



Area Structure Plan
SPRINGBANK

Open House

Springbank Heritage Club
June 28, 2023



ROCKY VIEW COUNTY

Tonight's Objectives

1. To provide an update on the status of the draft ASP
2. To obtain your feedback on the draft ASP
3. To answer your questions
4. To provide an overview of next steps

Agenda

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



Review Purpose

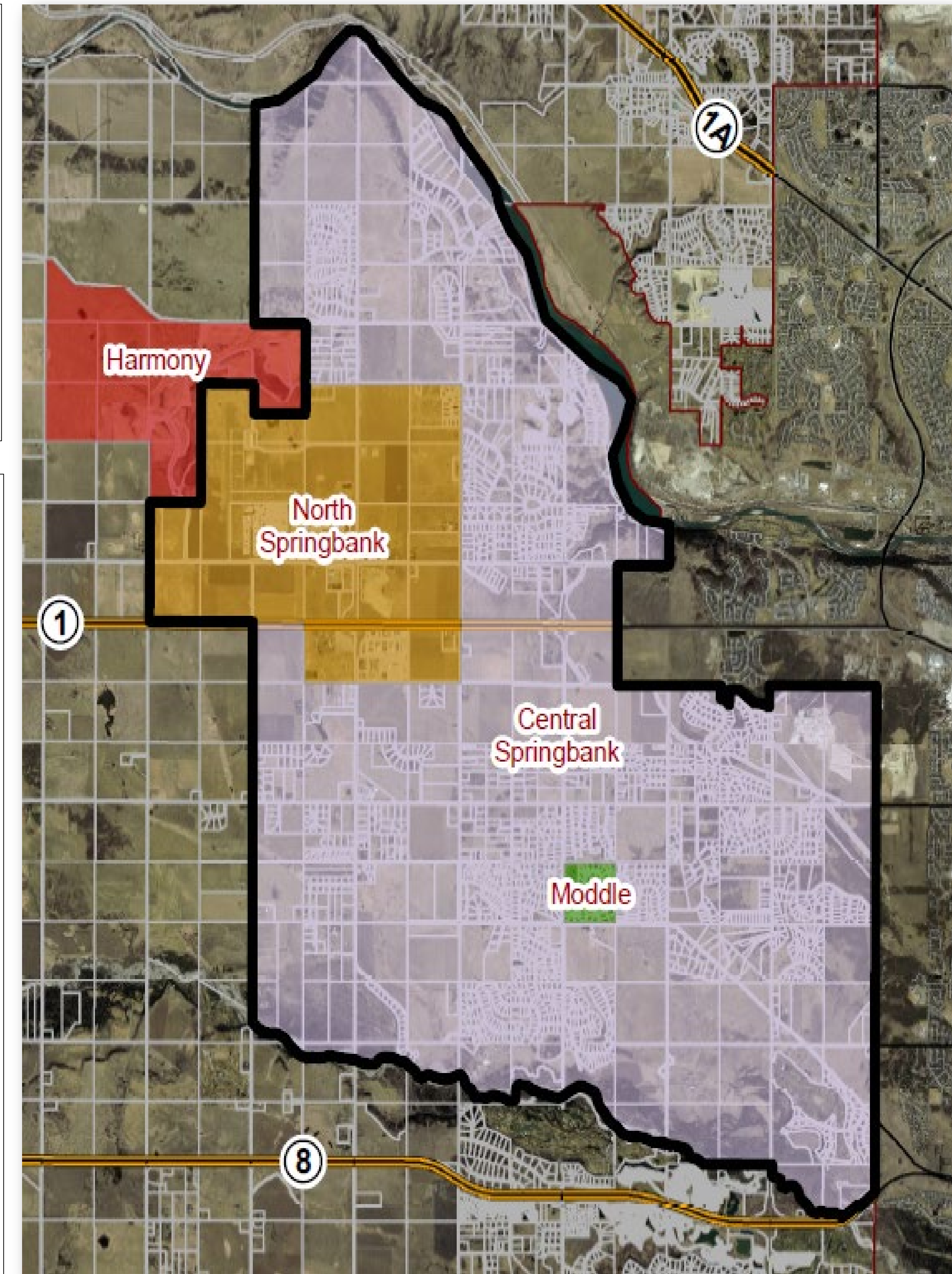
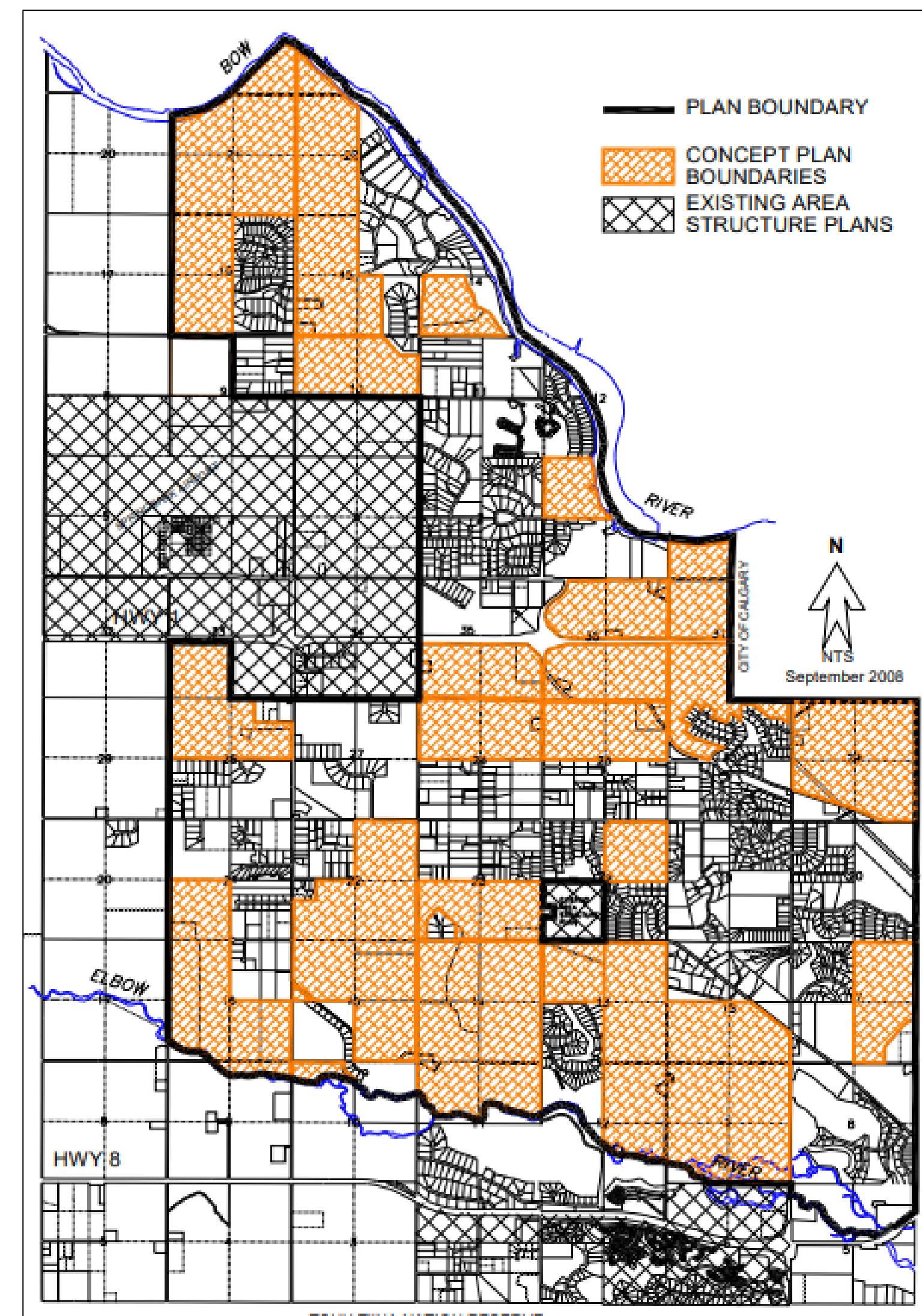
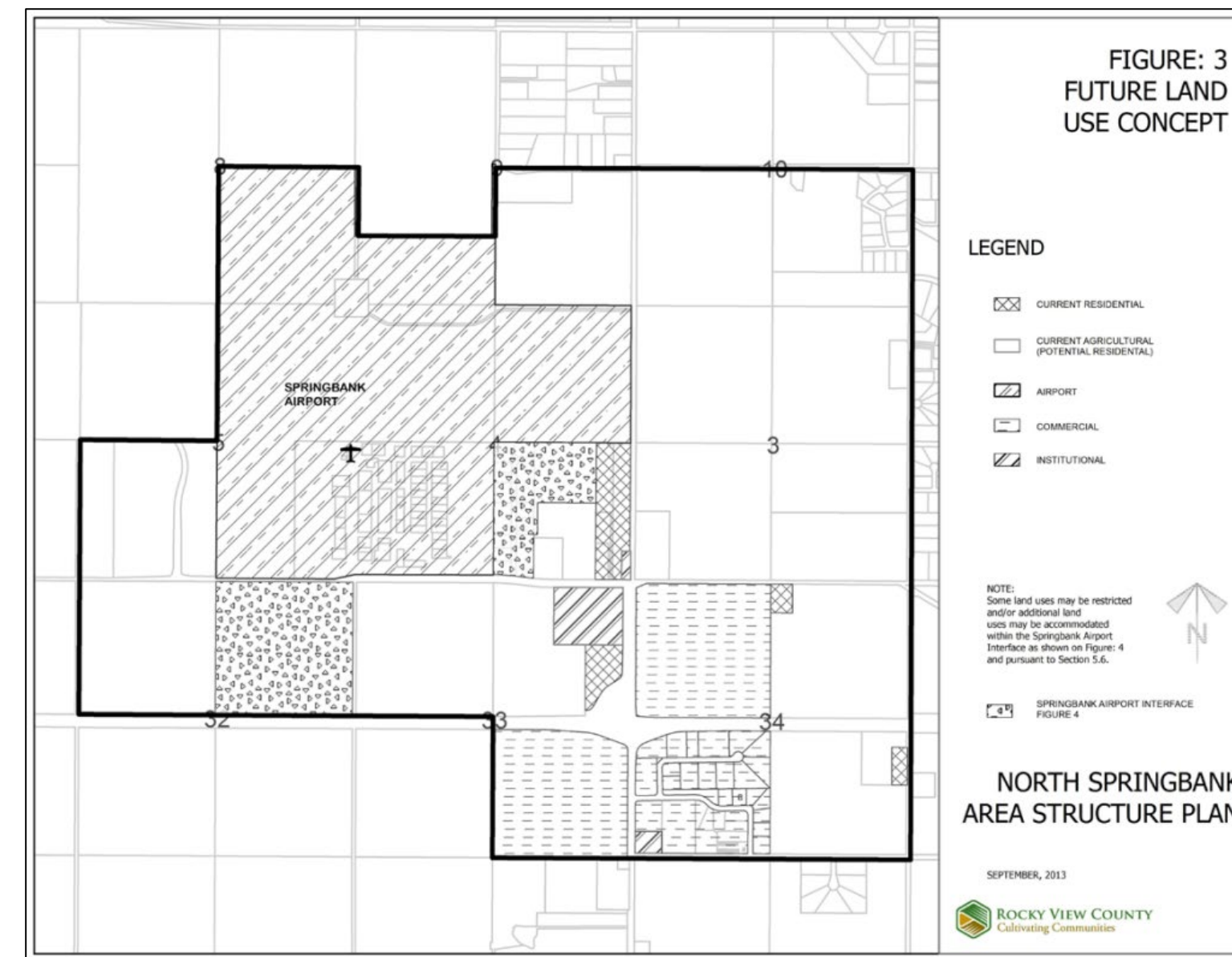
- Updates plans which were adopted over 20 years ago.
- Ensures alignment with more recent adopted plans and development trends.

Central Springbank ASP

- Largely country residential and two acre minimum.

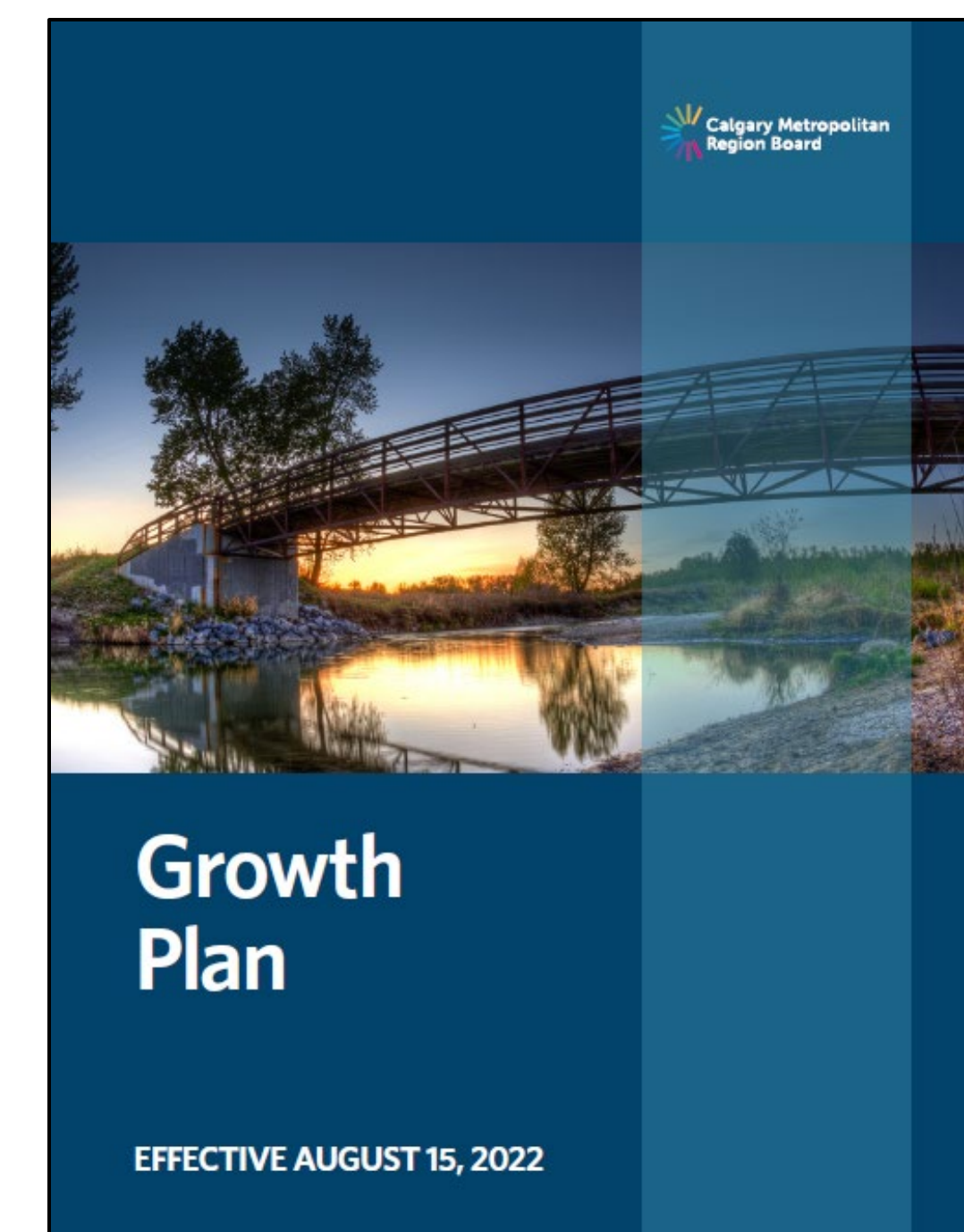
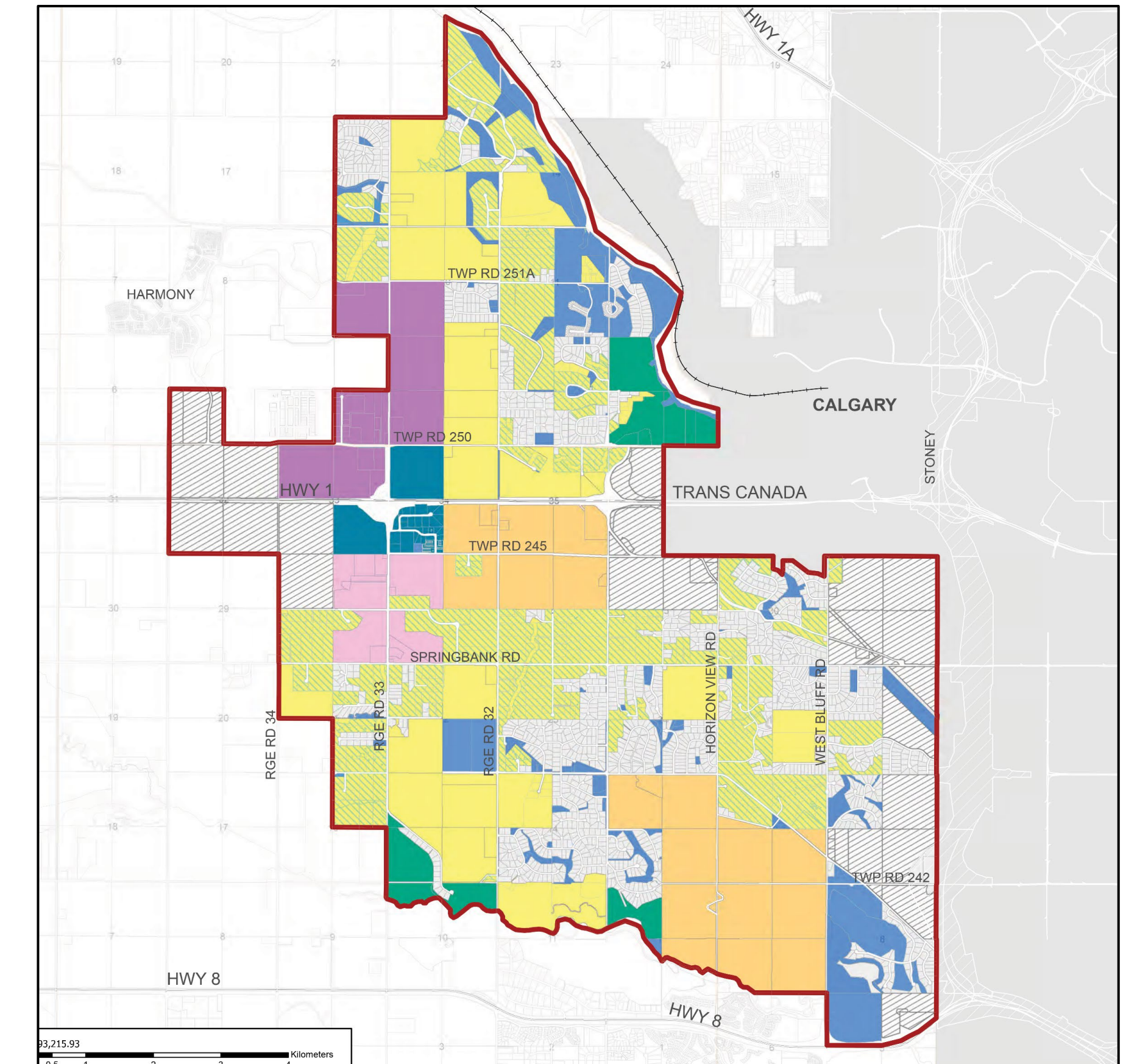
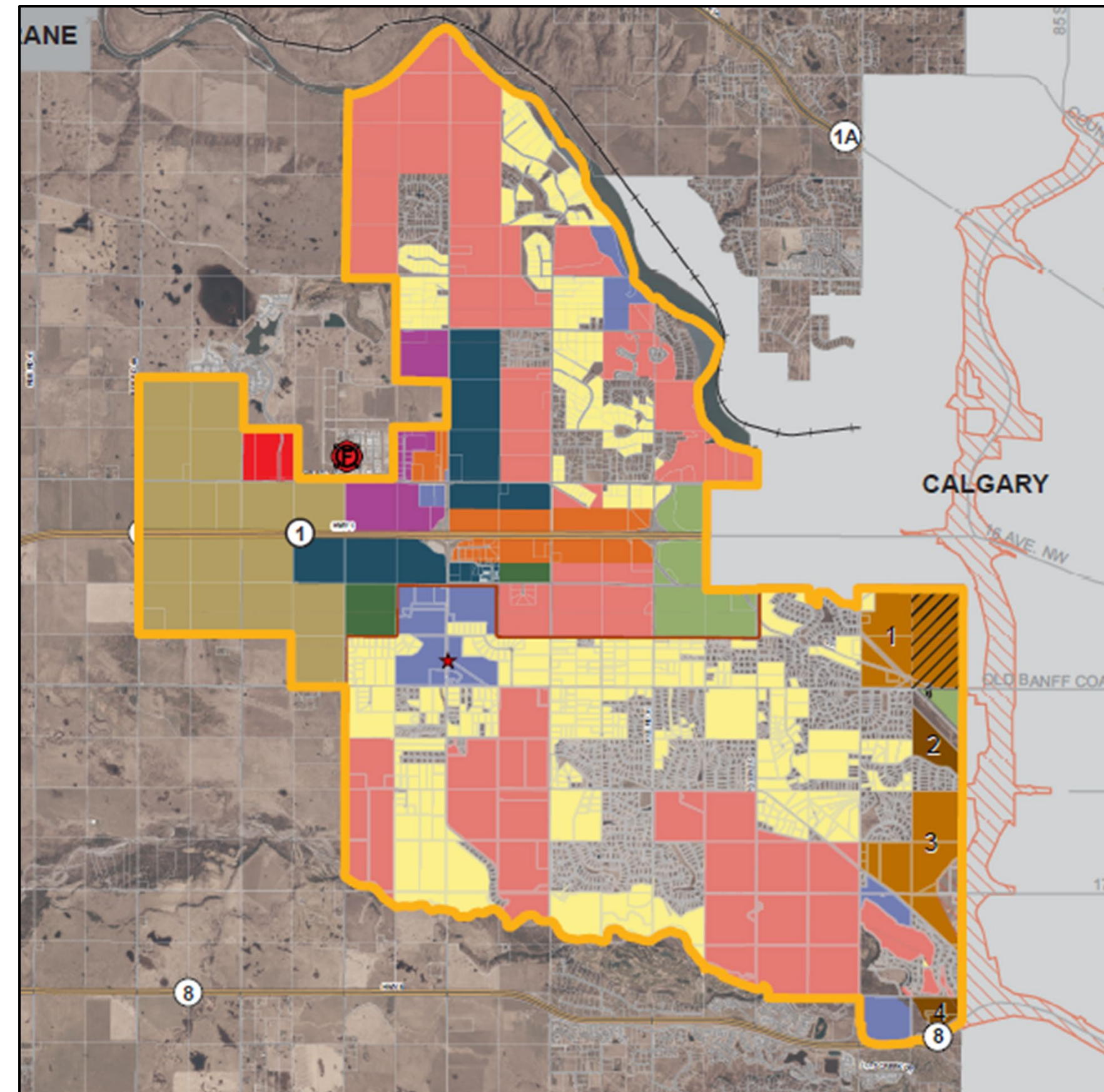
North Springbank ASP

- Mix of light industrial, commercial and residential uses.
- Interface Areas support agricultural, public and commercial uses.



Recent Events

- **December 2021** – Council direction to revisit ASP project after previous draft Plans were refused by the Calgary Metropolitan Region Board.
- **Spring 2022** – Community engagement on ASP.
- **August 2022** – Calgary Metropolitan Region Growth Plan adopted.
- **April 2023** – Administration presented draft land use strategy to Council. Directed to continue with preparing plan for public feedback.



Engagement Findings



Preserve agricultural land & environmentally sensitive areas.



Public services along Range Road 33 (with criteria).



Limiting business to existing planned areas.



Suggestion for expanding the ASP boundary for business uses



Preserve wildlife corridors.



Strong opposition to clustered and compact housing forms.



Concern over servicing and transport infrastructure.



Support for pathways and river access. Concern for pedestrian and cyclist safety.



Support for one Springbank ASP



Request for clearer policy and definitions.



Support for open space in development, but concern over future infill.

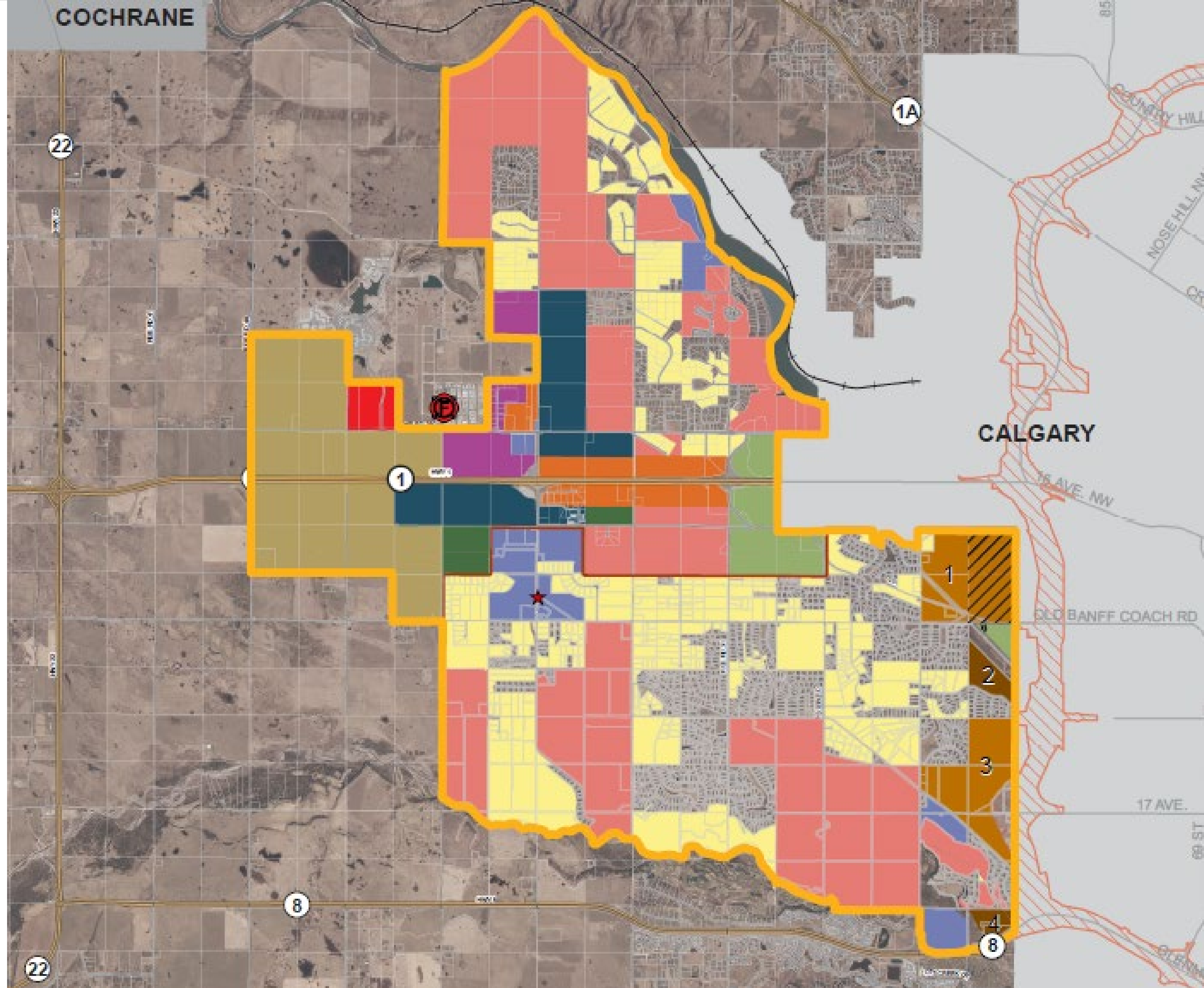


Summary of Amendments

- Combined plans into one ASP
- Plan area reduced significantly (approximately 3,800 acres)
- Build out population reduced significantly to 17,000 people.
- Significant reduction of high intensity development forms including Cluster Residential, Business, and Urban Interface areas.
- Introduction of County-led Conceptual Scheme (Local Plans) focusing on protection of existing residents, high quality design and preservation of rural character for:
 - Community Core
 - Springbank Airport Employment Area
 - Open Space Residential areas



2021 Draft Plan

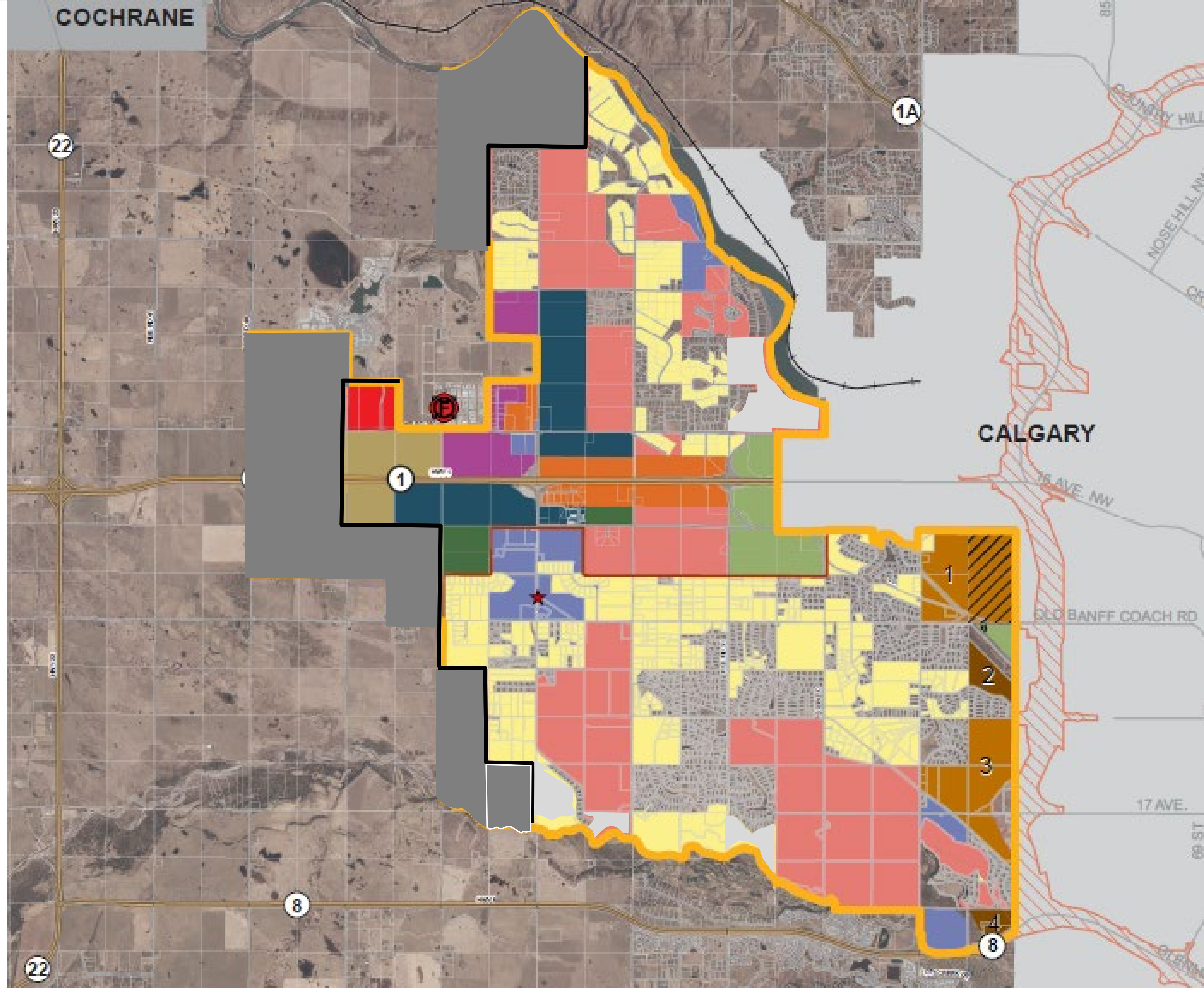


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2021 Draft Plan

Plan

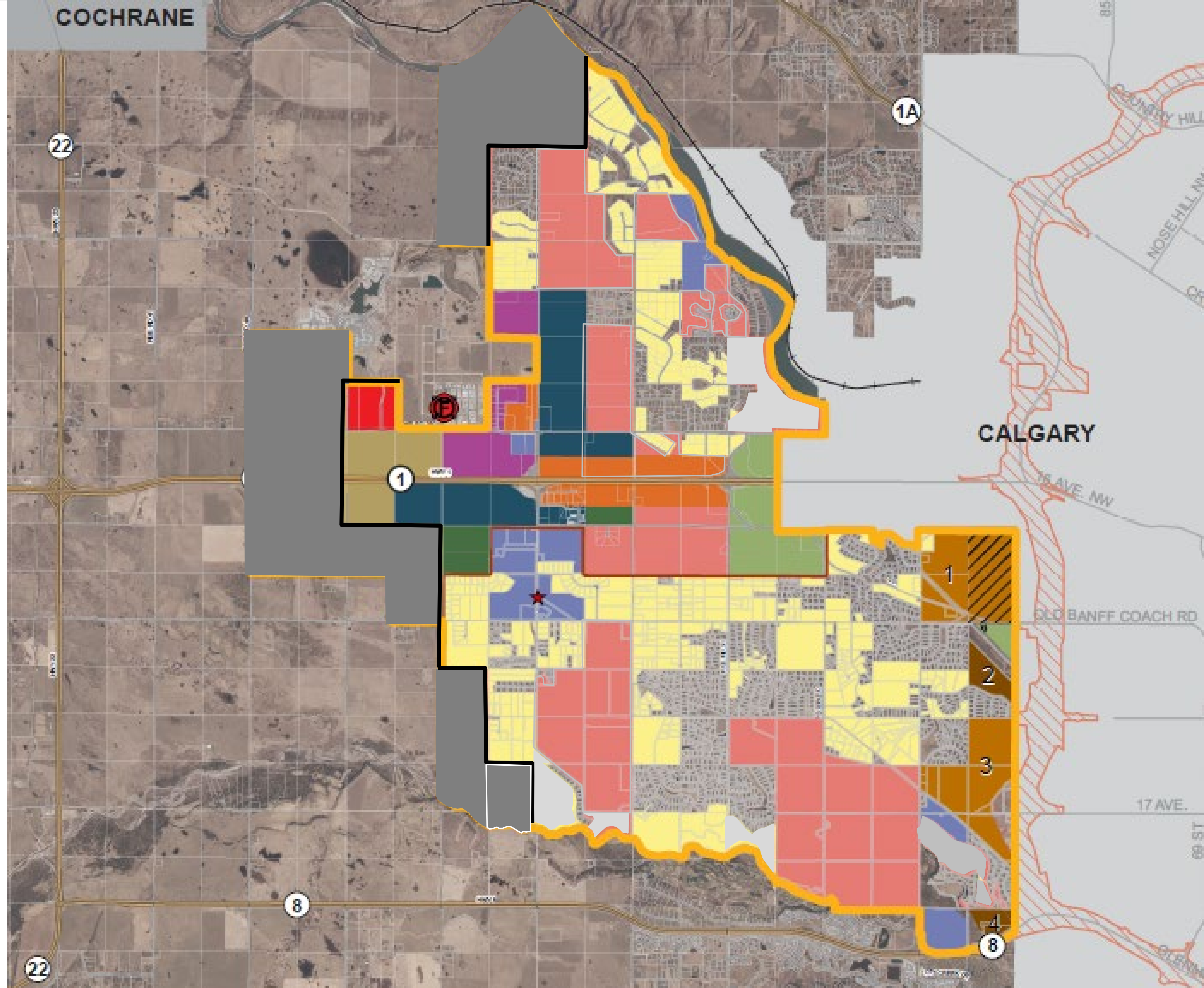
**Lands
Removed or
Agriculture**



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2021 Draft Plan

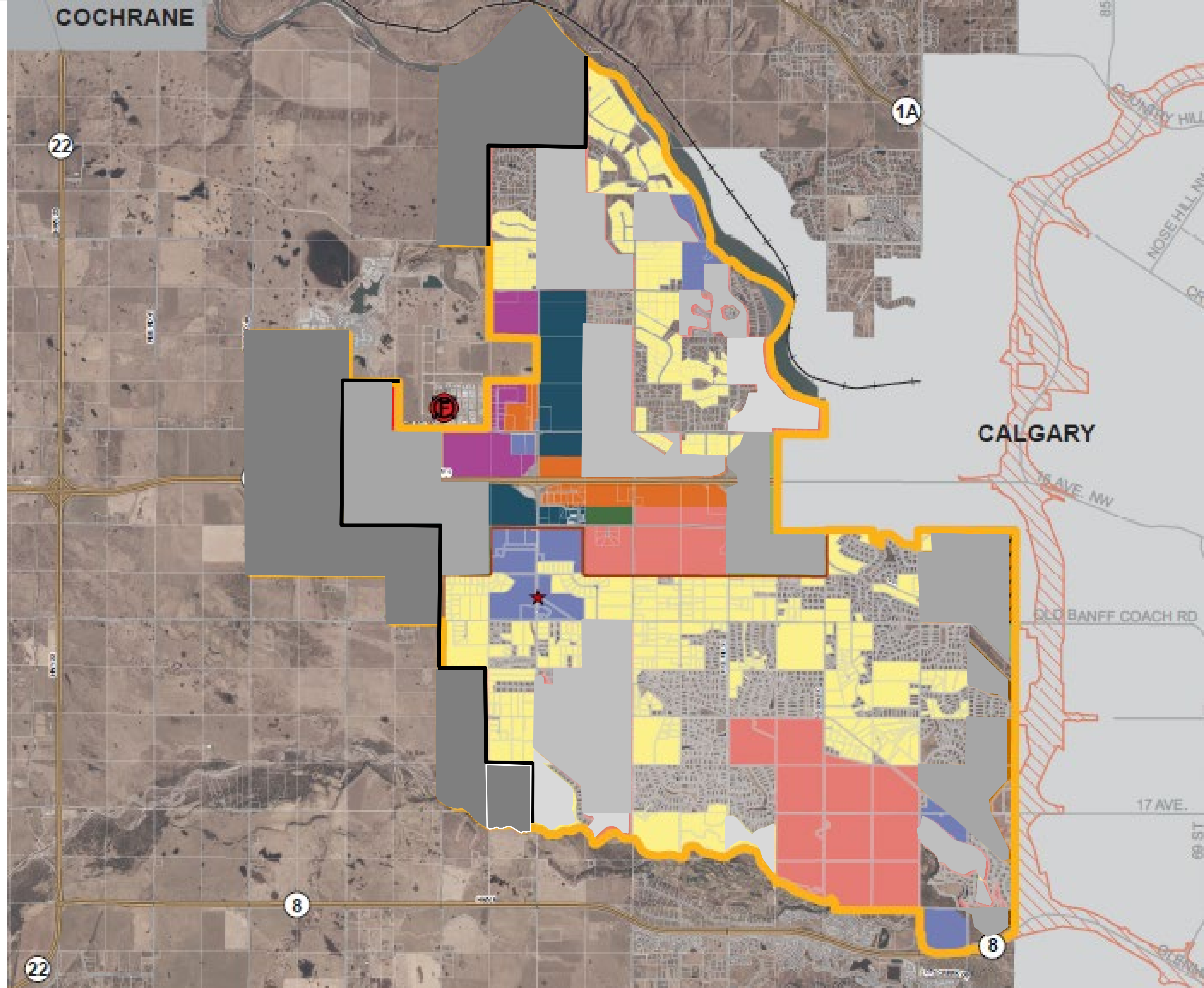
Lands back to Country Residential or Institutional



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2021 Draft Plan

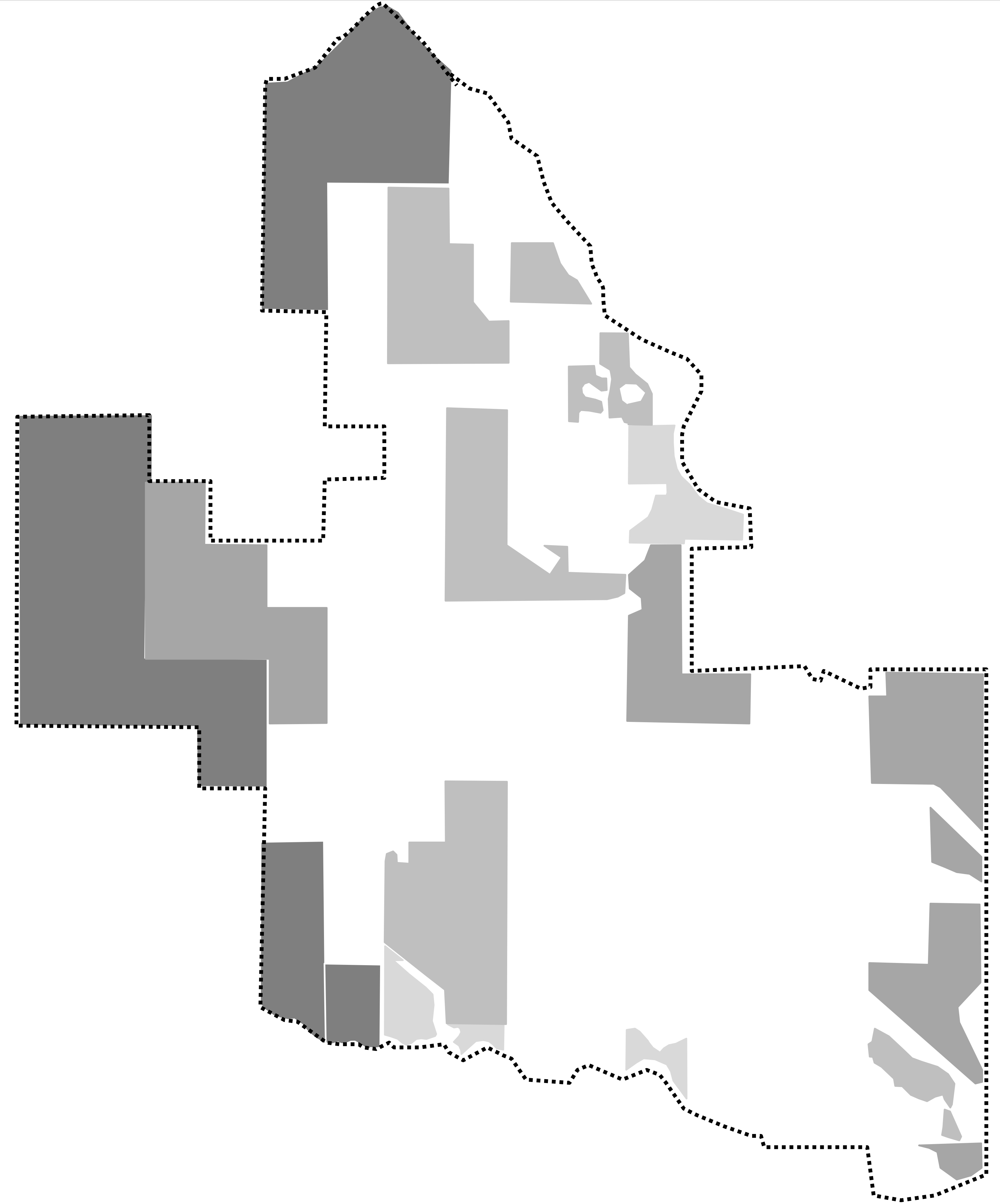
Lands into
Future
Development
Area



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2021 Draft Plan

**Amended
Areas**

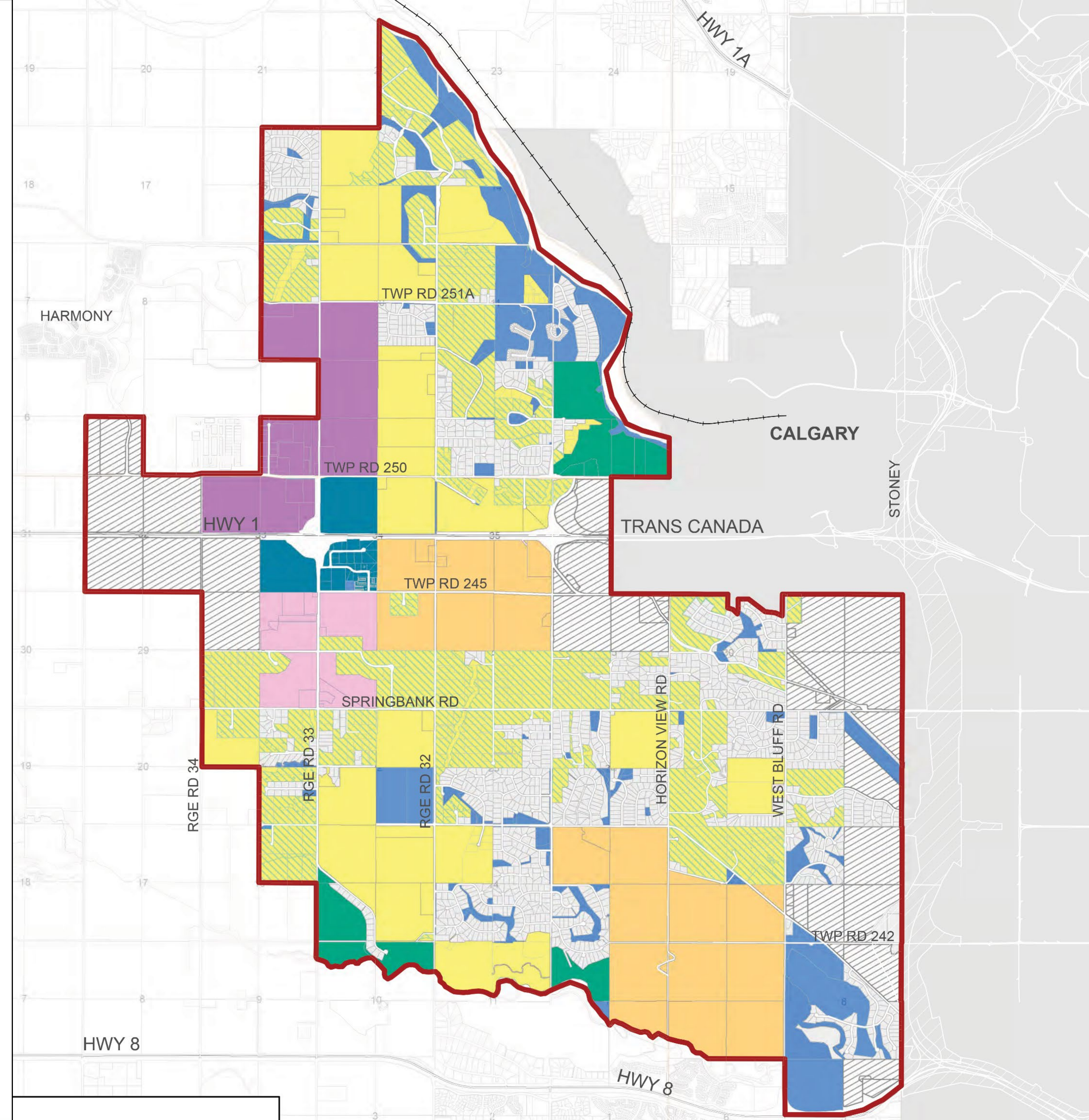


ROCKY VIEW COUNTY

2023 Draft Plan

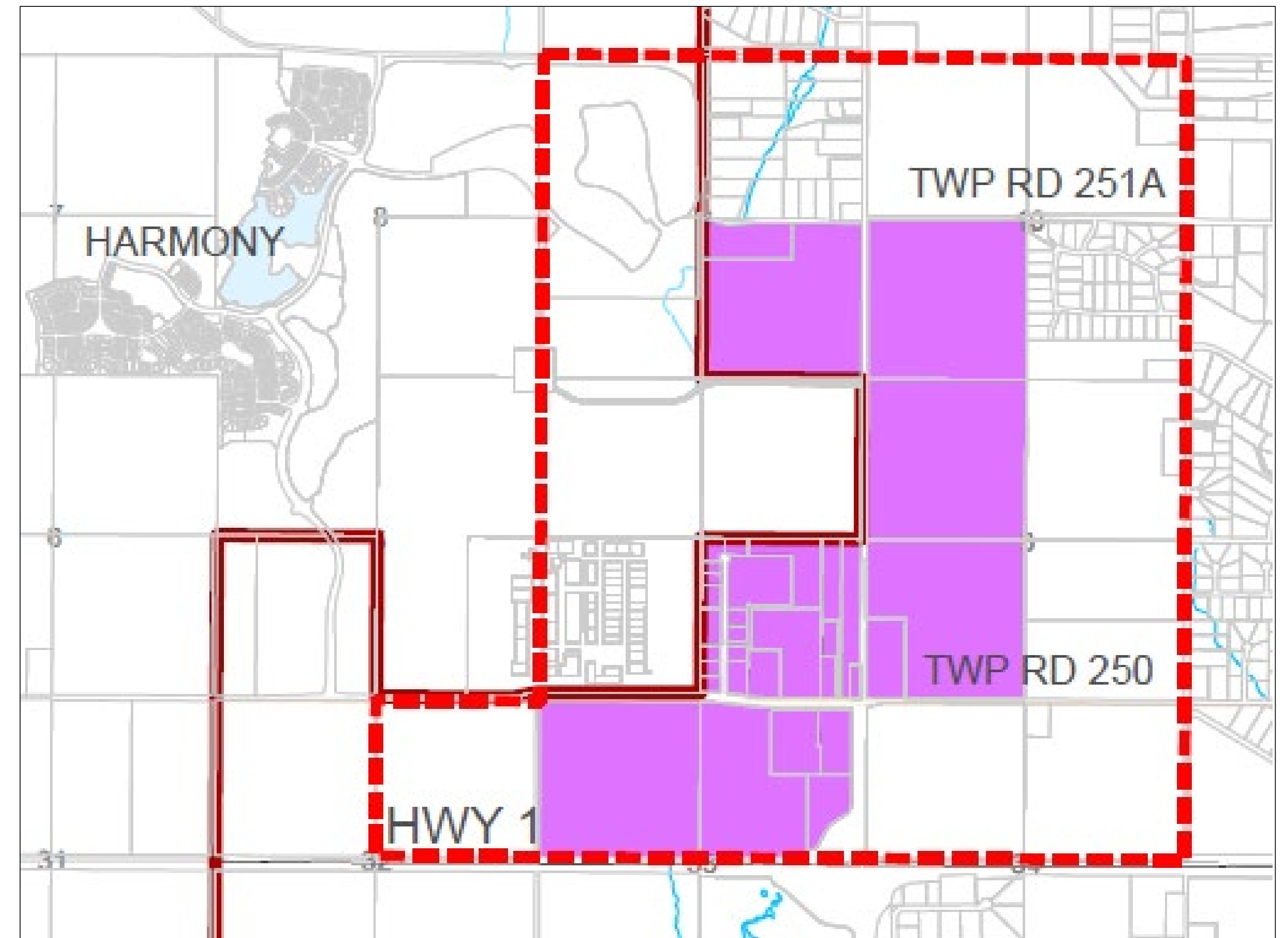
County-led Conceptual Scheme Areas

- Allows further opportunity for community consultation.
- Comprehensive planning by County rather than piecemeal by developer.
- Allows for phasing between different areas and Future Development Area.
- Greater focus on design and public realm improvements.
- Prevents prior rezoning or subdivision occurring other than for agricultural uses.



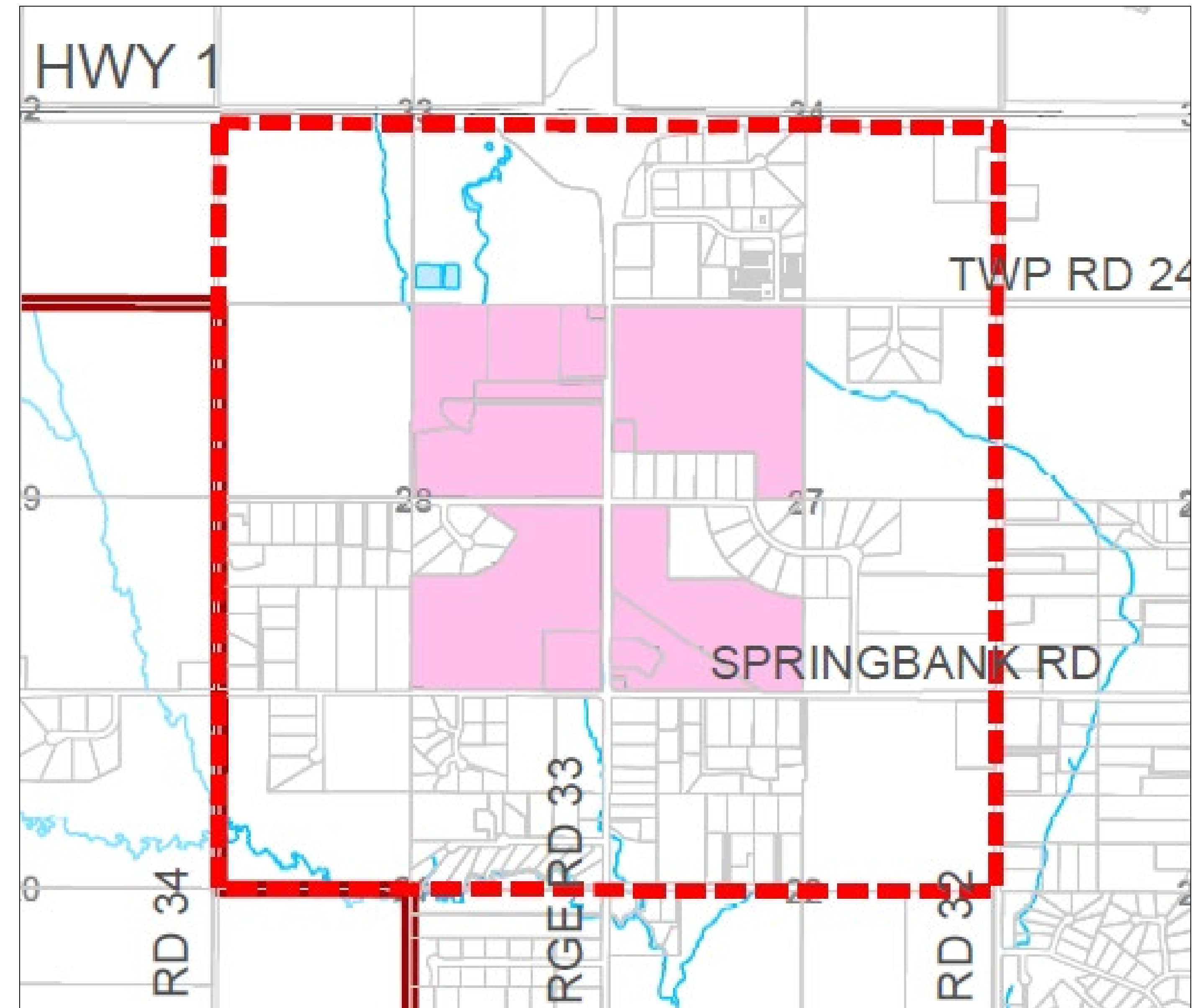
Springbank Airport Employment Area

- Sixth busiest airport in Canada.
- Residential uses likely not an option due to area being under the flight path of airport (especially flight training).
- Principle is to support uses complementary to Airport and compatible with surrounding residential area.
- Excludes heavy industrial uses.
- Supports regional servicing approach.
- Economic Assessment exploring demand for business uses in area ongoing.



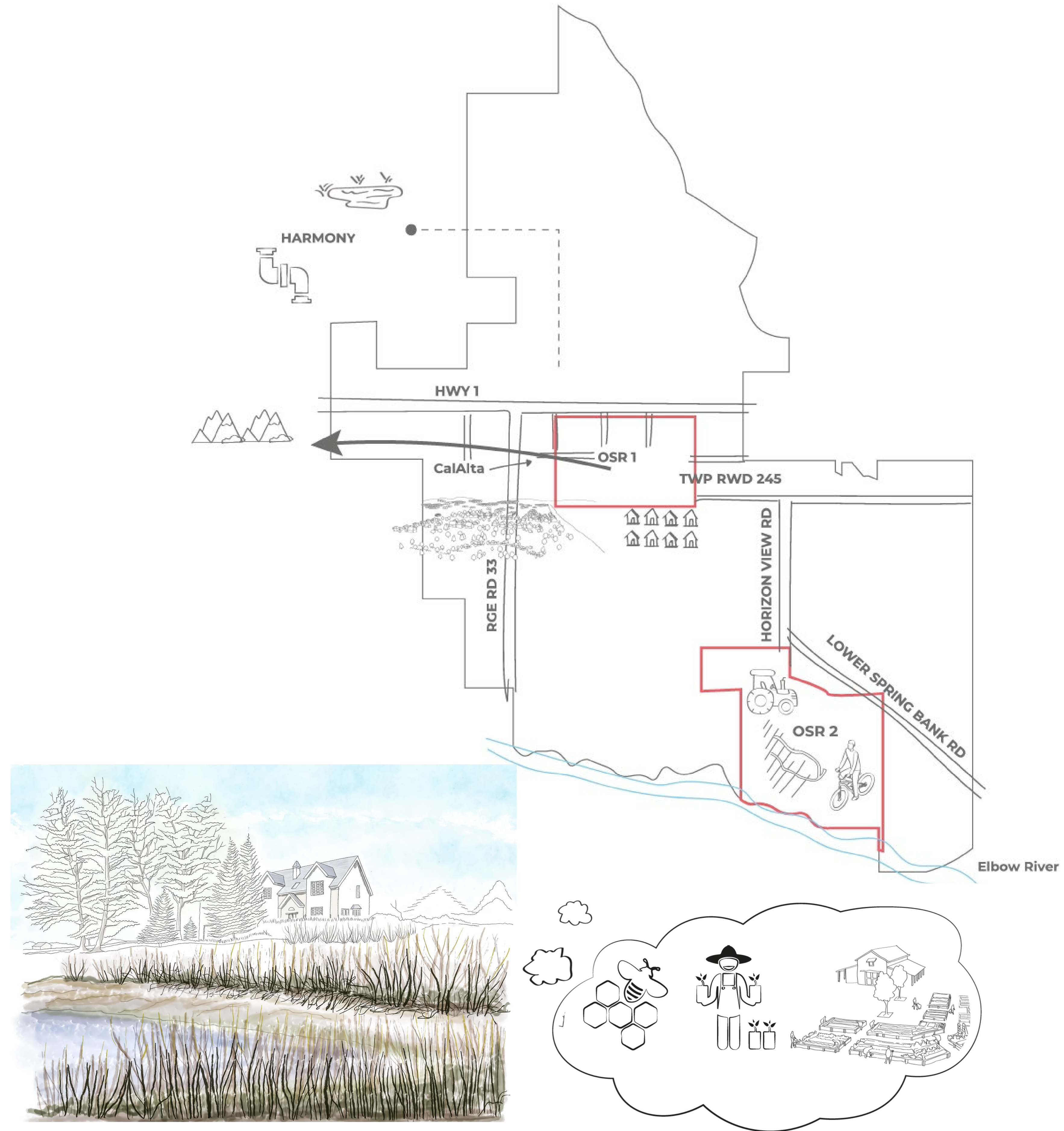
Community Core

- Builds on existing institutional uses along Range Road 33.
- Institutional and community uses the primary development form with limited local commercial and complementary residential (country residential or open space residential).
- Focus on public realm improvements along Range Road 33 potentially to be funded by development.
- Acceptable institutional and community uses listed within the ASP.



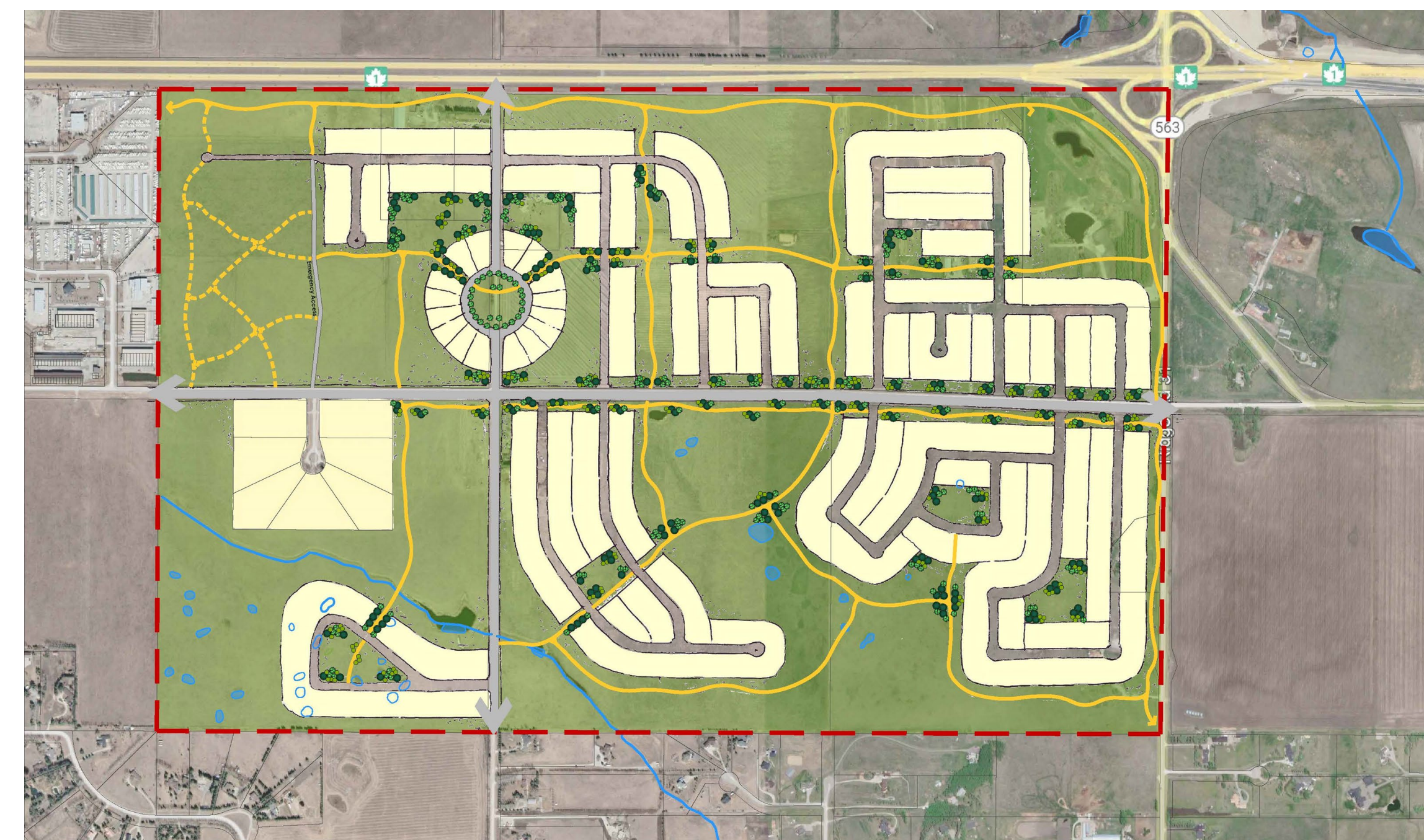
Open Space Residential

- Two areas of the ASP chosen for benefits they can bring to Springbank.
- First principle is to safeguard existing residents.
- Allows for significant pathway and open space provision and wildlife corridor protection.
- 1.5 units per acre, but minimum lot size of 0.5 acres.
- Regional water and waste water servicing.
- Would be an exception to the Regional Growth Plan.



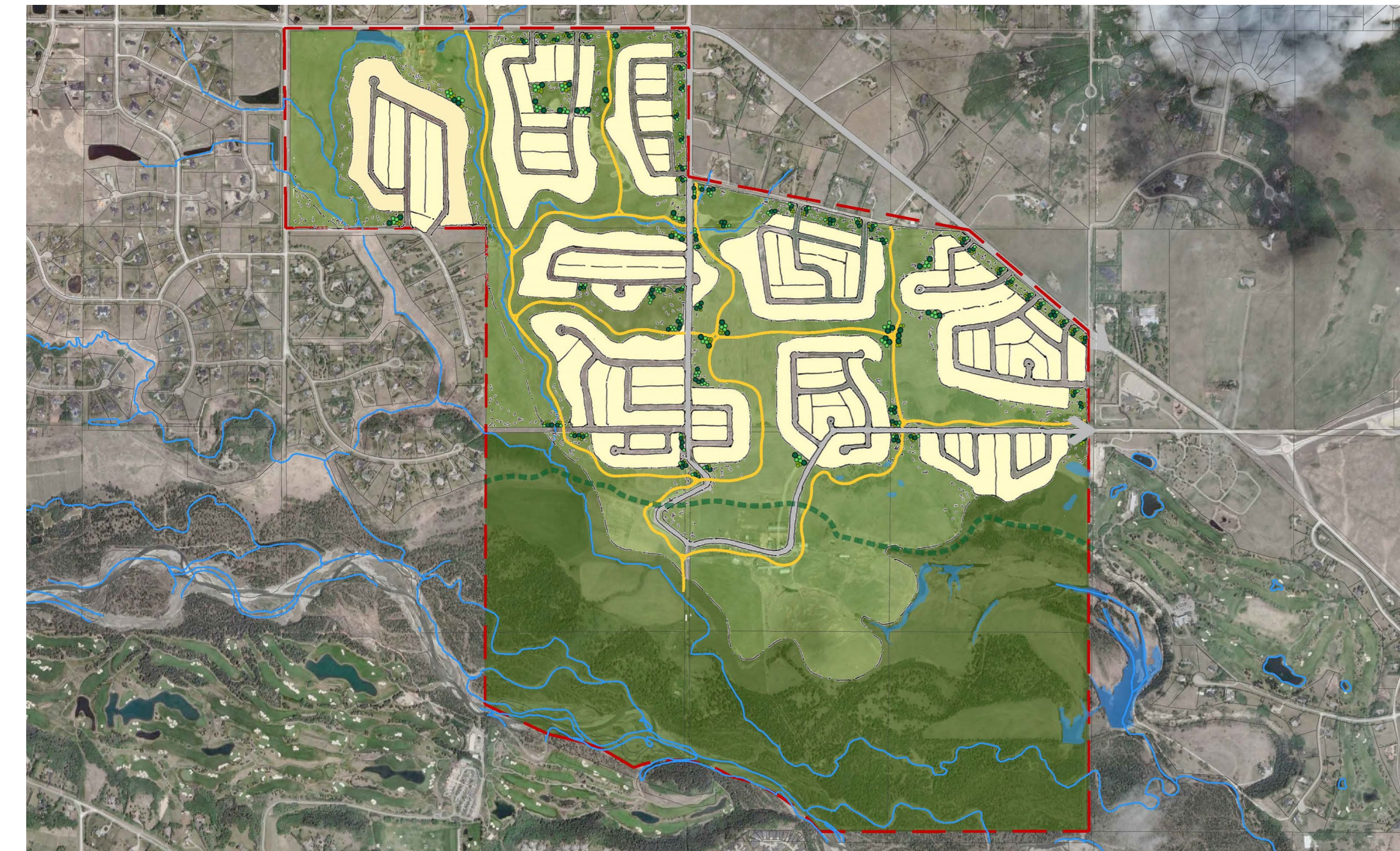
Open Space Residential Area (Twp Rd 245)

- Provides opportunity for pathways leading from community core.
- Emphasis on productive use of open space areas such as contemporary agricultural uses.
- Buffers adjacent to existing residential areas.
- Allows for protection of viewsheds from Highway 1.
- Provides potential for limited home-based business hubs remote from existing residential areas.



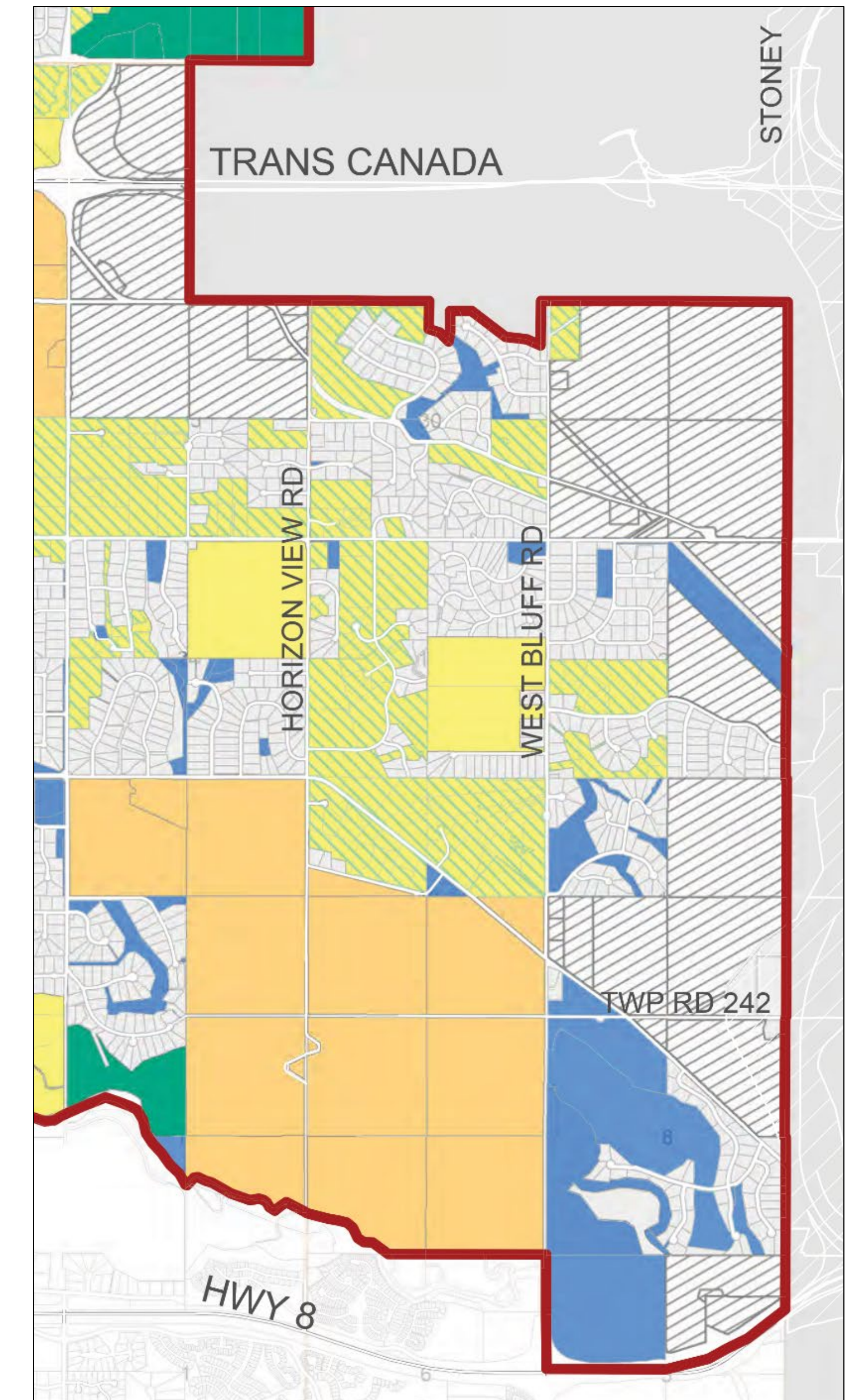
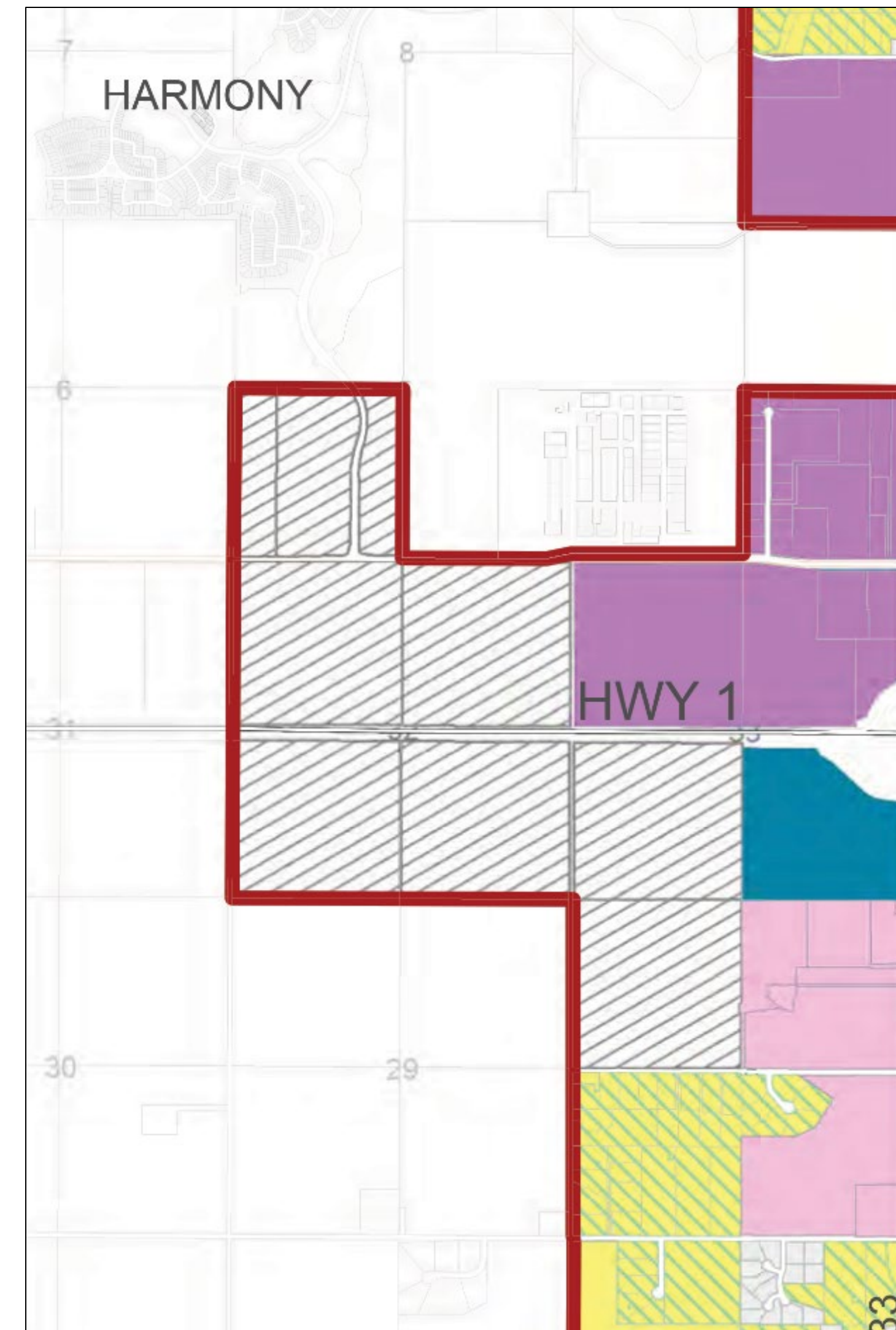
Open Space Residential Area (Twp Rd 242)

- Provides significant potential to secure Elbow River floodway and wildlife corridor as Environmental Reserve and open space.
- Potential for river access staging area.
- Preservation of agricultural heritage of lands with Colpitts Ranch and Cullen Farms.
- Ability to utilize split elevation to create interest in development form.



Future Development Area

- Puts these lands into long-term development area.
- Important to prevent further subdivision or piecemeal development in these areas prior to comprehensive planning.
- Interim uses have been removed.
- Strong collaboration required with CMRB and Calgary to ensure political and policy support for areas.
- Regional servicing a challenge.
- Planning of lands should not commence until Airport and Community Core Conceptual Schemes have been adopted.

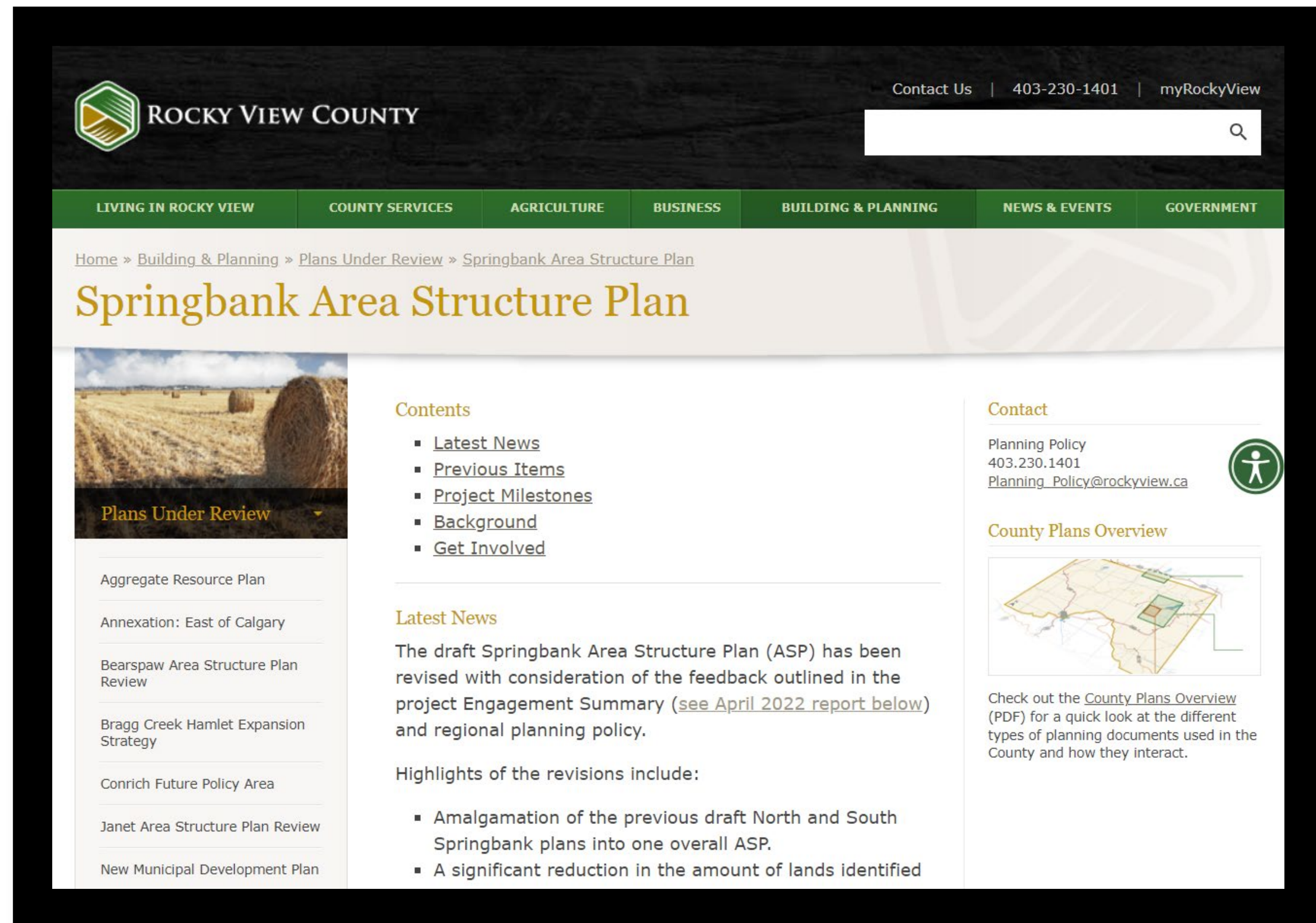


Next Steps

- 1 Gathering feedback till end of July
- 2 Intermunicipal and Agency Collaboration
- 3 Prepare Engagement Summary
- 4 Governance Committee Direction
- 5 Final Revisions
- 6 Public Hearing and CMRB Referral



Feedback



www.rockyview.ca/SpringbankASP

Let us know what you think of the revised ASP!

Springbank ASP Webpage

- Get project updates
- Review current draft ASP
- Review technical reports
- Sign up for project emails

Feedback/Questions

- Coffee chats (Conceptual Scheme Areas)
- Open House
- Online Survey
- 1:1 Meetings

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