



# ROCKY VIEW COUNTY SPRINGBANK AREA STRUCTURE PLAN FREQUENTLY ASKED QUESTIONS

## **1. How does the land use, plan area and population differ from the existing Springbank Area Structure Plans (ASPs)?**

The land use strategy within the proposed ASP differs from the existing plans by:

- Implementation of the Community Core, Springbank Airport Employment Area, and Open Space Residential areas.
- Placement of lands previously considered for new residential areas into Agricultural, Institutional and Community Services or Future Development areas within the proposed ASP.

The existing ASPs will be combined into one ASP and the plan area will be reduced by approximately 14% (3,800 acres). With the land use changes and reduction in plan area, the proposed ASP population projection is approximately 17,150, a substantial decrease from the combined projected population of 37,400 for the existing Central Springbank and North Springbank ASPs.

## **2. How does Open Space Residential differ from the Cluster Residential Development that was previously proposed? Why is this type of land use proposed?**

The Cluster Residential Development proposed in the 2020 draft North and South Springbank ASPs comprised approximately 7,558 acres of the plan area, while Open Space Residential is proposed to comprise approximately 2,555 acres of the plan area with the difference moved to Country Residential.

Within the Cluster Residential Development, open space was to constitute 50% of the gross acreage with 15% of that open space publicly accessible with a minimum parcel size of 0.3 acres. For Open Space Residential, open space is proposed to constitute 50% of the gross acreage with 50% of that open space publicly accessible with a minimum parcel size of 0.5 acres. Additionally, the Open Space Residential is to be planned through a County-led Conceptual Scheme that will include thorough and inclusive engagement process with landowners and residents within and adjoining these areas.

The Open Space Residential is proposed for two areas consisting of largely intact contiguous quarter sections thereby allowing for comprehensive planning. The Open Space Residential development offers opportunities to permanently retain open space land, reduce development footprints, increase viability of piped or regional servicing, offer alternatives to stormwater management and retain rural character and view sheds.

## **3. How does the Springbank Airport influence the Springbank ASP?**

The Springbank Airport is the sixth busiest airport in Canada by aircraft movement and with this activity the nearby lands need to be carefully planned. The objective of the Springbank Airport Employment Area is to promote adjacent uses that are complementary to airport operations while providing an appropriate interface to residential development and minimize the population that would be affected by aircraft noise.

**4. *What land uses would be permitted in the Springbank Airport Employment Area? There are concerns of large scale commercial and industrial development affecting the character of Springbank, how will this be addressed?***

Commercial and industrial land uses are proposed for the Springbank Employment Area. Heavy industrial or residential development will not be supported. The intent is to allow for complementary businesses to develop adjacent to the airport lands.

These lands will be planned through a County-led Conceptual Scheme with a commitment to a thorough and inclusive engagement process with landowners and residents within and adjoining this area and more broadly with the Springbank community at large to establish a development form on these lands that works for Springbank.

**5. *What are the Home-Based Business Hubs? What is their benefit if residents may already apply for home-based businesses under the County's current Land Use Bylaw? How do these hubs differ from the Business, Live-Work District the County intends to remove from the Land Use Bylaw?***

The Home-Based Business Hubs are intended to promote a concentration of single buildings with commercial and residential components occupied by the same residents that provide services or small-scale commercial such as doctors, hair salons, art studios, dentists, lawyers' offices and similar.

Use within these hubs will differ significantly from County's the current Business, Live-Work District, which allows light to medium industrial, automotive, outdoor storage, intensive agriculture, and others as discretionary uses.

**6. *How will the transportation network be developed to support growth in Springbank?***

A Transportation Network Analysis was prepared for the Springbank ASP, which identifies the transportation improvements required to support the land-use scenarios and therefore assists the County in short- and long-term capital planning for transportation infrastructure. Transportation improvements are further refined at the time of development through project specific Transportation Impact Assessments (TIAs). The County will work with Alberta Transportation and Economic Corridors and developers to fund and construct transportation network improvements at the local and regional level.

**7. *How will the water and wastewater servicing networks be developed to support growth in Springbank?***

A Servicing Strategy was prepared for the Springbank ASP to provide a framework for future water and wastewater servicing systems. Understanding that servicing within Springbank is provided by private utility companies, the County strives to promote the expansion of these systems by implementing policies to protect utility rights-of-way, to create development that is compatible with piped servicing and by entering into franchise agreements with utility providers.

The proposed ASP promotes connections to piped servicing for all new development and requires these connections within the Community Core, Springbank Airport Employment Area, and Open Space Residential areas. Servicing capacity is confirmed prior to development decisions by the County and in some cases a developer may need to acquire and transfer water license to the utility provider.

**8. *Are there other opportunities to engage with the Project Team?***

Please visit [www.rockyview.ca/SpringbankASP](http://www.rockyview.ca/SpringbankASP) to complete the Springbank ASP Survey (available till 31<sup>st</sup> July, 2023). For those who missed the open house you may also book an online or in-person meeting (available till 31<sup>st</sup> July 2023) with the Project Team at [planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca) or 403-478-8162.