

Updating Springbank's ASPs

February 16, 2017

6:00 p.m. – 8:00 p.m.

Welcome and thank you for attending this event. The purpose of the evening is to:

- Provide you with information on the Springbank Area Structure Plan (ASPs) review process; and
- Receive your input on setting the vision and priorities for the updated ASPs.

Open House Format

- This is an informal drop-in session;
- Visit any of the discussion tables covering the following topic areas:
 - Plan Vision;
 - Managing Growth;
 - Pathways and Open Space;
 - Servicing and Transport; and
 - Land Use Priorities;
- Provide input on the topic areas and ask any questions you may have.

What is an Area Structure Plan?

An Area Structure Plan (ASP) sets out our community's vision for the future, and provides a roadmap for getting there.

It contains maps, goals, and policies, which establish general locations for major land uses (e.g. residential, commercial, institutional and parks), major roadways, utility servicing, and recreation.

Introduction

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

Any updates to the current ASPs will have to align with the overarching objectives of other Plans, such as the County Plan, the Rocky View/Calgary Intermunicipal Development Plan, and the South-Saskatchewan Regional Plan.

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

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

How we will use your feedback

- All recorded feedback received tonight and in last week's stakeholder chats will be collated, and then published online for everyone to see (excluding any personal or sensitive information);
- We will use the collated feedback to help prepare some potential options for updating the ASPs, including some land use scenarios showing how we might plan the Springbank community; and
- Before drafting the updated Plan(s), we will present options back to stakeholders and ask for your input on a preferred approach.

Obtaining More Information

- Visit www.rockyview.ca/SpringbankASP to sign up for updates and to get further information on the project;
- All the information and maps presented at this event will be available on the website within the next two weeks; and
- If you have any questions following the meeting, please do not hesitate to contact us (details below).

Thank you.

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Introduction

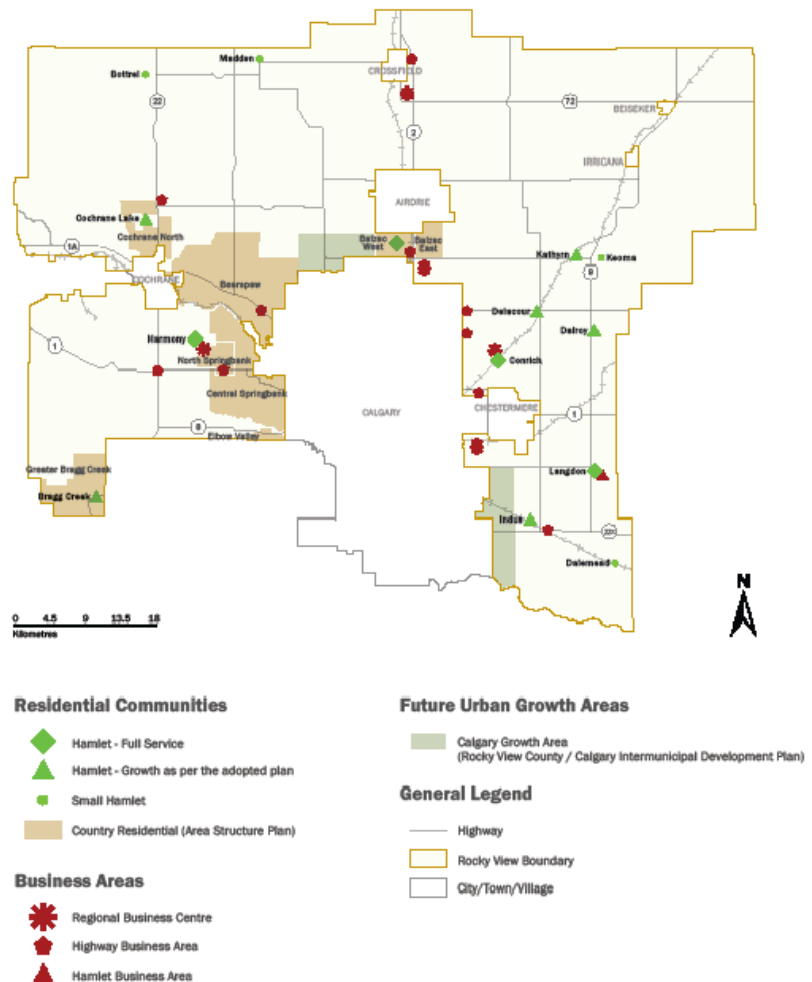
Rocky View County is updating the Springbank Area Structure Plans, and we want to hear from you.

Area Structure Plans set out a vision for the community, to ensure that development and growth reflect its unique character.

An Area Structure Plan (ASP) is a statutory document approved by Council and adopted by bylaw. It is a decision-making tool that guides growth and helps administration and Council evaluate land use changes, subdivision, and development proposals.

The ASP explains future land use, transportation, environmental protection, emergency services, general design, and utility service requirements. When making decisions regarding development in an ASP area, Council must consider the ASP, as well as other factors like county economic goals, county-wide growth, and the ability to provide servicing. An ASP does not predict how fast development will be within the plan area. Instead, growth and development is determined by market demand.

Review of the Springbank Area Structure Plans will provide a planning framework that respects the values of the community, accounts for current conditions, and aligns with the important larger scale plans that have been adopted since the original Springbank plans were completed.



Why are we reviewing the existing ASPs?

THE COMMUNITY IS CHANGING

- Springbank's population has grown in the last 10 years by approximately 23.6%, from 5,930 to 7,330. The area is predicted to increase further to 19,140 by 2031;
- A growing share of the population is nearing retirement age; and
- Rocky View County's population as a whole is growing, creating a demand for housing.

WE HAVE A NEW COUNTY PLAN

The 2013 County Plan guides overall growth and development in the county. It sets moderate population growth goals, and identifies preferred areas for residential and business growth. The Plan also requires that new development pay for infrastructure costs.

The updated Springbank ASPs will align with the Rocky View County Plan policies and intent, including:

- Managing residential growth so that the rural character of the County is retained;
- Considering compact development based on "Conservation Design" principles;
- Continuing to support development of a Regional Business Centre and Highway Business Area.

EXISTING ASPs

Currently, Springbank contains three Area Structure Plans:

- Moddle ASP (est. 1998);
- North Springbank ASP (est. 1999); and
- Central Springbank ASP (est. 2001).

As part of the Springbank ASP review process, there is the potential to amalgamate all three ASPs or amend the existing ASP boundaries. This is an important issue for the community that will impact future planning and services. It has been over 15 years since these Plans were adopted.

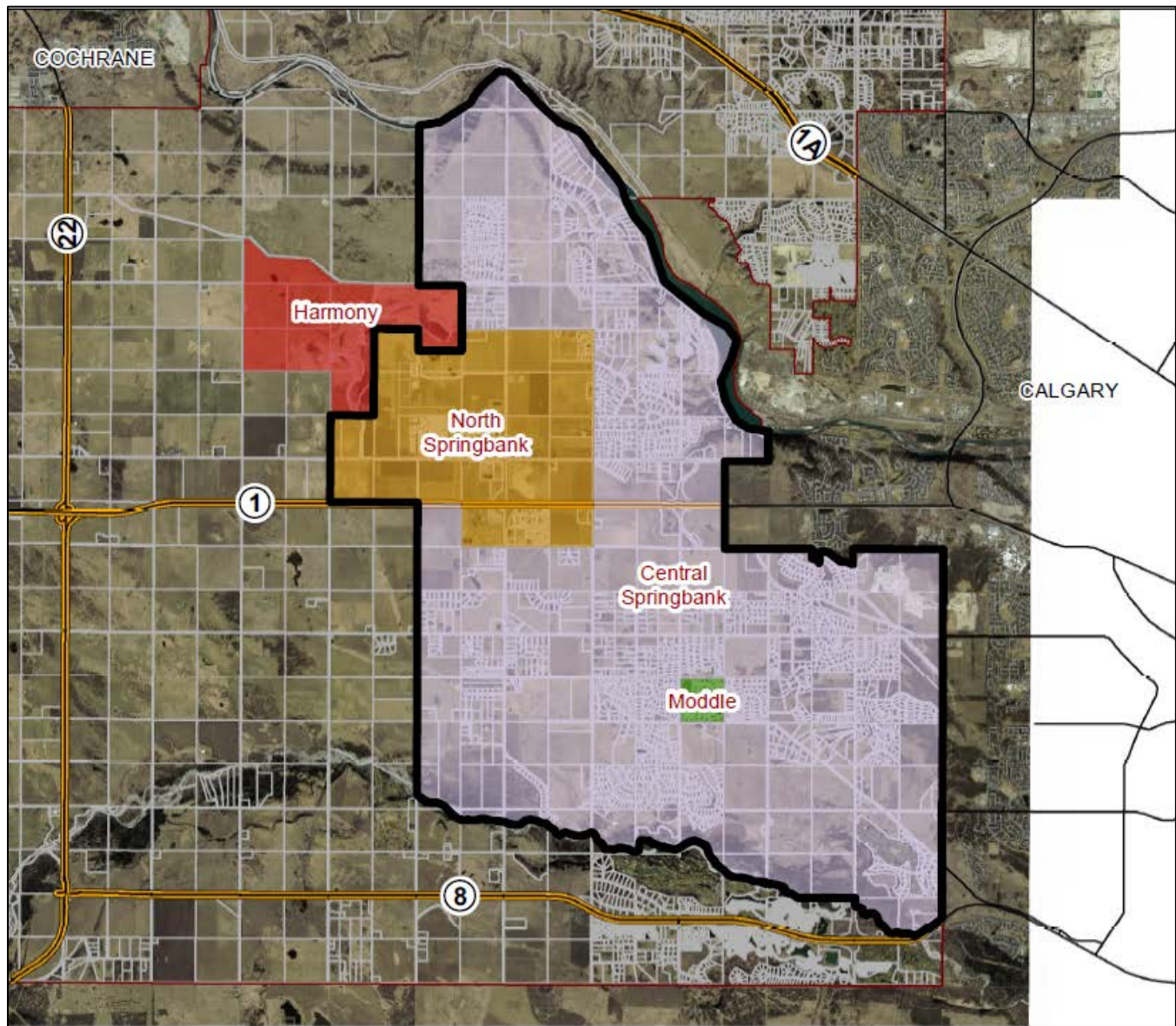


The updated Springbank ASPs will:

- Respect the values of the community;
- Reflect current conditions and future growth projections;
- Set out a vision for growth and development that improves our quality of life while protecting what we love; and
- Align with the important larger scale plans adopted after the original Springbank ASPs.



Springbank Planning Boundaries



- Springbank ASP Boundary
- Harmony Conceptual Scheme
- Central Springbank Area Structure Plan
- Moddle Area Structure Plan
- North Springbank Area Structure Plan

The updated Springbank ASPs will include a land use strategy for future development that outlines how Springbank will accommodate population growth. Specifically, the ASP will describe the intended form and type of development together with any development opportunities and constraints.

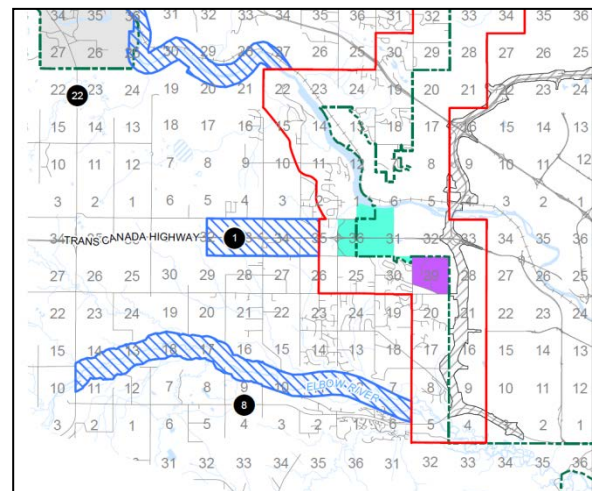
Opportunities and Constraints

Rocky View County grapples with a challenge common to all rural communities located on the edge of an urban centre – growth pressure. The County's population has grown by almost 6,000 people in the last 10 years to our current population of over 39,400. The challenge for the County is to accommodate growth while also meeting other goals such as maintaining rural character.

The existing Springbank ASPs have been in effect for more than 15 years. During this time, Springbank has continued to grow and the planning framework for the area has evolved. For example:

- **The Rocky View County Plan (2013)** identifies Springbank as a residential area within the county, and encourages development forms that retain rural character and reduce the overall development footprint on the landscape. In addition, a regional business centre and a highway business area, located near the Springbank Airport, have been identified for development within Springbank.
- **The South Saskatchewan Regional Plan (2014)**, adopted by the Province, includes several policies and objectives that are relevant to the review. The Plan encourages the efficient use of land, providing six principles for reducing the footprint of new developments. It also supports building sustainable communities, and the preservation of environmental features.

- **The Rocky View/Calgary Intermunicipal Development Plan (2012)** was created to minimize land use conflicts across municipal borders, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise. The Plan identifies a residential growth corridor in Springbank and Key Focus Areas that will require special attention within the Springbank ASP review process.



HOW LAND USE IS CONSIDERED IN THE AREA STRUCTURE PLAN REVIEW

The ASP will have a land use strategy for future subdivision and development of lands which considers population growth, constraints and opportunities. It will also include policies to ensure an appropriate transition both between adjacent land uses and adjoining municipalities.

In reviewing the Springbank ASPs, Rocky View County will identify and assess Springbank's essential infrastructure services (water, wastewater, stormwater, etc.) to ensure that they accommodate future growth in an environmentally and fiscally sustainable way.

Water

Potable water servicing to existing homes and approved developments is provided by a combination of individual wells, water co-ops, and private water utilities.

The **Springbank Context Study** examined the existing Springbank Area Water System Master Plan (completed in 2002) and recommended updating the Water Master Plan. The ASP process will involve developing a new water servicing strategy for Springbank to ensure that future water servicing meets the standards set by the County and Alberta Environment.



Wastewater

Residents, businesses, and organizations in Springbank rely primarily on individual Private Sewage Treatment Systems to treat wastewater (sewage). A number of existing developments in Springbank have wastewater infrastructure that can connect into a future regional sewage treatment system.

The **Springbank Context Study** also examined the existing **Springbank Area Wastewater System Master Plan** (completed in 2002) and recommended that an updated Wastewater Master Plan be undertaken.

For new developments, County Policy 449 provides direction on the level of wastewater treatment required by the County. It outlines that the County does not support any type of private wastewater treatment for lot sizes smaller than 1.98 acres, which is the minimum size of Residential One District zoned parcels.

This policy also outlines the requirements for where connection to a decentralized or regional system is required for new development.

The ASP process will involve developing a new waste water servicing strategy for Springbank to ensure that new development meets County Policy and Alberta Environment Standards.

Stormwater

Springbank is primarily home to country residential acreages that have rural storm water management strategies including ditches, culverts, swales, and stormwater ponds to manage excess water resulting from heavy rainfalls or snow.

The **Springbank Context Study** examined the existing report on drainage Strategies for Springbank (completed in 2004) and recommended updating the Master Drainage Plan.

In 2016, the county adopted a new Springbank Master Drainage Plan. It provides stormwater management strategies to ensure sustainable future growth and development, and identifies opportunities, constraints, and design parameters for managing existing and future drainage infrastructure. All new development in Springbank will need to adhere to the recommendations of the Springbank Master Drainage Plan.

In addition to the Master Drainage Plan, the County recently conducted a sub-catchment study for Springbank Creek that recommends specific infrastructure improvements in that area.



Opportunities and Constraints

The Springbank area is part of two very important watersheds; the Bow River watershed and the Elbow River watershed, and is upstream of the City of Calgary drinking water sources. The County must balance growth pressures with environmental stewardship to ensure these important watersheds are protected. This will be a key consideration in the servicing strategies prepared to support the ASP.



Photo credit: Just a Prairie Boy

HOW SERVICING RELATES TO THE AREA STRUCTURE PLAN REVIEW

Servicing strategies for water, sewer, and storm drainage will be developed based on land features as well as development forms. The County will ensure the Springbank area can be developed responsibly and feasibly.

Where obstacles arise, the County will develop solutions that consider key stakeholders and the regulatory framework.

In reviewing the Springbank ASPs, we will consider transportation needs and opportunities, including the establishment of new pathways to develop a more cohesive community. We will also consider future transportation needs for identified land use scenarios, and review the existing transportation network.

Development in Springbank will need to respect existing residents and communities. Transportation linkages and access must be planned in accordance with the County's Servicing Standards to minimize traffic impacts on local residents.

Challenges and Opportunities

The 2013 County Plan predicts growth patterns in the Springbank area that differ from the assumptions used in the **Greater Springbank Functional Study** (GSFS). Therefore, the current transportation plan needs to be reviewed. The GSFS recommends the following strategies to reduce the impact of growth on existing development:

- Land use patterns that promote a complete community within Springbank, so residents can live, work, and play locally rather than commuting out of the area;
- Additional Highway 1 interchange, connection, overpass, and/or crossing; and
- Vehicle bridge crossing on the Elbow River.

HOW TRANSPORTATION RELATES TO THE AREA STRUCTURE PLAN REVIEW

The ASP will combine land use and transportation planning to ensure the transportation network can adequately support any proposed development in the plan area. In updating the ASPs, we will need to identify current and planned infrastructure under both Provincial and County jurisdiction.

Pathways

Provision for walking, cycling, and equestrian pathways will also need to be considered in reviewing the ASPs. The updated ASPs will examine increasing the connectivity of pathways/pedestrian networks within the community, and linking in with regional pathways.

The establishment of pathways, parks, and other open space across the County is currently guided by the **Rocky View County Parks and Open Space Master Plan** adopted in 2011, but no specific plan for pathways currently exists specifically for the Springbank community.



Photo credit: Doug Zwick, Flickr.

The Highway 1 corridor is a key factor influencing future land use and planning for the ASP. The Province has identified future improvements in the corridor, including interchanges at both Highway 1 / Range Road 31, and Highway 1 / Range Road 33. Plans within the City of Calgary, such as the West Ring Road, will also affect the Springbank area.

As part of the Springbank ASP process, the County will review the current business environment in Springbank and new economic opportunities. The potential for new business areas will be explored.

Springbank currently has limited commercial development, given its small population and location next to the City of Calgary. Springbank residents are served by commercial developments in neighbouring Calgary to the east and, to a lesser extent, in Cochrane to the north. Springbank is also home to the federally regulated Springbank Airport, which adopted a Master Plan in 2009 that includes the planned addition of a new runway.

Opportunities and Constraints

The goal of business development in the County is to provide jobs and strengthen the County's tax base. A healthy tax base includes business areas.

In the County Plan, Rocky View identifies two areas within Springbank for future commercial opportunities: a Highway Business Area located at Highway 1 / Range Road 33; and a Regional Business Centre at Springbank Airport.

The highway business centre at Highway 1 and Range Road 33 is intended to provide destination commercial services to the traveling public, local business services, local employment, and small business opportunities. The Regional Business Centre at the Springbank Airport would service airport-related needs and complement the business campus proposed as part of the Harmony community.

In August 2016, the County conducted a commercial/retail demand and capacity study to look at the current amount of commercial space and anticipated future requirements for the area.

The study found that Springbank currently has enough convenience and local serving retail, because Springbank residents have access to a wide array of retail and service uses in neighbouring Calgary. The study also noted that the Harmony and Bingham Crossing developments would provide a sufficient amount of planned retail and commercial development to serve Springbank and the surrounding area in the future.

Although the County's commercial/retail demand study has not quantified demand for regional retail uses (such as outlet centres), it does note that the Highway 1 and Range Road 33 intersection is an appropriate location for such uses.

The County has also undertaken an industrial demand study for Springbank. It specifically focuses on Springbank Airport lands; the study findings indicate that a small amount of industrial land is required near the airport to meet long-term need.

HOW THE COMMERCIAL/INDUSTRIAL DEMAND STUDIES RELATE TO THE AREA STRUCTURE PLAN REVIEW

The ASP will consider the County Plan and the commercial/retail and industrial demand studies to explore the potential for development of business areas.



Currently, the Springbank area has three separate Area Structure Plans (ASPs): Moddle, North, and Central Springbank. As part of updating the Springbank ASPs, there is the potential to combine all three ASPs and/or to change the boundaries of the ASP area.



Challenges and Opportunities

Springbank's three Area Structure Plans are the Moddle Area Structure Plan (adopted in 1998), the North Springbank Area Structure Plan (adopted in 1999,) and the Central Springbank Area Structure Plan (adopted in 2001). These existing ASPs were anticipated to guide land use decisions for ten years. The existing ASPs have been in effect for more than 15 years. During this time, Springbank has continued to grow and the planning framework for the area has evolved.

MODDLE ASP

The Moddle ASP addresses development on the SW 24-24-02 W05M (which is surrounded by the Central Springbank ASP). It guided the development of 152 acres of land into a country residential community that has been built out, with the exception of a 17- acre parcel in the northwest.

NORTH SPRINGBANK ASP

The North Springbank Area Structure Plan (NSASP) covers 4,350 acres. This area has seen little development since the plan's adoption in 1999. There are currently 48 homes within the plan area, as well as institutional, agricultural and commercial land uses. Under the NSASP, the area could accommodate a total of 948 dwellings and approximately 1,400 residents. The NSASP objectives are to:

1. Maintain the agricultural usage of the plan area until the lands are developed with an alternate use;
2. Preserve the future development potential of all lands within the area; and
3. Maintain the country residential character of the greater Springbank area.

The NSASP contains two adopted conceptual schemes, Bingham Crossing and Barnard. Bingham Crossing was adopted in November 2012 and will facilitate commercial development and a senior's community. The Barnard Conceptual Scheme proposes 61 new residential lots with minimum parcel sizes of two acres.



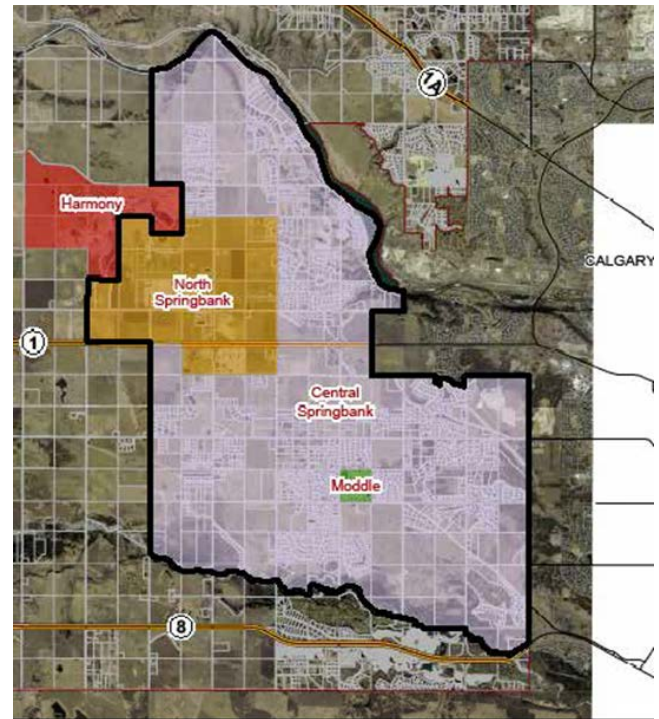
THE CENTRAL SPRINGBANK ASP

The Central Springbank ASP is approximately 22,000 acres in size. The boundaries extend to the Bow River in the north, the Elbow River to the south, the city of Calgary to the east, and one mile west of Range Road 33 to the west. Since its adoption, Central Springbank has seen an average of 47 homes built per year. There are currently 1,861 dwellings within the Plan area, and a potential for a total of 5,712.

The vision for the area is to offer a rural lifestyle where residential uses also reflect the area's agricultural heritage. The CSASP objectives are:

1. Plan for responsible and balanced growth;
2. Integrate future subdivision and development with existing land uses and developments;
3. Minimize development impacts on the environment, particularly with respect to watershed issues; and
4. Treat all landowners equitably.

At the current rate of development, it will take 87 years for the plan area to build out, resulting in a population of approximately 29,000 – 36,000 residents. The area contains 11 approved conceptual schemes, the majority of which are largely built out. However, the Springbank Creek Conceptual Scheme still has 354 unbuilt lots.



- Springbank ASP Boundary
- Harmony Conceptual Scheme
- Central Springbank Area Structure Plan
- Moddle Area Structure Plan
- North Springbank Area Structure Plan



WHY BOUNDARIES ARE IMPORTANT TO THE AREA STRUCTURE PLAN REVIEW

A primary goal of updating the existing Springbank ASPs is to decide on a boundary for the ASP that accounts for growth projections, local needs, and development potential. The ASP will also identify existing development and adjacent lands that have development opportunities and constraints.

Mapping Springbank

The County has mapped existing constraints, features, and developments to identify where any future development may not be achievable. Four maps are included in this handout:

Map 1 – Springbank Local Plans

This map shows all approved Conceptual Schemes and Master Site Development Plans within Springbank. It gives an indication of all lands that have been developed or are approved for development.

Map 2 – Springbank Constraints

This map shows areas in which development is likely to be more challenging due to landscape features and other factors.

Map 3 – Springbank Developable Area

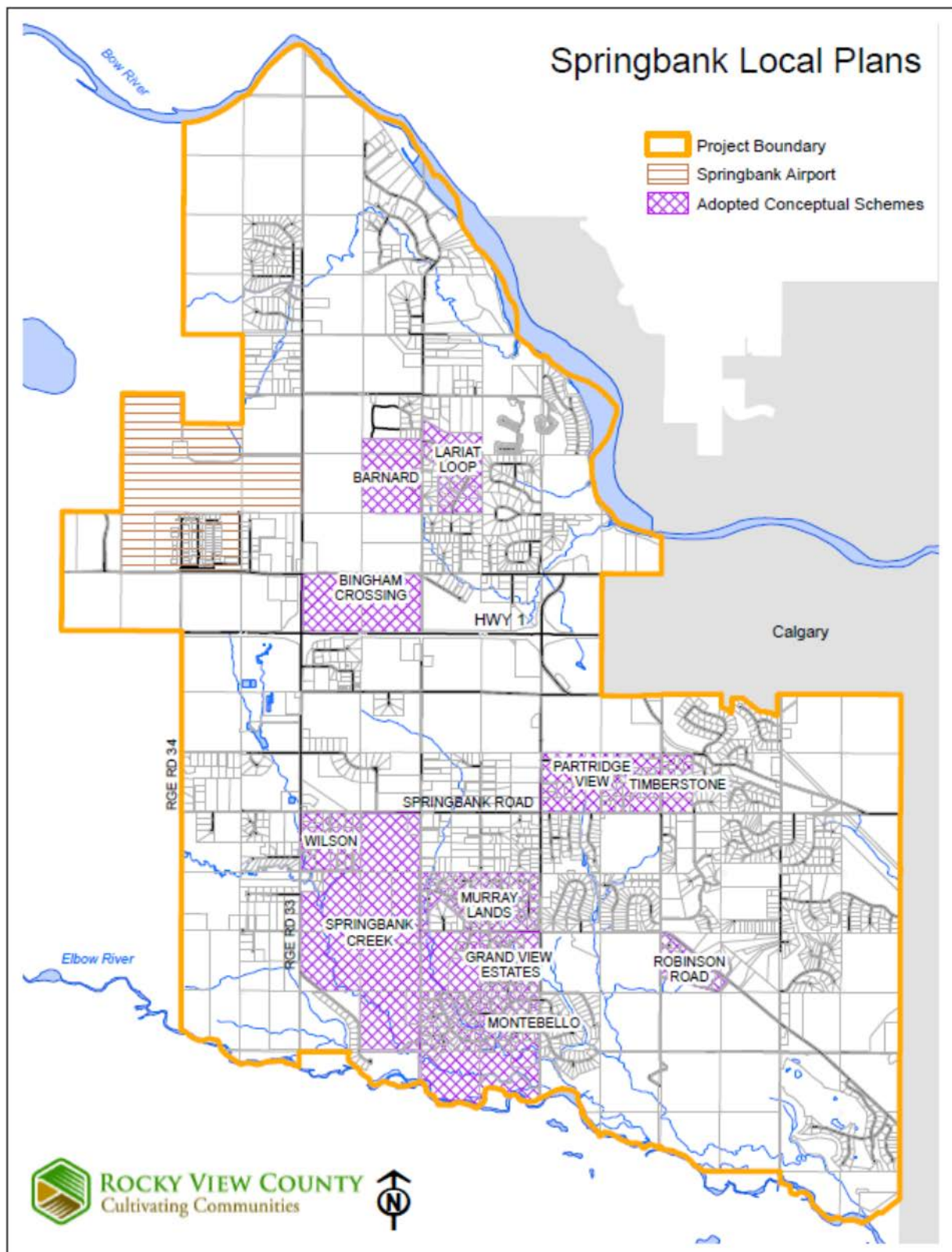
This map shows lands which are either considered to be built-out or undevelopable due to significant constraints.

Map 4 – Springbank Developable Area with Conceptual Schemes

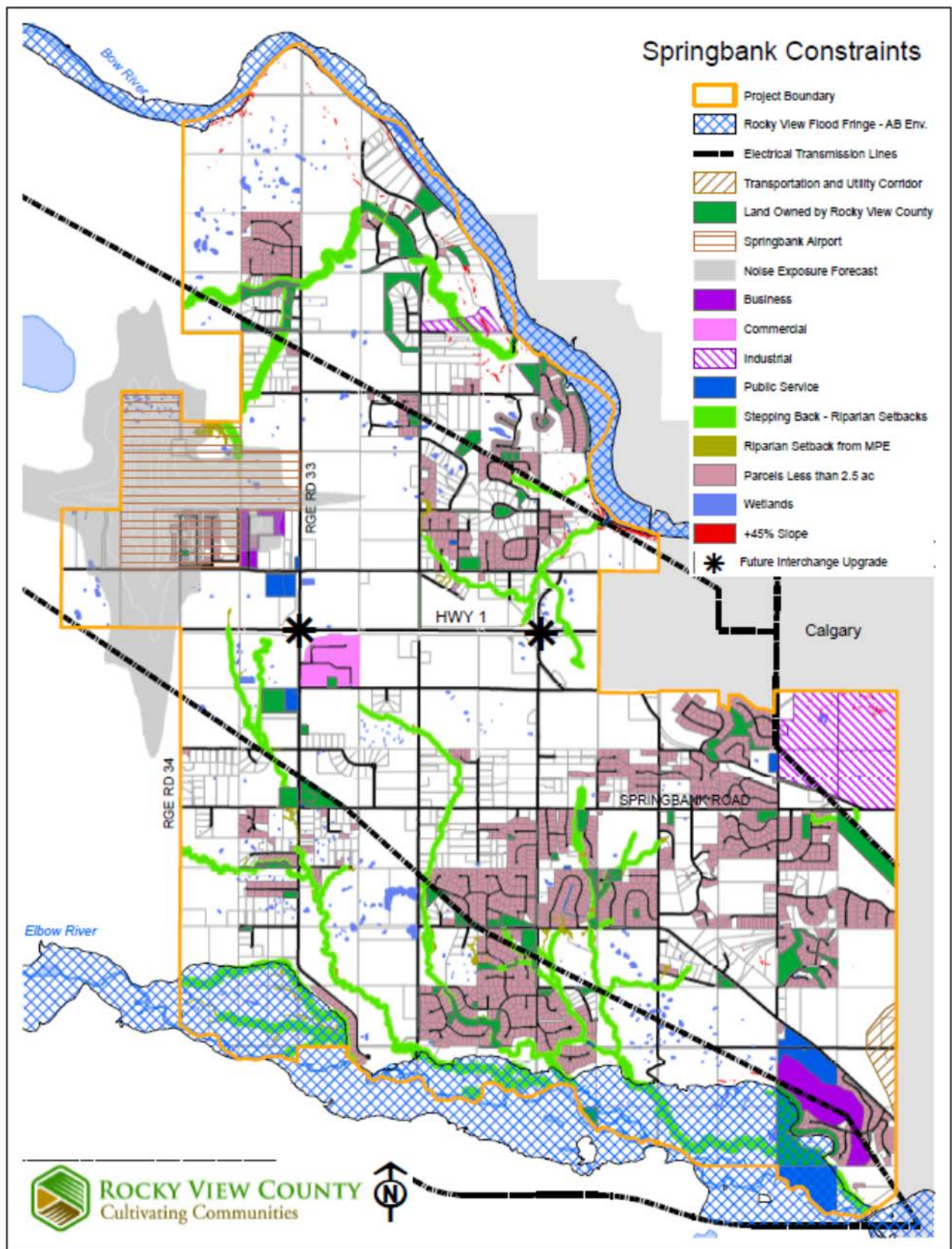
This map combines Maps 1 and 3 to identify those developable areas that are not already planned for development.

Of the 26,000 acres within the Springbank study area, approximately 13,800 acres are considered to be potentially developable and not already planned for development.

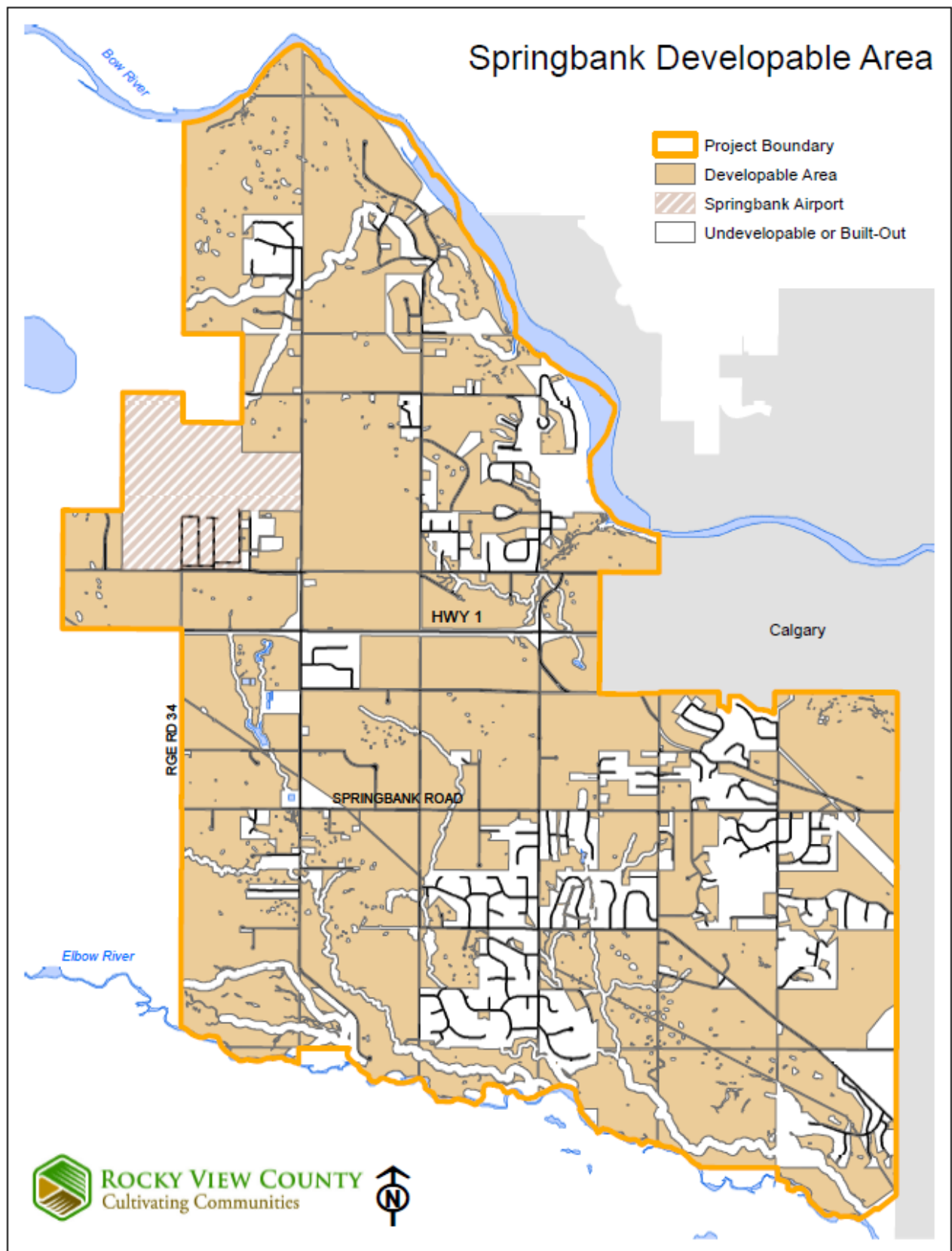




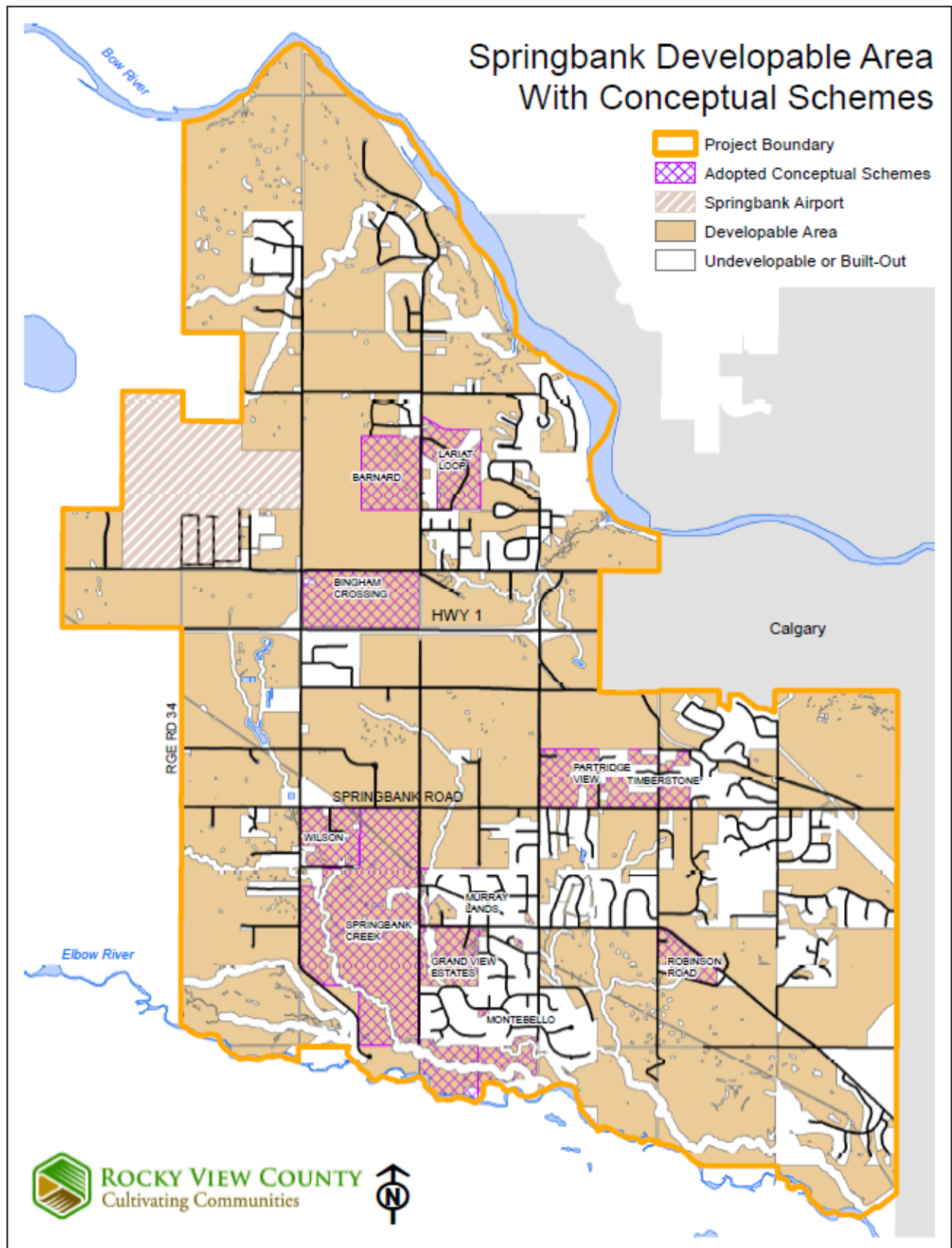
Map 1



Map 2



Map 3



Map 4