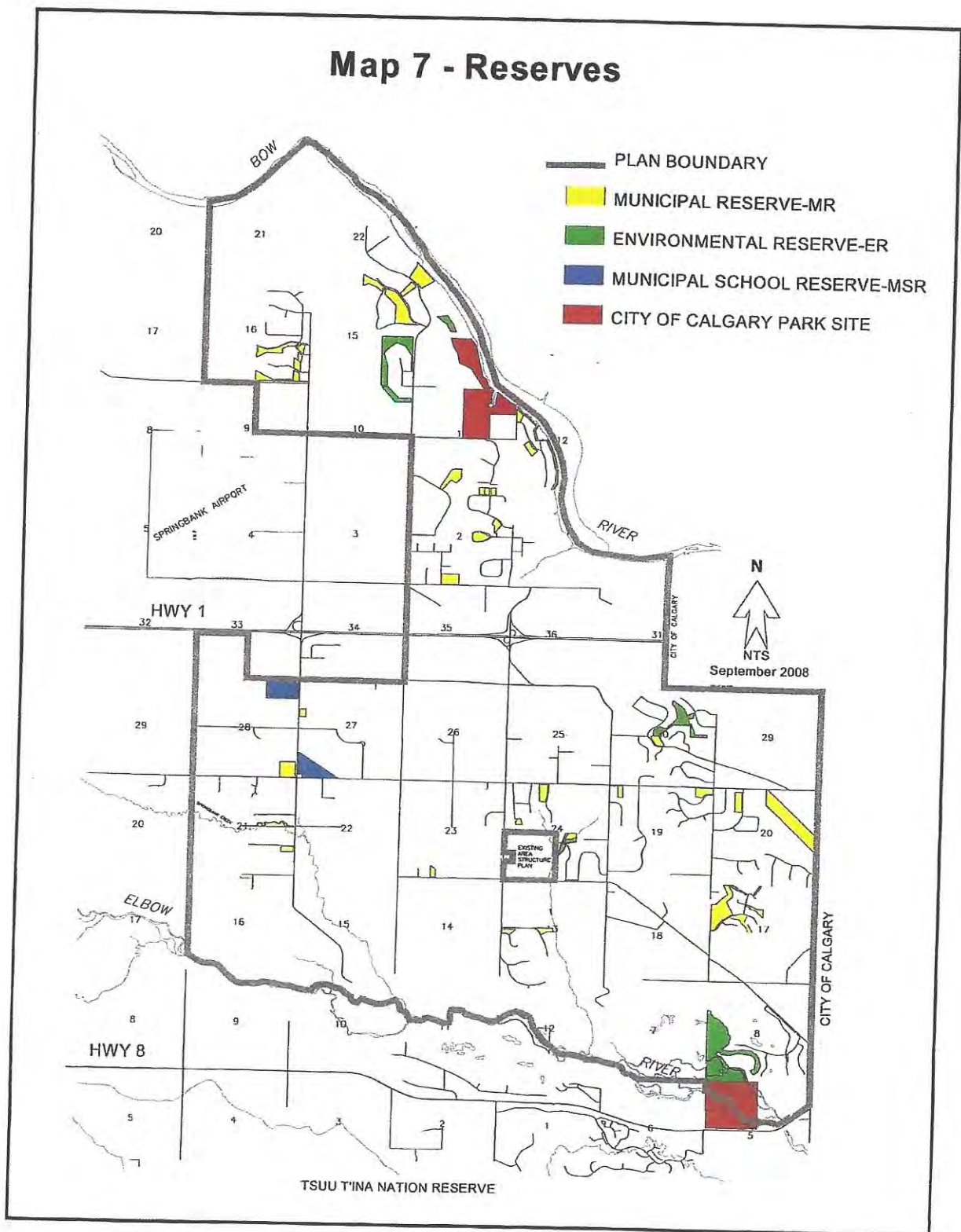




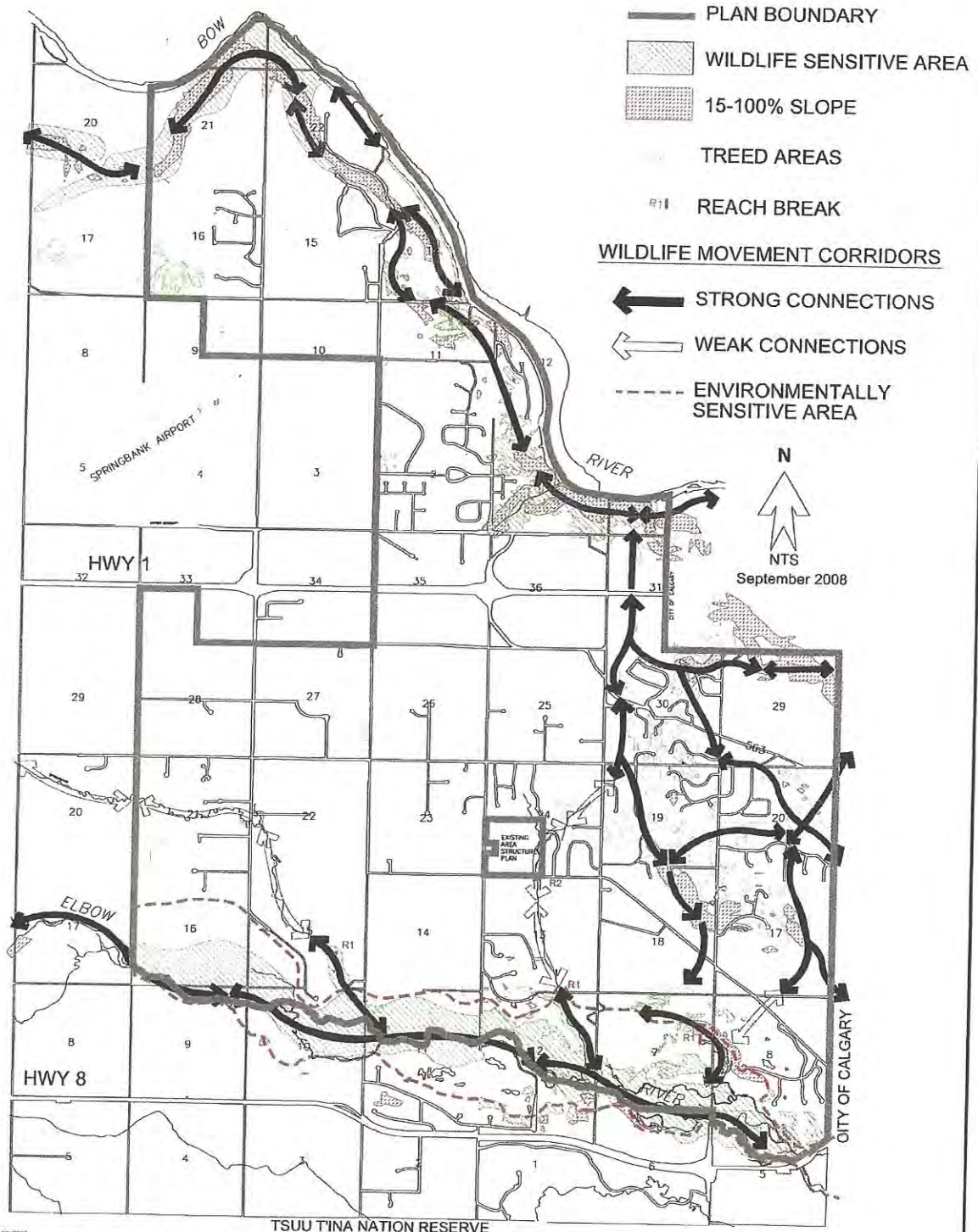
Proposed Future City of Calgary Parks



Map 7 - Reserves



Map 6 - Environmental Constraints

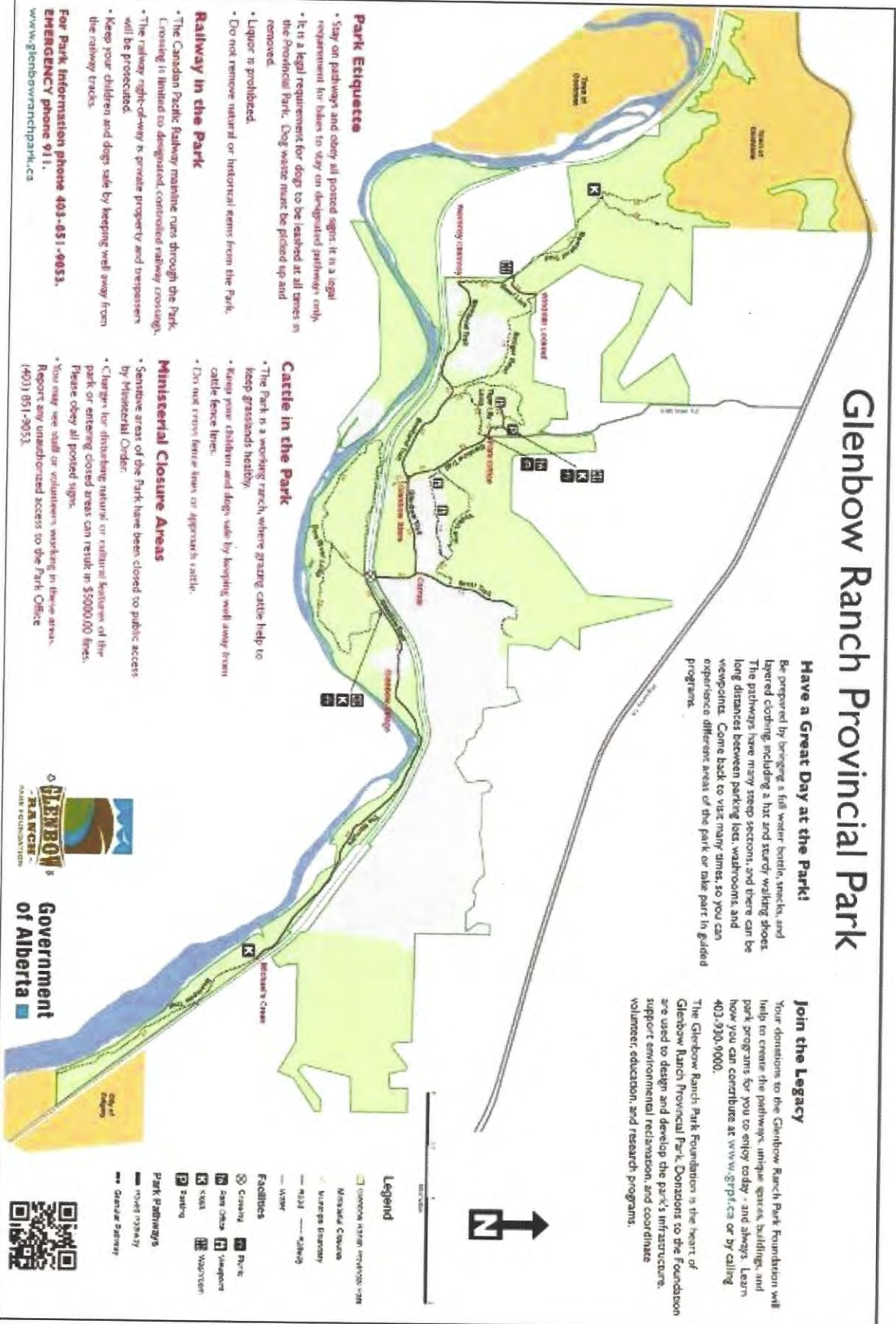


SOURCES:
 ENVIRONMENTALLY SENSITIVE AREAS OF THE CALGARY REGION (CALGARY REGIONAL PLANNING COMMISSION, 1983)
 BIOLOGICAL INVENTORY AND ANALYSIS OF THREE ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE CALGARY RGA (NIA ENVIRONMENT, 1994)
 PROPOSED NO. 17 ROCKYVIEW/CITY OF CALGARY INTERMEDIATE DEVELOPMENT PLAN (CITY OF CALGARY/NO. 17 ROCKYVIEW, 1992)
 PADDOPOO SLIPPER-HUBBARD & ENVIRONMENTALLY SIGNIFICANT AREAS MAPS (CALGARY PARKS AND RECREATION, 1997)
 PRELIMINARY ENVIRONMENTAL ASSESSMENT OF ARTIST'S VIEW POINTS (ARTIST'S VIEW NATURAL & CULTURAL HERITAGE SOCIETY, 1993)
 CENTRAL SPRINGBANK AREA STRUCTURE PLAN SUB-BASIN STUDY - FINAL REPORT (NO. OF ROCKYVIEW, 2000)

Have a Great Day at the Park!
Be prepared by bringing a full winter bottle, snacks, and layered clothing, including a hat and sturdy walking shoes. The pathways have many steep sections, and there can be long distances between parking lots, restrooms, and viewpoints. Come back to visit many times, so you can experience different areas of the park or take part in guided programs.

Your donations to the Glenbow Ranch Park Foundation will help to create the pathways, unique spaces, buildings, and park programs for you to enjoy today - and always. Learn how you can contribute at www.grpf.ca or by calling 403.930.9000.

The Glenbow Ranch Park Foundation is the heart of Glenbow Ranch Provincial Park. Donations to the Foundation are used to design and develop the park's infrastructure, support environmental reclamation, and coordinate volunteer, education, and research programs.



**For Park Information phone 403-651-9053.
EMERGENCY phone 911.
www.glenbowranchpark.ca**

**Government
of Alberta** ■



Reasons the Glenbow East Dam should be removed as a flood and drought mitigation option for the Bow River Basin.

1. Destruction of Stewardship Lands

6 public parks are destroyed in this option

- The Harvie Family – donated the Glenbow Ranch Provincial Park
 - Millions of dollars have been spent developing the trails and picnic areas in the park. This park and the Haskayne Park create the only recreational corridor that runs the full length between Cochrane and Calgary along the Bow River.
- The Haskayne Family – donated the Haskayne Legacy Park
 - This park is the only Bow River park directly bordering the west side of the City of Calgary.
- The Mcknight Family – donated the Bears paw Legacy Park
 - This park remains a park of native grasslands and river forest. Great Horned Owls are seen nesting in the sandstone cliffs in this park.
- The Klippert Family – donated the Klippert Park
 - This shoreline park has been donated for community use.
- 20 acre Rocky View County Municipal Reserve
 - Provides the only public access to the south side of the Bow River west of the City of Calgary.
 - Residents of Rocky View County consistently request access to the Bow River for recreation use.
- 4 acre Rocky View County Municipal Reserve
 - Maintained as part of a wildlife corridor along the south side of the Bow River.

We believe that destruction of these stewardship lands that have been donated by Alberta heritage families will have a lasting impact on future donations to the province of Alberta. Why would anyone donate their land if the legacy that these families expected to leave for future generations is so thoughtlessly destroyed?

2. Loss of existing infrastructure

- 25-30 private properties will require tax dollars for buy-out.
- Existing trails and pathways that have been recently completed will require millions of dollars to rebuild.
- Cost to move railway lines, including cost to clean up any creosote contamination along the old line.

3. Devaluation of real estate in Bears paw and Springbank

- Taxes collected from these areas will be reduced as property values decrease due to ruined vistas, mud flats, roads and transmission lines.

4. Environmental Degradation

- Loss of wetlands that run between Cochrane and Calgary.
- Loss of wildlife corridors along both sides of the river that we believe will lead to more wildlife highway accidents as animals are forced to find alternative routes.
- Loss of native grasslands on both sides of the bow. As identified in the BRWG report; "Native grasslands are Alberta's most threatened Natural Region with very little remaining native grassland protected for long-term conservation. Glenbow Ranch Provincial Park was protected to conserve native fescue grassland and the wealth of species this grassland ecosystem supports".
- Loss of old growth forest along the south side of the Bow River.
- Impact to fish population. As identified in the BRWG report; "Fish population within the current Bearspaw Reservoir may be impacted due to isolation and reduce the productivity on operation".
- Loss of nesting habitat on wetlands and shoreline. As identified in the BRWG report; "The area is deemed overall ecologically sensitive. This project would impact the Key Wildlife and Biodiversity Zone and may affect several species within the Sensitive Raptor Range, including bald eagles, golden eagle, and prairie falcon".

5. Valuable historical and cultural sites

- Many significant archeological sites such as 200 tipi rings in one location on the south side of the river, and painted rocks already documented.
- Significant paleontological sites are under review with the Tyrell museum.
- Loss of Lonesome Dove movie set town-site.
- Loss of the historic Bow River Horse Ranch and Barons homestead.
- Loss of First Nations sacred lands.

6. Economic loss through destruction of recreation and river access

- Loss of tourism dollars through:
 - Fishing
 - Biking
 - Canoeing, kayaking, rafting, and other water activities

Calgarians, will not have access to the Bow River on its doorstep, as, as identified in the BRWG report; this reservoir "should be an operating reservoir, not a recreational development that would limit its use". How can this be considered good planning, when the number one ask in all recreational surveys is pathways and access to rivers?

7. No upstream flood mitigation

- Cochrane, Morley and all upstream users are not protected with Glenbow East Dam option

8. Water co-op impacts

- Water co-ops within Springbank many experience water issues due to dam interference to groundwater

October 15, 2019

Alberta Environment and Parks
Hon. Jason Kenny, Premier
Hon. Miranda Rosin, MLA for Banff Kananaskis
Hon. Ric McIver, Minister of Transportation

OVER
900 LETTERS
SENT TO
PREMIER.

Subject: Bow Basin Water Management Options – Glenbow East Dam Option

With regard to our specific concerns with the Glenbow East Dam Option, we respectfully request that the following items be included in the decision process:

- A full cost accounting of lost infrastructure as well as infrastructure that will be moved or replaced including railway, transmission lines, 6 parks, homes, land, pathways, TransCanada Trail, new roads, etc;
- Discussion of real estate values post-dam – how much will the Glenbow East Option devalue lands that surround it as it appears that generally the dam footprint at low water will be dusty mudflats;
- Detailed listing of the following lands that would be considered “stewardship” or parks; including Glenbow Provincial Park, Haskayne Park, Bearspaw Legacy Park, Klippert Park, two Municipal Reserves and discussion of how these lands will be replaced in a location that provides access to the bow river,
- The impact of the disturbance to the river edge between the current Bearspaw Dam and Cochrane; this will have a significant impact on two central wildlife corridors used by bears, cats, moose, bald eagles;
- An Environmental Assessment on loss of massive wetland to the water quality, environment and endangered species
- A Heritage and Environmental Assessment of the loss of native grasslands and habitat on both sides of the river;
- Detailed listing and mapping of all heritage losses in the flood zone including; the Glenbow Townsite, Owl Bay, Baron Homestead and movie sets, native grasslands, pristine lands, and old growth forests ;
- Detailed public listing and mapping of numerous archaeological and cultural sites;
- Detailed listing and mapping of paleontological sites, including consultation with the Tyrell Museum;
- Discussion of impact of loss of recreation and public river access to west side of Calgary.

Alberta Residents are permanently and negatively affected by the Glenbow East Dam.

Respectfully we ask that you look to other locations for the Bow dam with less costly impacts on Alberta's existing infrastructure, history and the natural environment.

Signed,

Name:	Address & Postal Code:

*Please return to your contact or email to Springbankcommunityassociation@gmail.com

Scheme 7. New Glenbow reservoir on Bow River upstream of Bearspaw

This scheme would involve a new dam and reservoir on Bow River upstream of Bearspaw that would have a total storage capacity of ~70,000 dam³. In this assessment, 10,000 dam³ of that capacity is used for water storage and drought mitigation while the remaining 60,000 dam³ is held empty for flood mitigation.

Indicative time frame

15–20 years

Indicative cost

>\$500 million

Results

For this scheme, shortages were reduced by 21%, 18%, and 1% under the Historical, Drought 1, and Drought 2 time series. There were no changes to apportionment or WCO violations except for a 1% increase in WCO violations under Drought 2 (Table 11). Note, changes in WCO violations are considered to be within the range of modelling uncertainty; therefore, are not meaningful.

Table 11: The effect of a new Glenbow reservoir on shortages, WCO violations, and apportionment violations under the Historical, Drought 1, and Drought 2 time series

Time Series	Performance Improvement (relative to current operations)		
	Total Shortages (volume)	New WCO Violations (Carseland to Bassano)	New Apportionment Violations (yes/no)
Historical	-21%	0%	no
Drought 1	-18%	0%	no
Drought 2	-1%	1%	no

Commentary**Socio-economic and community considerations**

- Proposed location of dam is in Glenbow Provincial Park, so it would affect wildlife, recreation, riparian areas, and possibly the CPR line.
- A live pool reservoir above the dead storage in a park could be an amenity.
- Dam may conflict with development pressures west of Calgary, but it could have fewer land ownership/tenure issues than Morley (Scheme 5).
- Nearly the full flood mitigation capacity of the facility (it would be kept mostly dry) would be maintained, while offering meaningful storage volume for water supply value to Calgary and other users.
- Reservoir may have recreational potential, however if this scheme is implemented, it should be an operating reservoir, not a recreational development that would limit its use.

Environmental and ecological considerations

- Although there will be permanent loss of lotic habitat in the new reservoir portion above the

Scheme 7. New Glenbow reservoir on Bow River upstream of Bearspaw

dam, impacts will be on non-native rainbow trout and native mountain whitefish.

- Rainbow Trout would still be able to access their major spawning tributary (Jumpingpound Creek).
- Impact of habitat loss to Mountain Whitefish is unknown, but presumably negative.
- Fish population within current Bearspaw Reservoir would likely be severely impacted due to isolation and reduce productivity, though the lost productivity in Bearspaw Reservoir would like be shifted upstream to the new reservoir.
- Located in Key Wildlife and Biodiversity Zone as well as several species within the Sensitive Raptor Range, including bald eagle, golden eagle, and prairie falcon. Due to the historic anthropogenic use of the site, however, the quality of wildlife habitat is lower at this location.

Design and operational considerations

- The reservoir would control runoff from an area >95% of Bow Basin above Calgary.
- It may be possible for the Glenbow facility to have a relatively small live pool that could regulate releases for downstream flow augmentation, licences, etc. If Calgary can accommodate ~600 cms release, a live pool of ~13,000 dam³ could be drained in ~6 hours.
- Operations would need to be synchronized with Ghost Reservoir operations. The Ghost's maximum drawdown rate in particular must be considered, as that reservoir could form a bottleneck.
- One scheme might include ~20% of the capacity (10,000–15,000 dam³) in a live pool that could be drawn down very fast if forecasts suggest a flood. This project is onstream, so a live pool would likely be required even if the facility were intended for flood mitigation.

Drought mitigation potential

This scheme was assessed as having moderate mitigation potential; however, the total storage volume was not as large as Morley (Scheme 5) and therefore does not offer the same level of drought mitigation. The scheme met the drought objective for shortages under the Historical and Drought 1 time series and showed very minor improvement under Drought 2. WCO violations were not reduced under the Historical and Drought 1 time series and increased under Drought 2.

Option Assessment Process



Bow River Working Group

The Bow River Working Group (BRWG) reviewed 15 previously identified reservoir storage options within the Bow River basin upstream of Calgary, and recommended conceptual assessment of three options (Morley Reservoir, Expanded Ghost Reservoir and Glenbow Reservoir) in its 2017 "Advice to Government" report.

Phase 1: Conceptual Assessment (Current Study)

As a first step, the Conceptual Assessment rigorously reviewed potential dam site options for each of the three reservoirs (four for Morley, two for Ghost, and four for Glenbow), and a single preferred site was selected for each of the three reaches of river. The on-going study is evaluating the three reservoir options, as determined through the site screening process.

Phase 2: Feasibility Study

The Feasibility Study would evaluate the three options in more detail, and recommend a single preferred option, if any. The Feasibility Study would include geotechnical site investigations (drilling, etc.) to assess soil and bedrock conditions.

Phase 3: Engineering & Regulatory Approval Process

For the single preferred option recommended in the Feasibility Study, Phase 3 would include preliminary engineering designs, followed by detailed engineering designs and the regulatory review & approval process. This would include a comprehensive environmental impact assessment (EIA) and formal consultation with Indigenous People and stakeholders.

Phase 4: Construction & Project Management

The final step of Phase 4 would be dam site commissioning to start reservoir operations.

Amy Clutton

From: Cal Johnson [REDACTED]
Sent: May 12, 2022 2:17 PM
To: Planning Policy
Subject: [EXTERNAL] - Fwd: Springbank ASP Revisit

Do not open links or attachments unless sender and content are known.

Springbank ASP consultaton

In addition to completing the survey, I wanted to provide some additional comments given the limitations on both the questions and the response format in the survey itself.

1. Splitting the ASP

The issue of splitting the ASP in two is problematic in the sense that it was presented last minute without proper justification nor any opportunity for community engagement on the issue. In addition, the boundaries chosen seemed clearly to be politically motivated and designed to benefit some developers at the expense of the community interests. I would prefer to see one unified ASP that all of Springbank can weigh in on. Splitting the ASP in two drives wedges in the community and pits some residents against others in a divide and conquer strategy. The public input at the many forums I attended clearly favoured a single ASP.

2. Problematic Land Use proposals along City Borders

The vague and ill defined "Urban Interface" areas that were proposed provided for some intense residential and commercial potential development in these areas. They create a harsh and dramatic change to Central Springbank by permitting the same type of extensive commercial and high density residential development that exists on the City side of the boundaries. Instead, the ASP should mandate a gradual and incremental approach to new development in these areas that would focus on slighter denser residential areas and no commercial whatsoever. For example, in the N-1/2-25-25-03-W05M densities were proposed for between 6.0 and 10.0 units per acre and allowing for commercial development on 30% of the area. This is an extremely harsh transition.

A similar comment applies to the substantial and concentrated densities in the Cluster Development Areas. In some cases it appears that this came in at just under 30% of the total area. Consider also whether some of these areas should be set aside for wildlife corridors as many of these existing areas, including on the eastern edge of Springbank, already contain a substantial concentration of wildlife.

3. Commercial Development

Rather than intruding into new areas such as the Urban Interface, commercial development should occur in areas where it already exists around the Springbank airport, Commercial Court, Calaway Park, Bingham Crossing and possible Harmony. I don't support creating a commercial strip along

HWY 1 between Old Banff Coach Road and RR33. To replicate the visibly ugly and offensive type commercial development we see along Hwy 2 near Airdrie and Balzac would be a major mistake, particularly given the natural beauty of the area and its heavy exposure to tourist traffic.

3. Community services

I support the grouping of these types of facilities along RR33, including for educational or religious purposes, and perhaps as well for light commercial type development. This seems to make the most sense given the already existing services and the area available for new services.

4. Servicing Strategies

The ASPs rely heavily on piped water service by adding Calalta and a proposed expansion of Harmony. The Harmony expansion seems to be using these facilities for uses far beyond their original design and application. The full build out scenario seems to come in at a staggering cost in the \$600MM range. We have heard this dismissed as being "for the account of the developers". But does this take into account the dominant position of the City in terms of the who holds the water licenses? It also brings up bad memories of prior Council's major fumbles in east RockyView. Witness the fairly recent several transfers of monies from the Tax Stabilization Reserve to cover shortfalls. Offsite levies seem to have been more of a problem than a solution.

I also wonder about the seeming focus more on servicing for industrial and commercial, when high density residential attracts its own servicing issues. The ASP document indicates that lots less than 1.98 acres would be serviced through piped or regional waste water treatment systems and that piped systems would be provided by developers and then transferred to the City at the breakeven point. This seems to highlight a piecemeal case by case approach rather than a comprehensive regional water and wastewater strategy.

I sincerely hope that you will take these concerns into account.

Cal

Cal Johnson


Calgary, AB T3Z 3M6

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Amy Clutton

From: [REDACTED]
Sent: May 13, 2022 8:26 PM
To: Planning Policy
Cc: banardin@aol.com; plan.springbank@gmail.com; Jessica Anderson; gwwilky@shaw.ca; Division 1, Kevin Hanson
Subject: [EXTERNAL] - North and South Springbank ASP

Follow Up Flag: Follow up
Flag Status: Completed

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We are homeowners who have lived in Springbank for 25 years and are writing to provide our input to the Springbank Area Structure Plans (ASPs) Refinement beyond the survey that we completed. In the past, we have regularly provided feedback regarding the various ASPs and development plans proposed to our community (e.g., Atkins Conceptual Scheme and Qualico's Hwy 1/OBC Rd Conceptual Scheme). All the plans have presented significant issues regarding infrastructure and support, ground water quality and supply, wastewater disposal, road traffic, the environment, rural quality of life and property values. The last iteration of the ASP was no exception.

The pace of housing and commercial development proposed in recent years is alarming and one of our concerns is that it will be more rapid than the pace of infrastructure emplacement, as has been the case historically. The ASP draft mainly covered the conversion of agricultural land to residential (high density Infill, Built-out, Cluster, and Villa condo) and commercial. The infrastructure plan required to service this was poorly addressed and incomplete. One of the 2019 ASP maps showed that only about 40 sections of the 105 sections of agricultural lands shown would remain as agricultural and the remainder designated as areas for future expansion. That is, a minimum of 60% of the current agricultural lands will be converted to residential or business transition, industrial and commercial. This is not consistent with the ASP's goals and statements regarding maintaining a rural lifestyle/character of Springbank and promoting the development of smaller agricultural operations. In addition, one must ask whether the planners and Council have a realistic appreciation of the economics of small-scale farming.

The various draft ASPs that have been promoted in the last 5 years are full of statements intended to reassure current landowners will be engaged to build consensus on new development. Our experience and that of our neighbors have been just the opposite. Specifically, our technical objections to the 2018 Atkins Conceptual Scheme (subdivision and development of a 40.85-acre, nine-lot, private bare land condominium community development) were ignored. We personally tried to follow-up with our concerns on several occasions but the only feedback we received was that our objection letter would be attached to the staff report package for Council consideration.

The ASPs are full of examples where this or that issue will be "addressed", "examined", and "studied". Solutions will be "demonstrated", "insured", "created", "promoted" and "provided for". They have been long on promises but short on the details regarding how issues are to be mitigated and who pays for the solutions.

Here are just a few specific examples of why Springbank landowners and the community have been skeptical of objected to the ASPs and associated developments.

- **Infrastructure** - At Balzac, building and development occurred before infrastructure and support was in place. This left the residents with a \$68 million debt without the financial contribution that the developers promised. Why are developers not made responsible to pay for water, roads, sewage treatment, utilities (telephone, gas electric, cable) and emergency services that their developments will require?
- **Water Supply** - Water supplies for Springbank are limited. Servicing from Calgary has not gotten beyond talks over the years and Westridge has refused to supply individual development plans in Springbank. Harmony wanted Springbank to build and pay the bulk of piping costs for its development. The 2019 draft ASP did not adequately address ground water supply or water supply issues for the anticipated population growth.
- **Water Supply Regulation** - [Flood mitigation projects like the Springbank dam, which will control flow on the Elbow River have been well publicized and, more broadly, the Alberta government is considering costly new infrastructure. The](#)

Springbank project is highly controversial with landowners concerned with its the significant environmental impacts. The Tsuut'ina Nation has opposed the dam's construction and the Government of Alberta has offered the First Nation a \$32-million grant for mitigation of impacts resulting from the dam in exchange for the withdrawal of its objection. Other proposed flood mitigation projects would have significant environmental impacts would have estimated price tags in the hundreds of millions and construction timelines spanning up to two decades. See the Narwhal article, "Alberta wrestles with its most critical resource: water" <https://thenarwhal.ca/alberta-wrestles-water-floods-climate-change-calgary/>

• **Wastewater** - In the 2018 ASP, wastewater options listed were: 1. Connect to the City of Calgary, 2. New outfall (tertiary treatment plant connected to Bow or Elbow Rivers). 3. Sewage lagoon or spray effluent disposal. This very important issue has not been resolved. How are the negotiations with Calgary going? What is the cost for new outfall and who is paying? Who would like to live near a sewage lagoon?

• **Emergency Services** - As far back as the 2008 ASP, there were concerns over emergency response time and the need for new emergency service facilities, that is, police, medical and fire. After a break-in at our property, a call for police connected to voicemail as there were not sufficient officers to maintain the office and respond to calls. No one called back until the following day. Fire response presently requires water to be trucked in. This very real issues would only be exacerbated by the residential and commercial developments proposed by the ASPs.

• **Rural Community** – Springbank landowners chose to live there for the space, quiet, views and natural beauty that the rural setting provides. Some choose to farm. We all want to maintain and protect the country residential character that makes Springbank unique and an asset to the greater Calgary area. That would not be possible with unsustainable high-density residential and commercial developments like those proposed in the ASPs. Echoing the opinions put forth by Springbank residents at our meetings, land should be set aside for public parks, green space, wildlife corridors and river access – not high-density residential and commercial developments. These should be restricted to already approved plans like Harmony and Bingham Crossing and the area around the Springbank Airport.

My name is David Sutton. I am a landowner in Rocky View County. I live at [REDACTED] My phone number is [REDACTED].

I have the following comments on the previous draft Area Structure Plans ("ASPs"):

1. I would like to see Rocky View County ("County") retain the country way of life that most homeowners enjoy. That would mean maintaining the current 0.80 hectare restriction for country residential.
2. Green spaces and pathways are desirable as they contribute to the country setting. As a general comment, the design of the green spaces and pathways should take into consideration minimizing the potential for trespass where these areas abut private lands. Barriers such as fencing, the planting of tree rows etc. should be considered in such situations. Given that the benefit of these green spaces and pathways is for the general public, it is only fair that the cost of these barriers be included as part of the green space projects. It is not fair to expect the private landowner whose property is at risk for trespass to bear these costs when it is the proposed green space project that is creating the risk of trespass.
3. A general principal that should be included in considering any new development is that there should be a positive net financial benefit accruing to the taxpayers of the County. It is not sufficient that the development provide a financial benefit if it results in even higher costs that are not covered by the developer. The taxpayers should not be responsible for covering the shortfalls in costs incurred by private developments.
4. Urban Interface Areas - Urban Interface Areas should be transition zones that transition from the high density of the city to the low density of our country residential. They should not be a continuation the city high density. Transitioning with 0.40 hectare lots would be appropriate. High density housing and/or big box type shopping malls are not appropriate for Urban Interface Areas as they do nothing more than move the city style of living into the County.
5. Cluster Residential Development (CRD) - A significant portion of land in the previous proposed ASPs had been proposed as CRDs. While the provision of CRD for seniors is a desirable aim, the amount of land proposed for CRD in those previous draft ASPs goes far beyond the needs for seniors. I am concerned that the use of CRDs is nothing more than a ploy to build high density housing in stages. The concept of the CRD is justified on the basis of offsetting the high density housing with significant open space provisions. One might take comfort in this concept if the green spaces that are used to justify these developments are set up to remain green spaces in perpetuity, but they are not. There are no guarantees that at some point in the future some developer would not come back to Rocky View County Council ("Council") and seek to develop these green spaces with more high density housing. We also have no guarantee that the Council of the day would not support such a proposal. Therefore all the CRD concept does is provide for a phasing in of what will ultimately be large areas of high density housing. I am opposed to this happening.
6. Villa Condo Developments - The previous draft ASPs promoted the concept of Villa Condo developments. These high density condo developments in Springbank were justified primarily on the basis of, again, meeting the needs for seniors who want to stay in Springbank. This does not stand up to scrutiny. In order for seniors to utilize these condos, they need to be able to drive. There is no transit system in Springbank. As seniors lose their ability to drive, they will be forced to seek accommodation within the city. So while it is true that some seniors may benefit from these proposed Villa Condo developments for a time, this logic cannot be applied to justify the very large areas that were proposed for this kind of high density housing in the previous ASPs.

I am very concerned the the combination of the above numbers 5 and 6 as proposed in the previous ASPs and the large amount of land associated with those proposals will result in the ultimate outcome being that we end up with high density housing at the expense of the country living atmosphere that we the homeowners wish to enjoy. If we are not careful, we will find that those areas of country residential that will exist will become islands surrounded by high density housing projects.

Amy Clutton

From: Debbie Vickery [REDACTED]
Sent: May 2, 2022 11:08 PM
To: Don Kochan; Jessica Anderson; Dominic Kazmierczak
Cc: Division 4, Samanntha Wright; Division 3, Crystal Kissel; Division 1, Kevin Hanson
Subject: [EXTERNAL] - ASP - feedback

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Hi Don, Jessica, and Dominic,
It was nice to meet and discuss the Vision for Springbank ASP.

We would like to see One well planned ASP that is focused to a Vision of what we would like to see Springbank develop into in periods of the next 10 years, 20 years, 30 years and then another review. This vision would be supported prior to planning as to how much water will we require and where would it be accessed, and transportation/roads to move the populations.

I would like to restate several points:

1. I understand there is a difference of visions of what Springbank should look like between the different groups: Acreage owners, Land owners, and Developers.
2. Primarily we need to have a vision for Springbank set out in feasible time frames of 10, 20, 30 years, and what would the reasonable growth requirements be. We do not want to have pockets of undeveloped but zoned areas that are started but never completed as we have now in areas to the south of Morgans Rise as an example of one. If you know Morgan Rise, this area was developed in a short period of time. The acreages were sold and the owner had 2 years to build, if the home was not built, the acreage was taken back with only 80% of the funds returned to the purchaser. The other part is keep the farmland as farmland and every 20 years revisit the ASP, then make further changes in zoning if required to add more land into development. Please do not zone all the Agricultural land into development!!!
3. All areas that are placed on the ASP as zones for development whether commercial or residential, must have a laid out plan of where water will be acquired from, where will the waste water go..... We can not have more developments that do not have water but developers allowed to build. John Bergman had stated and challenged Dominic to all the water licenses available to the number of developments on the 2 ASP's, as there is not enough water licenses therefore why are we zoning more development! Remember Springbank developed because people did not want to live in an Urban Setting so they moved to Springbank to live on an acreage, have horses, dogs, cows that requires more then 1/3 acre parcels. We still need 2.5 - 10 acre parcels for acreage living, or WHERE do we go with our animals???? High Density - where is the public transportation coming to support high density or the jobs for people to work at, or the road systems to handle the population???? Calgary has the infra structure for high density! Let's keep Springbank an acreage (2.5 or more acre setting) area and let Calgary handle high density. Or Balzac or Harmony or Airdrie or Cochrane or Langdon or Chestemere.....
4. Developers should be responsible to put roads, pathways, parks, trees in place prior to building!!! And any trees removed to be replaced in that number.
5. Please keep Commercial development to Range Rd 33, Airport Industrial Area, Bingham Crossing, for reasons of required roads to handle traffic, infra structure. Was there a Market evaluation completed of what the population of Springbank needs for Commercial Development. Calgary is right next door and can supply a lot more then we could in Springbank! Rudieger farm/ Qualico lands - Please let us know what we can do to not have high density or Commercial

development, this was past by past council and the residents of the area did not move to this area to have a Qualico Commercial / high Density Development.

6. Highway #1 - We live in a very beautiful area and once the human race tears it apart we can not replace what we have. Let's plan well!!! A few great ideas is to use the area along side the highway as: parks, pathways, golf course, recreation, wild life corridors so to allow them to get to the Bow River from the Elbow. Let's keep commercial in areas we have set aside: Harmony, Springbank Airport area, Range Road 33, Balzac,.....If a market evaluation shows we require more, then branch off from these locations. Remember acreage owners came to Springbank for the peace, beauty and not to have Light, Noise Pollution.

7. Wild Life Corridors - as a resident of [REDACTED] we do not believe a study was done to ensure that the wild life that is very prolific were truly accounted for! We have a half dozen moose that live in the area, herds of deer, bob cats, coyotes, and not to mention mega bird life. The 30 acres directly west of Artistview West has a ravine filled with trees this is where these animals and bird life live. Qualico owns this land and last year prior to the ASP's being rejected, had plans to get rid of this, and dump the traffic directly onto Artistview West. We need true reporting of wild life, ask the people who live in the area, they know exactly how often we see the wild life in their back yards!

8. Parks - the ASP needs to have more parks that include the Bow and Elbow rivers. More pathways, more recreation for old and young. Our residents currently run, walk, cycle on the roads of Springbank. Where is the kayaking, paddle boarding,.....tennis courts, etc. Developers, and land owners are taking care of their needs but the people that live here everyday and pay property taxes would also like to see quality of life improvements.

9. One ASP is all that is required with a well laid out vision, plans, and set reviews. We are one community! The resources and time required would make more sense to have one ASP. What would 2 ASP's achieve that one won't??? We have one business district (Range Rd 33/ Bingham Crossing/Airport Industrial) which could be considered the Center of Springbank.

We appreciate the RCV team listening, but what we really want to see is Actions to go with the listening. We were very disappointed with the past council /ASP and would like to see council representing the Residents that live in Springbank on a daily basis.

Thank you,
Deb and Garth Vickery on behalf of several residents of Solace Ridge, Shantara Grove, and ArtistView.

Debbie Vickery

Sent from my iPad
If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

On Apr 30, 2022, at 9:06 AM, Don Kochan [REDACTED] wrote:

For those of you that live in the Springbank Area, the following is an important message from the Springbank Planning Association regarding the updating of the Springbank ASP that is underway. They are hoping to hear your voice on this matter.

Take care!

Don

From: Springbank Community Planning Association <plan.springbank@gmail.com>
Sent: April 29, 2022 10:42 PM
To: Plan Springbank <plan.springbank@gmail.com>
Subject: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm

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To: Springbank Residents

The County's deadline for preliminary input on the revised draft of the Springbank ASP is [May 13](#). If you care about how the Springbank community grows and evolves, your views must be heard now!

The majority on the current council have promised to represent residents' interests. If they are going to successfully do that in the face of pressure from developers, they need to hear loud and clear from you. What is YOUR vision for Springbank?

The Springbank Community Planning Association (SCPA) is hosting a community information meeting so you and other Springbank residents can ask questions and understand the new ASP update process – please attend:

- When – Monday, [May 9](#) from 7:00 – 9:00 pm
- Where – Springbank Links Golf Club, Events Centre, 125 Hackamore Trail
 - o The Golf Club has food & drink available – cash sales only

The County has held coffee chats and a roundtable open house, and you can still complete their survey and/or send in written comments until Friday, [May 13](#). There will be further public consultations after the revised ASP draft is released. However, your input is important NOW so there is no excuse that “that’s not what we heard”.

Some of the issues that will be discussed at the [May 9](#) meeting are:

- Should Springbank’s country residential character be preserved? What does that mean? Parcel/acreage sizes? Density?
- Does cluster development belong in Springbank? Do parcel sizes that are one-acre or smaller fit with Springbank’s current country residential character?
- Is fully piped drinking water and wastewater servicing essential for smaller parcels?
- Who should pay for the infrastructure (water, wastewater, stormwater, roads) for future development – the developers or County residents?
- Should future commercial/industrial development in Springbank expand along the entire Highway 1 corridor? Or, should it be restricted to areas adjacent to the Airport and existing commercial developments?
- Should agricultural lands be retained as such rather than slated for development?
- Should land be set aside for public green spaces and/or wildlife corridors?
- Should lands developed along the boundary with Calgary have mandatory gradual transition between urban and rural development?
- How should Harmony’s already approved (and fully serviced) higher density residential and commercial/industrial plans be reflected in the new Springbank ASP?
- Should there be one or more ASPs for Springbank? Why?

Be sure to attend the [May 9](#) meeting to share your views with other residents who care about what Springbank will look like in the future. SCPA will submit the main points from the meeting to the County as part of residents’ input for the new ASP. We hope to hear your vision for Springbank on May 9.

Amy Clutton

From: David Rebbitt [REDACTED]
Sent: April 6, 2022 9:46 AM
To: Jessica Anderson
Cc: Lori-Lee Turcotte
Subject: RE: [EXTERNAL] - Questions and Feedback Springbank ASP

Thank you, Jessica,

I appreciate the detailed answers, and I think some of my comments align with the challenge letters in terms of the vague nature of the plan. There is a lot to consider, and I had hoped that there would be a consultation for Springbank residents in the spring held in Springbank.

I really appreciate you taking the effort to answer the questions and look forward to the updated plan with no small amount of trepidation.

Regards

Dave Rebbitt
President/CEO
[Rarebit Consulting](#)
[REDACTED]



From: Jessica Anderson <JAnderson@rockyview.ca>
Sent: April 6, 2022 9:08 AM
To: David Rebbitt [REDACTED]
Cc: Lori-Lee Turcotte <LTurcotte@rockyview.ca>
Subject: RE: [EXTERNAL] - Questions and Feedback Springbank ASP

Good morning Dave,

Thank you for your patience. I've responded to each question below. If I can be of any further help please let me know.

Kind regards,

Jessica Anderson
Policy Supervisor | Planning

From: Jessica Anderson
Sent: March 31, 2022 4:46 PM
To: [REDACTED]
Cc: Lori-Lee Turcotte <LTurcotte@rockyview.ca>
Subject: RE: [EXTERNAL] - Questions and Feedback Springbank ASP

Hi Dave,

Thank you for your questions and feedback. I just wanted to touch base to say we've received your email and I will review and respond soon as I'm able.

Thank you,

Jessica Anderson
Policy Supervisor | Planning

From: David Rebbitt [REDACTED]
Sent: March 29, 2022 7:17 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: [EXTERNAL] - Questions and Feedback Springbank ASP

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In reviewing the Springbank Area Structure Plan (ASP), I have a few questions that I am hoping someone can answer.

1. The letter I received indicates that the Calgary Metropolitan Regional Board rejected the Springbank plan. However, it doesn't lay out why or tell me where I can go to find out why the plan was rejected. Is there further information available on that?

[IREF Applications — CMRB \(calgarymetroregion.ca\)](#)

If you scroll down to applications 2021-02 and 2021-03, you can view the application submitted by the County, CMRB Admin recommendations, and the challenge letters. For the actual board meeting where the vote was taken **July 23:** [Agenda Package](#) | [Approved Minutes](#) | [Video](#)

2. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that?

In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill (yellow areas) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development (pink) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP).

3. The proposed land-use strategy has cluster residential development earmarked for much of Springbank but none is identified in the ASP for Bearspaw. Can you explain that?

The existing Bearspaw ASP was adopted in 1994 and generally provides for country residential to a minimum of 4 acres in size. It does include provision for smaller lot sizes (no minimum) with preparation of a conceptual scheme, but it doesn't specifically support the cluster design. The South Saskatchewan Regional Plan (adopted in 2014) provides direction to shift to more sustainable forms of residential development, and then, cluster and conservation design were introduced in the County Plan (our Municipal Development Plan) in 2013. In 2019, Council approved a Terms of Reference to review and update the Bearspaw ASP and one of the items for consideration is the land use strategy. That project is currently on-hold pending a decision by the Minister on the Regional Growth Plan.

4. The ASP indicates that development would be centered along range Road 33 and the highway and yet much of the area in North Springbank and South Springbank is identified as cluster residential. This does not seem appropriate and is difficult to understand why cluster residential is being proposed all down range Road 32 and on northern range road 33 when such development would be much more appropriate closer to Highway 22 and Harmony as it is high density. I don't understand the thought behind that.

Much of the feedback received over the last several years on this project was that residents generally wanted the area to remain residential with opportunities for more institutional type uses along Range Road 33 (near existing schools, Calaway Park, etc.). The area around the airport has limited residential potential due in part to the AVPA restrictions, and this area (and the north portion of Range Road 33) are currently identified for business uses in the existing North Springbank ASP. As well, the County Plan identifies these areas as future regional and highway commercial. Although expansion of the west boundary was considered and reflected in the future expansion area in the North ASP, an expansion to Highway 22 was not contemplated. As well, the Harmony Conceptual Scheme is not included within the ASP boundary and where that area is currently developing it was determined that a change to that boundary was not appropriate at this time. I'm not sure I've captured your question here so happy to chat further on any of this.

5. In the redline document from spring 2021 cluster residential was initially assigned as .5 acre lots and reduced to .3 acre lots. I'm not sure why that is and believe that is completely inappropriate.

The minimum parcel size was reduced to improve the cluster design with respect to servicing (the increased lot yield may balance the cost of piped servicing, centralized stormwater management, etc.) as well as increase the portion of the lands that can be set aside for open space. We will include your comments in the feedback received and consider all feedback as we consider amendments to the draft ASPs.

6. The term "live – work units" is not defined within the ASP. Is there a definition?

See page 31 of the North ASP:

LIVE-WORK UNITS: For the purpose of this ASP, Live-Work units are considered to be single buildings that comprise a commercial and residential component and that are occupied by the same residents. The Live-Work units shall be the primary dwelling of the occupying residents and may include such uses as dentists, doctors, art studios, hair salons, lawyers' offices, or other uses considered to be similar in character.

7. Cluster residential allows for the inclusion of condominiums within the cluster residential development. However, it is unclear under what circumstances condominiums would be considered. Can you provide some clarity on that?

Condominiums are utilized throughout the County in various business and residential development settings. They are employed in some of the existing cluster residential developments such as Elbow Valley, but are certainly not required to facilitate that form of development. The ASP contemplates condominiums as a tool to manage development with further assessment at the local plan stage (conceptual scheme).

8. Who would have the final say in cluster residential developments? For example, if the owners of an adjacent estate were opposed to the development of cluster residential, what recourse would they have?

All applications for land use redesignation, local plan adoption, and ASP amendments under the existing Springbank ASPs and future ASPs are determined by Council. Applications are submitted by or with the consent of a landowner, assessed against the relevant policies, bylaws, etc. and then Administration provides a recommendation to Council on the application's alignment with the ASP, County Servicing Standards, etc. Council considers (at a public hearing) the recommendation of Administration, the rationale of the applicant and the response from adjacent landowners. At the public hearing they (Council) consider, ask questions and render a decision.

9. Cluster residential is not well defined in the plan and seems to give a great deal of leeway to persons unknown. However, I see in 7.30 of the ASP that the "Cluster residential development shall ensure that the development support the character Springbank." Since there is very little cluster residential in Springbank now, I have difficulty understanding how cluster residential would support the character of Springbank that is, according to the ASP primarily country residential. It seems that the use of cluster residential is meant to change the nature and character of Springbank since a large proportion of the land-use outlined in table 2, in the north Springbank ASP, is for cluster residential rather than infill country residential that has only one third as much land allocated.

Thank you. This feedback is noted and we will consider it in looking at revisions to the draft ASPs. Examples of existing cluster residential in the area Emerald Bay (lot sizes 0.20 – 0.30 acres), Elbow Valley (lot sizes 0.10 – 0.30 acres) and Stonepine (0.17 – 0.40 acres).

10. Why does the South Springbank ASP have infill country residential allocated almost the same amount of land as cluster residential where there is such an imbalance in North Springbank?

Infill areas in both plans were identified based on the amount of existing fragmentation. Areas identified for residential that have little fragmentation were generally identified as cluster (with the option of traditional country residential as noted above). These unfragmented areas may allow for new residential development through comprehensive planning of a larger area (a quarter section or more); however, the areas identified as infill are generally fragmented in ownership, partially developed and less likely to comprehensively develop. These areas are generally infilled over time by individual landowners looking to subdivide their parcels. For reference, the existing Central Springbank ASP is structured in much the same way with residential identified as either new (requiring comprehensive planning and smaller lot sizes) and infill where individual parcels may be considered for further subdivision 2-4 acres in size.

General feedback.

1. As a Springbank resident I am disturbed by the nebulous definition applied to cluster residential and the amount of land allocated for potential cluster residential development in north Springbank.
2. I do not support the amount of land allocated for cluster residential.
3. I do not support the lot sizes of .3 acres for cluster residential.
4. I have concerns about water supply for cluster residential as that is not addressed in the ASP.
5. I am concerned that the plan seems to be a concerted attempt to destroy the country residential nature of Springbank in favor of higher density development.
6. The plan contains very few specific definitions, granting a lot of leeway to those making decisions on behalf of Springbank residents. This is both disturbing and inappropriate.
7. I do support development of infill country residential or country residential as currently defined with lots of a minimum size of 2 acres per residence.

All noted, thank you.

Regards

Dave Rebbitt
President/CEO
[Rarebit Consulting](#)



Amy Clutton

From: Debbie Vickery [REDACTED]
Sent: April 13, 2022 6:01 PM
To: Lori-Lee Turcotte; Planning Policy
Cc: 'Debbie Vickery'
Subject: [EXTERNAL] - RE: Springbank ASP Coffee Chat - Followup to April 13 chat

Follow Up Flag: Follow up
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Hi Jessica,

This is a follow-up to the 11:15 chat on the ASP's

In response to the questions that were distributed:

2. One ASP- reasons – we are one community of mainly residential and farming with a few centers of commercial with none completed or offering full services. I would like to hear what was the reasoning for needing 2 ASPs for what I would consider a small area. Also, previous council elected to vote in 2 ASP's and why.

3. Priorities for Springbank:

1. Maintain and protect the Country Residential Character that makes Springbank a Special and Unique Community! Ensure that the residence that live in the community, not absentee landowners are heard, the quality of life, what they expect, concerns, etc as they live the area 24/7.

2. A MARKET ANALYSIS – must be completed for Springbank before we can make a decision as to what we require. If I recall the **CMRB** made comments on: RVC needs to build on the areas that have water, storm water, waste water, roads in place. This reference was made to Balzac, Chestemere, Bingham Crossing, Harmony, Airport, Range Rd 33. And **not to start up more large commercial areas**. Now placement of a character stop with a Bakery, Deli, Speciality shop, I think is a great concept! This would work nicely with the Rudieger Ranch house, a heritage site and fantastic location for, bike traffic, and motor traffic, and if a park/ golf course was to be placed next to Highway 1 it would be a special spot in Springbank that would allow recreational residence to walk from Crestmont, Artistview, and all communities in the area.

3. Maintaining Country Residential and where there is a change in zoning, **sufficient transition zoning is in place**, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,..... We need to take into **consideration the residence that are in established communities** such as Morgan Rise, Solace Ridge, Timberstone, Artistview,and what made them purchase there property originally! People moved to acreage living because they do not want light and traffic pollution or be next door to high density. If we look at Crestmont and then what Qualico was proposing to develop right next to Crestmont and Artistview, this was a quality of life change in safety of increased traffic on OBCRD, light noise pollution..... The residence in both areas were not heard by Kim. We do not want to see this happen again. So zoning and transitioning between established communities is extremely important. Also, CMRB requires transitioning zones.

4. A large area like Springbank does not have designated park land as such, with trails, pathways, recreational! Suggestion to support the New look to transitioning from Highway 1 or any major road is to designate a Park with trees, paths, cycling, golfing, then have residential back onto that. A much nicer look, and much better for the community built onto the area! The 2 rivers should be a statement of Springbank and we should build on them, recreation!

5. With Zoning, RVC needs to ensure Road Systems can service the zone, and they are safe for the community.

6. Protect Wildlife Corridors, and this means listen to the residence. The last Study that was done in the Qualico application, was not true in its statements, we live in the area and we have moose in our yard weekly, I run the neighborhood and see wildlife all the time. Ravines and highly treed areas which are sparse are homes for all these wildlife(deer, moose, coyotes, bob cats, birds). We **NEED to PROTECT these areas!** And we all can develop around these areas, which give the development character.

7. Enhance and Build on Pathways, Trails, Cycling Routes throughout Springbank. Develop and approve a Plan and make it part of the approval of future Developments, Developers to add to Springbank! Calgary is a perfect example of starting the Pathway System and building on it. We need real plans and supported actions by RVC.

8. Springbank ASP to support Historical Locations: Rudieger Ranch – First Western Charolais Rancher in Western Canada. This historical location is in the Springbank Book, but not to many residence in Springbank know this.

9. The residence what to be heard and actions carried out, not what happened to the previous ASP that was rejected. Please share all info with the Councillors.

4. Thoughts on Locations:

- Range Rd 33 – Yes to commercial, community Rec Center, Community Hall, Shopping,
- Highway 1 – As noted above- lets work with a better concept then the commercial along highways and then residential backing on. Please see a better way: Golf course, Parks, Recreation, Pathways, Trees,.....along Highway 1 then build on that!
- Areas surrounding the Airport – Great Commercial Area, a few services would be great to support the Airport, Edge School and that quadrant!
- Bingham Crossing, Harmony, Calaway Park have been trying for years to get off the ground, and we are pretty much at ground zero in the commercial end. There are years of building and establishing these areas. If attractive and designed right they may be a big success, but if roads, design, and type of services are not there it will be a failure.
- Harmony – lands south – totally disagree with keeping this for future expansion of Harmony. This not a fair zoning to the potential future of the needs of Springbank.
- INTERIM Use – must have detailed criteria and time frames in the ASP and not left open to interpretation. Ensure these areas transition appropriately (light and noise pollution) to the established communities they back onto.

Additional Comments:

- Increase the Radius of notice distribution of developments to the Residence it will affect positively or negatively. We are in acreage and ¼ section land portions, and to receive the best input we need to ensure there are maybe 100 residence notified. Right now, The Qualico notifications went out to a handful of residence, but the effects if this development proceeded would affect well over 100 families/ residents with light and noise pollution, Safety on OBCR with the increase in traffic mix with pedestrians, runners, pets, children, ect.

Next meeting please follow up with answers to questions presented at the Chats and provide more documentation:

1. Why Council elected to have 2 ASP's
2. Provide the summary of why the CMRB was rejected. This needs to be completed and made clear to the residence and council to be on the same page/ understanding. We can not build on a New ASP without addressing the reasons for rejection.
3. Send out or hand out packages at any meetings, not all have colour printers.

Greatly appreciate, RVC involving the community, and we now look forward to more interaction with residence and good outcomes. I might add, the residence should hold a higher weight in say and needs meet then a councillor that resides out of the Springbank area.

Regards,
Deb Vickery

From: Lori-Lee Turcotte <LTurcotte@rockyview.ca>

Sent: April 8, 2022 9:33 AM

To: Planning Policy <planning_policy@rockyview.ca>

Subject: Springbank ASP Coffee Chat Invitation and Package

Good morning,

Please accept this invitation to attend the Springbank ASP coffee chat on:

Date: Wednesday, April 13, 2022

Time: 11:15 a.m. – 12:15 p.m.

Attached you will find information on the session format, questions for discussion, and maps for reference.

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 647-559-4240](tel:+16475594240),,511967803# Canada, Toronto

Phone Conference ID: 511 967 803#

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Should you have any questions please do not hesitate to contact us. If you cannot attend the session, please contact us to reschedule.

PLANNING POLICY

Phone: 403-230-1401

planning_policy@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain privileged and confidential information. If you are not the intended recipient, any dissemination, distribution, or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

Amy Clutton

From: Edmond Wittstock [REDACTED]
Sent: April 1, 2022 4:51 PM
To: Jessica Anderson
Cc: Lori-Lee Turcotte; Dominic Kazmierczak; ronda@springbankpathways.ca
Subject: [EXTERNAL] - FW: Coffee Chat ASP Notes

Follow Up Flag: Follow up
Flag Status: Flagged

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Jessica: Thank you for the opportunity to further discuss the evolving Springbank ASP with you this morning. We wish to collaborate with the County and offer opportunities for improvement. As promised, below is a summary of comments presented on behalf of STAPA. I trust these align with your notes. If you have any questions, I would be happy to clarify.

Public open spaces and recreational infrastructure are extremely important as development continues in Springbank. They need to be supported, enabled and encouraged in documents such as an ASP, particularly because there is such a shortfall of public infrastructure in Springbank despite growing population. ASPs are long-term guiding documents that develop a future vision and guide development for our community. They need to balance develop with supporting infrastructure. Our observations have shown that public and recreational infrastructure must be prescribed as much as possible rather than implied, in order to build a common vision and to “move the needle” on public infrastructure development. Integrated and proactive planning by the County is both necessary and critical vs continued fragmented development in order to enable a livable community.

The following provides an overview of STAPA’s comments for this morning’s virtual coffee chat meeting:

Springbank is a broad geographic area developed in somewhat erratic clusters with strained supporting infrastructure. This infrastructure will need improvement but cannot be planned and developed without consideration for what the entire community will look like in 20 years’ time. A strong common vision and integration of public infrastructure is necessary as silo management of development proposals across multiple ASPs will not provide a sustainable solution. Subdividing Springbank into more vs fewer ASPs simply fragments the broader issues of how to properly manage full development in the area, especially in staging public infrastructure. As an example, the Coach Creek development is proposed to fall into the North Springbank ASP yet the vast majority of traffic and environmental concerns would fall into the proposed South Springbank ASP. RR33 functions as a singular integrated corridor at the heart of Community core with commercial and cultural components on both sides of Hwy 1 but would be split by the proposed ASPs. Neither of these ASP demarcations makes sense and does not support responsible management nor integration of development and public infrastructure. There are far too many silos already in place involving multiple jurisdictions (including Alberta Transportation) to add further levels of complexity or silos to local decision making. Furthermore, failure to manage broad public infrastructure across the community encourages privatization of services, and isolation of the communities in Springbank. In the absence of a strong vision and development of public infrastructure, developers are turning towards building gated communities with private recreational attributes. This is not good public policy.

1. An ASP is essentially a Land Use Planning Document and Public Spaces/Pathways are also a form of land use
2. Residents have repeatedly expressed in surveys the high priority for local recreational infrastructure
 - a. Pathways
 - b. River Access and natural areas
3. AT/SR1 has initiated what appears to be a robust, extensive and concentrated Land Planning process specifically including recreational needs, and stakeholders such as STAPA and the County have been asked to participate in a one year committee with full day sessions, to identify, guide and discuss opportunities for a win-win development. Our understanding is that they will map out potential pathway corridors as part of land use activities. This has presented a new standard or reference for how recreation/pathways should be recognized, engaged and developed.
4. STAPA will provide examples of recent concerns we have had with pathways management by the County butwe do not believe that the current ASP is robust enough nor has sufficient rigour to prescribe and guide the need to balance development with the expansion and integration of public recreational opportunities
 - a. We fully appreciate that we providing input to a planning document and are not requesting funding or an operations document
 - b. RVC does not appear to have a good operating model to serve as a baseline for proactively developing recreational pathways and opportunities in Springbank and an ASP can provide this. Approvals lean towards opportunistic silo management and poor integration with other broader public infrastructure. The examples below demonstrate shortcomings.
 - c. Proactive planning and clear principles are essential to guide and encourage recreational infrastructure to enable future infrastructure is integrated and cost effectivepoor planning risks creating permanent barriers and gaps, with failure to achieve a livable community
 - d. New natural areas are not being made Corridors are extremely difficult to create or carve out “after the fact” and post development
5. More detail and explicit wording is required in the ASP to set higher expectations and integrate development with recreation and public use
6. Recreational integration across the Region could elevate the support received from neighbouring jurisdictions

The current ASP was approved by County but under the guidelines issues are evident within these examples:

1. Webber Academy lands at RR32 which were originally identified for pathways do not have a connecting pathway between schools and arguably the largest pathway system in Springbank. A large gap has been created.
2. Qualico presented a development plan for Coach Creek Rudiger Ranch but there was no integration of a pathway between Coach Creek, Crestmont, Old Banff Coach Road bypass DESPITE traffic and public safety issues known on OBCR by RVC. OBCR is a heavily used cycling route and Qualico could have presented a partial solution to the problem.
3. The Community Project for RR33 was specifically discussed by the Rec Committee to not include a pathway into the project which would connect and potentially create a vibrant community hub...we still don't know how RR33 facilities could be connected and integrated together
4. The Elbow River valley was identified for future recreational purposes in the ASP, but no corridors were identified to protect or access it
 - a. RR31 ROW into the River Valley has been considered by RVC for privatization
 - b. Admin has been directly to develop alternative leasing options enabling private use of other ROWs
5. There is now no pedestrian access available from Springbank to Elbow Valley except for Hwy 22
6. There continues to be a lack of integration (potential double duty of utility corridors) with pedestrian corridors between developments
7. New developments such as Lazy H are resorting to building ponds for private use only and not pursuing linking up pathways with neighbouring communities. Other new developments are being proposed as gated or private communities. (Note: This point was not presented this morning.)

8. Notices for new development to affected residents have been reduced given circulation “distances” were reduced by County
9. Key stakeholder “groups” are not informed of new developments early in process and must rely on their own resources to be find out and provide input for their concerns

For STAPA priorities:

We are asking for greater leadership in County to balance development with definition and advancement of recreational infrastructure and provide a better defined vision of mutual benefits and development opportunities to encourage private and municipal investments.

1. Formalize land use in the ASP with designated corridors for public/recreational purposes in land use maps
 - a. Designate and protect River Valleys for public use including access to them
 - b. Define River Valley access corridors to protect corridors to these public lands
 - c. Provide stronger language re the expectation for local pathway corridors and connections between key community centres for “inter” as well as “intra” developments
 - d. Identify a preferred location for pedestrian crossing across Elbow River to connect Springbank with Elbow Valley and Clearwater Park to address the current gap in active infrastructure
 - e. Clarify a continuous pedestrian corridor on RR33 between United Church and High School which currently straddles 2 proposed ASPs and include in community projects
2. Raise the expectations for developers to engage with key stakeholder groups (such as SCA) to gain support and “build a better community”
 - a. Discourage private amenities and encourage public use
 - b. Emphasize links to public infrastructure, neighbouring developments
3. Formally identify recreation/pathway corridors, public use, river valleys as “land use” in Land Use Strategy Maps

Our chat also included discussion on some of the different land use areas indicated in your maps. As I had indicated, it seemed that the area adjacent to Hwy 1 was inconsistent and confusing between the two different land strategy mapsone indicating infill residential and the other reflecting business use. Clarity is required. I had also indicated that areas D and F functionally operate under one RR33 corridor with commercial activity on both sides of Hwy 1 as well as both having cultural centres. RR33 requires an integrated approach to further development and upgrading of the Hwy 1 overpass, and the designation of two land use areas rather than one treats the areas as silos which they are not. The impact of school bus traffic itself is an important safety feature across the entire corridor.

We think we can do better and be so much more effective by giving these concerns more attention in the ASP now rather than trying to solve this later. The opportunity exists to identify how to make progress in creating a stronger vision and encouraging mutual contributions to support public infrastructure as development proceeds. We also think this would help garner support and goodwill for the ASP from regional partners.

Thank you.

Lori-Lee Turcotte

From: [REDACTED]
Sent: May 11, 2022 7:33 PM
To: Planning Policy
Cc: Banff.Kananaskis@assembly.ab.ca
Subject: [EXTERNAL] - Feedback - Rocky View County Area Structure Plan for North Springbank

Follow Up Flag: Follow up
Flag Status: Completed

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Good evening.

Consistent with our submission in 2021, we do not support the proposed new North Springbank Area Structure Plan (ASP), which looks unchanged from prior versions. The scale and negative implications of this proposal are far reaching and serve to pave the way to radically change the rural character and security of Springbank over time and forever. Springbank is an amazing and rare community, treasured by many in the past, us in the present and worth preserving for future generations. It is not clear in the ASP who the proponents and beneficiaries of this vision are but it is not us, our children and it's hard to imagine that it's supported by many of our neighbors.

As Springbank residents (10+ years), we moved here for the semi-agricultural, open, rural residential character of North Springbank and the close proximity to Calgary, all of which have been largely stable for decades. We understand and 100% support the existing land use limitations that generally restrict rural residential developments to be no less than 2 acres in our area. We believe these and other existing development restrictions have served to protect Springbank very well and have managed the pace of development in a such way that allows for the compounding implications of incremental projects to be considered in a balanced and thoughtful way. We see the Area Structure Plan as a material effort to circumvent that clunky but effective process at the expense of our Community.

With regard to details of the ASP, we observe it to be materially deficient on considering the obvious and negative implications to our residential security, our children's safety in adjacent schools, noise pollution, light pollution, crime rates and our rural lifestyles. A traffic study isn't required to know this as a passing activity.

Specifically, we do not support the large area residential land use intentions that promote higher density urban sprawl "Cluster Residential" and "Villa Condos" concepts. Again, the existing 2 acre minimum residential restriction serves to protect our Community from such developments.

With respect to commercial concepts, we respect that the County has tried to confine it to be in the general proximity of the Springbank Airport but take significant issue with the substantial creep planned north on Range Road 33 and south towards the schools. We have witnessed the overwhelming traffic implications on the offramps and overpasses of Cross Iron Mills and are extremely concerned of the replication of this in North Springbank. The security risks to our children and communities from the resultant and targeted increase in traffic from the high volume, transient Highway 1 corridor are obvious and unwelcome.

We do not support this ASP for Springbank.

Thank you for the opportunity to comment.

Bob Lock & Erica Sharp



Calgary, AB

Lori-Lee Turcotte

From: Monique Solomon [REDACTED]
Sent: May 13, 2022 1:35 PM
To: Jessica Anderson
Cc: Planning Policy
Subject: [EXTERNAL] - Springbank Area Structure Plan - Feedback

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Dear Ms. Anderson,

Thank you for reviewing and considering feedback from residents about the proposed planning for Springbank. This opportunity is very much appreciated.

My husband and I attended a meeting about the proposed developments for north and south Springbank. We are strongly opposed to the current directions in the Area Structure Plan (ASP).

The proposed plan would change the current country residential status of Springbank (SB). Although the plan states that it aims to maintain the "country residential status" of the area, the plan's definition of this status has been adapted to suit high-density status akin to city style neighbourhoods. Country residential status would require maintaining 2-acre lot sizes, not clustered single lot neighbourhoods, and the planned promise of an adjacent field set aside to make up for the clustered housing is a weak nod to maintaining countryside. The dramatic increase in population, traffic, roadways, infrastructure needs etc. cannot be made up by a few acres of cluster neighbourhood park space.

At the meeting, we were surprised to learn that the plan aims to increase the current Springbank population from 6,000 upwards to 32,000-50,000 population. The maps provided in the proposed plan show condensed, high-density, "cluster" and "condo villa" housing filling many areas throughout Springbank, which would result in most if not all the area becoming a concentrated development (such as Harmony or Airdrie). The justification for some of the changes includes speculation about residents retiring in the area, however, there is no substantive information to indicate that this would happen nor whether this is a viable suggestion, i.e., addressing medical care etc., and if such an option is suggested for current residents, then the current plan would far exceed what was needed. This is just one example where there is a lack of clear support or evidence for making dramatic changes to the area.

Overall, the plan pdf is presented with well-designed graphics and lovely images and phrases aimed to convey the positives of intense development, but the euphemistic language and lack of solid information about the impacts, accountability, and costs (financial, resource, and lifestyle) of the developments is extremely concerning.

Main concerns raised from the meeting:

1. Weighted emphasis to cluster (high-density) development (i.e., Harmony style)
2. Lack of clear details about who pays the costs of increasing infrastructure needs or resources throughout the area (preliminary, implementation, ongoing, future)
3. No details about the impact of increased demands on current resources and environment or how these would be addressed (i.e., water sources, drainage, emergency services, policing, fire, roads etc.; increased traffic, noise).

4. No accountability, generalist language describing the developments/builders raises questions about quality, standards, commitment, timelines (for instance currently "anonymous developers" working with realtors, i.e., Escarpment Drive area; and "The Acres/River Edge" 49-single lots already set at south end RR33)
5. No clear evidence of whether the changes would be viable, practical, or feasible in current economy. The justifications (reasons, explanations) for planned changes are heavily weighted from development standpoint.

With all due regard and recognition, I believe growth can happen with transparent, balanced, accountable, measured efforts that *complement but do not crush our existing community*.

Peace, quiet and respect for nature are hallmarks of Springbank and the unique, cherished country residential character should be preserved and respected.

Sincerely,

Monique Solomon

To: RVC Planning Staff

CC: Councillors Hanson, Kochan, Wright, Kissel, Samra

Subject: Springbank ASP(s) – written submission

- There should be ONE ASP for all of Springbank
- Higher density development than 2-acre country residential will require piped water and wastewater. Developers must show how they would bring this servicing at THEIR cost before their concept plan is accepted by RVC. If they can't afford to provide the servicing, then they should generate an alternative development plan for their land. Past examples (e.g., Balzac) of taxpayers paying up-front for servicing in the hope that developers would locate there and then pay off their debt to taxpayers, have NOT worked out for RVC and taxpayers. RVC has not achieved recovery of these public funds through appropriate levies.
- Therefore "cluster" development is inadvisable in a rural setting. These higher density options should be built in Harmony and other hamlets in RVC.
- Commercial/industrial development should be restricted to areas already designated for these purposes (i.e., Harmony, Commercial Court, Bingham mall) so that these already designated areas can be successful, without having to compete with more new developments.
- Regional Commercial/industrial in Springbank (as indicated on the Land Use Strategy maps) would contradict residents wishes for a community core to be focused on Range Rd 33, south and north of Hwy 1.
- RVC should encourage development of Regional Commercial/industrial in fully serviced lands at East Balzac and Conrich or the proposed Regional/Commercial area at Hwy 22 and Hwy 1, which is well situated and well served with roads and traffic from Cochrane, Calgary, Bragg Creek and the Foothills.
- There is NO agricultural land shown on the Land Use Strategy maps - how can agriculture be totally absent when the proposed ASPs say the goal is to keep the existing rural character of the area?? Have ALL the agricultural lands been sold to land speculators?
- There has been no consideration for the needs of future generations of residents and wildlife for green spaces: to preserve natural areas and wildlife corridors or to accommodate recreation and parks and accesses to the Bow and Elbow Rivers. (Note the recent survey by Springbank Community Association on this river access topic.)

- Development of Interface areas between the municipalities need to adhere to the policies of the existing Intermunicipal Development Plan for transition and not just propose urban density development, e.g., Qualico's proposed mega-mall at Hwy 1 and Old Banff Coach Rd.

- Additional transportation routes, interchanges etc. need to be provided and paid for by the developers for their proposed schemes.

- Interim uses in Special Planning Areas should not be permitted unless adjacent landowners agree - the possibilities for misuse and long-term (rather than "interim") use are a highly probable, with the existing residents suffering the consequences of a lack of appropriate land use planning.

- Water and Wastewater servicing - the proposed new Springbank ASPs show(ed) developers piping water from Harmony (and other water sources) for up to 10 km to their new developments with no indication of how much this would cost and who would pay. Harmony would not have enough water to supply these developments, nor is it permitted by its water licences to provide water other than to ADJACENT lands. The ISL water report needs to be updated to determine if water & WW servicing is possible to these distant developments such as Qualico's mega-mall at Hwy 1 and Old Banff Coach Rd.

- The Future Expansion Areas shown on the Land Use Strategy maps are extensive. Are these lands owned by speculators? It is certainly much too soon to be adding another large development adjacent to Harmony before it is built out, which looks to be decades away.

- What is the purpose of the Hamlet Interface area between the airport and the Future Expansion Areas?

Thank you for the opportunity to comment on the proposed Springbank ASP(s).

Yours sincerely
Ena Spalding

[REDACTED]

Springbank

Lori-Lee Turcotte

From: Paul Wenger [REDACTED]
Sent: April 28, 2022 4:32 PM
To: Planning Policy
Subject: [EXTERNAL] - ASP Open House April 28: Budhail Site Plan - Potential objections for this development permit

Follow Up Flag: Follow up
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I have strong objections to plans to build RV storage on the land to the north of me [REDACTED]

1. This commercial development does not align with RVC's Area Structure Plan for the County. To sum up, the County has stated that they want to control development of their lands and have businesses located in designated business areas. These would be areas such as the Petro Canada site, by Calaway Park, Bingham Crossing and the Springbank Airport. These are the areas the County has publicly said they want commercial development to happen. They also say they want to preserve other areas for primarily agricultural use, then rural residential and lastly commercial use.

2. An RV storage lot in this location significantly increases traffic safety risk to the public.

3. An RV storage lot in this location would be an eyesore in the middle of beautiful agricultural land.

Q. What would happen should an entity submit a proposal for a commercial venture located outside the designated business areas (IE/ The Budhail site).

Thanks, Paul Wenger [REDACTED]
[REDACTED]

May 13, 2022

Zink Lands within Special Planning Area 3 [REDACTED]

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Regarding: South Springbank Area Structure Plan (ASP)

Bylaw C-8064-2020, File 1015-550

We would first like to thank the ASP planning team for their engagement with us throughout this process. They have answered our questions and we feel our opinions have been heard.

Our standing concern is regarding the Special Planning Area 3 land use designation and how this affects our property within it. Special Planning Area 3 is made up of dissimilar parcels from six separate private landowners as well as the Provincial Government. This differs from Special Planning Areas 1, 2, and 4, within the ASP, which have significantly fewer landowners. The Zink Lands within Special Planning Area 3 make up over half of the area (276 ac of the total 489 ac) and this alone is larger than two of the other Special Planning Areas in the ASP. The Zink Lands are positioned between the Bow Trail and 17th Avenue interchange connections planned for the future West Stoney Trail, with the 101st Street corridor running along the East side of the property. The land will serve as a key connection point and a potential hub for the area's future. For these reasons we believe consideration is warranted for the Zink Lands to be a stand-alone Special Planning Area within the ASP.

In discussions with Rocky View County Planning Administration we were given direction to engage the landowners in this area to explore new possible land use designations within Special Planning Area 3. Initial contact with adjacent landowners has revealed differing visions to those stated in SECTION 9 SPECIAL PLANNING AREAS of the ASP. Several of these owners share a common vision, while ours is distinctly different. This further strengthens our position to be separated.

The Province owned land within Special Planning Area 3 is detached from the Zink Lands by the West Stoney Trail Transportation Utility Corridor and the planned 17th Avenue interchange alignment. This land is utilized for various utilities and does not align with Special Planning Area objectives in the ASP. We feel that to achieve the intention of the Special Planning Area, the Zink Lands would be best suited as a stand-alone designation.

Our strong preference would be for the Zink Lands [REDACTED] to be designated as their own Special Planning Area, separate from the other five privately owned lands and the Province owned land. Future land use designation can then occur independently while also aligning with the objectives, policies, and overall vision of Special Planning Areas as defined in the ASP.

2021 marked the 100th year these lands have been in our family. We ask that Rocky View County carefully consider our request as we work towards a vision for the next century.

Best regards,

Catherine and Joe Zink
[REDACTED]

Talia Zink and Craig Johnson
[REDACTED]

Lindsay and Angus Duncan
[REDACTED]

Valerie Zink
[REDACTED]

May 12, 2022

Don Kochan, Mayor
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Input into the Revised Draft Springbank Area Structure Plan

Dear Mayor Kochan:

We are concerned residents of Rocky View County ("RVC") who live near Old Banff Coach Road ("OBCR") and will be directly impacted by the revision of the Springbank Area Structure Plan (ASP). If the revised draft does not address the significant concerns we had with the previously proposed North and South Springbank ASPs, this ASP has the potential have a significantly negative impact on our personal ability to enjoy our property and on the greater country residential community. The following is our input toward a new draft ASP.

- **We agree with the statement:** "Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."
 - A minimum size of two-acre country residential parcels should be mandatory. One-acre or smaller parcels do not fit with Springbank's current country residential character. No Cluster residential.
 - Large undeveloped buffers and very gradual transition must be part of Urban Interface areas.
 - Some land should be set aside for public green spaces and wildlife corridors
- **We do not agree with splitting the Springbank ASP into two documents, North and South.** We want to see all of Springbank in one integrated ASP document so that all Springbank residents can properly assess any potential changes being proposed. Given that Harmony has already approved (and fully serviced) higher density residential and commercial/industrial plans, it should be designated a hamlet governed by a "carve-out" separate ASP with limits and boundaries restricted to what has already been approved.
- **The Springbank ASP needs to require very gradual transition from higher density development to country residential areas to ensure compatibility with Springbank's unique character:** It should be mandatory for Lands intended to be developed as higher density along any of the boundaries of Springbank's (two-acre) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.
- **The Springbank ASP needs to require fully planned growth at a moderate pace:** It should be mandatory, for all development residential/community/commercial/ industrial, that all supporting infrastructure be planned and delivered coincident with the development. This should be primarily paid

for by the developer. This must include all infrastructure, utilities, and services such as; water, wastewater, roads and traffic management, police, fire, schools, etc.

- **As an example, we are opposed to the redesignation of Lands in the SW-36-24-03-W05M, an area currently designated Agricultural, into any kind of Urban Interface Area.**
 - This area was proposed to be developed for commercial uses, with pockets of residential, stipulating up to 80% commercial, and 20% residential at 6 to 10 units per acre. While we support the idea of having this type of commercial use designated to be predominantly centred near the Springbank Airport and a narrow strip along Highway 1, the significant traffic generated from this proposed redesignation, is not consistent with the desired “tranquil rural lifestyle” offered in Springbank because it will have a particularly negative impact on already strained public safety conditions along OBCR.
- **As an example, we are opposed to the redesignation of Lands in the N-1/2-25-24-03-W05M, an area currently designated Agricultural, into any kind of Urban Interface Area.**
 - If a proposal like this proceeded, it would mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning was very dense, relative to the adjacent properties, stipulating up to 30% commercial, and 70% residential with 6 to 10 units per acre. This would mean existing tranquil Country Residential homes would border right up against a dense urban development. The significant traffic generated from this kind of change, is not consistent with the desired “tranquil rural lifestyle” offered in Springbank. It will have a particularly negative impact on already strained public safety conditions along OBCR.
- **The Springbank ASP needs to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation’s Castleglenn Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.**
 - "The Old Banff Coach Road" is a historic and unique road (see **Attachment A**) that was never designed to handle these growing urban traffic flows. The section between Westbluff Road and Horizon View Road is particularly narrow and winding and over the years has developed into a quiet country residential neighbourhood with direct access to multiple cul-de-sac communities and multiple residential driveways and side streets. Many people now use the road for cycling, walking, running, etc. It is also a significant wildlife corridor with residents regularly seeing moose, deer, coyotes, cougars, and bobcats. We along with many other residents of this area have a strong desire to address the growing safety issues while maintaining the character of this country road.
 - Over the past few years, the traffic types, volume and speeds along OBCR have continued to increase as it is used by an ever-growing Calgary west-end population as a back-and-forth cut-through route to go elsewhere in Calgary. New dense urban style development within the City of Calgary at Qualico’s Crestmont that uses direct access to OBCR, has been underway for some time. Proposed expansion of Qualico’s Crestmont and Coach Creek if approved will dramatically increase new traffic on OBCR making the public safety situation extremely unsafe, inconsistent with its residential orientation and completely unacceptable for the residents of our country residential community (see **Attachment C**). The Springbank Area Structure Plan must not allow extensive and dense urban interface development adjacent to OBCR as it will cause significant incremental traffic, even further jeopardizing public safety along OBCR.

- OBCR falls under Alberta Transportation (“AT”) jurisdiction. In 2014, anticipating the significant urban style development that is now occurring, AT conducted a Functional Planning Study that included extensive public consultation (i.e. Castleglenn Study - Highway 1 Interchange [Between Range Road 33 and Stoney Trail]). The recommendation report, formally accepted by AT in June 2014, was developed with direct involvement and input from RVC and the City of Calgary. Local residents were engaged in focus groups in the development of the Study and after having personally participated in the study’s public consultation process, We were heartened by the recognition of our safety concerns in the final report. It included specific recommendations to address the anticipated safety issues on OBCR as these dense urban communities were developed. Specifically, it called for the OBCR to be made discontinuous and cease to function as a through corridor and recommended constructing cul-de-sacs on OBCR as the solution. Representations were made to the stakeholders that the recommendations in the Castleglenn Study would be implemented when development growth pressures on adjacent lands materialized. Traffic would be diverted to other roads that were identified as long-term primary arterials. Despite these representations, a so called “Temporary” Crestmont access road to OBCR was approved by AT with no objections by RVC under the premise that a second exit was required out of Crestmont for safety reasons and that no alternatives were available (it is still in use today). Local residents presented their concerns regarding the lack of follow-through of the Castleglenn Study on OBCR, to RVC Policy and Priorities Committee on June 5th, 2018. As part of this presentation, over 150 letters, signed by OBCR residents, were also delivered expressing these same concerns.
- The 2014 Castleglenn recommendations are even more relevant and important now than ever, as the urban development of the Qualico lands foreseen in the Castleglenn Study is happening and the public safety issues on OBCR, which it sought to address, are growing by the day. Making OBCR discontinuous does not prevent any of the proposed future development in the area but would address the public safety concerns as specifically recommended in the Castleglenn Study. Much safer travel alternatives will be readily available to support the new developments, including the upgraded Hwy 1 and the new Ring Road. In fact, with its heavy investment into upgrading Highway 1 and construction of the West Ring Road, AT has confirmed to residents that OBCR should operate as a local road in the future and be appropriately transferred to RVC. A letter from RVC outlining its position regarding the Castleglenn Study is attached (see **Attachment B**).

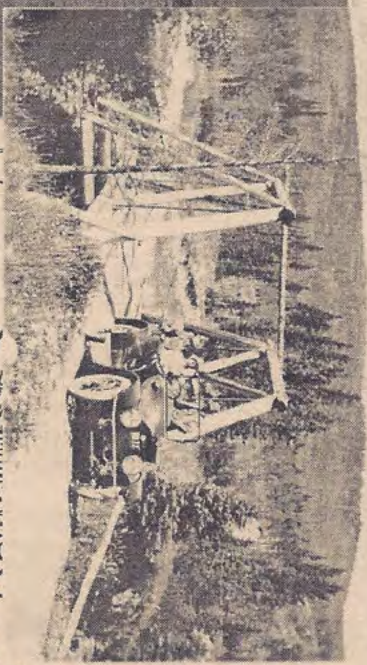
We are generally supportive of development, but we believe the “cumulative effects” of allowing many land parcels to be designated as higher density urban interface and infill areas will have a large negative impact on us as well as on our community. The Area Structure Plans, as they were previously proposed, were not consistent with “offering a tranquil rural lifestyle” in Springbank. These new urban interface areas need to be planned and developed in a way that does not negatively impact their neighbouring country residents who have deliberately chosen not to live in a higher density environment.

Sincerely,

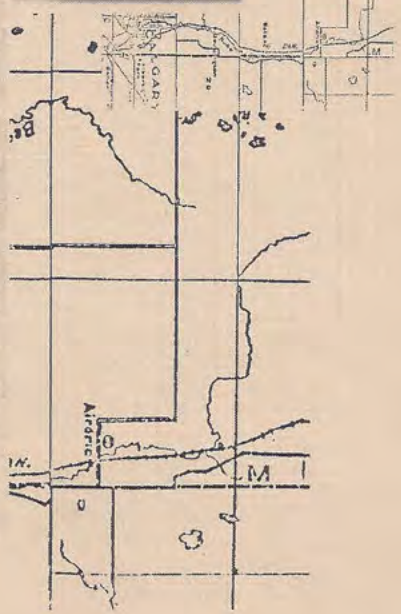
Hayward and Dawn Walls

cc: Jessica Anderson, Rocky View County
 Dominic Kazmierczak, Rocky View County

the Old Banff Coach Road



Historic Resource Assessment
May 1995



Summary

This study presents a visual survey and analysis of the Old Banff Coach Road from downtown Calgary to the southern outskirts of Cochrane. It shows how the historic corridor is deeply woven into the landscape, demonstrating the many ways that the antique road's sometimes fragmented remains forge physical and thematic links in the culture and history of the area west of Calgary. The old road offers a snapshot of a bygone era and is a legacy of generations of change.

The study also discusses the implications of various cultural resource management strategies for the protection of the Old Banff Coach Road. While it argues that some portions of this complex artifact cannot and indeed perhaps should not be interfered with, it also recommends a combination of historic site designation for outstanding portions of the road and the conservation of other relatively durable and intact sections as protected easements and/or recreational and interpretive trails.

Acknowledgements

I wish to thank Gordon and Belle Hall, John Hutchinson, William (Curly) Rowan and Sunni Turner who took the time to share their knowledge and recollections of the Old Banff Coach Road and area with me. Special thanks also to Curly Rowan whose guidance enabled me to follow a particularly interesting and obscure portion of the road. I am grateful to Ethelle Patrick of the Rocky View Trails Association for her assistance, and to the Historic Sites and Archives Service, Government of Alberta, for its support with vehicles and camera supplies.

Prepared for
The Rocky View
Trails Association

May 1995



by Fraser Shaw

December 19, 2018

Mr. Hayward Walls

Calgary, Alberta T3Z 3M9

Via email:

Dear Mr. Walls

Re: Highway 563 (Old Banff Coach Road) Public Safety Concerns

The County received your letter, dated December 3, 2018, regarding public safety concerns on Old Banff Coach Road, and your concerns with your understanding of Rocky View County's position on the implementation of the Alberta Transportation 2014 Functional Planning Study. In response to your concerns, we would like to provide clarification on the temporary access from the Crestmont development to Highway 563, and the County's position with the recommendations and implementation of the 2014 Study.

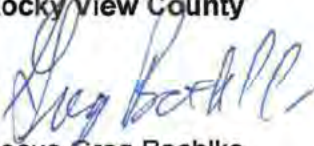
Alberta Transportation issued a Roadside Development Permit for a temporary access from the Crestmont development to Highway 563 and indicated that the access would be closed on October 31, 2018; however, Qualico sought to keep this access open past the specified closure date. In response, the County expressed its support of Alberta Transportation's decision to close the temporary access due to concerns expressed by residents, and technical concerns with the updated transportation analysis. Alberta Transportation has now indicated that the temporary access will be closed to the public on December 31, 2018.

The County is supportive of the implementation of the recommendations of the Alberta Transportation 2014 Functional Planning Study if all improvements and recommendations are implemented. If the recommendation of discontinuing Highway 563 is partially implemented with cul-de-sacs and not the other improvements identified in the 2014 Study, negative impacts to the surrounding County road network would result.

Recently, County Administration has been invited to attend meetings regarding a possible partial interchange at Highway 1, east of Highway 563; this partial interchange would provide an additional access to the Crestmont and Qualico lands from Highway 1. If this partial interchange were to be implemented, it may reduce traffic along Highway 563 and eliminate the need for the temporary access. County Administration will continue to review the transportation studies for the Highway 1 and Highway 563 area, and will be supportive of solutions that propose Highway 563 becoming a discontinuous local road while also providing necessary improvements to the surrounding network.

If you require additional information, please do not hesitate to contact Byron Riemann at BRiemann@rockyview.ca.

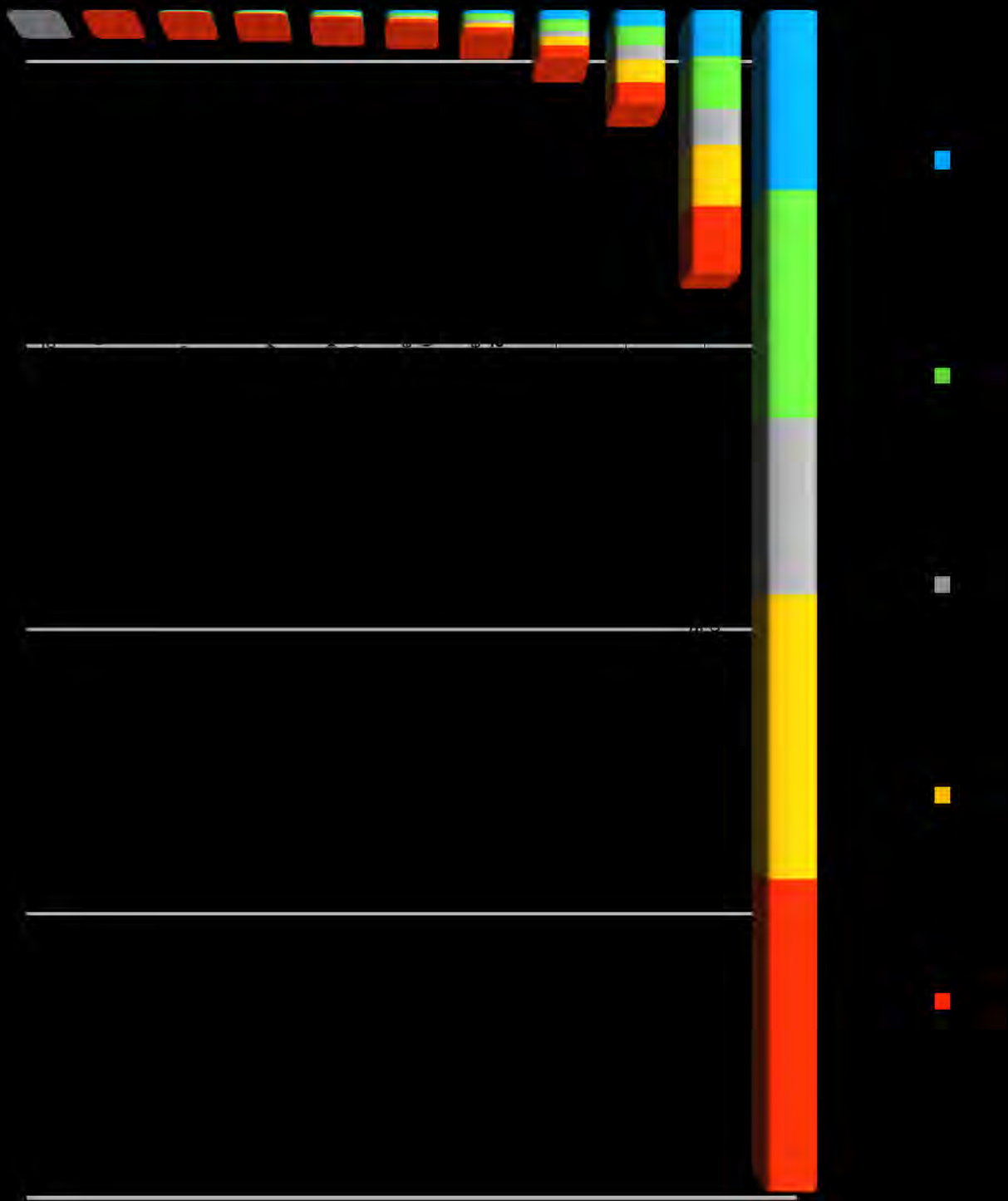
Regards,
Rocky View County



Reeve Greg Boehlke
Reeve

cc: Rocky View County Council
Brian Mason, Transportation Minister, Government of Alberta
Al Hoggan, Chief Administrative Officer, Rocky View County
Edmond Wittstock, County Resident

ATTACHMENTS:
ATTACHMENT '1': Letter from residents



Amy Clutton

From: Jennifer Heath [REDACTED]
Sent: May 13, 2022 8:04 PM
To: Planning Policy
Cc: Don Kochan
Subject: [EXTERNAL] - Springbank ASP survey

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

I was disappointed to find the Springbank ASP Survey closed this evening.

I am a 25 year resident of Springbank.

I think there should be one ASP and that RR 33 should remain the core for community services. Community services such as housing for seniors, daycare, a library, expanded recreational facilities, public health clinic, and a FEW service-oriented businesses belong in this area. Larger businesses and retail, in limited numbers, should be located north of the highway.

My top priorities for the community are human services to connect residents to each other, environmental protection, prioritization of communal residential purposes over private business interests, climate change mitigation, and slowing development to maintain the unique Springbank lifestyle. I think cluster development contributes to efficient service provision and community cohesion, but overall density limits must be maintained per historical guidelines. Thus significant retention of agricultural space and enforcement of shared green space in cluster communities are critical. I support high density units as long as surrounding communal open space reflects the traditional low density standards for the whole area.

Interim uses make sense around areas that are already undergoing rapid change. The impact of development must be measured and observed before additional growth is approved. Interim uses should be environmentally safe and supportive of residential lifestyles. The impact of Harmony on all of Springbank must be absorbed before other major development projects are approved.

Areas along the highways and especially Stoney Trail should be managed to allow for wildlife corridors and generous open-space buffers around existing residential areas. This could be done in part with public land recreational uses. I agree with "further planning and consideration" for these areas IF such planning includes regular updates and consultation with those in closest proximity to these areas. A mandated slow transition also makes sense to allow residents to adjust to the changes before contributing to decisions about future plans.

Developers should pay for all service and infrastructure investments. Springbank residents as a whole do not benefit from rapid development, and should not shoulder the costs. The County should not be providing financial incentives to current landowners and developers to maximize their profits at the expense of our community and our environment.

Sincerely,
Jennifer Heath

Amy Clutton

From: Hersey Christine [REDACTED]
Sent: May 11, 2022 3:12 PM
To: Planning Policy
Subject: [EXTERNAL] - North Springbank ASP input

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

In 2021 we submitted our concerns around this radical change to the area of North Springbank. We do not support the intentions and implications of the proposed new North Springbank Area Structure plan, which looks unchanged from versions issued earlier.

This area is somewhat of a haven for deer, birds, from eagles and hawks to bluebirds and tree swallows, and the occasional moose family. Progressively we have seen a reduction in open water areas and the steady increase in agricultural land being sold for residential and commercial use including some high density housing that just does not fit with the rural feel of the minimum 2 acre lots. The balance of nature is being upset. The negative implications of this commercial and urban sprawl plan on traffic intensity, our security, our children's safety in adjacent schools, noise pollution, light pollution, crime rates, wildlife, and our rural lifestyles are obvious and not reasonably considered or balanced in this ASP. A traffic study isn't required to know this. Spend 5 minutes in the parking lot of Cross Iron Mills or the Taza Costco on any day of the week.

It is not clear who the proponents and beneficiaries of this vision are....it is not us, or our children and it's hard to imagine that it's supported by many of our neighbours.

As Springbank residents for 8 years, we moved here for and highly value the semi-agricultural, open, rural residential character and lifestyle benefits of North Springbank, all of which are significantly threatened by the County's proposal. We understand and 100% support the existing land use limitations that generally restricts rural residential developments to be no less than 2 acre parcels in our area, which works to preserve the nature of this rare community. That's why we moved here and believe that to be a core value of our communities for this generation and the next.

We do not support the residential land use intentions of the County to allow for and allocate broad zones for higher density urban sprawl "Cluster Residentials" and "Villa Condos".

We can also confidently convey that we are not looking for additional services from the County nor do we desire additional communal spaces. The possible 'nice to have' benefits of these features are not worth the obvious costs.

With respect to business development, we respect that the County has tried to confine it to be in the general proximity of the Springbank Airport but take significant issue with Bingham Crossing and the substantial creep planned north on Range Road 33 and south towards the schools. We have witnessed the overwhelming traffic implications on the offramps and overpasses of Cross Iron Mills and are extremely concerned of the replication of this in North Springbank. The security risks to our children and communities from the resultant and targeted increase in traffic from the high volume, transient Highway 1 corridor is extremely unsettling. Calgary offers all the commercial and retail offerings imaginable, only 15 mins from our doorstep. Please do not replicate this mess in our rural community.

We do not support this vision for Springbank.

Thank you for the opportunity to comment.

John and Christine Hersey

[REDACTED]
T3Z1E1
[REDACTED]

Amy Clutton

From: Hersey Christine [REDACTED]
Sent: May 11, 2022 3:12 PM
To: Planning Policy
Subject: [EXTERNAL] - North Springbank ASP input

Follow Up Flag: Follow up
Flag Status: Completed

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We do not support this vision for Springbank.

Thank you for the opportunity to comment.

John and Christine Hersey

[REDACTED]
T3Z1E1
[REDACTED]

Amy Clutton

From: Marc Hodgins [REDACTED]
Sent: May 13, 2022 4:02 PM
To: Planning Policy
Subject: [EXTERNAL] - Springbank ASP - Comments

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Hello,

I am a resident of Springbank and writing to share my thoughts about the Springbank ASP.

The Springbank ASP should be driven by resident feedback - not developers.

In prior consultations and iterations of the ASP, it was my impression that residents' concerns were largely disregarded in favour of developer priorities and/or a misguided attempt to "diversify" or increase the tax base. Residents are not asking the county to be "creative" to come up with new tax income; we are asking you to preserve our country-residential area.

My family's priorities are:

1. For Springbank to remain a largely **country-residential community**, with limited exceptions in existing commercial areas. We have all the commercial services we need in Calgary as well as at existing commercial areas (RR 33 / Hwy 1 corridor); with few exceptions, there is no need to develop Springbank. We live here *because* of the unique country-residential character and do not want city-style development here.
2. For (limited) approved developments, **adequate servicing and infrastructure** must exist and be paid for by developers before any approvals move forward. Too many applications appear before council which claim to address servicing but do not truly have adequate, fully-funded solutions.
3. **"Urban interface" and "special planning" areas must prioritize and feature the transition to a rural area** (such as by preserving greenspace, creating recreation areas, or as a last resort, 2+ acre country-residential lots). There should absolutely not be commercial development in any of the "Urban Interface" or "Special Planning" areas on the current map. There is also no need to convert the entire Hwy 1 from the border of the city westbound into a commercial strip.

Above all else, I am personally most concerned with the designation and definition of "Urban Interface Area" in the current working copy of the ASP. It states that "these lands will be generally commercial". This is absolutely the opposite of what these lands should be used for and a complete misuse of the land.

In recent years, a developer proposed to install an "auto mall" on this "urban interface" area (which is currently zoned residential) at the intersection of Old Banff Coach Rd and 101 St SW. Demolish the forest, pave dozens of acres, and decimate the wildlife. If the definition remains as-is for "Urban Interface", a paved auto-mall with 24/7 floodlights is what will introduce visitors to the boundary of our community. How disappointing.


It is currently zoned as "residential" and should remain that way in the new ASP (or better yet, the county should acquire the land for an environmental/recreational reserve).

The definition of "Urban Interface" should be scrapped and replaced with a definition that supports preserving greenspace, forest, and animal habitats in this area and most importantly acts as a suitable gateway to our rural community, not a commercial extension of Calgary.

Structurally, the ASP should be combined back into a single Springbank ASP. It serves no purpose to fragment the community with two separate planning documents. Springbank is one community and should be considered in a single plan. The residents did not ask for the plan to be split up in any previous consultations and it is not clear why this was done.

Thank you for your time in considering my thoughts on the Springbank ASP.

Marc Hodgins



Amy Clutton

From: K W [REDACTED]
Sent: April 26, 2022 10:31 AM
To: Planning Policy; Division 2, Don Kochan
Subject: [EXTERNAL] - Springbank ASP

Do not open links or attachments unless sender and content are known.

Dear Rocky View,

Please accept these comments in response to the County's request for input on the future Area Structure Plan (ASP) for Springbank. These comments are general in nature and speak to a perception of the efficacy of an ASP and the trust in the County and a developer to adhere to an ASP. Specific comments on how Springbank ought to be developed have been made through other forums.

While not possessing more than a conversational understanding of the black letter of the Municipal Government Act there is a perception of how an ASP operates within the County. The County engages residents and landowners on the vision of Springbank (and perhaps the developer/landowner voice receives a higher weighting than a resident). The County drafts an ASP and re-engages residents and landowners. The County adopts the ASP, with the new step of CMRB endorsement. Residents and landowners and the County are expected to adhere to the vision laid out in the adopted ASP.

Then a developer (landowner) proposes a planning objective inconsistent with the ASP. The County accepts the developer's application for a direct control bylaw (DC) rather than supporting the ASP and goes to a public hearing. The public have input on the application and the developer promises all sorts of development outcomes to appease the outcry. The County then approves the DC. Over the course of years, the developer comes back to the County with amendments to the DC however at this point there isn't a public hearing, and the only input is from those directly adjacent to the DC. Due to the passage of time and the awkwardly worded notices there is little to no input on the DC amendment. The County then approves the amendment resulting in a development that no longer resembles the ASP or the original DC.

As example, Bingham proposed a country village themed (like Bragg Creek mall) shopping experience, along with seniors housing, to appease the outcry against the development. Over time the community is left with a Costco as the first anchor tenant, a gateway for a Balzac mall-like development, and a traffic nightmare. These changes occurred through DC amendments without a public hearing.

As example, Harmony proposed 3,500 homes, school(s), recreation, and an access on RR40 to HWY 1 to appease the outcry against a city-style development beneath an airport. Over time Springbank is left with 4,500 homes, no school(s), recreation restricted to Harmony residents and an access through airport lands to RR 33. Again, these changes occurred through DC amendments without a public hearing.

There is a credibility issue the ASP is a permissive document the County, and some developers, need not follow. If the County is going to the planning and engagement efforts to develop an ASP, then the County should adhere to the ASP as well as enforce terms and conditions of development authorizations. Allowing development through a DC, particularly amendments to a DC without public hearing, results in a community that looks nothing like the ASP intended.

Thanks

Kevin

Rockyview County Rural Planning Thoughts

Who: low population size (3,000), widely dispersed, small choice of services, and use of funds.

- **Good Conservation** of farming, ranchland and the many diverse natural resources including grasslands (rough fescue), forests (coulees), rangelands (cattle), scenery (Rocky Mountains), fisheries (river systems-Elbow /Bow River), riverine habitat and clean water. We want to ensure sustainability of our natural resources as they are a world-renowned tourist attraction that should not be compromised or be a distraction along the highway to Banff. Conservation is important for the resilience of a community.
- For instance, the proposed Bingham Crossing with big box stores would be a blight on the landscape and were voted out by 85-90% of Springbank residents. Developments such as these should consider the natural surroundings and blend in with natural colors, landscaping of trees, and berms, the use of rain gardens off parking lots for proper stormwater filtration. Buildings should be no higher than one story to ensure visibility to our scenic vistas and safety for people regarding fire and rescue services.
- Currently our municipal reserves are being overused and destroyed with increased use over the last few years. These reserves are being used as municipal dog parks, party places for young people, and recreational access areas for boaters, boarders and fishermen and the like. These reserves were created for the surrounding community but have become a haven for both urban and rural residents. We need more open park spaces for recreation and river access to protect the rivers wildlife corridor.
- **Better infrastructure** with improved access for rural residents and visitors through well planned infrastructure (roads, bridges, cloverleaves, and traffic circles). Ensure proper shoulders on busy roads for cyclist and vehicular traffic. Now is the time for collaboration with the province as it builds the ring road.
- Widen bridges over the #1 Highway (RR 31 and 33) for improved traffic flow and easier access. This should be done in conjunction with the road widening taking place currently. Better signage on cloverleaves off and on the #1 Highway for safety reasons.
- Create beautiful, self-maintained traffic circles with indigenous plantings of grasses, berry bushes and perennials. This will enhance the surrounding and create natural buffers for wind and snow as well as sound (traffic) and pollution (dust/debris).
- The SPFAS is wonderful for sports like hockey, figure skating, curling and soccer, but we need a more comprehensive, multi-dimensional approach to fulfill all the community's needs. The park also needs to increase parking and accessibility for the growing population, especially as the city gets closer and we blend our resources together.
- Infrastructure should support a thriving community that has cottage industries for jobs, not just a mall job. These industries could include wool, and cotton weaving, costume and sportswear sewing, leather working, metal handicrafts, and small food processing businesses, and community greenhouse or gardens for food, wildlife benefits (butterflies, bees, birds) and possible research opportunities. Incorporated with these cottage industries could be a Farmers Market for sales opportunities promoting our rural heritage.

- **Improved productivity** and balance our socio-economic needs. It is important to have a place for school, work, play and life's necessities. We have a business park and dog park which provide many necessities but not a community center or hall.
 - We need a centrally located community center that provides a view to the Rockies and easy access to secondary roads and the highway. Although land was provided by the High School, the old Elementary School sewage pond site is a possibility.
 - The community center is integral to any community, providing a multi-functional place to gather; a gymnasium for health (yoga), fitness (taekwondo) and a classroom for art, crafts, and garden classes and a hall for weddings, celebrations and music concerts. This requires a commercial kitchen, possible restaurant, and washroom facilities all with provisions for the handicapped. Such as the one in Bragg Creek, that supports itself.
 - Our schools need better access and traffic flow to ensure student safety, which may mean wider roads, for instance two lanes of traffic between the schools and larger parking lots for parents not just busses and teachers. Schools need more creative playground options, for fitness (balance beams, pull-up bars) and fun (pieces to build).
 - Need for a more central settlement area, where the schools are is a natural location for this. The area will provide a one-stop shop for necessities (store), work areas (business park) and places to play (SPFAS). A proper family restaurant, perhaps seasonal in nature, to enjoy without having to go to town. A small local grocery store with a pharmacy and health supplies for emergencies and possibly a postal office.
-
- **Learning opportunities** that allow us to build for the future. It is important that we look towards greening our community in creative ways, so we create a landscape we can be proud of as community leaders. With climate change we need to look to green infrastructure to ensure sustainability. There are many grants for this.
 - This could mean power stations for electric vehicles in parking lots, green roofs on new construction for decreased energy demands, stormwater, and constructed wetland (Low Impact Development) to store and filter water supplies, planted forest and green spaces for children to learn and play in. All these things which would improve air quality, reduce noise, and decrease the risk of both flooding and drought.
 - The community center with a creative playground, indigenous medicine and/or food garden and natural park that provides habitat for bees and butterflies, providing a place for learning at summer, easter or winter nature camps when students are out of school.
 - A compost and/or mulching facility for community use. It could also be used as a learning tool for students, so they understand how to decrease their garbage and reuse organic matter in their homes and yards, an invaluable lesson in country living.
 - Use permeable pavement for new roads, sidewalks, and bridges to mimic the natural drainage processes that result from infiltration, evapotranspiration, or the use the stormwater to improve water quality and associated aquatic habitats. This reduces the impact of built areas and promotes natural movement of water within the watershed.

Amy Clutton

From: Larry Benke [REDACTED]
Sent: April 10, 2022 8:57 PM
To: Planning Policy
Subject: [EXTERNAL] - Springbank ASP Refinement Survey
Attachments: Springbank ASP Refinement Survey Attachment.docx; Springbank ASP Refinement Survey.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please find attached our completed survey form plus an attached Word document with more fullsome responses.

Larry and Karen Benke
[REDACTED]

Sent from [Mail](#) for Windows 10

Amy Clutton

From: Dominic Kazmierczak
Sent: May 10, 2022 10:15 PM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Fwd: Springbank ASP

For consideration.

From: Byron Riemann <bRiemann@rockyview.ca>
Sent: May 10, 2022 7:50 AM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Brock Beach <bbeach@rockyview.ca>
Subject: FW: [EXTERNAL] - Fwd: Springbank ASP

FYI

From: Larry Benke [REDACTED]
Sent: Tuesday, May 10, 2022 7:39 AM
To: Byron Riemann <bRiemann@rockyview.ca>
Subject: [EXTERNAL] - Fwd: Springbank ASP

Do not open links or attachments unless sender and content are known.

Sorry, got address wrong first try.

Larry Benke

Begin forwarded message:

From: Larry Benke [REDACTED]
Date: May 10, 2022 at 7:35:23 AM MDT
To: brieman@rockyview.ca
Cc: Don Kochan <kochandiv2@gmail.com>, dwandzura@rockyview.ca
Subject: Fwd: Springbank ASP

Byron

Thank you for your response, delivered through our intermediary, the mayor. I have copied this email to the mayor but address my comments to yourself as the one presumably charged with finalizing the ASPs. I'm interested in this matter both as a Springbank resident and in desiring to see RVC successful in the next submission. You mentioned a new appeal process, however, I fear a second refusal will tempt the province to "step in and help". A truly unpredictable outcome could then be in the offing.

Both your comments and the links to CMRB's website were very helpful in understanding the decision to refuse the Springbank ASPs. I can offer some comments on the submission process (this email does not address my comments on the ASPs themselves which were submitted through the established mechanisms).

CMRB DECISION TO REFUSE

You noted “we can only speculate as to the motivations behind our urban neighbour’s decision to challenge the CMRB’s Administration recommendation for approval. While their motivations are unclear, each municipality provided a rationale”. These comments are entirely consistent with those provided by other RVC staff at the current ASP forums. CMRB’s refusal is being interpreted as either politically motivated or at the whim of mercurial politicians.

My interpretation is exactly the opposite. I note:

1. CMRB Administration’s recommendations were issued May 28, 2021.
2. Challenges were subsequently issued by five of the CMRB members on June 25. The outcome was entirely predictable from that date.

For the CMRB to override the challenges of most of its members would truly have been a whimsical decision. We don’t need to speculate on motivations, the submitted rationale document their reasons.

Challenge Rationales

Forewarned by your observation that the challenges are “quite lengthy”, I approached reading them with the objective of distilling each municipalities comments down to 2 or 3 key points. Read this way, I found the comments remarkably consistent and paraphrase as follows:

1. Infrastructure

To quote Okotoks: “no clear direction on an appropriate sequencing of development based on availability of infrastructure” is proposed. To quote Airdrie: “does not promote the integration of land use and infrastructure planning”. To quote Calgary: “significant amount of population growth without addressing the associated adverse impacts to infrastructure and services”. Our neighbours fear piecemeal development with adverse impacts on hard infrastructure (water, mobility corridors) and community services. CMRB Administration had taken a high level view that infrastructure would pace development, our neighbours want to see the infrastructure plan first.

2. Population Density

There was consistent, but muted, commentary respecting efficient land use given the relative low density of country residential development tempered with recognition that Springbank is currently (and is likely to remain) largely country residential. There were positive comments that population density was increasing slightly.

3. Failure to Coordinate

Several municipalities offered “advice” that enhanced cooperation and coordination with the others is required. I expect Calgary’s comments are most pertinent. They are complimentary to RVC’s process excepting only the final stretch. As a resident closely following the ASPs development, I agree - there was a lot of significant, late change.

One Versus Two ASPs

County staff are strangely fixated on the question of one or two ASPs. At one of the forums, a resident nicely summed up what appears to be consensus on the topic: “We trust RVC to approach the subject appropriately, we personally don’t care if it is one or two.”

The CMRB challenges also provide guidance - the other Board members similarly don’t care! I note:

1. The challenges submitted by each municipality were largely identical for both the North and South Springbank ASPs. Only one challenge made any attempt to differentiate.
2. Challenges submitted by Calgary, Cochrane and Okotoks all made the point of aggregating population projections for both ASPs to “complete the picture” of what is being proposed.

If RVC had a strategy in submitting two ASPs, it was certainly not recognized.

SUGGESTIONS FOR FUTURE ASP SUBMISSION

The key issue for our neighbours is a more substantive infrastructure plan to support the projected population. This highlights an interesting dichotomy between RVC’s intention and the manner in which the ASPs are being read by our neighbours.

RVC View The ASPs describe full buildout (as did the ASPs they are replacing), no timeline is postulated. Infrastructure requirements would be addressed in the course of the developer application process - municipal government responds to development proposals.

Neighbouring Municipalities View The projected 6 fold population increase is being interpreted as an active target and with alarm at the lack of attendant infrastructure planning. Cochrane’s response was particularly enlightening – at one point they compare the ultimate Springbank population to the current populations of the other CMRB members. As an aside, many of Springbank’s residents are also reacting to the ASPs in the same context, visualizing full build out much sooner than is realistic.

My suggestion to bridge this gap is twofold:

1. Adopt a 20 year ASP time frame (as opposed to full build out). This will restore agricultural elements; population projections would represent one generation of growth. RVC will need to focus development into areas which can be serviced in that timeframe. These changes should substantially alleviate our neighbour’s concerns.
2. Embark on a strong communications effort with the neighbouring municipalities and not rely on CMRB Administration to “carry the message”. I also note messages can only be “heard” within the context of the receiver’s own experience. In this case, RVC will need to recognize the more active development approach of our urban neighbours and shape our messaging so that it is understood from that viewpoint.

Cluster Developments

Earlier in this email chain I was critical of RVC staff explanations of Cluster Developments – they are too complicated and resultingly fail. I suggested simplifying the explanations by reducing the densities to the equivalent of 2 acre developments. Subsequently reading the CMRB challenges, and noting the positive reaction of the urban municipalities to increased density, perhaps an alternate explanation not changing the proposed densities (much) would be “equivalent to 1 residence per 1.1 acres”. My other comment on the poor name choice for this category stands.

Regards

Larry Benke

From: Don Kochan [REDACTED]
Date: May 3, 2022 at 9:22:58 AM MDT
To: Larry Benke [REDACTED]
Subject: Fwd: [EXTERNAL] - Fwd: Springbank ASP

Hi Larry,
attached for your information is a more detailed explanation of CMRB's refusal of the Springbank ASP.
Don

----- Forwarded message -----

From: Byron Riemann <bRiemann@rockyview.ca>
Date: Tue, May 3, 2022 at 9:16 AM
Subject: RE: [EXTERNAL] - Fwd: Springbank ASP
To: Don Kochan [REDACTED]
Cc: Dorian Wandzura <DWandzura@rockyview.ca>, Belen Scott <BScott@rockyview.ca>

Good morning Mayor,

The Springbank ASPs were both recommended for approval by CMRB Administration after a review by a third-party consultant found them to be consistent with the Interim Growth Plan. Several Board members, including the City of Calgary and the Town of Cochrane, challenged the recommendation and ultimately voted to refuse the plans. Ultimately, we can only speculate as to the motivations behind our urban neighbours' decision to challenge the CMRB Administration's recommendation of approval. While their motivations are unclear, each municipality provided a rationale for their challenges, which can be found on the CMRB website [here](#) and [here](#). It is worthwhile to note that these challenges were quite lengthy, and some of the issues raised in the challenges were contradictory or erroneous. Despite best efforts to defend the plans, the Board ultimately refused them, which they are allowed to do under the Municipal Government Act.

Mr. Benke is correct that there is no guarantee that future submission will not be refused. However, there is now a dispute resolution mechanism in place at the CMRB that was not applicable before which would give the County an avenue for appeal if something like this were to happen again.

Regards

BYRON RIEMANN

Executive Director of Operations

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-1196

Briemann@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail.

From: Don Kochan [REDACTED]
Sent: Monday, May 2, 2022 2:23 PM
To: Byron Riemann <bRiemann@rockyview.ca>
Cc: Dorian Wandzura <DWandzura@rockyview.ca>; Belen Scott <BScott@rockyview.ca>
Subject: [EXTERNAL] - Fwd: Springbank ASP

Do not open links or attachments unless sender and content are known.

Byron,

can you provide an answer to point 1 - the CMRB's decision?

The other comments will be useful for planning.

Don

----- Forwarded message -----

From: Larry Benke [REDACTED]
Date: Sun, May 1, 2022 at 5:44 PM

Subject: Springbank ASP

To: Don Kochan [REDACTED]

Don

It was good to be able to talk to you at the recent Springbank ASP meeting. I applaud council's intent to understand the resident's desires for their community and on the whole, the meeting went well. I gave my comments on the ASP to RVC's attending staff and will not repeat here. I did however observe some things which I thought would be useful to relay to you.

1. CMRB's decision to reject the Springbank ASPs

I asked for a summary as to why CMRB rejected the ASPs. No clear answer was provided with the response eventually devolving to "it was a bad day with the politicians rejecting everything". If this is our the best understanding, it will be random chance that a future submission will succeed.

2. Cluster Developments

As I observed to you, cluster developments are not well understood. County staff further failed to clarify in response to questions. I was able to help out by changing the conversation from a technical response to a life style description. I have always lived in the country, but what that meant varied depending on location. When we lived near Toronto, 2 acre parcels were not available and we ended up "compromising" with a 1/2 acre lot in a village (a bit like a cluster development). Turned out it was absolutely ideal for my young family, lots of other kids nearby.

I suggest two things to preserve this as a viable option:

- . Make the overall density identical to 2 acre parcels. It is already close but staff fumble when they try to explain subtle differences. A simple response will help.
- . Find a different descriptor than "cluster". It instantly brings to mind a derogatory military term (cluster F***) for what residents are already fearing.

Regards

Larry Benke

March 29, 2022

planning_policy@rockyview.ca

Re: North Springbank Area Structure Plan

In response to Rocky View County's request for written comments regarding the North Springbank Area Structure Plan, we are submitting this letter to keep the County informed about ORLEN's energy development at 13-3-25-3w5:

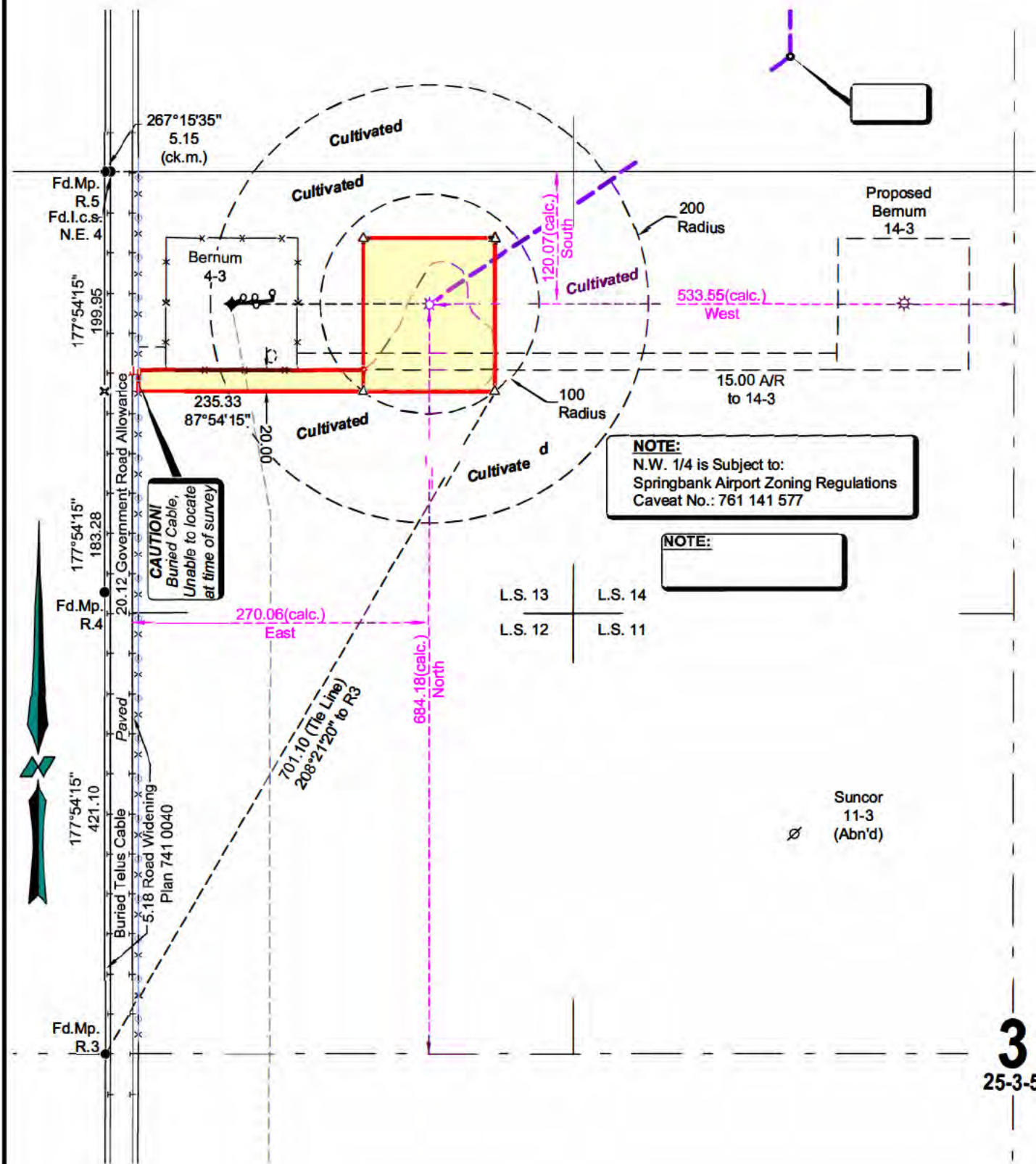
- ORLEN's well-site was drilled in 2015 and is at the north end of the community core - Range Road 33.
- This well-site is specifically located at 13-3-25-3w5 upon agricultural land within the "Business/ Commercial" land-use zone. It includes a pump-jack, production tanks, a separator unit contained within a small metal building, and an incinerator.
- Traffic associated with this site travels Range Road 33 and exits into Highway 1. It is limited to half-ton trucks for routine operations and maintenance, and tank trucks for liquid loading and hauling. Traffic will increase significantly for brief periods if ORLEN drills further wells.
- There are a number of setbacks associated with ORLEN's energy development. For example: surface improvements must be 100m setback from the well-head and 60m setback from the tanks. ORLEN continues to operate this site and - although temporary - noise does occur during those operations.
- ORLEN is committed to protecting the health, safety, and privacy of the public as well as its employees and contractors. All operations are conducted in accordance with good oilfield practice and in compliance with all applicable technical and safety standards and regulations. ORLEN has a Corporate Emergency Response Plan to handle emergency situations.
- For more information, please contact the undersigned.

Sincerely,
ORLEN Upstream Canada Ltd.



Anthony Dawber
Surface Land Administrator

CC S01140
Trevor Schoenroth, Surface Land Manager



The location of underground facilities marked (and depth if applicable) are approximate only, represent the information available at the time of survey and are to assist the physical location at the time of construction. **McElhanney Land Surveys Ltd.** and its directors and employees are not responsible or liable for the location of any underground conduits, pipes, cables or other facilities whether shown on or omitted from this plan. Before excavating with machinery within 5m of the crossing area, facilities involved must be exposed by hand digging or hydrovac. Clients and/or contractors are responsible to perform **Alberta First Call 1-800-242-3447** prior to construction.

LEGEND

Statutory Iron Posts found: ●
Proposed Well Centre: ☼
Proposed Intermediate Casing Point: ●
Proposed Bottom Hole: ⊕
Well Head: ◆
Abandoned Well: ∅
Temporary Position: x
Iron Spikes placed: △
Portions referred to are shown thus:

100 50 0 100 200 300 metres

SCALE 1:5000

0	Aug. 5/14	Plan Issued	AVD	TN	DW
REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV

REVISIONS

HZ 14-10-25-3

Plan ID.: C22040WS1

Revision 0-A

Page : 2 of 5

Amy Clutton

From: Marc Hodgins [REDACTED]
Sent: May 13, 2022 4:02 PM
To: Planning Policy
Subject: [EXTERNAL] - Springbank ASP - Comments

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Hello,

I am a resident of Springbank and writing to share my thoughts about the Springbank ASP.

The Springbank ASP should be driven by resident feedback - not developers.

In prior consultations and iterations of the ASP, it was my impression that residents' concerns were largely disregarded in favour of developer priorities and/or a misguided attempt to "diversify" or increase the tax base. Residents are not asking the county to be "creative" to come up with new tax income; we are asking you to preserve our country-residential area.

My family's priorities are:

1. For Springbank to remain a largely **country-residential community**, with limited exceptions in existing commercial areas. We have all the commercial services we need in Calgary as well as at existing commercial areas (RR 33 / Hwy 1 corridor); with few exceptions, there is no need to develop Springbank. We live here *because* of the unique country-residential character and do not want city-style development here.
2. For (limited) approved developments, **adequate servicing and infrastructure** must exist and be paid for by developers before any approvals move forward. Too many applications appear before council which claim to address servicing but do not truly have adequate, fully-funded solutions.
3. **"Urban interface" and "special planning" areas must prioritize and feature the transition to a rural area** (such as by preserving greenspace, creating recreation areas, or as a last resort, 2+ acre country-residential lots). There should absolutely not be commercial development in any of the "Urban Interface" or "Special Planning" areas on the current map. There is also no need to convert the entire Hwy 1 from the border of the city westbound into a commercial strip.

Above all else, I am personally most concerned with the designation and definition of "Urban Interface Area" in the current working copy of the ASP. It states that "these lands will be generally commercial". This is absolutely the opposite of what these lands should be used for and a complete misuse of the land.

In recent years, a developer proposed to install an "auto mall" on this "urban interface" area (which is currently zoned residential) at the intersection of Old Banff Coach Rd and 101 St SW. Demolish the forest, pave dozens of acres, and decimate the wildlife. If the definition remains as-is for "Urban Interface", a paved auto-mall with 24/7 floodlights is what will introduce visitors to the boundary of our community. How disappointing.


It is currently zoned as "residential" and should remain that way in the new ASP (or better yet, the county should acquire the land for an environmental/recreational reserve).

The definition of "Urban Interface" should be scrapped and replaced with a definition that supports preserving greenspace, forest, and animal habitats in this area and most importantly acts as a suitable gateway to our rural community, not a commercial extension of Calgary.

Structurally, the ASP should be combined back into a single Springbank ASP. It serves no purpose to fragment the community with two separate planning documents. Springbank is one community and should be considered in a single plan. The residents did not ask for the plan to be split up in any previous consultations and it is not clear why this was done.

Thank you for your time in considering my thoughts on the Springbank ASP.

Marc Hodgins



Amy Clutton

From: Dominic Kazmierczak
Sent: May 2, 2022 8:18 AM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm

Follow Up Flag: Follow up
Flag Status: Completed

From: Byron Riemann <bRiemann@rockyview.ca>
Sent: May 1, 2022 9:26 AM
To: Brock Beach <bbeach@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Subject: Fwd: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm

Byron Riemann
Executive Director of Operations

From: Don Kochan [REDACTED]
Sent: Sunday, May 1, 2022 8:23:45 AM
To: Byron Riemann <bRiemann@rockyview.ca>; Belen Scott <BScott@rockyview.ca>
Subject: Fwd: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm

Hi Byron, can you forward this onto planning?
Don

----- Forwarded message -----

From: Scott Maxwell [REDACTED]
Date: Sat, Apr 30, 2022 at 3:05 PM
Subject: Re: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm
To: Don Kochan [REDACTED], springbank Community Planning Association <plan.springbank@gmail.com>
Cc: Patricia Narvaez [REDACTED]

Hi Don, we may not be able to attend the meeting on May 9th, so we would like to add our perspective regarding the future Springbank ASP by responding to the questions forwarded to us in the previous email. Please see our responses (in red text) to the questions below:

- Should Springbank's country residential character be preserved? What does that mean? Parcel/acreage sizes? Density?

Yes, the country residential character of Springbank is the reason that we and many other families moved to this area. To us 'Country Residential' means maintaining the peaceful rural character of the area, keeping 'dark skies', keeping parcel sizes at 2 acres and mandating that the density of future developments is the same as existing adjacent developments.

- Does cluster development belong in Springbank? Do parcel sizes that are one-acre or smaller fit with Springbank's current country residential character?

There may be areas within Springbank that can accommodate cluster developments or 1-acre parcel sizes (eg. Elbow Valley or Harmony), however where existing developments have 2-acre parcel sizes, new developments planned to be located adjacent to them, should also have 2-acre lots. Higher density developments would also need to have potable water and wastewater services available.

- Is fully piped drinking water and wastewater servicing essential for smaller parcels?

Yes.

- Who should pay for the infrastructure (water, wastewater, stormwater, roads) for future development – the developers or County residents?

Developers should collaborate with the County and Alberta Transportation to improve main routes (eg. OBCR) and smaller connecting roads, if analysis indicates that future residents of their developments would make use of existing road systems and increase local traffic. Developers should pay for the utilities that are required to service their development plans.

- Should future commercial/industrial development in Springbank expand along the entire Highway 1 corridor? Or, should it be restricted to areas adjacent to the Airport and existing commercial developments?

Commercial/Industrial development should be restricted to areas adjacent to the airport and existing commercial developments.

- Should agricultural lands be retained as such rather than slated for development?

Agricultural lands should be maintained as much as possible, but if in some cases they are changed to accommodate future development, designation should be 'Country Residential' with 2-acre lot sizes and have plans for adequate utilities financed by the developer.

- Should land be set aside for public green spaces and/or wildlife corridors?

Yes, this is critical. There are very few wildlife corridors remaining in Springbank. Existing corridors must be preserved and designated as 'Environmental Reserves' wherever possible. Without a concerted effort from the County to maintain and preserve these corridors, precious and endangered wildlife will lose their natural habitat and essentially cease to exist in the area. This would be a tragedy that would transform the existing character of Springbank and lower the quality of life for current and future residents.

- Should lands developed along the boundary with Calgary have mandatory gradual transition between urban and rural development?

Yes. Development on lands within Rocky View County should have 2 acre lot sizes pursuant to the existing 'Country Residential' land designation. Developments on the Calgary-side of the Rocky View border should be planned as 1acre lot sizes to accommodate a gradual transition between the two housing densities.

- How should Harmony's already approved (and fully serviced) higher density residential and commercial/industrial plans be reflected in the new Springbank ASP?

It's surprising that this development was approved in the first place; it seems contrary to the goals, guidelines, policies and statutes outlined in both the existing County Plan and the Central Springbank Area Structure Plan. Perhaps the new ASP should consider Harmony as a 'one-off' and grandfather it due to the fact that it exists, however it should not be considered the model for future development in the plan area. Moreover, any future development for Harmony should be limited in nature so as not to allow uncontrolled expansion that could impinge on existing neighbourhoods with much lower densities.

- Should there be one or more ASPs for Springbank? Why?

One ASP is preferred, which should promote a consistent approach to development in all of Springbank. However with one plan, there could be a tendency to overlook specific areas of the plan that may require special attention. Provisions should be made for appropriate and thoughtful development throughout the entire plan, and should pay specific attention to protecting critical wildlife corridors and wildlife habitat, maintaining sensitive environmental features & watersheds and should mandate minimum 2acre parcel sizes for any developments planned for lands adjacent to existing neighbourhoods with 2acre lots.

Thanks,

Scott & Paty Maxwell

Rocky View County

T3Z 3N1

On Apr 30, 2022, at 9:06 AM, Don Kochan [REDACTED] wrote:

For those of you that live in the Springbank Area, the following is an important message from the Springbank Planning Association regarding the updating of the Springbank ASP that is underway. They are hoping to hear your voice on this matter.

Take care!

Don

From: Springbank Community Planning Association <plan.springbank@gmail.com>

Sent: April 29, 2022 10:42 PM

To: Plan Springbank <plan.springbank@gmail.com>

Subject: [EXTERNAL] - Residents' Information Meeting about new Springbank ASP – May 9, 7 – 9 pm

Do not open links or attachments unless sender and content are known.

To: Springbank Residents

The County's deadline for preliminary input on the revised draft of the Springbank ASP is [May 13](#). If you care about how the Springbank community grows and evolves, your views must be heard now!

The majority on the current council have promised to represent residents' interests. If they are going to successfully do that in the face of pressure from developers, they need to hear loud and clear from you. What is YOUR vision for Springbank?

The Springbank Community Planning Association (SCPA) is hosting a community information meeting so you and other Springbank residents can ask questions and understand the new ASP update process – please attend:

- When – Monday, [May 9](#) from 7:00 – 9:00 pm

- Where – Springbank Links Golf Club, Events Centre, 125 Hackamore Trail
 - o The Golf Club has food & drink available – cash sales only

The County has held coffee chats and a roundtable open house, and you can still complete their survey and/or send in written comments until Friday, [May 13](#). There will be further public consultations after the revised ASP draft is released. However, your input is important NOW so there is no excuse that “that’s not what we heard”.

Some of the issues that will be discussed at the [May 9](#) meeting are:

- Should Springbank’s country residential character be preserved? What does that mean? Parcel/acreage sizes? Density?
- Does cluster development belong in Springbank? Do parcel sizes that are one-acre or smaller fit with Springbank’s current country residential character?
- Is fully piped drinking water and wastewater servicing essential for smaller parcels?
- Who should pay for the infrastructure (water, wastewater, stormwater, roads) for future development – the developers or County residents?
- Should future commercial/industrial development in Springbank expand along the entire Highway 1 corridor? Or, should it be restricted to areas adjacent to the Airport and existing commercial developments?
- Should agricultural lands be retained as such rather than slated for development?
- Should land be set aside for public green spaces and/or wildlife corridors?
- Should lands developed along the boundary with Calgary have mandatory gradual transition between urban and rural development?
- How should Harmony’s already approved (and fully serviced) higher density residential and commercial/industrial plans be reflected in the new Springbank ASP?
- Should there be one or more ASPs for Springbank? Why?

Be sure to attend the [May 9](#) meeting to share your views with other residents who care about what Springbank will look like in the future. SCPA will submit the main points from the meeting

to the County as part of residents' input for the new ASP. We hope to hear your vision for Springbank on May 9.

Amy Clutton

From: Debra Mcpherson [REDACTED]
Sent: May 9, 2022 1:38 PM
To: Planning Policy
Subject: [EXTERNAL] - Springbank Area Structure Plans

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

I wish to share some input for the new Springbank Area Structure Plan.

I did fill in the survey, but perhaps the questions weren't quite the ones I wanted asked, so I continue below.

Cluster Development in Springbank: NO, there is enough already There should be NO parcel sizes smaller than 2 acres from the City of Calgary boundary to RR 33, (with the exception of Harmony which already exists) The drinking water and wastewater servicing is essential for smaller parcels, and needs to be provided by the Developer.

IN ADDITION, the Developer should have to put up a large bond for a period of 20(? Or some number) years after completion of Development to be used in the event of a malfunction of said drinking water/wastewater system. Rockyview should set extremely high standards for drinking water and wastewater systems, at least to the quality that the City of Calgary requires.

Commercial Development should not expand along the Highway 1 corridor, It is a nuisance, creates traffic problems, is unsightly, and causes lighting issues, to name just a few.

We should strive to retain as much agricultural as we possibly can.

One ASP for North and South Springbank should be sufficient.

Thank you for the opportunity to participate.

Debra McPherson
Homeowner, Crocus Ridge

Milo and Maureen Munro

Calgary AB

T3Z 2G7

August 16, 2019

**To: Dominic Kazmierczak
County of Rocky View Planning Staff**

Dear Mr. Kazmierczak:

**Re: Springbank Area Structure Plan (ASP)
Comments on "Pre-Release" Draft**

Thank you again for taking the time to meet with our family on July 16, 2019 at the County Office.

Further to your request, below please find a summary of our views on the current draft of the ASP.

We would respectfully request that the quarter section immediately adjacent to the Springbank Airport, being the SW5-25-3-W5M, be designated as mixed commercial and residential use to facilitate future development. That quarter section is currently subdivided into two parcels, one of which is traversed by the access road to the Harmony Development. By virtue of the existing paved access road across the land, an agreement with Bordeaux Properties to provide a level of utility service to the land, the land's adjacent proximity to the Springbank Airport, its adjacent proximity to the paved Township Road 250, as well as its relatively close proximity to Highway 1 and the Springbank Overpass, a mixed commercial and residential use designation is appropriate. Our expectation is that the eastern portion of the quarter section is more suited to commercial development, and the western portion is suitable for residential development. Birol Fisekci, President and CEO of Bordeaux Properties, attended our meeting by telephone, and supported our view that this property has considerable development potential.

In addition, we respectfully request that quarter sections owned by us immediately to the west, being the [REDACTED] be designated as a Special Planning Area. Given the proximity of those lands to existing development, transportation and infrastructure, those lands likewise have considerable development potential. In the alternative, if those quarter sections are to be designated as a Future Expansion Area, we request that the lands be exempted from those more onerous requirements which we discussed at our meeting, such that development could potentially occur on those lands in advance of a future plan being developed for the entirety of Future Expansion Area #1.

Lastly, we raised with you our concerns with the current draft referencing Future Expansion Area #1 as being "appropriate for business commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the County Plan." While that is most certainly true in part, portions of the Future Expansion Area may be more suited to residential development. We anticipate that some existing residential development may have concerns or objections to business development immediately adjacent to residences. We also note that the size of Future Expansion Area #1 makes it unlikely that the entire area would be developed for business commercial purposes, and that the potential exists for that area to be developed through a combination of residential, business and other uses. We are concerned with and wish to avoid effectively pre-determining the use of that entire area at this time, and believe it would be more appropriate to note the potential for various uses, including but not limited to business uses.

As noted previously, our family has owned and been stewards of these lands since the 1890's, and our son Corbin and his family also reside on those lands. Our family thanks you in advance for your consideration of the foregoing. Kindly advise if you require any additional information in that regard.

Yours truly,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Milo Munro' and the second, on the right, is 'Maureen Munro'. Both are written in a cursive, flowing style.

Milo and Maureen Munro

cc. Corbin Munro

February 2nd, 2021

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attention: Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (North ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we love the *“tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage”* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objection to the Urban Interface designation at the Highway 1 and Old Banff Coach Road interchange** shown in bright green on Map 5 from the draft North ASP.



For clarity I have referred to these areas described by their legal descriptions in the draft North ASP by abbreviations based on the diagram below.

NW36 = **NW-36-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre

SW36 = **SW-36-24-03-W05M** → zoned for up to **80%** commercial and 6-10 residential units per acre

NW 25 & NE25 = **N-1/2-25-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre



Please note that these concerns are shared by the undersigned residents of Springbank.

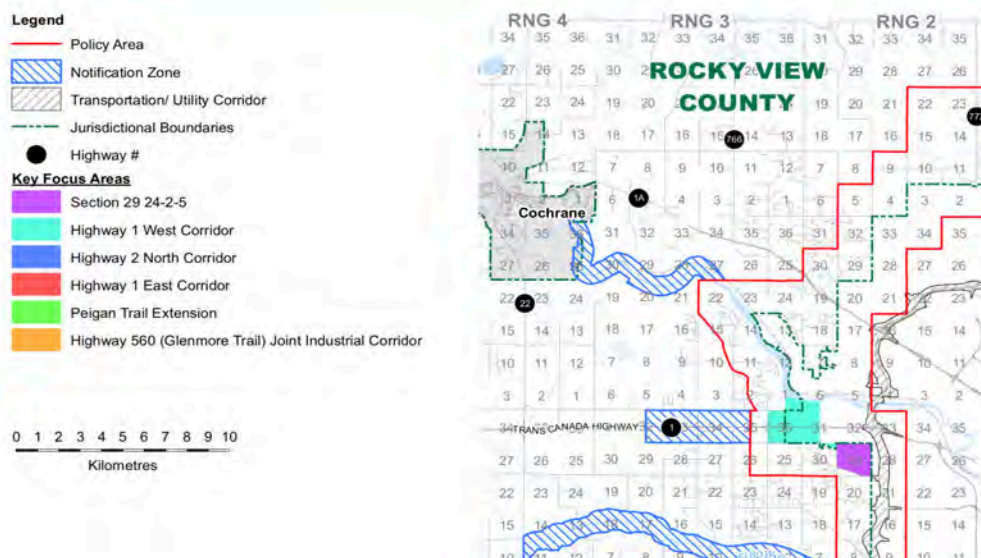
Lack of Consistency with other Planning Documents

The area designated as Urban Interface in the draft North ASP lies at an important transportation hub. I certainly agree that this needs to be taken into consideration in future planning. This is recognized in other planning documents. The draft North ASP, however, is not consistent with these other documents. The Urban Interface zone should be removed in the draft North ASP.

1. In the **2012 Rocky View County/City of Calgary Intermunicipal Development Plan** only the two quarters of the Urban Interface are noted to be a **Key Focus Area** on page 8 <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/IDP/IDP-Calgary-RockyView.pdf>

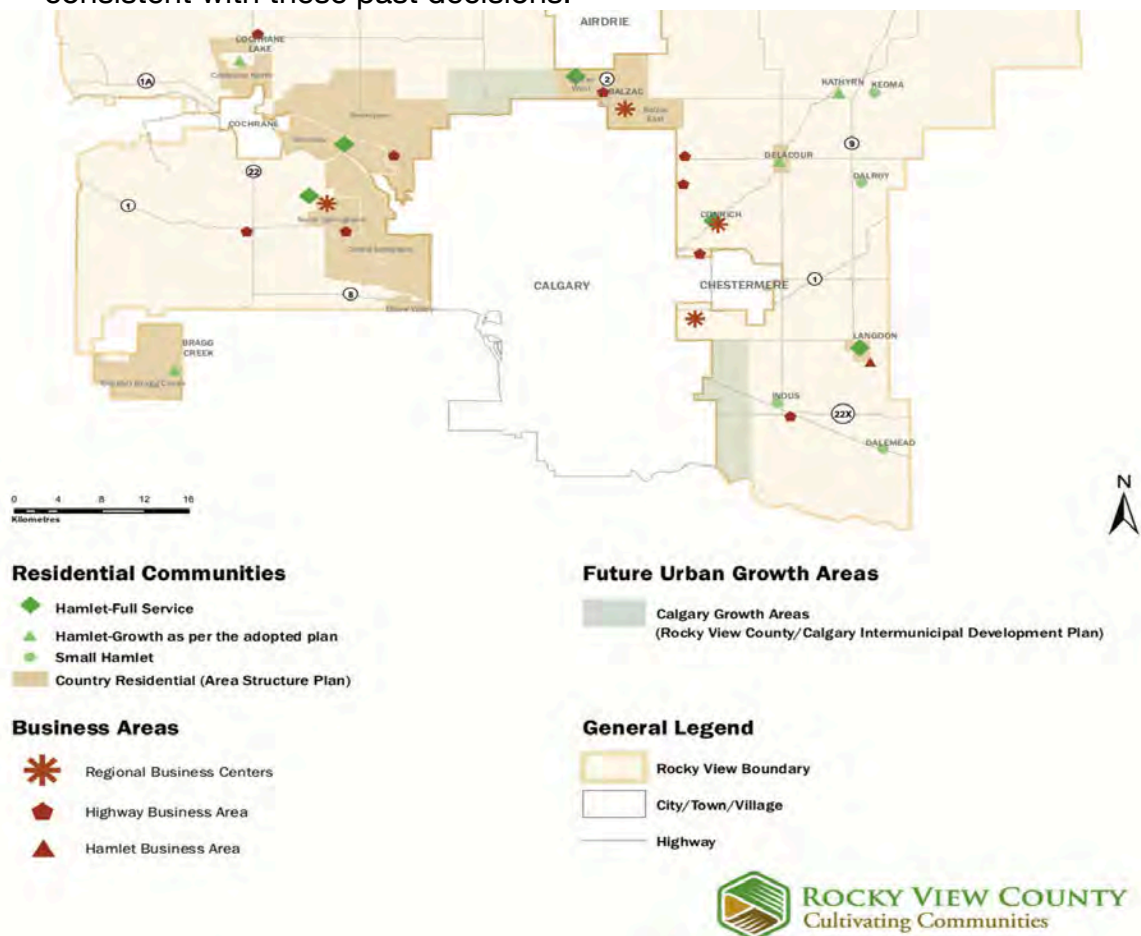
- A key objective is to “*collaborate in creating attractive entranceways that showcase each municipality for the benefit of residents and the traveling public.*” Yes ... let’s showcase one of the loveliest areas in Springbank!
- I do not believe that the draft North ASP does this by having up to **80% commercial development** and **6-10 residential lots per acre**. It’s not an entranceway - it’s the City in Springbank.
- Please note also that the Intermunicipal Development Plan the Highway 1 West Corridor Key Focus Area does **not** include **NW25 and NE25** - the 1/2 Section south of Township Road 245. See the map below where the teal blue Highway 1 West Corridor includes Section 36, but no land in Section 25 south of the teal blue area. The land in Section 25 is not adjacent to the interchange and its addition to the Urban Interface is not consistent with the Intermunicipal Development Plan.

MAP 2



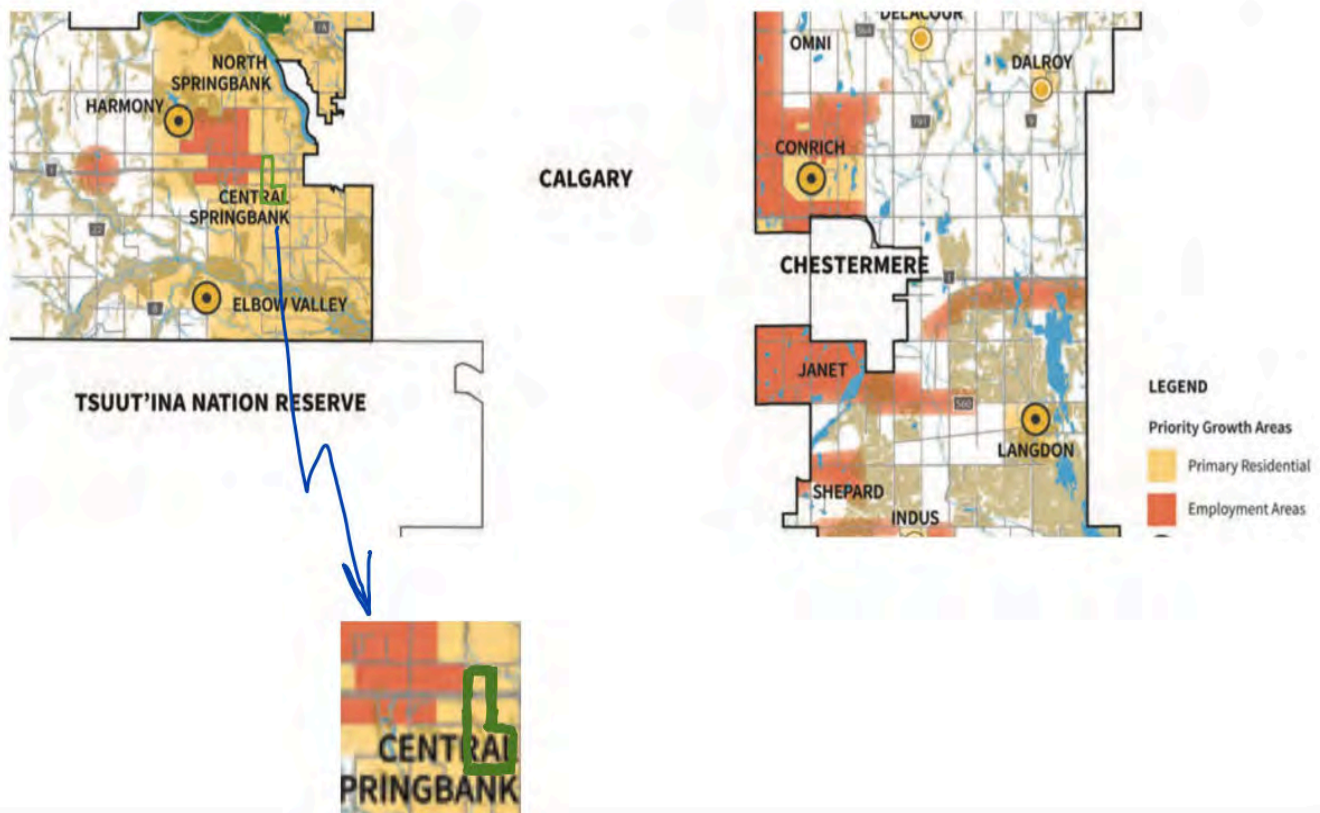
2. The **Rocky View County Plan** as amended in 2018 and accessible at <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CountyPlan/RVC-County-Plan.pdf> lists **Highway Business Areas**.

- Map 1 on page 26 shows these and notes that these “*are of limited size and should be located in proximity to highway intersections and interchanges.*” The Urban Interface in the draft North ASP is four quarters which I believe is not of limited size. It also includes the two quarters NW25 and NE25 which are not adjacent to the interchange.
- In fact, if you look carefully at the map the County Plan does **not** include a Highway Business Area on the Old Banff Coach Road interchange. There is one at the Range Road 33 turnoff, but not along the Old Banff Coach Road (a.k.a. Range Road 31) turnoff.
- The current Rocky View County Plan does not have commercial development at the Old Banff Coach Road interchange. Why does the draft North ASP have up to 80% commercial development here?
- This Rocky View County Plan has been through the community engagement process and council consideration, and I ask that the proposed ASP remains consistent with these past decisions.



3. Moreover, the draft **Rocky View draft Municipal Development Plan** visible at <https://www.rockyview.ca/portals/0/Files/BuildingPlanning/Planning/UnderReview/MDP/RVCMDP-Draft4-Redline-December2020.pdf> describes Priority Growth Areas for Employment in Figure 2 on p. 14.

- The map below is small, but when zooming in you'll see that the Priority Employment areas in dark orange are outside the proposed Urban Interface in the draft North ASP. I have drawn the Urban Interface area in green.
- Again, I would urge the removal of commercial zoning in the areas draft North ASP zone as Urban Interface so that these documents are consistent.

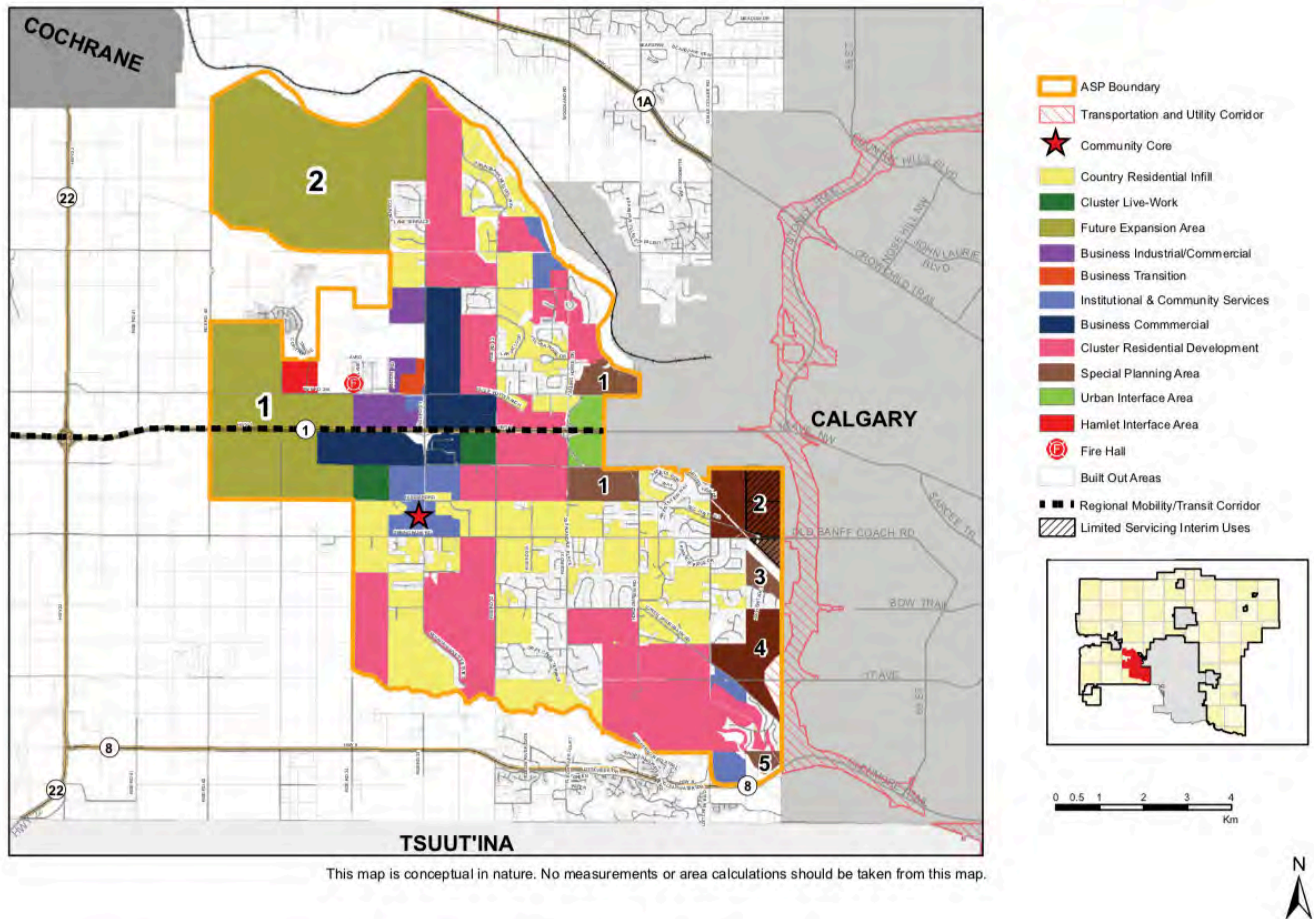


4. The term Urban Interface was not used in initial drafts of the **unified Springbank ASP**.

- The category Urban Interface was introduced in the Spring 2020 draft. Prior to that the areas were termed Special Planning Areas.
- This Spring 2020 draft did not include **NW25 and NE25** - the 1/2 Section south of Township Road 245 - with the two quarters adjacent to the interchange as shown in the map below. This again recognized that NW25 and NE25 should not be lumped in with the two quarters that are adjacent to the Old Banff Coach Road interchange.
- The NW25 and NE25 half section was zoned as Special Planning Area 1 prior to the Spring 2020 draft and the document also included a recognition of the

challenges of adequate levels of potable water and waste water servicing.

- The Urban Interface zone is defined differently in the draft South ASP – one of many inconsistencies between the two ASPs.



Map 05: Land Use Strategy

Effect on the Rural Character of Springbank

The Vision on p. 4 wonderfully describes the Springbank we love: *“Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”*

I believe that the Urban Interface fundamentally contradicts this Vision.

The quarter **SW36** is zoned to be up to **80% commercial** under the draft North ASP. Residential densities of **6-10 units per acre** would be mandated - this is city levels of housing density.

Areas **NW25** and **NE25** south of this and **NW36** to the north of Highway 1 do not escape a move of the city into Springbank. They are zoned to have **6-10 units per acre and up to 30% commercial**.

The draft **South** ASP identifies Old Banff Coach Road as a **Scenic Corridor** on Map 10. I wholeheartedly support this concept. Many cities around the world are using green buffers around their urban areas. The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. This represents the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. **Let’s cherish and protect this point of transition between the city and nature.** Let’s keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.

There is already significant commercial activity at the near-by Range Road 33. Between the North and South ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. What is the benefit of commercial properties at the Old Banff Coach Road interchange? In discussion with my neighbours it is not something that we wish for. RVC risks turning the beautiful Highway 1 corridor into something more akin to Macleod Trail.

The importance of **wildlife** is noted in the Section 14 Natural and Historic Environment. This section rightly places emphasis on the protection of major wildlife corridors, however it fails to adequately note the importance of existing natural habitats. The birds, mammals and chirping frogs we love mingle around us. We see the coyotes, deer and thousands of geese approach us through the half section of land that is south of Township Road 245 - NW25 and NE25. City density housing with 30% commercial

development will eliminate that as area for them. **This will fundamentally change our community and our rural experience due to the detrimental effects on wildlife in the area.** I recognize that there will be pressure to change this half section from its current agricultural use, but is there a compelling reason that it needs to become city? Cluster Residential in this area would provide 30% open space. This would allow some room for our beloved fauna to continue to move among us.

It strikes me disingenuous to describe this as an “interface” when the reality of the draft North ASP is that it is simply a spread of the city into Springbank. The traffic. The signage and lighting. The loss of wildlife. The impact on our wonderful vistas. Could Rocky View County instead be bold and conceive of a **Scenic Corridor at the Old Banff Coach Road interchange** with green space, pathways and unique features that highlight its remarkable location and provides an attractive gateway?

Broader Economic & Environmental Considerations

I would argue that there is a broader long-term **economic benefit** to Rocky View if we thoughtfully preserve the beauty of our land. It makes the surrounding area more desirable and simultaneously helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area. Long term thinking about the placemaking we wish to create in the area will contribute more to economic prosperity than an emphasis on developing as many commercial spaces as is possible. A thoughtful approach to preserve the beauty and landscapes of the area will do more to improve Alberta’s long term economic prospects than commercial development. We will all benefit from this longer-term thinking.

The provision of **services** to the draft Urban Interface areas will be very challenging and this will be made worse by having such intense development. Potable water and waste watering servicing are especially problematic and will entail significant costs. What are the resources required to fight a major fire in a commercial complex?

Expanding the city density housing and commercial development into Springbank is definitely **urban sprawl**. The City of Calgary has been examining how best to mitigate this sprawl. The City recently rejected applications for 11 new communities on Calgary’s outskirts as it tries to manage unbridled expansion and control the costs associated with servicing these areas. Why recreate sprawl level density in Springbank that will cover four quarters of the Urban Interface land?

Recommendations

In conclusion I strongly recommend the following.



1. **Use this Springbank ASP to further our shared vision of Springbank as a unique community with a “tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.”**
 - The concepts of Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit.
 - The integration of a variety of interests and expectations is difficult. The detail in this plan will help all understand and achieve a balance as Rocky View County preserves its unique character while accommodating new ideas.
 - I believe that integrating the draft North and South ASPs together again would provide better coordination in future planning. I have discussed this at greater length in my letter submitted regarding the draft South ASP.
2. **Remove the category of Urban Interface from the draft North ASP.**
 - It is not consistent with other important Rocky View County planning documents.
 - It does not provide an “interface,” but simply turns four of the most beautiful quarters of land in Springbank into city type development.
3. **The half section of land NW25 and NE25 in the diagram above that are currently classified as Urban Interface should be zoned as Cluster Residential.**
 - City density housing and 30% commercial development as proposed in the draft North ASP will have significant impact on the surrounding community and the scenic Old Banff Coach Road corridor.
 - It is not adjacent to Highway 1 and should not be seen as part of highway interchange development.
4. **The two quarters SW36 and NW36 that are adjacent to the Highway 1 & Old Banff Coach Road interchange should be re-designated as Special Planning Areas as they were zoned in prior iterations of the draft Springbank ASP.**
 - The Highway 1 corridor is of crucial importance for many reasons including as a transportation hub, location adjacent to City communities and as a scenic corridor.
 - The two quarters are not designated as a Priority Growth Area for Employment in the draft Municipal Development Plan.
 - The Rocky View County Plan does not have a Business Area at this interchange.
 - The draft North ASP and other corresponding planning documents offer a significant amount of other land for high intensity development in Springbank.
 - I recommend that there be **no commercial development on these lands** in keeping with the draft Municipal Development Plan.
 - If there is to be any commercial development on these two quarters it should be restricted to a maximum of 30% - areas zoned as up to 80% commercial are

not fitting with this location.

- Creative solutions for residential development using open space such as the Cluster Residential zoning should be specified rather than city level density.

Thank you the opportunity to share my views. I appreciate that you have many factors to consider. I hope that you appreciate that examining the myriad documents has been a very difficult task, but that I have done this to ensure I did not offer a knee-jerk reaction. I also hope that you appreciate that discussing this with neighbours has been very difficult as most (if not all) of us were not aware that this process was occurring and the Covid-19 pandemic has prohibited the type of in-person meetings we would have liked to have.

I hope that my recommendations will contribute to better planning for Springbank.

Respectfully submitted,

Roger Galbraith

[REDACTED]

Calgary, AB T3Z 3L8

[REDACTED]

ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

[REDACTED]

Calgary, AB T3Z3L8

John & Kathy Paulsen

[REDACTED]

Calgary, AB T3Z3L8

Richard & Heather Clark

[REDACTED]

Calgary, AB T3Z3L8

Julie and Bill Barnden

[REDACTED]

Calgary, AB T3Z3L8

Trevor & Pina Murray

[REDACTED]

Calgary, AB T3Z 3L8

Ryan Ganske

[REDACTED]
Calgary, AB T3Z 3L8

Gavin Burgess

[REDACTED]
Calgary, AB T3Z 0A5

Joan and Gary Laviolette

[REDACTED]
Calgary, AB T3Z 0A5

Larry Benke

[REDACTED]
Calgary, AB T3Z 3N9

Elizabeth Virgo

[REDACTED]
Calgary, AB T3Z3L8

Evan Galbraith

[REDACTED]
Calgary, AB T3Z3L8

Robert Doherty

[REDACTED]
Calgary, AB T3Z3L2

Additional Signatories After Submission

Mohammed & Fouzia Qaisar
Calgary, AB T3Z 3L8

[REDACTED]

Mary Lou O'Byrne
Calgary, AB T3Z 3C5

[REDACTED]

Michael & Lisa Grimes

[REDACTED]
Calgary Alberta t3z 3m2.

Fraser Skoreyko & Erykah Bityutsky

[REDACTED]
Calgary, AB T3Z-0A6

Greg & Emilie Wilson

[REDACTED]
Calgary, AB T3Z0A5

Wayne & Donna Heppner

[REDACTED]
Calgary, AB T3Z 0A5

Randy & Cheryl Harrison

[REDACTED]
Calgary, AB T3Z 0A5

Michele Bjornson & Don Bethune

[REDACTED]
Calgary, AB T3Z1A8

Regula Schoenenberger
&
Cornelis van der Slikke

[REDACTED]
Calgary, AB T3Z 0A5

Lester Mercuur & H.Tessa van Rooi

[REDACTED]
Calgary, AB T3Z 0A5

March 29, 2022

planning_policy@rockyview.ca

Re: North Springbank Area Structure Plan

In response to Rocky View County's request for written comments regarding the North Springbank Area Structure Plan, we are submitting this letter to keep the County informed about ORLEN's energy development at 13-3-25-3w5:

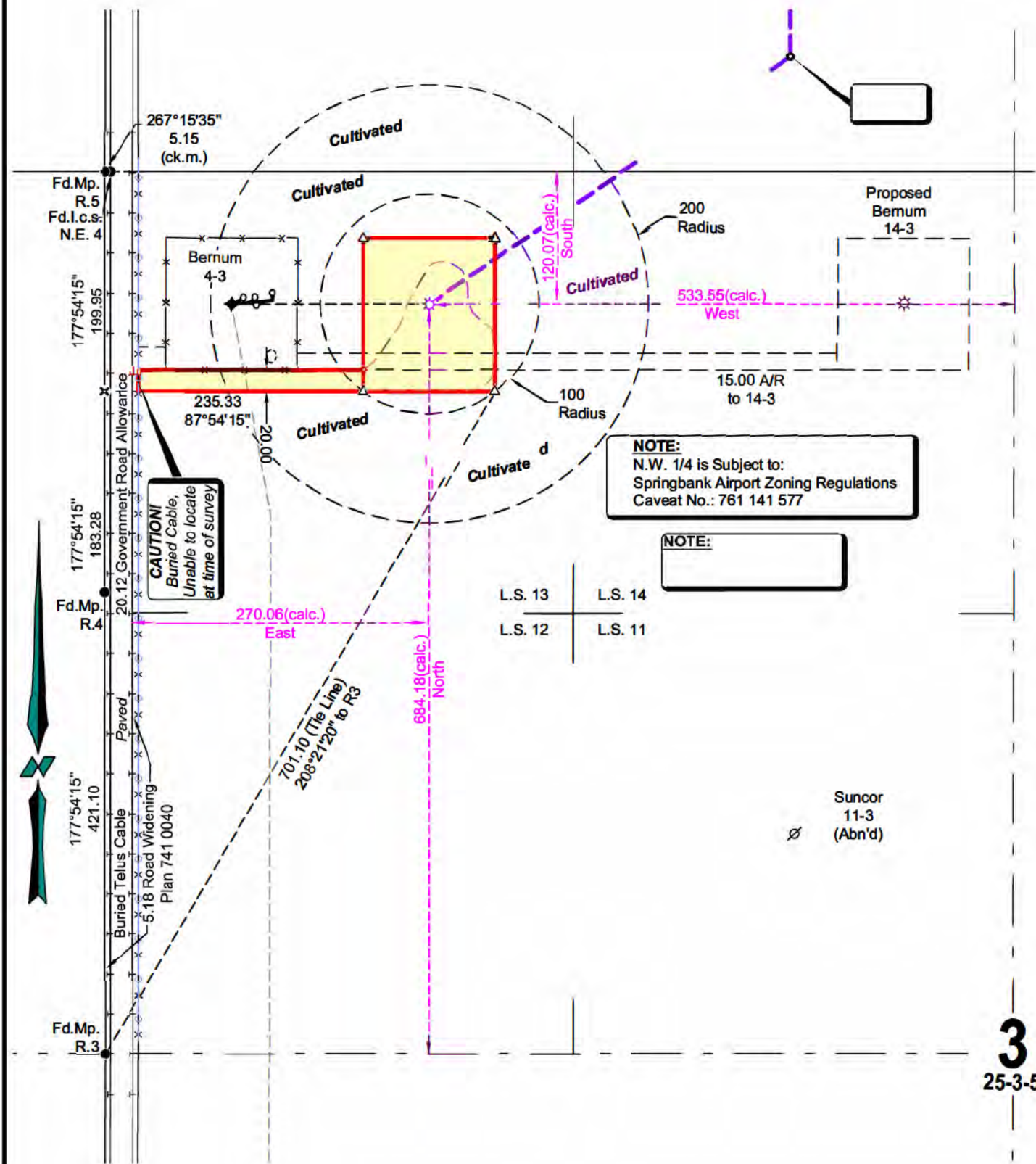
- ORLEN's well-site was drilled in 2015 and is at the north end of the community core - Range Road 33.
- This well-site is specifically located at 13-3-25-3w5 upon agricultural land within the "Business/ Commercial" land-use zone. It includes a pump-jack, production tanks, a separator unit contained within a small metal building, and an incinerator.
- Traffic associated with this site travels Range Road 33 and exits into Highway 1. It is limited to half-ton trucks for routine operations and maintenance, and tank trucks for liquid loading and hauling. Traffic will increase significantly for brief periods if ORLEN drills further wells.
- There are a number of setbacks associated with ORLEN's energy development. For example: surface improvements must be 100m setback from the well-head and 60m setback from the tanks. ORLEN continues to operate this site and - although temporary - noise does occur during those operations.
- ORLEN is committed to protecting the health, safety, and privacy of the public as well as its employees and contractors. All operations are conducted in accordance with good oilfield practice and in compliance with all applicable technical and safety standards and regulations. ORLEN has a Corporate Emergency Response Plan to handle emergency situations.
- For more information, please contact the undersigned.

Sincerely,
ORLEN Upstream Canada Ltd.



Anthony Dawber
Surface Land Administrator

CC S01140
Trevor Schoenroth, Surface Land Manager



3
25-3-5

The location of underground facilities marked (and depth if applicable) are approximate only, represent the information available at the time of survey and are to assist the physical location at the time of construction. **McElhanney Land Surveys Ltd.** and its directors and employees are not responsible or liable for the location of any underground conduits, pipes, cables or other facilities whether shown on or omitted from this plan. Before excavating with machinery within 5m of the crossing area, facilities involved must be exposed by hand digging or hydrovac. Clients and/or contractors are responsible to perform **Alberta First Call 1-800-242-3447** prior to construction.

LEGEND

Statutory Iron Posts found: ●
Proposed Well Centre: ☼
Proposed Intermediate Casing Point: ●
Proposed Bottom Hole: ⊕
Well Head: ◆
Abandoned Well: ∅
Temporary Position: x
Iron Spikes placed: △
Portions referred to are shown thus:

100 50 0 100 200 300 metres

SCALE 1:5000

0	Aug. 5/14	Plan Issued	AVD	TN	DW
REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV

REVISIONS

HZ 14-10-25-3

Plan ID.: C22040WS1

Revision 0-A

Page : 2 of 5

August 13, 2019

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re:	File Number:	04620001
	Application Number:	PL20190099
	Division:	3

Attention: Paul Simon, County Contact

Dear Sir:

We would like to register our strong opposition to the proposed Auto Mall development referenced in the above application. The basis of our opposition is outlined below.

Significant Change in Established Zoning

The subject property is located immediately adjacent to extensive Residential One development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning expectations that our immediate neighbours will be other residential developments.

The proposed redesignation represents a significant and detrimental change from these expectations. Establishing a high traffic commercial zone (that can be expected to operate extended hours, 7 days a week) adjacent to residential neighbourhoods is inconsistent with the county's established ASP and promotion of rural residential development in this area.

Rocky View County must take serious note of the significant change represented in a zoning change from Rural Residential to Regional Commercial.

Tax Assessments

Residential tax assessments are based on market value. Locating a high traffic, regional commercial development adjacent to rural residential developments will have an adverse effect on the value of our properties. In considering this application, has the county considered the reduced municipal tax base that should be anticipated from the many affected nearby residential properties?

Traffic Safety

A regional Auto Mall will draw substantial additional traffic volumes. As the Stoney Trail plan provides only partial access to Old Banff Coach Road, 101 Street will necessarily serve as an access road to the various subdivisions west of 101 Street and the proposed Auto Mall via Bow Trail. This will have a serious impact on the Heritage Woods subdivision access/egress. Traffic on Springbank Road can also be expected to significantly increase for access, test drives, sight-seeing, and lost drivers.

Over the many years that we have resided in Springbank, the traffic volumes on 101 Street have greatly increased without any upgrades to a road that is truly a paved country road with significant grade changes and blind spots. This is the only egress for the residents of Heritage Woods and for the Rocky View school buses that pick up our children. Entering onto 101 Street can already be a challenge because of the number of commercial trucks and private vehicles, coupled with bicycles and walkers/runners and it will only get worse if this rezoning is approved.

Any additional traffic volumes will increase the difficulty of accessing 101 Street from Heritage Woods making an upgrade to 101 Street necessary to ensure safe access for the existing residents. Since this road belongs to the City of Calgary, it is unlikely that the City will invest any money improving a road that primarily services only a Rocky View County tax base.

Water and Waste Water

This area of Rocky View County uses septic systems to deal with waste water and sewage. How would a multi-site commercial development deal with this issue when alternative infrastructure does not exist?

A potable water supply will also be a problem if this rezoning is approved. Very few water wells exist in this area because of the drilling depth required to access an aquifer and successful wells generally have low delivery capacity. As a result, the adjacent subdivisions own a water cooperative that holds a Bow River water diversion license, has built and maintains a water treatment facility and has installed and maintains pipeline infrastructure to provide potable water to approximately 200 residences. The system was never constructed to provide water to a large, high water use commercial development and, in any event, is currently fully utilized.

Light Pollution

The residential areas impacted by the proposed rezoning generally have limited to no street lighting. As a result, residents have the benefit of being able to view the night sky with a high degree of clarity.

Having lived in the Heritage Woods subdivision for more than 35 years, we have seen the light pollution from the City of Calgary increase as the city boundary, and associated developments, extended to the west. The city's switch to LED lighting has lessened the light pollution impact, not because they cared about light pollution but because of the inherent economics of LED use. Based on observation of other automobile dealerships in Calgary and surrounds, it is expected that the proposed Auto Mall will be brightly floodlit from dusk to dawn for both security and visibility. This is not conducive to, or compatible with, country living, which is the primary reason that all current residents have chosen to live in Rocky View County.

Yours truly,



R. David Webster, P.Eng.
[REDACTED]



H. Joyce Webster, B.A. (Geography)
[REDACTED]

CC

Greg Boehlke, Reeve
Kevin Hanson, Division 3 Councillor

Attachment:

Signature page in counterpart - concerned neighbours supporting our comments

Name BRAD & LESLEY WANDENBARGER

Signature 

Subdivision HERITAGE WOODS 

Name _____

Signature _____

Subdivision _____

Name _____

Signature _____

Subdivision _____

Name _____

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Subdivision _____

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Subdivision _____

Name

KENNETH RICKREIL

Signature

Ken Rickreil

Subdivision

HERITAGE Woods



T3Z3P3.

Name

FRANKS RICKREIL

Signature

Michael

Subdivision

HERITAGE Woods

Name

Signature

Subdivision

Name

Signature

Subdivision

Name

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Subdivision

RE: FILE NUMBER 04620001

APPLICATION NUMBER PL20190099

DIVISION 3

Name LEE + KEITH MACDONALD

Signature L Macdonald

Subdivision HERITAGE WOODS

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Name

Michael Ames

Signature

M. C. Ames

Subdivision



Name

Bridget Harris

Signature

[Handwritten signature of Bridget Harris]

Subdivision



Name

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Subdivision

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David Jaques

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[Signature]

Subdivision

Heritage Woods

Name

Ursula SZYMANSKI

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[Signature]

Subdivision

HERITAGE WOODS

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Name DEBBIE HARPER

Signature D Harper

Subdivision Heritage Woods

Name Glen Harper

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Subdivision HERITAGE WOODS



Heritage Woods
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Name Jackie Altwasser

Signature Jackie Altwasser

Subdivision Heritage Woods

Name Ryann Altwasser

Signature ~~Ryann Altwasser~~

Subdivision Heritage Woods

Name Brendan Altwasser

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Yours very truly,

R. David Webster, P.Eng.

CC

Greg Boehlke, Reeve
Kevin Hanson, Division 3 Councillor
Concerned Neighbours supporting our Comments

Name

TERRY HEILMAN

Signature

[Signature]

Subdivision

HERITAGE WOODS

Name

Colleen Heilman

Signature

[Signature]

Subdivision

Heritage Woods

Name Eva V. Derouin

Signature Eva V. Derouin

Subdivision Heritage Woods



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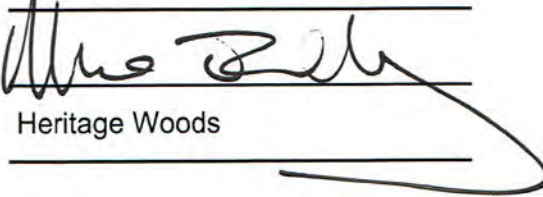
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Name Michael Patrick O'Reilly
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Subdivision Heritage Woods

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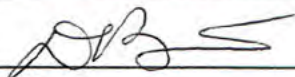
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Heritage Woods

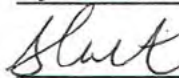
Name JAMES TROFINUK

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Subdivision



Name BERNADINE MARTIN

Signature 

Subdivision Heritage Woods

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Subdivision _____

Name

Keith Macdonald

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Subdivision

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Murray Palin

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M. L.

Subdivision

Springland Way

Name

Marlene Palin

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Marlene P.

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Springland Way

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Subdivision

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Sharon Chilibecki

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Sharon Chilibecki

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Dennis Christianson

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Dennis Christianson

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Linda Christianson

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Linda Christianson

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Lewkas Coulson

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Aleksander Berezowski

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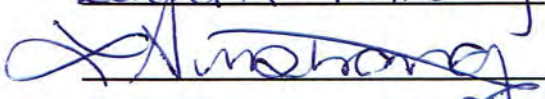
Alex


Subdivision

Name

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Name Laura Armstrong
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Subdivision Artist View Park East

Name Warren Armstrong
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Subdivision Artist View Park East

Name _____
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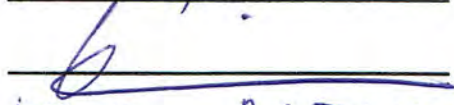
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TRUDY PINTER

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Subdivision

EAST ARTISTS VIEW PARK

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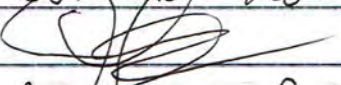
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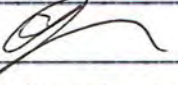
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Name GORD YEO
Signature 
Subdivision ARTIST VIEW POINT

Name JORDAN YEO
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Subdivision ARTIST VIEW POINT

Name ADAM YEO
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Subdivision ARTIST VIEW POINT

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Subdivision _____

Name JEFFREY WENSLEY
Signature *J. Wensley*
Subdivision ARTISTS VIEW WEST

Name ANNETTE WENSLEY
Signature *A. Wensley*
Subdivision ARTISTS VIEW WEST

Name _____
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Subdivision _____

AUG 13th 2019

Name

M. A. SUPPLE

Signature

M. A. Supple

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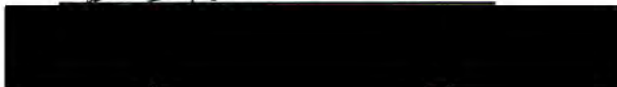
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Amy Clutton

From: Dominic Kazmierczak
Sent: May 12, 2022 10:03 AM
To: Belen Scott
Cc: Jessica Anderson
Subject: RE: [EXTERNAL] - Re: Springbank ASP Revision

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Belen. I'm sending to Jess by this email in case she doesn't have it for recording on the project file.

From: Belen Scott <BScott@rockyview.ca>
Sent: May 12, 2022 8:51 AM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Subject: FW: [EXTERNAL] - Re: Springbank ASP Revision

I imagine Mayor Kochan sent this to you?

From: Don Kochan [REDACTED]
Sent: May 12, 2022 7:54 AM
To: Victoria Ross [REDACTED]
Cc: Dorian Wandzura <DWandzura@rockyview.ca>; Belen Scott <BScott@rockyview.ca>
Subject: [EXTERNAL] - Re: Springbank ASP Revision

Do not open links or attachments unless sender and content are known.

Thanks for your input, Victoria.
I have forwarded your points provided on the Springbank ASP to our administration for consideration.
Take care!
Don

On Mon, May 9, 2022 at 11:31 PM Victoria Ross <vsross@telus.net> wrote:

Hi Don,

I hope this finds you well. My husband and I attended the Springbank Community Planning Association meeting tonight to hear about and discuss the revision of the ASP. My husband and I have been concerned with the many changes over the years, and have decided to actively participate with our input on the vision for Springbank.

- We want to keep Springbank a 'rural' area, thus any new residential developments should have lots no less than 2 acres. We are opposed to high density housing, and large new subdivisions like Harmony.

- We are concerned about infrastructure in the Springbank area, especially around residential and commercial development. Some of these concerns are: roadways, increased traffic, community safety, law enforcement to keep our community safe, pressure on the Rockyview three schools, wildlife corridors, water management and the Bow River, and flood management.

- We aren't opposed to some development especially around things like wildlife management, pathways, limited recreational areas, a community centre/sports arena to offer families access to sports, activities and local events. Things we don't want to see is large big-box stores, strip malls, shopping centres, large grocery stores, chain restaurants and fast food restaurants, large commercial enterprises, commercial business that brings pollution and hazardous materials, large trucks and tankers, warehouses, etc...
- We lived in Calgary for 15 years and have been in Springbank coming on 7 years. With three kids and hectic work schedules we chose to live in a quieter, rural setting on a large parcel of land, giving our children the opportunity to grow in a safe and natural environment, where they get to see all sorts of wildlife and livestock on surrounding farms, and most importantly feel safe to bike down the street and play outside.

Over the last two to three years Crocus Ridge Estates has seen an increase in break and enters, garage and car breaks-ins. Last year my daughter was up very late with one of her blinds open and saw a car enter our drive way, one person got out and started checking our vehicles. Once they saw my daughter they got back in the vehicle and drove to another house and so on until my husband chased them out of our neighbourhood in our truck. Our fear is this type of behaviour will only increase with more serious consequences if large development is allowed, especially with the limited law enforcement available.

We hope council will support residents of this area to keep Springbank 'rural' with just the right amount of development to sustain its residents and this beautiful area without compromising the environment, Bow River and the residents who have chosen to call Springbank home. It is a true privilege to live in here and be a part of this community.

Please protect Springbank and the residents interests and safety.

Regards,
Victoria Ross

A solid black rectangular box used to redact the signature of Victoria Ross.

Sent from my iPhone

Amy Clutton

From: Fran Schultz [REDACTED]
Sent: May 14, 2022 8:03 AM
To: Planning Policy
Subject: [EXTERNAL] - Springbank ASP Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

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I am new to south Springbank having purchased an acreage here in 2019. Before that I lived in Watermark for 5 years. Prior to that I lived in the City of Calgary however I was raised on a working farm in northern Alberta. So, I have personally experienced the difference of living in a remote area with few services, living in one of Canada's biggest cities and living in something in-between Bearspaw and Springbank.

The reason I moved to Springbank is because I wanted to live in a lower density environment, surrounded by land rather than houses however I did not want to lose relatively easy access to the services I use frequently. I traded some convenience for nature, wildlife and quiet. I always had the dream of living on an acreage with a view and trees. I see the benefit of having limited services in Springbank such as schools, education and recreation but as far shopping or dining goes, I would go to the city for that. That is what a city is good for and can provide more options and choice because it has the population.

If Springbank were to become too much like the City of Calgary, then I would probably move back to the city because my reason for being here would no longer exist. The city to me means higher density and less natural spaces. Two acre land holdings don't exist in the City of Calgary to my knowledge, but there are lots in older neighborhoods comparable to the ones in Elbow Valley. Another thing which distinguishes Springbank from the city are the working farms. They make a significant contribution to the feel and character of Springbank making it different from the city and even Bearspaw. We left Watermark because it wasn't "country enough" for us.

I hope that the vision for Springbank will be to keep it's unique characteristics and the resulting quality of life that it provides. If we can maintain that it will become an even more desirable place to live in the years to come.

Sent from [Mail](#) for Windows

Amy Clutton

From: Springbank Community Planning Association <plan.springbank@gmail.com>
Sent: April 13, 2022 5:28 PM
To: Lori-Lee Turcotte; Planning Policy
Cc: Division 2, Don Kochan; Division 1, Kevin Hanson; Gloria Wilkinson; Dave Sikorski; Simone Byers; Ena Spalding
Subject: [EXTERNAL] - Springbank ASP considerations

Follow Up Flag: Follow up
Flag Status: Flagged

Do not open links or attachments unless sender and content are known.

Thank you for providing the various upcoming opportunities to engage the Springbank community on developing the new Springbank ASP. SCPA board and members are looking forward to working with staff and councillors on this project.

As you know, the two proposed Springbank ASPs were rejected by the majority of Springbank residents as well as CMRB.

Therefore, the majority of Springbank residents do not accept those two ASPs as a starting point for the new plan. Refining them into a plan that would be acceptable to residents is unlikely.

Most residents believe that we need to start over with a new plan. Some elements of the proposed plans may be adapted into the new ASP but in general those ASPs were specifically written with a high level of development in mind, which is not what Springbank residents want.

Among other issues, residents were concerned that the two proposed ASPs left virtually no space for agriculture to be sustained. As well there was no provision in these ASPs for wildlife corridors or green spaces for recreation.

While we are aware that starting over again may cost taxpayers more than tweeking or refining, the SCPA board members believe that is what is needed for the long-term future of our community.

Thank you again for the various upcoming opportunities to engage the Springbank community. Much appreciated.

yours sincerely

SCPA board

**Springbank Community Planning Association -
Residents' meeting re new Springbank ASP, May 9, 2022**

Verbatim reports from approximately 40 residents, divided into groups at tables. These were the written summary comments from each workshop group. These summaries are available for review, if required.

Group 1:

- Where is the promised old folks' home? [Promised by developers of several projects]
- Developers should pay for infrastructure, proper road access before they start building, e.g., Harmony still has no proper entrance. Harmony residents are angry at the delay at being able to access the highway.
- Bingham has no infrastructure planning, no extra roads or extra-sized bridge [overpass?].
- Improvements need to be made to infrastructure BEFORE new developments can begin work.
- [The ASP maps show] Too much high density, cluster areas.
- We should know what has already approved for development.

Group 2:

- Low density building [in Springbank] is a big draw for people moving to the Calgary area who want this option.
- Need infrastructure in place before development happens, e.g., police, fire department, water, wastewater, etc.
- Need shoulders on roads for use by cyclists. The lack of shoulders presents a hazard for all users.

Group 3: Points of discussion:

- To maintain the look & feel of Springbank & not to have feel of city living. More green space with 4 acre lots than 1 or 2 acre lots
- Designated commercial area to be maintained & not spread out
- Land for public use to be set aside

- [The urban] Interface should be maintained as rural residential & not to have commercial development
- Taxes

Group 4:

- [We] Came to Springbank for the rural style country living, horses etc.
- If you want high density, go to Calgary
- Define what is cluster residential? Is cluster residential a different way to reconfigure the same number of houses or a way to increase density? Yes, it is. We do not want cluster residential.
- Why do we need higher density? We have Harmony. Harmony should be a hamlet with borders.
- No parcels [should be] less than 2 acres.
- Who should pay for piped services? – developers pay [not county taxpayers]
- Should communal wastewater treatment systems that do not pipe out treated effluent be permitted for cluster and/or other higher density developments? NO
- Should agricultural operations be protected by assigning non-agricultural land uses only to parts of the ASP? NO
- Should land be set aside for public parks, green spaces and wildlife corridors? Yes, we definitely need more paths: cycle paths, walking paths, wildlife corridors, river access
- Infrastructure: water, fire fighting, policing
- Avoid cluster residential, high density
- Harmony
- One ASP only [for Springbank]

Group 5:

- Need to address the cumulative effects [of development] on infrastructure
- Dense areas, e.g., Harmony [should] pay extra taxes for services they ask for/need, e.g., schools, police
- Farmers retiring need to be able to sell their land
- Build it [and] they will come – doesn't work. Need proper risk analysis

- Use accountable terminology [in the ASP], e.g., shall, must; and give a timeline for completion

Group 6:

- The City [only has] water for 3 million people
- Traffic to Bingham Crossing [is an issue]
- Water/sewer [is an issue]
- Infrastructure [should be] paid by developer!
- Bike lanes?
- Fire & police [need to be included] in plans
- Include the “estate” (?)

Prepared by SCPA from residents’ summary sheets, May 9, 2022

Springbank Community Planning Association – Residents' Springbank ASP Meeting – Key Points raised during Group Discussions, May 9, 2022

The following points were highlighted by residents as key concerns/issues identified in their table discussions:

- Keeping the rural look and feel of Springbank intact is important
- Commercial development should be kept where it is now – around the airport
- The urban interface area should be rural residential with no interim uses
- Springbank's infrastructure is barely adequate for what is already there – there needs to be proper infrastructure for any new development
- People moved to Springbank for low density lifestyle – changing that is not appropriate
- Need to maintain the beautiful areas - Springbank has something unique and that needs to be maintained and protected
- Avoid cluster residential – it is simply “code” for high density – that already exists in Harmony and should stay there, not be expanded into Springbank
- Developers should be required to provide clear and workable water, wastewater and road plans
- To maintain Springbank's rural character, the county needs to find better quality developers who can capture that character in new developments rather than just building more “tract housing”
- People moved to Springbank for its rural lifestyle – where do they go if density is built up and the community loses its uniqueness?
- There have been several proposals for seniors housing, but none of them have been built. Why not?
- Who pays for infrastructure? A lot of it gets loaded onto existing taxpayers, e.g., fire, policing – developers should be paying all these costs
- There are lots of big developments that have been approved but aren't built – Springbank doesn't need any more once they are built.
- Harmony's there and the area doesn't need any more capacity like it – it hasn't built out yet
- Traffic infrastructure – it is inadequate for current volumes, let alone for more development – the problem is that if you upgrade roads to cope with more development, then the community loses the rural character and safety that exist with quiet country roads – four-lane roads are not part of a country residential community
- Infrastructure needs to be in place and paid for by developers before any new development goes in
- River access should be a priority
- Safety for cycling – current roads without shoulders are not safe
- Who pays for things like fire and police when density goes up? It shouldn't be existing residents, but the fear is that it will be
- Should have buffers between existing communities and agricultural operations and any commercial and/or higher density development

- Lack of coordination between developments – no analysis of cumulative effects of many developments - county should work to improve this
- As more development happens, especially higher density, residents have different expectations and the nature of the community changes – for existing residents this is not good
- If there is no new development, what do existing agric operators do when they want to sell? There needs to be a balancing act between agriculture, residential and other development
 - Responses from group
 - The question is what type of development goes in, not that there can't be any
 - What about alternative forms of agribusiness?
 - We don't want to fragment all of Springbank [into either residential or commercial development] – maybe we can save agric operations in areas where there hasn't been much fragmentation
- The ASP should not only focus on what land uses should be where – it also should focus on how the process should work so that it facilitates higher expectations from development

Notes taken at SCPA residents' meeting on May 9, 2022

Amy Clutton

From: Brock Beach
Sent: May 24, 2022 8:23 AM
To: Don Kochan
Cc: Dorian Wandzura; Jessica Anderson; Dominic Kazmierczak; Rhonda Pusnik
Subject: RE: [EXTERNAL] - Re: Springbank ASPs - comments

Goode morning, Mayor Kochan;

I've cc'd Jessica and Dom and they can review the feedback provided by Mr. Shahi.

Sincerely,

BROCK BEACH

Acting Executive Director/Community Development Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-230-1401 Fax: 403-277-3066
building@rockyview.ca | www.rockyview.ca

Building Services now accepts online applications – Please visit [myBuild | Rocky View County](#) to get registered and start submitting online.

Please see our website for details on the Permit application processes: www.rockyview.ca/get-a-building-permit

Building Services inquiries can be directed to:

Building@rockyview.ca for any permit applications, permit inquiries or general Building Services inquiries.

Buildinginspections@rockyview.ca for any inspection report, or inspection inquiries and submission of Verifications of Compliance.

Phone: 403-230-1401 and ask to be directed to the Building Services Department.

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Don Kochan [REDACTED]
Sent: May 21, 2022 9:49 AM
To: Jagdev Singh Shahi [REDACTED]
Cc: Dorian Wandzura <DWandzura@rockyview.ca>; Brock Beach <bbeach@rockyview.ca>
Subject: [EXTERNAL] - Re: Springbank ASPs - comments

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Thanks for your input, Jagdev.

I have cc'd administration on this to ensure that your comments will be considered.

Take care!

Don

On Fri, May 20, 2022 at 1:12 PM Jagdev Singh Shahi <jagdev.s.shahi@gmail.com> wrote:

Hi Don,

Thanks for chatting the other day about sending in my comments on my behalf regarding the springbank ASPs. The following are my comments that I initially thought I sent out on May 10th after the community meeting but did not go through because they were sitting in my outbox mistakenly. The County had mentioned that the comment period was closed. I have cut and paste my topline comments below.

The current ASPs do not reflect the current community vision for physical development.

The following are my comments -

North ASP

1. The overall strategy for this ASP is too aggressive to cluster residential development.
2. One of the objectives of your residential development is to "preserve the rural lifestyle of residents living on acreages and agricultural parcels." The current densities proposed at full buildout of 1.17 UPA is too aggressive. The Net buildout density for infill and cluster residential areas should be around 0.5 UPA net developable area. This overall density is more amenable towards preservation of the rural character of the area and align with some areas that are built out at the 3.5 acres or less density.
3. The cluster residential category is approx. 30% of the plan area with a minimum lot size of 0.3 acres. This is too aggressive and does not take into account the thoughts and wishes of existing owners in the area. The minimum lot size needs to be bumped down to a minimum of 1 acres (discretionary), with a focus of 2 acres preferred (permitted).
4. Based on the proposed cluster residential development, it is not clear what areas will be set aside for public service (parks/rec/etc). All I see on the map is a dominance of aggressive residential development.
4. Infill development should not be permitted down to a minimum of 1 acre. The minimum should be set to 2 acres (or 1.98 acres) to promote a more conservation subdivision design approach. There should be no discretionary approval below that limit. People move to RVC for a "rural and open space" experience, to be in the country-side, too see the views, to enjoy the peace and tranquility of open space and agricultural land. Those are the key principles that are missing in the insight of the vision and goals, instead of just saying "may provide for a range of housing types and lot sizes".
5. The cluster live-work land use area shown south of highway and west of RR33 is not acceptable. The residents along Huggard Road (south of Calloway Park) do not accept this designation in this area and want it changed. This designation does not fit in its current location, does not "complements existing and proposed surrounding land uses" as stated in the ASP, and we do not see any options analysis that shows other possible and more suitable locations that were considered for this land type. This parcel is better suited for cluster residential future development (not cluster live-work) with a minimum 2 acre lot size for single family homes. People did not move into the rural country to live next to villas/townhouses not matter how nice they may look. The cluster live-work parcel should be swapped/moved and is better suited to the south for the business transition zone, east of the cluster live-work located east of RR33.

South ASP

1. Minimum infill in the current country residential development areas should be to a minimum of 1 acre parcels and must use existing approaches. Infill development should be based on the current structure of the communities and not simply just to "get more housing" into an area. Infill opportunities should be thoughtful, strategic, and coordinated.
2. Future Expansion areas to the west should not be considered for any form of development and remain agricultural until such time as existing, planned areas for development have reached a specific buildout threshold. This would ensure that development is appropriately staged and phased and does not result in sporadic subdivision development that is disconnected from the fabric of the community and what is envisioned for the area in terms of buildout.

In addition to the above, I would recommend -

a. Consider updating the ASPs to show a coordinated phasing of land development. Which areas are preferred 1st, 2nd, 3rd, etc. This provides clarity and coordination from a development planning perspective.

b. the planning staff to conduct exercises that better involve the residents related to land use planning options and scenarios. The decision around where residential and non-residential land uses are placed should be evidence-based, risk informed, integrative and transparent so that everyone can see and understand the rationale. I don't see any of that integration or other content in the ASPs other than technical studies on the website.

Thank you,
Jagdev Shahi
Springbank resident

--

Jagdev S Shahi



Springbank Trails and Pathways Association
24271 Westbluff Drive
Calgary AB T3Z 3N9

www.springbankpathways.ca

May 8, 2022

Rocky View County
Planning Policy
262075 Rocky View Point
Rocky View, AB, T4A 0X2
By email: JAnderson@rockyview.ca

Attention: Jessica Anderson

RE: Area Structure Plan - Springbank

Dear Jessica:

Thank you for the opportunity to discuss the evolving Springbank Area Structure Plan (ASP) with you on April 11. We wish to collaborate with the County and offer opportunities for improvement. As previously forwarded to you, below is a summary of comments presented on behalf of STAPA. I trust these align with your notes. If you have any questions, I would be happy to clarify.

Public open spaces and recreational infrastructure are extremely important as development continues in Springbank. They need to be supported, enabled and encouraged in documents such as an ASP, particularly because there is such a shortfall of public infrastructure in Springbank despite growing population. ASPs are long-term guiding documents that develop a future vision and guide development for our community. They need to balance develop supporting infrastructure. Our observations have shown that public and recreational infrastructure must be prescribed as much as possible rather than implied, in order to build a common vision and to “move the needle” on public infrastructure development. Integrated and proactive planning by the County is both necessary and critical vs continued fragmented development in order to enable a livable community.

The following provides an overview of STAPA’s comments:

Subdividing Springbank into more vs fewer ASPs simply fragments the broader issues of how to properly manage full development in the area, especially in staging public infrastructure. Springbank is a broad geographic area developed in somewhat erratic clusters with strained supporting infrastructure. This infrastructure will need improvement but cannot be planned and developed without consideration for what the entire community will look like in 20 years’ time. A strong common vision and integration of public infrastructure is necessary as silo management of development proposals across multiple ASPs will not provide a sustainable solution. As an example, the Coach Creek development is proposed to fall into the North Springbank ASP yet the vast majority of traffic and environmental concerns would fall into the proposed South Springbank ASP. RR33 functions as a singular integrated corridor at the heart of Community core with commercial and cultural components on both sides of Hwy 1 but would be split by the proposed ASPs. Neither

of these ASP demarcations makes sense and does not support responsible management nor integration of development and public infrastructure. There are far too many silos already in place involving multiple jurisdictions (including Alberta Transportation (AT)) to add further levels of complexity or silos to local decision making. Furthermore, failure to manage broad public infrastructure across the community encourages privatization of services, and isolation of the communities in Springbank. In the absence of a strong vision and development of public infrastructure, developers are turning towards building gated communities with private recreational attributes. This is not good public policy.

1. An ASP is essentially a Land Use Planning Document and Public Spaces/Pathways are also a form of land use
2. Residents have repeatedly expressed in surveys the high priority for local recreational infrastructure
 - a. Pathways
 - b. River Access and natural areas
3. AT/SR1 has initiated what appears to be a robust, extensive and concentrated Land Planning process specifically including recreational needs, and stakeholders such as STAPA and the County have been asked to participate in a one-year committee with full day sessions, to identify, guide and discuss opportunities for a win-win development. Our understanding is that they will map out potential pathway corridors as part of land use activities. This has presented a new standard or reference for how recreation/pathways should be recognized, engaged and developed.
4. STAPA will provide examples of recent concerns we have had with pathways management by the County but, we do not believe that the current ASP is robust enough nor has sufficient rigour to prescribe and guide the need to balance development with the expansion and integration of public recreational opportunities
 - a. We fully appreciate that we providing input to a planning document and are not requesting funding or an operations document
 - b. Rocky View County (RVC) does not appear to have a good operating model to serve as a baseline for proactively developing recreational pathways and opportunities in Springbank and an ASP can provide this. Approvals lean towards opportunistic silo management and poor integration with other broader public infrastructure. The examples below demonstrate shortcomings.
 - c. Proactive planning and clear principles are essential to guide and encourage recreational infrastructure to enable future infrastructure is integrated and cost effective. Poor planning risks creating permanent barriers and gaps, with failure to achieve a livable community
 - d. New natural areas are not being made. Corridors are extremely difficult to create or carve out “after the fact” and post development
5. More detail and explicit wording are required in the ASP to set higher expectations and integrate development with recreation and public use
6. Recreational integration across the Region could elevate the support received from neighbouring jurisdictions

The current ASP was approved by County but under the guideline’s issues are evident within these examples:

1. Webber Academy lands at RR32 which were originally identified for pathways do not have a connecting pathway between schools and arguably the largest pathway system in Springbank. A large gap has been created.
2. Qualico presented a development plan for Coach Creek Rudiger Ranch but there was no integration of a pathway between Coach Creek, Crestmont, Old Banff Coach Road (OBCR) bypass **despite** traffic and public safety issues known on OBCR by RVC. OBCR is a heavily used cycling route and Qualico could have presented a partial solution to the problem.

3. The Community Project for RR33 was specifically discussed by the Rec Committee to not include a pathway into the project which would connect and potentially create a vibrant community hub. We still don't know how RR33 facilities could be connected and integrated together
4. The Elbow River valley was identified for future recreational purposes in the ASP, but no corridors were identified to protect or access it
 - a. RR31 Rights of Way (ROW) into the River Valley has been considered by RVC for privatization
 - b. Admin has been directed to develop alternative leasing options enabling private use of other ROWs
5. There is now no pedestrian access available from Springbank to Elbow Valley except for Hwy 22
6. There continues to be a lack of integration (potential double duty of utility corridors) with pedestrian corridors between developments
7. New developments such as Lazy H are resorting to building ponds for private use only and not pursuing linking up pathways with neighbouring communities. Other new developments are being proposed as gated or private communities. (Note: This point was not presented that morning.)
8. Notices for new development to affected residents have been reduced given circulation "distances" were reduced by County
9. Key stakeholder "groups" are not informed of new developments early in process and must rely on their own resources to be find out and provide input for their concerns

STAPA priorities:

We are asking for greater leadership in County to balance development with definition and advancement of recreational infrastructure and provide a better-defined vision of mutual benefits and development opportunities to encourage private and municipal investments.

1. Formalize land use in the ASP with designated corridors for **public/recreational purposes** in land use maps
 - a. Designate and protect River Valleys for public use including access to them
 - b. Define River Valley access corridors to protect corridors to these public lands
 - c. Provide stronger language regarding the expectation for local pathway corridors and connections between key community centres for "inter" as well as "intra" developments
 - d. Identify a preferred location for pedestrian crossing across Elbow River to connect Springbank with Elbow Valley and Clearwater Park and Elbow Valley with The City of Calgary and Discovery Ridge to address the current gap in active infrastructure
 - e. Clarify a continuous pedestrian corridor on RR33 between United Church and High School which currently straddles two proposed ASPs and include in community projects
2. Raise the expectations for developers to engage with key stakeholder groups (such as Springbank Community Association (SCA)) to gain support and "build a better community"
 - a. Discourage private amenities and encourage public use
 - b. Emphasize links to public infrastructure, neighbouring developments
3. Formally identify recreation/pathway corridors, public use, river valleys as "land use" in Land Use Strategy Maps

Our chat also included discussion on some of the different land use areas indicated in your maps. As We indicated, it seemed that the area adjacent to Hwy 1 was inconsistent and confusing between the two different land strategy maps. One indicating infill residential and the other reflecting business use. Clarity is required. We also indicated that areas D and F functionally operate under one RR33 corridor with commercial activity on both sides of Hwy 1 as well as both having cultural centres. RR33 requires an integrated approach to further development and upgrading of the Hwy 1 overpass, and the designation of two land use areas rather



than one treats the areas as silos which they are not. The impact of school bus traffic itself is an important safety feature across the entire corridor.

We think we can do better and be so much more effective by giving these concerns more attention in the ASP now rather than trying to solve this later. The opportunity exists to identify how to make progress in creating a stronger vision and encouraging mutual contributions to support public infrastructure as development proceeds. We also think this would help garner support and goodwill for the ASP from regional partners.

Thank you for the opportunity to comment and for your support and consideration of these concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Rankin".

Ronda Rankin, President
Springbank Trails and Pathways Association (STAPA)
ronda@springbankpathways.ca
Cell: 403-519-6870

A handwritten signature in black ink, appearing to read "Edmond Wittstock".

Edmond Wittstock, Vice President
Springbank Trails and Pathways Association
edmond@springbankpathways.ca



Cc: Don Kochran, Councillor Division 2
Kevin Hanson, Councillor Division 1
Dari Lang, RVC Recreation, Parks and Community Support
Karin Hunter, Springbank Community Association
Al Schmidt, Springbank Community Association

Amy Clutton

From: Jessica Anderson
Sent: May 4, 2022 8:09 AM
To: [REDACTED]
Cc: Planning Policy
Subject: RE: Springbank north

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Thank you for your feedback. We will consider it along with all of the other feedback received and share the Engagement Summary Report when published.

If you have any questions in the interim, please do not hesitate to contact us.

Kind regards,

Jessica Anderson
Policy Supervisor | Planning

From: Taylor Assen [REDACTED]
Sent: May 2, 2022 4:08 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: [EXTERNAL] - Springbank north

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Hi there! I just saw the new plans for Springbank north. I was greatly disappointed to see the addition of cluster housing amongst 2-4 acre parcels. This is not the Springbank I grew up in (and moved back to to raise my children the same way). While I do support commercial development near highway 1, I cannot fathom your definition of cluster housing everywhere else. Your space for environmental reserves are minimal at best. I believe this would ruin the fabric that makes Springbank so special.

I do not support the proposed north Springbank changes.

Taylor Assen
Dr. Liisa Meddings



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