

Welcome

Springbank Area Structure Plan: Vision & Priorities Open House

Today's purpose:

1. Learn about the Springbank ASP process.
2. Provide input on setting the vision and priorities for the ASP.



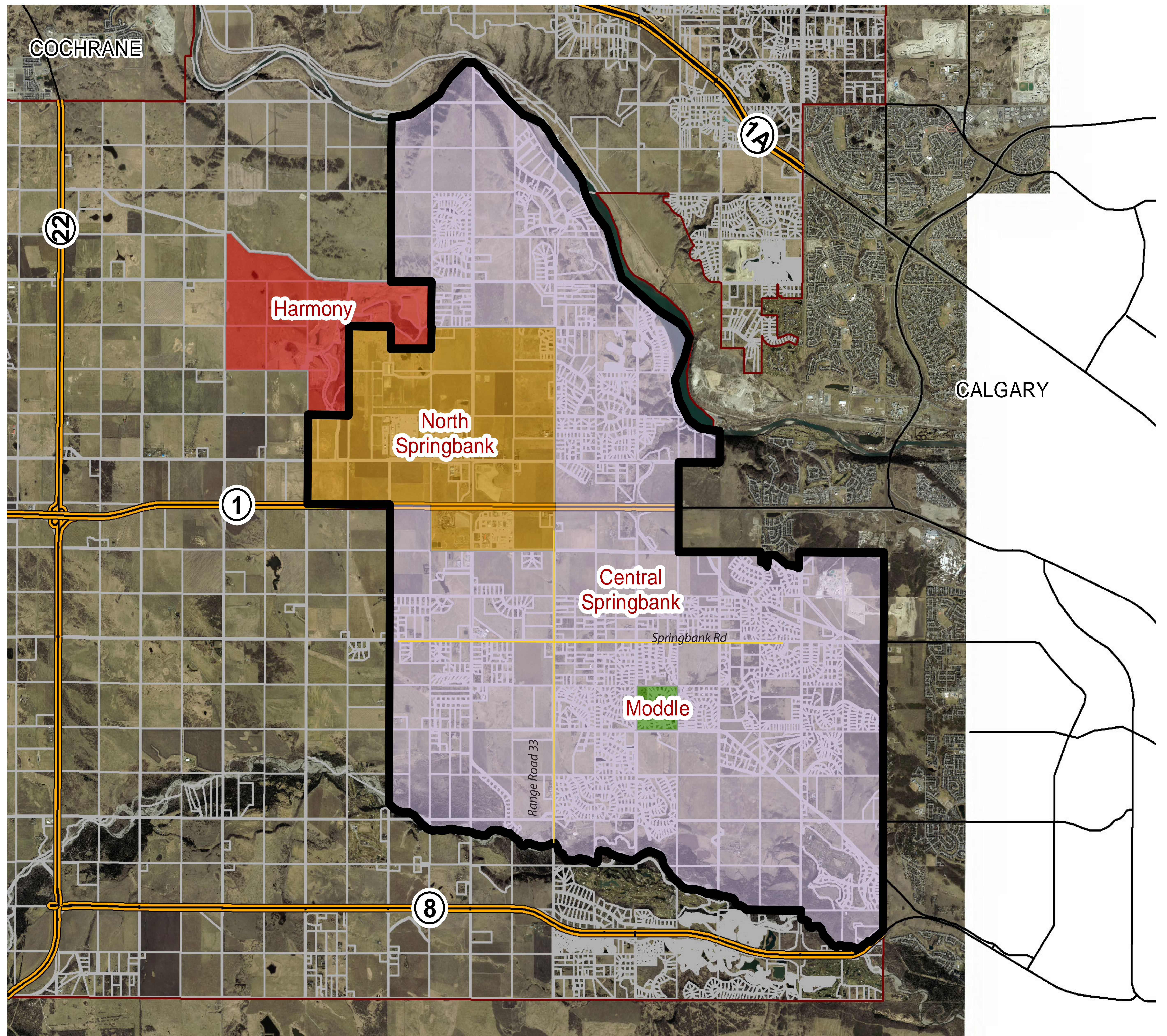
We are here

Your questions and ideas are most welcome!



Where do you live?

- We're just curious! Place a sticky dot on this map to tell us where you live.



ROCKY VIEW COUNTY

What is an Area Structure Plan?



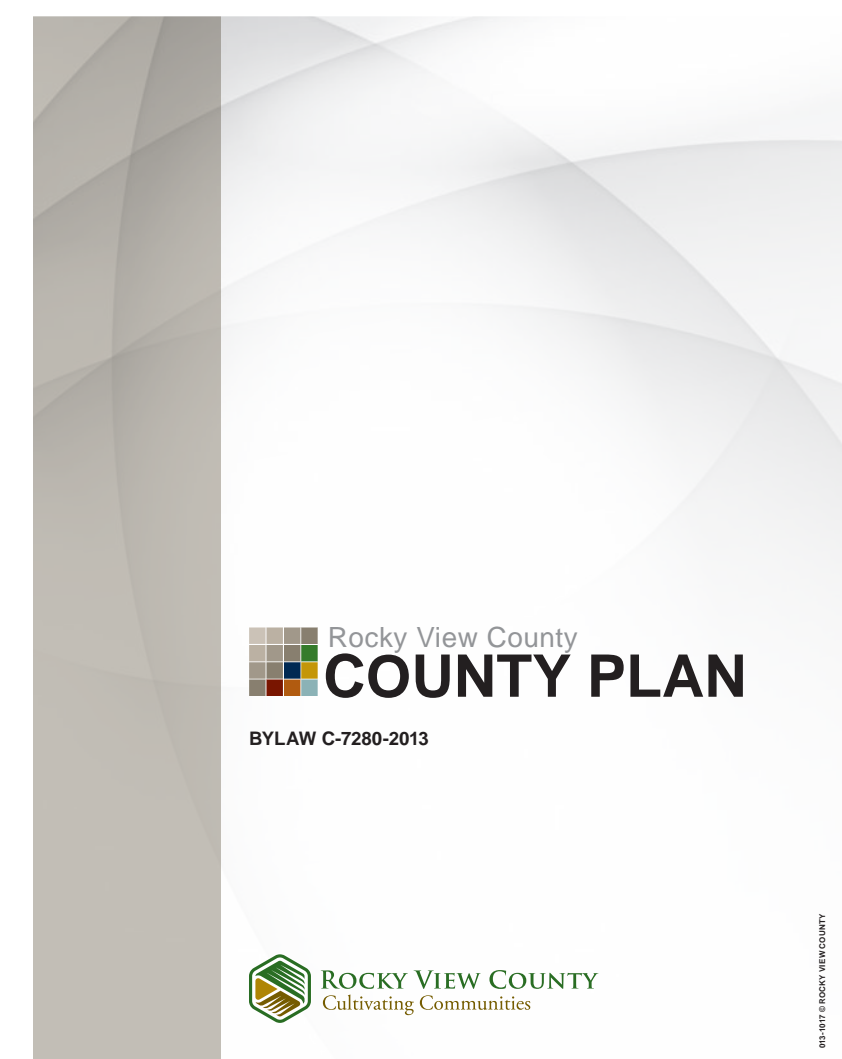
An Area Structure Plan (ASP) sets out our community's vision for the future and provides a roadmap for getting there.

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.



What planning frameworks guide the review of ASPs?

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



County Plan (2013)

The County Plan is the principal planning policy document for the County. It provides overall direction on how the County should grow.

The updated ASPs will have to align with the policies set out within the County Plan. Several policies within the County Plan will be relevant to this review of the existing ASPs including:

- Retaining the rural character of the County by managing residential growth.
- Continuing to support development of a Regional Business Centre and Highway Business Area.
- Considering **compact development** based on “Conservation Design” principles.



TRADITIONAL DEVELOPMENT



CONSERVATION DESIGN DEVELOPMENT



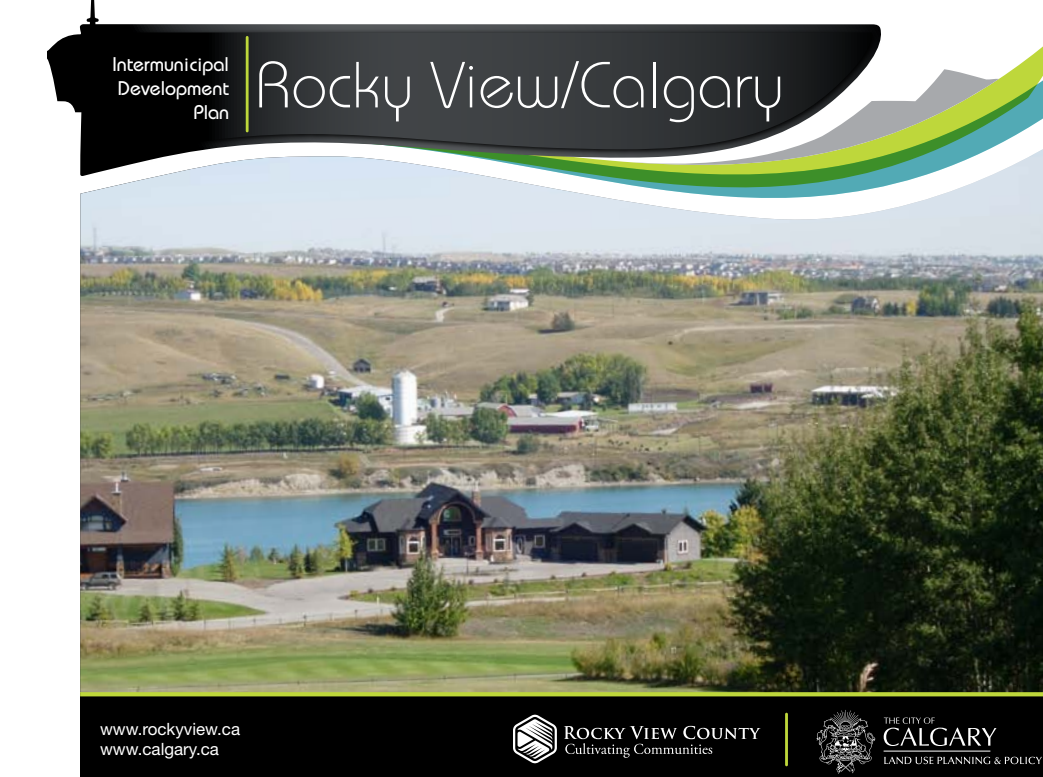
South Saskatchewan Regional Plan (2014)

The South Saskatchewan Regional Plan was adopted by the Province in 2014 and covers a broad geographic

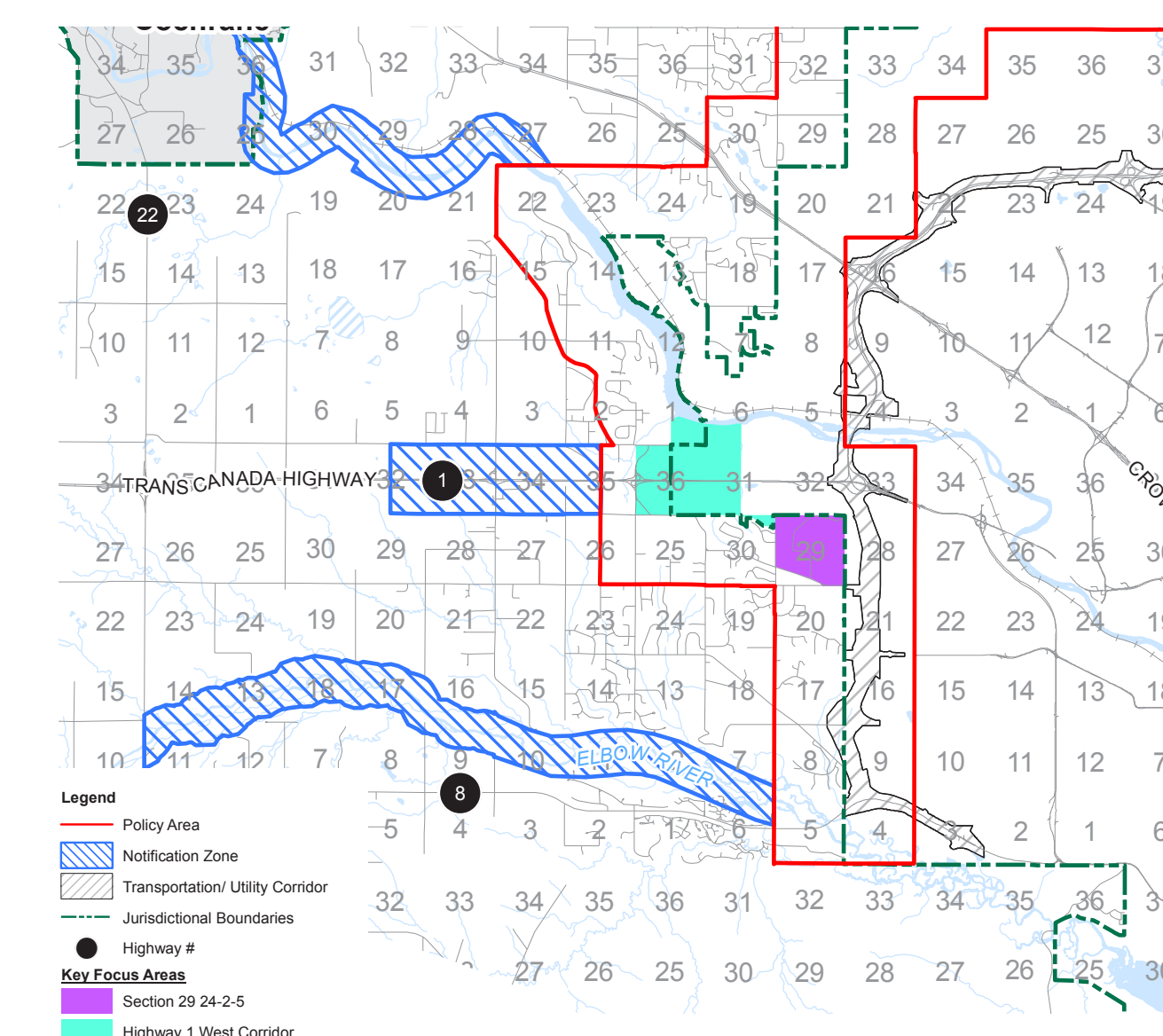
area from Rocky View to the southern Alberta boundary. It provides guidance on several policy areas relevant to review of the existing Springbank ASPs, including ensuring efficient use of land, environmental protection, and ground and surface water quality and flow.

What is Compact Development?

Compact residential design, or “compact development,” sensitively integrates housing with the natural features and landscape by grouping homes on smaller lots and permanently preserving a significant amount of buildable land for conservation, recreation, or agriculture uses. Principles of compact development suggest half or more of the land is preserved as permanent open space.



Rocky View / Calgary Intermunicipal Development Plan (2012)



We have to consider how development in Springbank will connect with urban areas in the City of Calgary. The City will be a key stakeholder in reviewing the ASPs. Our cooperation will be guided by the Intermunicipal Development Plan, which was adopted by both municipalities in 2012.

Lands within the intermunicipal boundary area will require special attention in the Springbank project. Such lands include:

- The **Highway 1 corridor** and **Burnco gravel pit** are identified as Key Focus Areas in the IDP. It will be important to decide on the long-term objectives for these areas as part of the process.
- **The eastern boundary of Springbank, south of Springbank Road.** We will have to consider the appropriate form of development here, taking into account the future construction of Stoney Trail and the interface with higher densities within the City.



ROCKY VIEW COUNTY

How much of Springbank is developable?

Mapping Springbank

The County has mapped existing constraints, features, and development to identify where any future development may not be achievable. Four maps are presented on the information boards.

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 that are either considered to be built-out or undevelopable due to significant constraints.

Map 4 - Springbank Developable Area with Conceptual Schemes

This map combines Map 1 and Map 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.

What are your comments or thoughts about the maps?

A large, empty, light green rectangular area intended for users to provide comments or thoughts about the maps.

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