Area Structure Plan
SPRINGBANK

Open House
Workshop Sessions

Springbank Heritage Club
April 28, 2022

ROCKY VIEW COUNTY

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

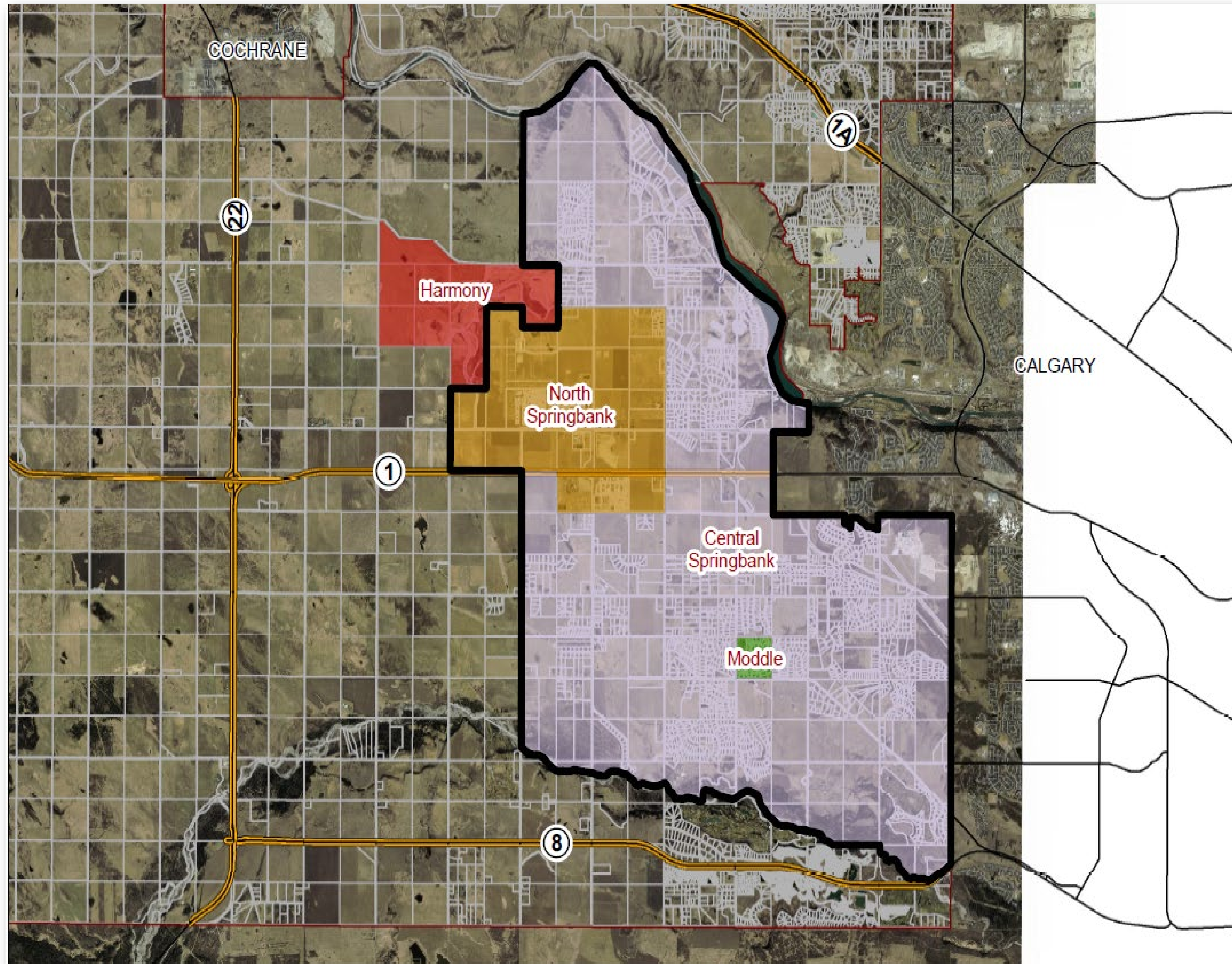4. To provide an overview of next steps

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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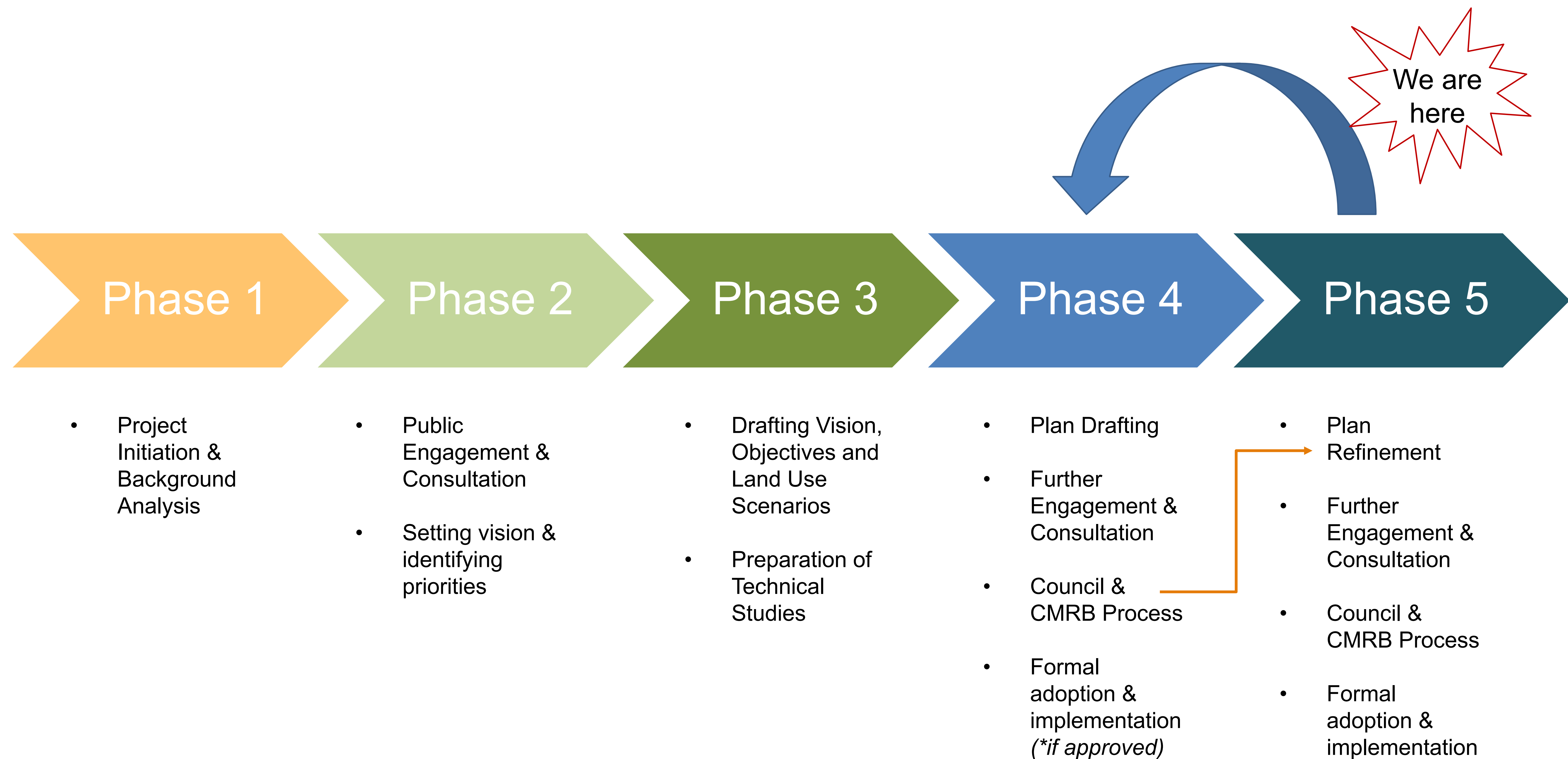# Background

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

REGIONAL GROWTH PLAN
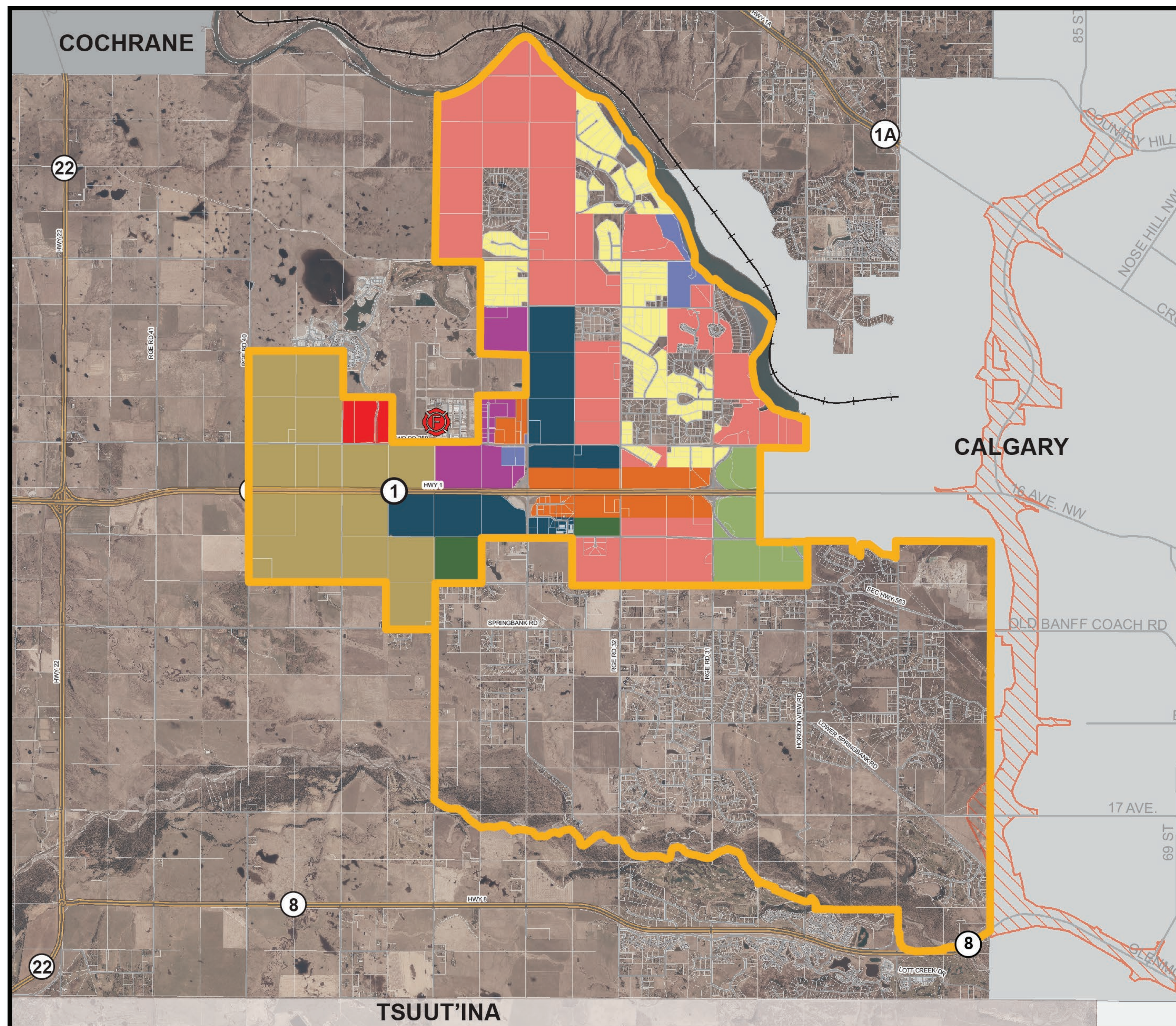Guides growth and development in the Calgary Metropolitan Region.

INTER-MUNICIPAL DEVELOPMENT PLAN
Guides growth and development in an area where the County shares a border with another municipality.

MUNICIPAL DEVELOPMENT PLAN
Guides overall growth and development for the County.

AREA STRUCTURE PLAN
Provides the vision for the physical development of a community.

CONCEPTUAL SCHEME
A detailed design showing where proposed lots, roads, parks, and other amenities will be placed within a development.

- or -

MASTER SITE DEVELOPMENT PLAN
A design showing where proposed buildings, parking, operations, signs and road entrances will be placed on a single piece of property.

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Process Overview

We are here

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5

Phase 1
- Project Initiation & Background Analysis

Phase 2
- Public Engagement & Consultation
- Setting vision & identifying priorities

Phase 3
- Drafting Vision, Objectives and Land Use Scenarios
- Preparation of Technical Studies

Phase 4
- Plan Drafting
- Further Engagement & Consultation
- Council & CMRB Process
- Formal adoption & implementation *(*if approved)*

Phase 5
- Plan Refinement
- Further Engagement & Consultation
- Council & CMRB Process
- Formal adoption & implementation

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North Springbank ASP – Draft

COCHRANE

CALGARY

TSUUT'INA

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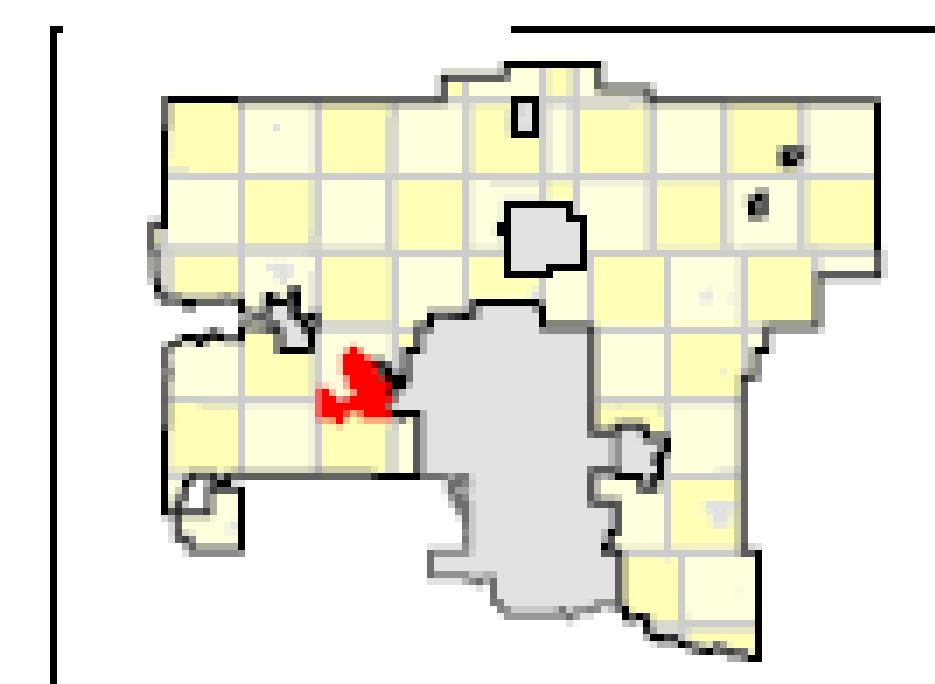
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

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South Springbank ASP – Draft

COCHRANE

22

1A

CALGARY

NOSE HILL NW

1

HWY 1

8

HWY 8

22

TSUUT'INA

OLD BANFF COACH RD

17 AVE.

69 ST

LOTT CREEK DR

1

2

3

4

8

Legend
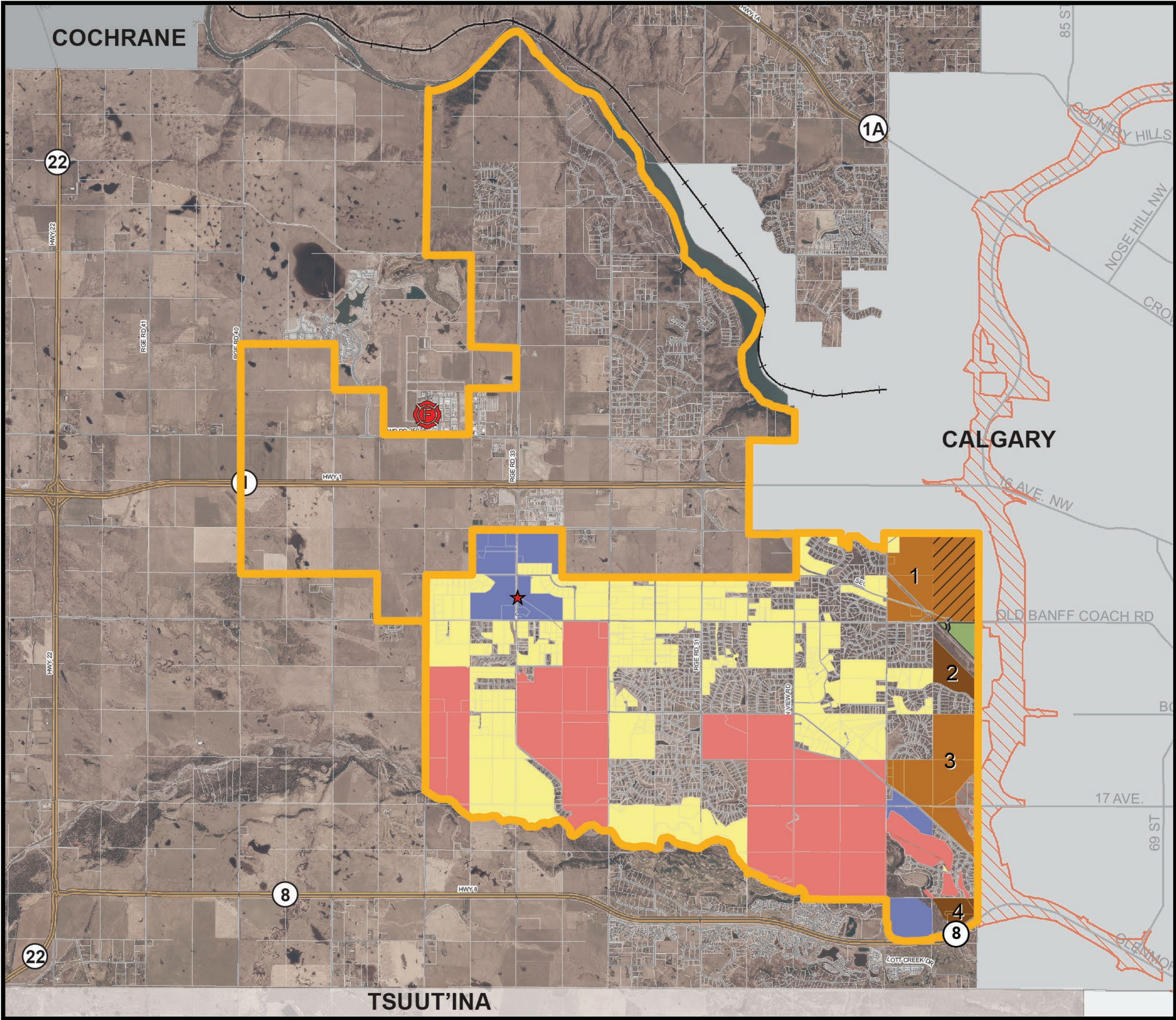
⭐ Community Core

Regional Mobility Corridor

ASP Boundary

Built Out Areas

Limited Servicing Interim Uses

Country Residential Infill

Institutional & Community Services

Cluster Residential Development

Urban Interface Area
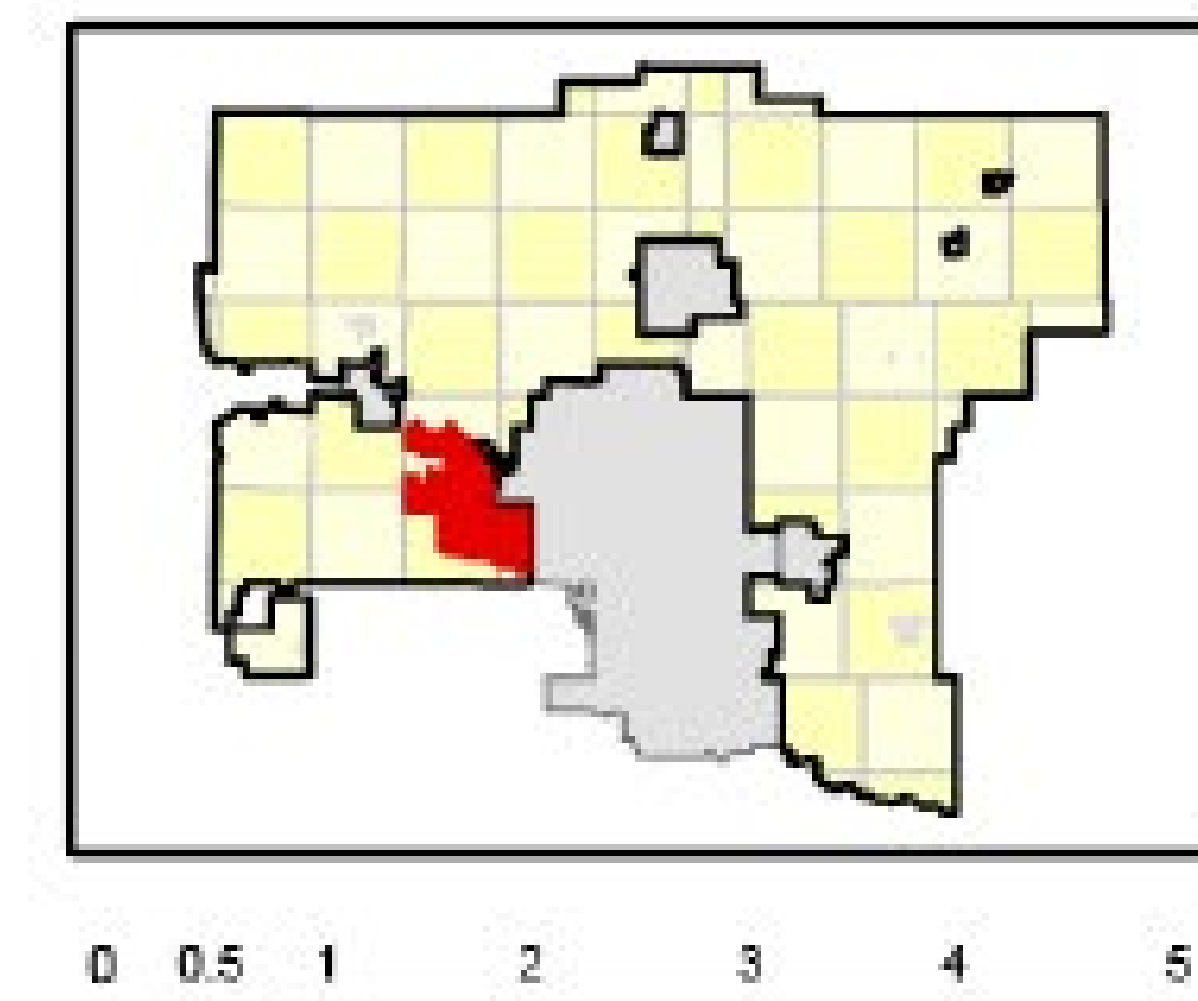
Special Planning Area

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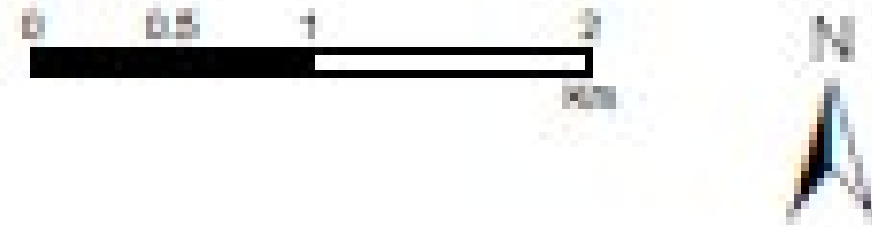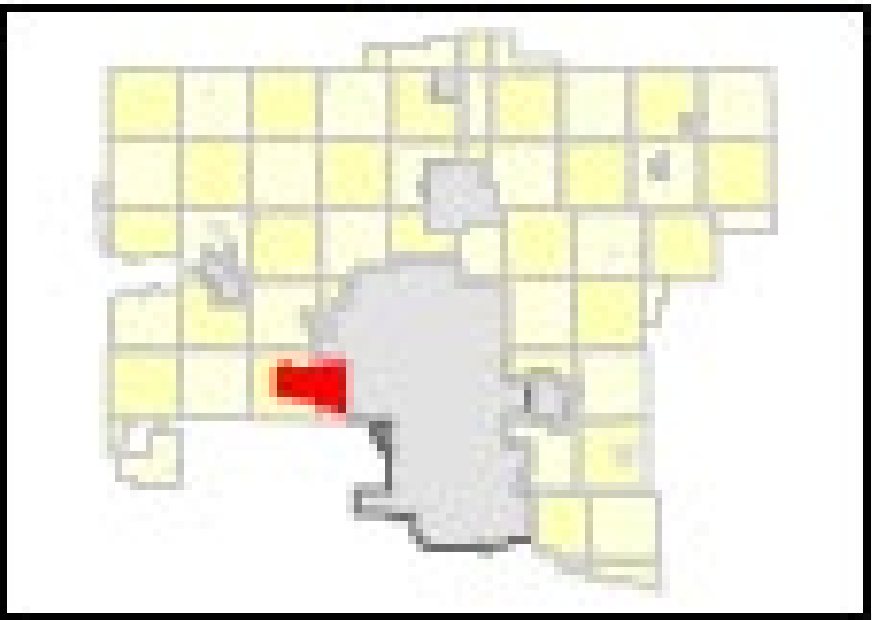
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

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Km

N

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Combined Land Use Strategy Map

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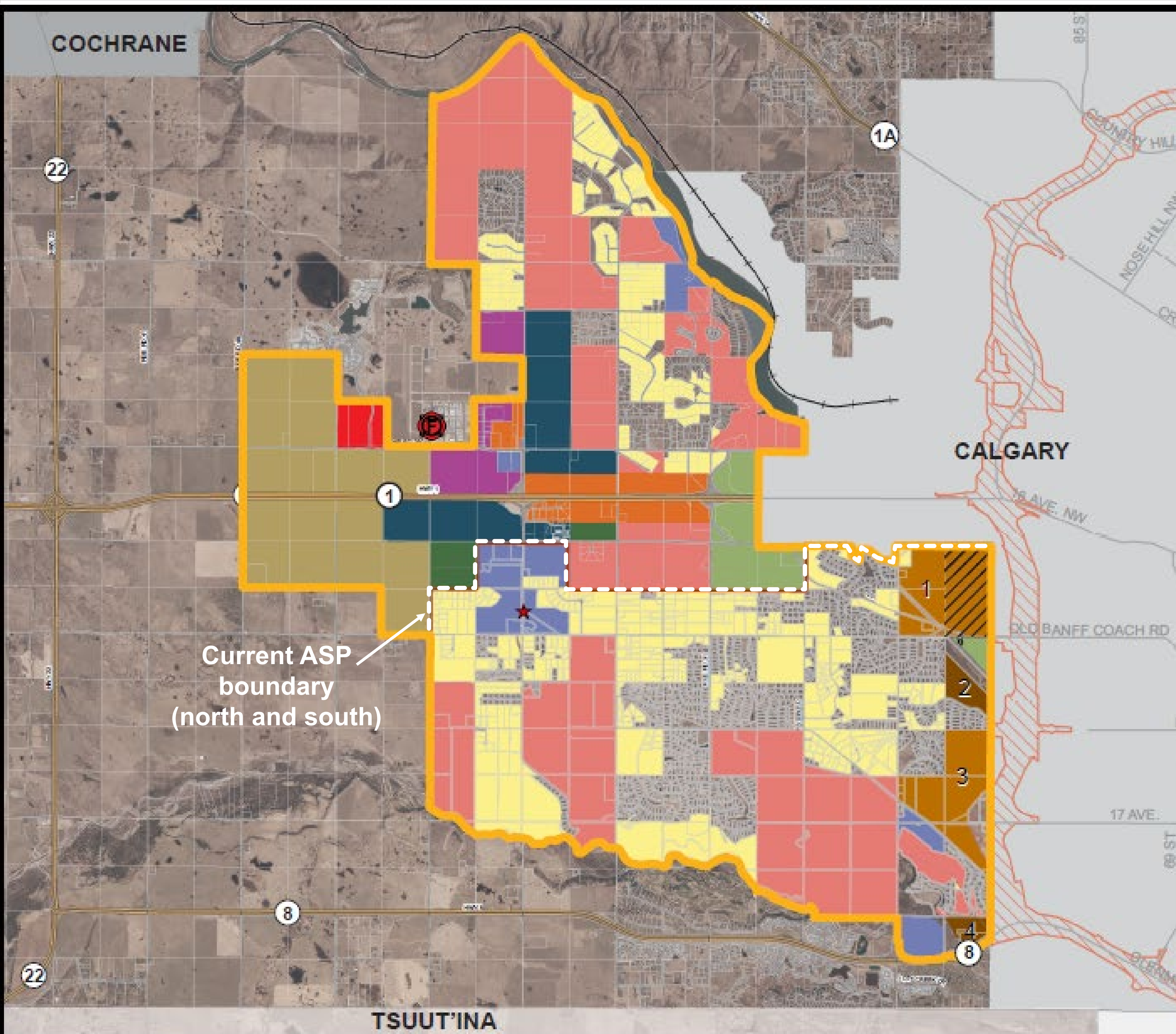
- Proposed ASP Boundary
- Built Out Areas
- Country Residential
- Cluster Live-Work
- Future Expansion Areas
- Business Industrial/Commercia.
- Business Transition
- Institutional & Community Services
- Business Commercial
- Cluster Residential Development
- Hamlet Interface Area
- Urban Interface Area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

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CALGARY

TSUUT'INA

Current ASP boundary (north and south)

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

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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)

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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.

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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
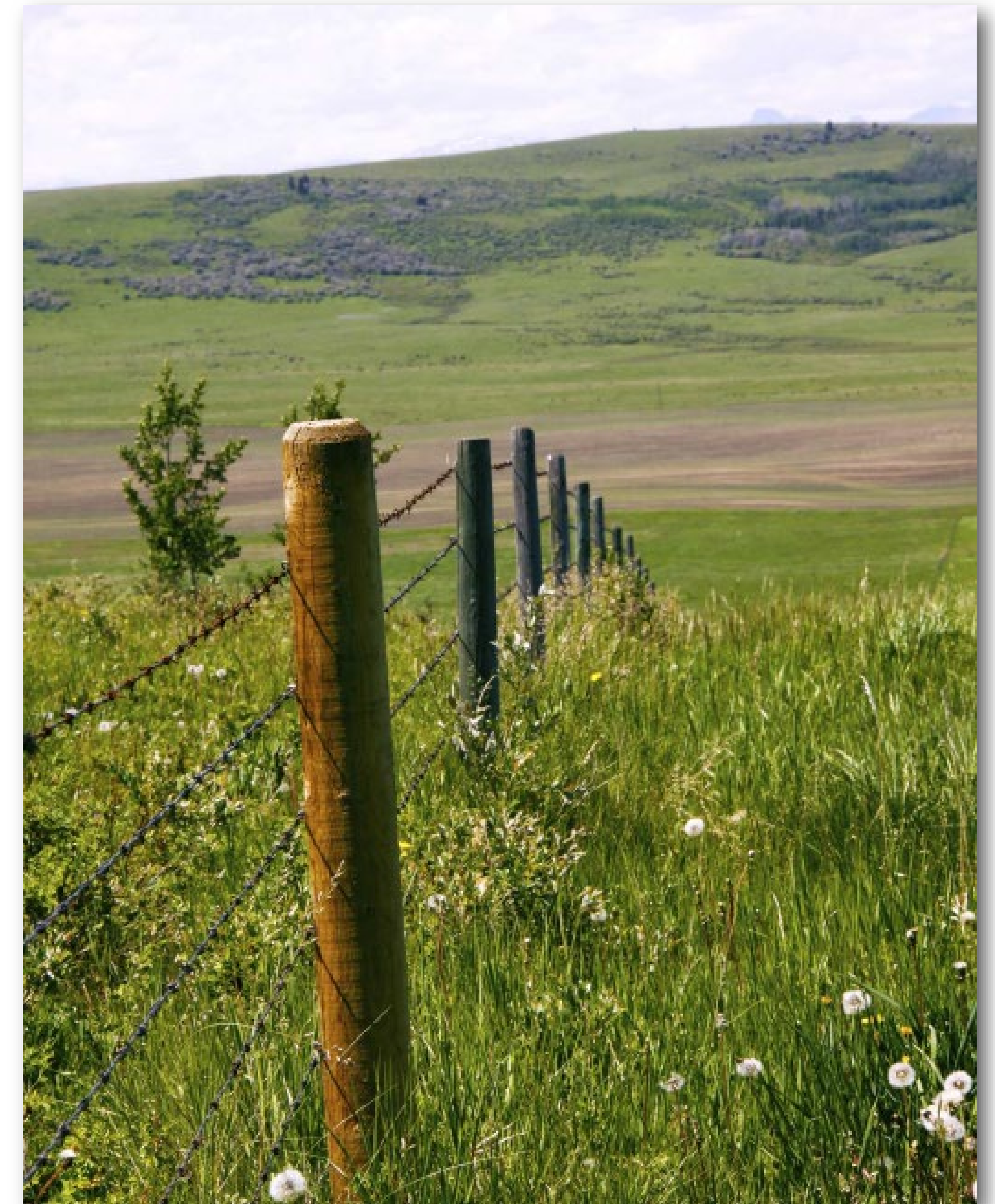
Considerations for ASP Refinements

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Next Steps

- Intermunicipal collaboration (on-going)

- Gathering feedback until May 13

- Prepare engagement summary report

- Prepare refinements to ASP(s)
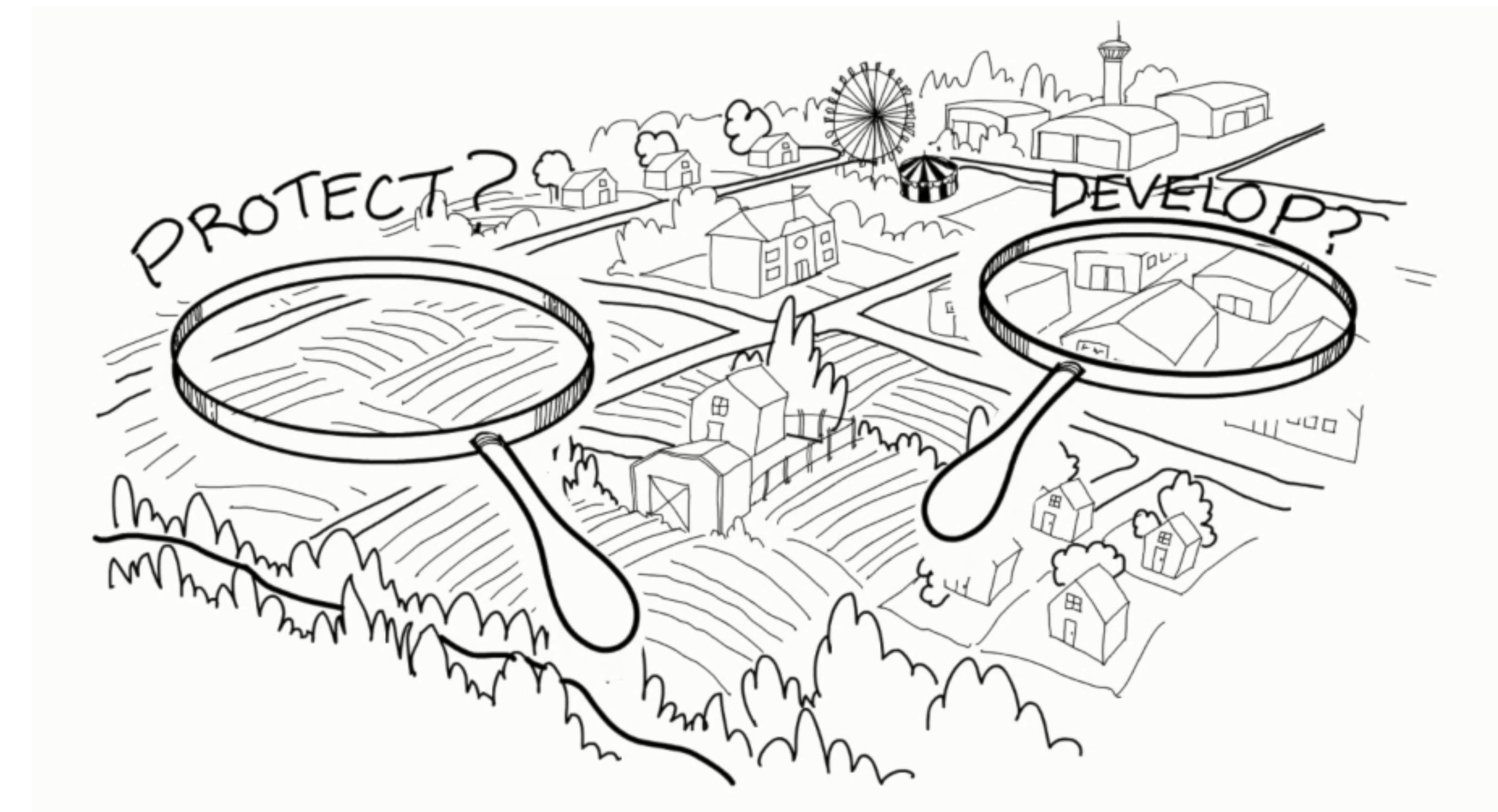
Questions

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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

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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?

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Feedback

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

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Thank you for your participation!

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