



EAST NOSE CREEK

COMMUNITY AREA STRUCTURE PLAN

Engagement Summary February 2025

An aerial photograph of a residential area with a river and a forested area. The image is overlaid with a semi-transparent red filter. The text is centered in the upper half of the image.

LAND ACKNOWLEDGEMENT

We acknowledge the land in which this plan is located is on Treaty 7 territory. This land is the traditional territories and home of the Blackfoot Confederacy, including the Siksika, Piikani, and Kainai, the Tsuut'ina Nation and Stoney-Nakoda Nations, including the Goodstoney, Chiniki, and Bearspaw, and the People of Métis Nation of Alberta, Region 3.



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This Engagement Summary has been prepared by B&A on behalf of Highfield Land Management as a supporting document to be considered in the East Nose Creek Community Area Structure Plan Review.

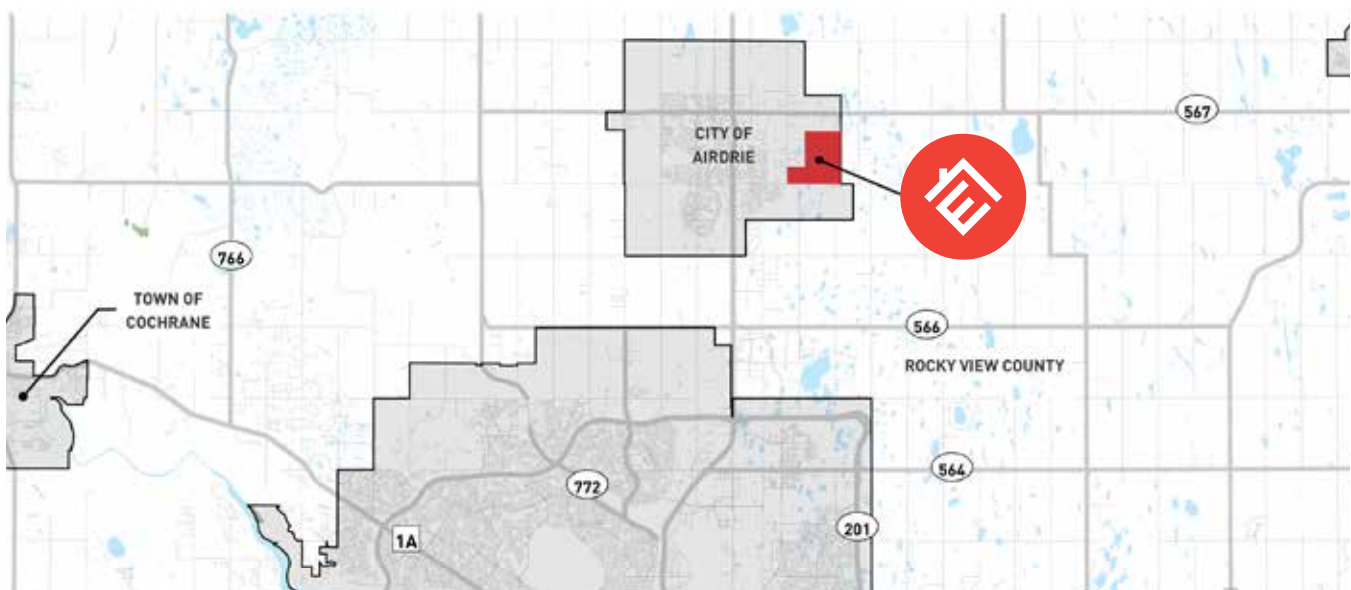
1.0 Project Introduction

Highfield Land Management has engaged B&A along with a team of specialist consultants to prepare a Community Area Structure Plan (CASP) and supporting materials to guide development of a future community in east Airdrie. The East Nose Creek lands were identified in the 12 Thousand Acres (12K) Plan as a future CASP area. Highfield Land Management is a majority landowner of the CASP lands and has initiated the application process.

An application has been submitted to the City of Airdrie for preliminary review and circulation. If approved, the East Nose Creek Community Area Structure Plan (ENC CASP) will guide the development of approximately 447 hectares. Throughout the application process, Highfield Land Management is committed to engage with surrounding community members and the City of Airdrie to welcome two-way dialogue and provide project updates. The following report summarizes what we heard from local residents during and after hosting an Open House on November 25, 2024.

2.0 Project Location

The ENC CASP is located on the eastern side of Airdrie within the 2012 annexation lands. The plan area is bound to the south by Yankee Valley Boulevard (Twp Rd 270), and to the east by the City of Airdrie/Rocky View County jurisdictional boundary. The west side of the plan area is bordered by Range Road 291, an existing country residential development known as Yankee Valley Estates, and the Spring Valley NSP plan area.





3.0 Vision

The ENC CASP is envisioned to be a largely residential community with dedicated pockets of commercial and industrial employment uses. The community will include a notable open space corridor surrounding the existing Nose Creek Tributary and capitalize on its natural assets by maximizing pedestrian connectivity. The ENC CASP area will be developed over time through a series of neighbourhoods, each envisioned to have a diversity of housing types, open spaces, and a central neighbourhood node.



Provide a range of housing choices of various scales, types and densities to support diverse lifestyles and stages.



Explore opportunities for intensification of uses around Neighbourhood Nodes, future employment areas, and associated future transportation and transit infrastructure.



Encourage a comprehensive open space and active transportation network leveraging existing natural assets.



Respectfully interface with neighbouring uses to transition between adjacent agricultural or rural residential conditions and comprehensively planned urban development.

4.0 Project Timeline



May 15, 2023

Initiation of the planning process: A Justification Report is approved by City Council.



June 7, 2024

The East Nose Creek Community Area Structure Plan (ENC CASP) is submitted to the City of Airdrie.



Summer/Fall 2024

The ENC CASP is in circulation with the City of Airdrie for review and comment.



November 25, 2024

The East Nose Creek held an Open House.



Q1/Q2 2025

ENC CASP proceeds for review by the Community Infrastructure and Strategic Growth (CISG) committee and Public Hearing of Council for First Reading.



Q2 2025

If granted First Reading by Council, ENC CASP proceeds to the Calgary Metropolitan Region Board (CMRB) for review in accordance with the Growth Plan.*

** As of February 7, 2025 the CMRB will be winding down operations following pulled funding by the province. The role of the CMRB in this application is to be determined as more information becomes available.*



Early Q3 2025

If supported by the CMRB, the ENC CASP will return to a Public Hearing of Council for third and final reading.



5.0 Engagement Overview

On Monday, November 25, 2024, the East Nose Creek project team hosted a public Open House at the Town and Country Hall in Airdrie. The purpose of the Open House was to welcome neighbouring residents to learn about the CASP and connect with the project team. The Open House was held between 6-7:30 p.m. and was designed to be a drop-in style session, allowing people to stop by at their leisure and meet with various disciplines of the project team. A total of 44 people attended the open house and six people completed the feedback form (4 during the event, and 2 online). As a result of the event, 26 people opted-in to receive future project updates.

During the event the project team was represented by, Urban Systems, Bunt Engineering and B&A Studios Inc. Having members from the various consultancy's is essential to provide thorough responses to questions posed by attendees. Information boards were set up throughout the room, allowing attendees to visit each board and discuss with the relevant subject matter expert. The information boards were posted to the project website for digital access following the open house and are included in **Appendix A**.

Event promotions and outreach included:

- + Invitational postcards were sent to landowners and residents on November 8, within 2 km of the CASP area.
- + On November 12, landowners within the CASP received individual letters and opportunities to connect with the project team one-on-one.
- + An invitational letter was sent to the mineral rights holders, notifying them of the Open House and CASP. They were also provided with an opportunity to connect with the project team directly to discuss the plan.
- + Two newspaper advertisements were placed in the Airdrie City View on November 14 and November 22.
- + Two road signs were placed in high traffic areas near the CASP for two weeks leading up to the Open House.
- + The City of Airdrie created a project dedicated webpage which included information on the Open House and links to the East Nose Creek project website.
- + The Open House was promoted on the project website at eastnosecreek.ca
- + A thank-you email was sent to the new project subscribers following the Open House and provided them with a link to the online feedback form.

EAST NOSE CREEK

COMMUNITY AREA STRUCTURE PLAN

Join Highfield Land Management for a **Public Open House** to learn more about the project proposed in East Nose Creek.

A new Community Area Structure Plan (CASP) is being proposed to the city of Airdrie. The CASP policy will guide future neighbourhood-scale development.

Large Hall, Town and Country Centre
#103, 275 Jensen Dr. NE, Airdrie

Monday, November 25, 2024
6:00 – 7:30 p.m. (drop-in basis)

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Information shared at the Open House will be posted to the project website following the event.

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Visit EastNosecreek.ca to learn more.

Information shared at the Open House will be posted to the project website following the event.

Visit eastnosecreek.ca to learn more.

HIGHFIELD

+ Promotional Postcard

+ Newspaper Advertisements



+ Road Signs



Project Website

A website dedicated to the ENC CASP was created and launched as a go-to resource for project updates and information. The site includes access to the CASP and will be updated with project related information and resources as the CASP progresses.



6.0 Feedback Summary

During the Open House, attendees were invited to complete a feedback form to share their perspectives. Four feedback forms were completed at the event, and two were completed online. Of the six completed feedback forms, five individuals shared that they learned of the Open House by receipt of the promotional postcard, and one was informed through a newspaper ad in the Airdrie City View. During conversations with some attendees at the Open House, it was noted that some were residents near or on Pinto Lane and others were neighbours residing east of Range Rd 291 and north of Township Rd 270.

Several attendees at the Open House shared comments or feedback with the project team. Some attendees shared concerns about the City of Airdrie's planning approach, noting a perceived lack of consideration for the existing acreages near the CASP and how they might be affected. Landowners of country residential acreages west of the ENC CASP voiced concerns about the future of their neighbourhoods being between two areas of more urban character. Specific comments were in relation to the future of servicing and how their neighbourhood may change over time without guiding policy. Concerns were also raised in relation to water servicing and impacts for agricultural use. Of which some of the comments received in respect to the City's planning approach were consistent with the open-ended responses gathered on the feedback forms.

Themes identified from resident responses or inquiries included: concerns related to existing infrastructure (water, servicing, traffic), development related nuisances, and a desire for more fulsome information sharing related to the development planning.





7.0 Feedback Form - Open Ended Responses

Do you have any general questions/feedback on the East Nose Creek Community Area Structure Plan

#	Comment
1	My/our only issue is the fact of the leapfrog way the planning for the east side is being done. There are acreages to the west of RR291 that are being orphaned. We get dust, traffic, and no services. The benefit is -1000! This is the city planning department issue. I understand this but having another large development being planned? This is really less than acceptable. We will have both North & South ends of RR291 clogged with construction traffic. Originally, we were told that only the north end would be impacted during development to the North of us.
2	Want to ensure that the City includes all the land between this development and the existing residential to the west, in the proposed CASP, to ensure continuity of development and servicing.
3	To the city: you cannot just leap over Farries Drive and leave us "land locked" in between subdivisions. Servicing? Traffic? You threaten us with taxes if we don't fill out AG paperwork. But will not let us subdivide unless serviced, but will not service us either?
4	NEF contours should be identified/labelled charts that are shown to the public. I'm offended the transportation contact said "and then they'll shut down the airport." It would have been helpful to have the full CASP printed to hand out.
5	Bike and walking paths are in shortage around Airdrie. The bike paths should be prioritized within the CASP and connected to Airdrie. Currently the east part of Airdrie is isolated from the center of Airdrie.
6	Will there be a water pipeline ran down Range Road 291 to service this CASP and Yankee Valley Estates? Will Yankee Valley Boulevard be expanded to handle the expected increase in traffic?



8.0 Email and Website CASP Inquiries Received

In addition to the comments received in person and collected from the feedback forms, the project team received two inquiries from landowners in proximity to the CASP. One of the landowners submitted a request that their 20 acres be changed from Residential zoning to Employment. This request was accommodated and reflected in the CASP resubmission. The second inquiry was received via the website submission form. The following questions have been edited to preserve the anonymity of the landowner; however, the project team would like to include the questions and responses for transparency and to help provide clarity to other landowners or residents who may have similar questions.

Question or Comment	Project Team Response
Within the justification report (May 2023) and East Nose Creek CASP (June 2024) there are numerous maps showing a pathway on 3 lots within Yankee Valley estates which has not been agreed to by any Landowners and fall outside the CASP boundaries (some properties on Pinto Lane). We do not agree to this and would like written confirmation of the same.	Thank you for raising this. The pathway alignment shown outside the CASP boundary at the Justification Report stage was included in error and has not been reflected in the current CASP application. There will be no development, including regional pathway connections occurring outside the CASP area as a result of this application. We apologize for the error and any concern it has raised for you and your neighbours.
Major concern with the Nose Creek tributary flow of water to my dugout/low area which is in proximity to Pinto Lane. There is a berm and control structure nearby which could restrict water flow for livestock within my property.	The project engineers note that the flow of water within the tributary will not be altered as a result of this development. The berm and control structure as shown in the CASP would be to hold larger flood events that result from any additional run-off created by the development.
What are the setbacks on the East side of nose creek tributary, no one could answer this at the open house?	The setbacks will be determined at the time of the Neighbourhood Structure Plan approval which is a subsequent process to take place for a smaller area within the CASP following its approval. For the purpose of the CASP mapping it has been assumed to be 30m, which is standard for an Environmental Reserve feature.
With a regional pathway on the East side of nose creek tributary and close to us...we are worried about safety/trespass (Dogs/humans) etc. on our property and would like 8' elk fence installed along the East and South side of our acreage. There has been people trespassing from Ravenswood to acreages on North side of Yankee Valley blvd. With that development, a barb wire fence will not stop people/dogs	We appreciate your concern with trespassing and safety with the proposed development. The project team has logged this concern and will continue to gather feedback from the community throughout the application phases. This comment will be considered during the Neighbourhood Structure Plan (NSP) stage.



Question or Comment	Project Team Response
Would like you to ensure Nose Creek tributary will not be filled in and notified if there is any water act application in progress.	The project team is committed to engaging with neighbouring landowners throughout the process. We appreciate you reaching out to connect with us regarding your concerns. Currently, the CASP does not contemplate the removal of the tributary. We will notify you once we reach the Neighbourhood Structure Plan (NSP) application, at which time any proposal to remove the tributary would need to be identified and the CASP would need to be amended and approved by Airdrie City Council.
Concerned about depreciation of land value to our property....more green space behind the better.	Continued engagement will take place with the community during the NSP phase. At this point, considerations like green space and tree planting will be reviewed by the project team. The NSP helps to identify smaller scale details for the development of the future neighbourhood.
Would like Highfield group to consider planting 12' spruce trees with 12' spacing to block some of the view of the development.	
Would like to see estates acreage lots on East side of Nose Creek Tributary 0.5-1.0 acre in size to have transition space so it blends in better with Yankee Valley Estates.	
Would like NE 1 adjacent to Spring Valley developed prior to SW1 since water and sewer will already be easily accessible.	Development phases will be strategically chosen based on confirmation of servicing capacity at the time of development. We have noted this suggestion for consideration at the NSP stage.

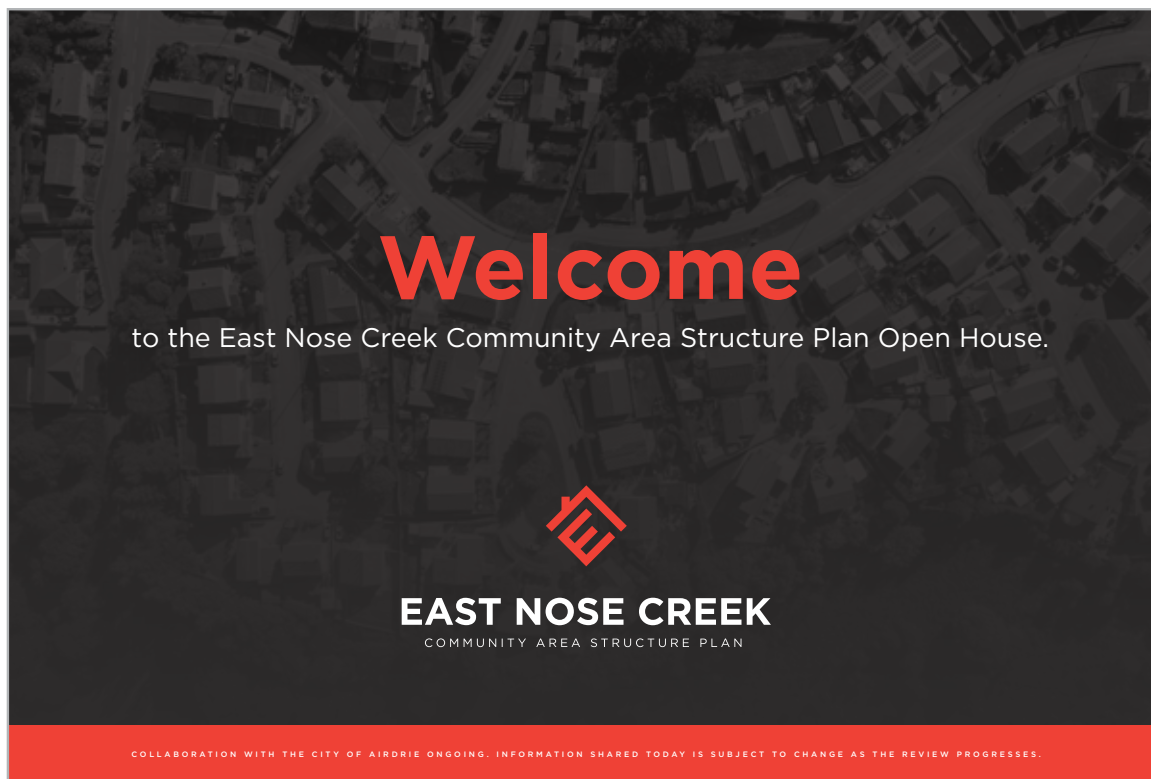
9.0 Next Steps


The East Nose Creek CASP revised application will be submitted to the City of Airdrie and will include a copy of the Feedback Summary Report. The ENC CASP will proceed for review by the Community Infrastructure and Strategic Growth (CISG) committee in Q1 2025, a Public Hearing will be scheduled following the review.

The project team will continue to post updates to the project website as the application progresses. Visit www.eastnosecreek.ca for the latest updates. If you would like to subscribe to the project mailing list or have questions, please contact the project Engagement Specialist:


Leah Thomson: lthomson@bastudios.ca

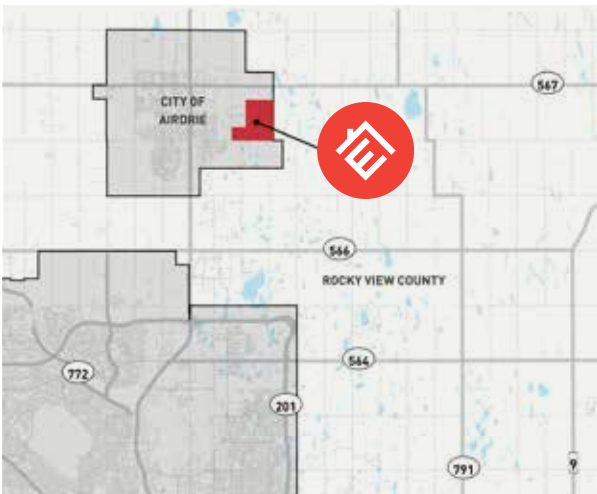
Appendix A - Open House Boards





Today our project team will:

-  **Share an overview of the proposed Community Area Structure Plan (CASP)**
-  **Listen and respond to questions and comments**



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1



Community Area Structure Plan (CASP)

A CASP is a long-term planning policy document to identify a general framework for considerations such as land use, transportation, and utilities. A CASP is required prior to redesignation (zoning) of any rural or undeveloped lands for large-scale urban development.

The stages in the Land Development process within the City of Airdrie are shown below:



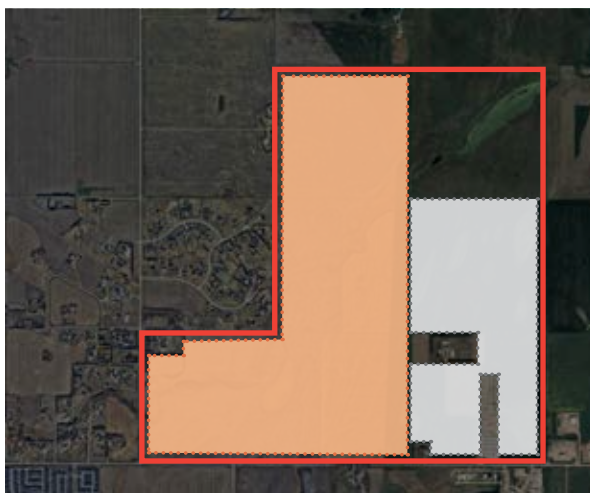
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Ownership

- + Highfield Land Management (HLM) makes up 56% ownership of the CASP lands. HLM is a multi-faceted land developer with expertise in residential, commercial, and industrial development.
- + Reliance Land Group – Reliance Land Group in care of Lansdowne Equity Ventures makes up 25% ownership of the CASP lands
- + Private ownership makes up the remaining 25% of the CASP lands.

- Subject Site
- Highfield Land Management Ownership
- Reliance Land Group Ownership

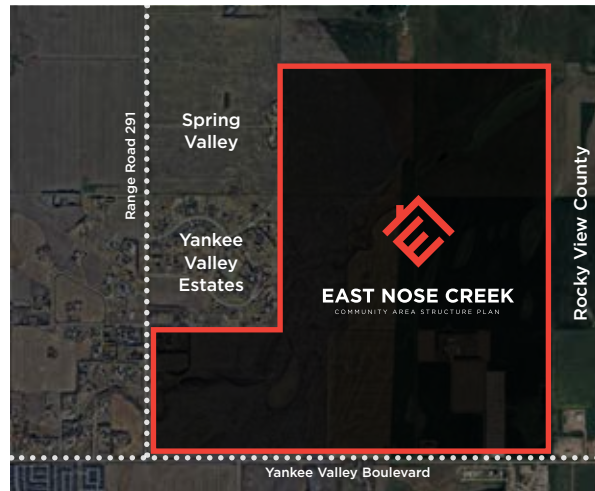


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Project Overview

- + 7 Quarter Sections of land, +/- 447 hectares
- + Bound by Yankee Valley Boulevard to the south and Range Road 291 to the west
- + Shares eastern boundary with Rocky View County
- + Identified for a future CASP by the 12 Thousand Acres Plan
- + Justification Report to initiate CASP approved by the by Airdrie City Council in May 2023







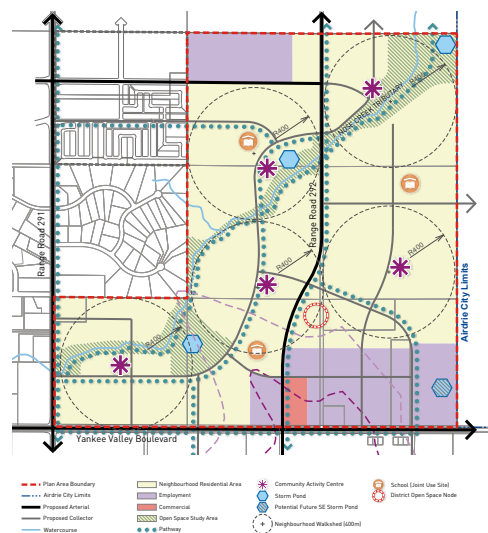
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Proposed Land Use Concept

This high-level concept is intended to guide future neighbourhood-scale plans on their general land use composition. Future Land Use Redesignation will be required. The Land Use Concept aims to achieve the following visionary principles:

-  Provide a range of housing choices of various scales, types and densities to support diverse lifestyles and stages.
-  Explore opportunities for intensification of uses around Community Activity Centres, future employment areas, and associated future transportation and transit infrastructure.
-  Encourage a comprehensive open space and active transportation network leveraging existing natural assets.
-  Respectfully interface with neighbouring uses to transition between adjacent agricultural or rural residential conditions and comprehensively planned urban development.



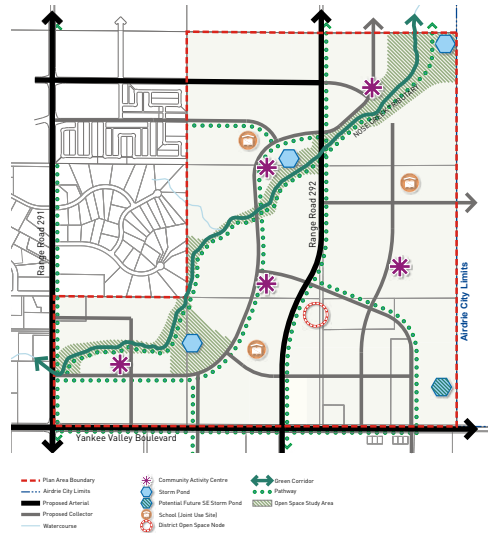
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Open Space

- + The East Nose Creek CASP area will include a variety of open spaces such as parks and playgrounds, schools, storm ponds, pathways, and naturalized open space.
- + The existing condition of natural areas within the CASP will be further evaluated by environmental professionals at the NSP to identify any lands of ecological significance.



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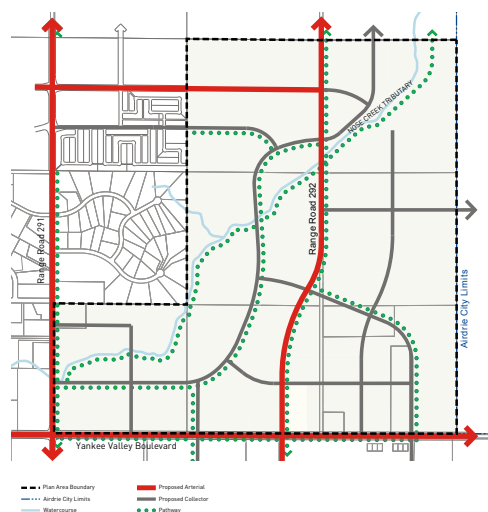
Transportation

The CASP identifies general connectivity of significant roads which will be supplemented by a local network in each neighbourhood.

Key Connections:

- + Range Road 292 is extended north from Yankee Valley Boulevard and realigned within the Plan Area
- + Connection of an arterial road is proposed through the Spring Valley NSP lands
- + Access to the CASP lands will occur from Yankee Valley Boulevard and Range Road 291
- + Pathway connections will be provided to key destinations, natural features, and community amenities

A Transportation Impact Assessment will be undertaken at each NSP stage.



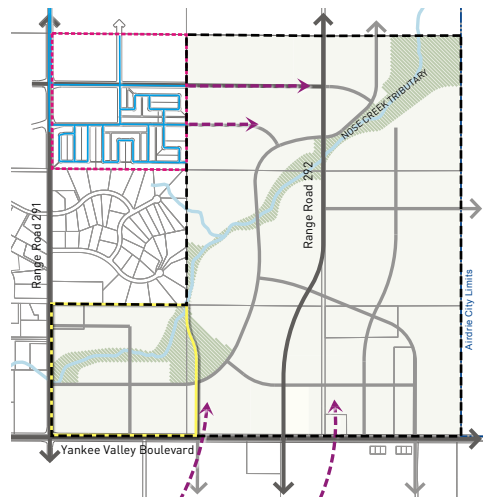
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Servicing - Water

- + Water Service is proposed to be provided in a staged manner to utilize capacity as it becomes available.
- + A portion of the CASP would connect to the existing system in Ravenswood until the Southeast Reservoir is in service.
- + Through the installation of a booster station along East Lake Road another portion of the CASP would be serviced through a connection with the Spring Valley NSP.
- + Ultimately, the CASP area will connect into the East Pressure Zone enabled by development of the Southeast Reservoir.

Watercourse
 Proposed Arterial
 Proposed Collector
 Water Pipe (Proposed)
 Water Pipe (Existing)



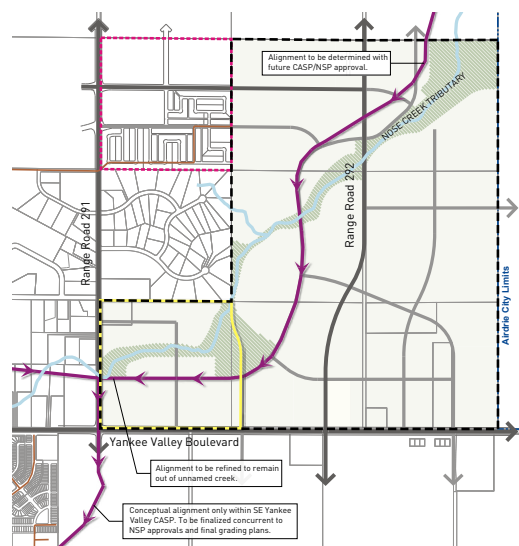
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Servicing - Sanitary

- + Sanitary Service is proposed to be provided by a gravity trunk sewer system in a staged manner.
- + Initial development phases would utilize spare capacity in Ravenswood until the ultimate solution was constructed.
- + The remaining development areas would be serviced by the future east Airdrie gravity trunk sewer and lift stations.

Plan Area Boundary
 Airdrie City Limits
 Spring Valley Boundary
 Staging Area 1
 Watercourse
 Proposed Arterial
 Proposed Collector
 Proposed Sanitary Alignment
 Potential Alternate Alignment
 Sanitary Pipe (Existing)



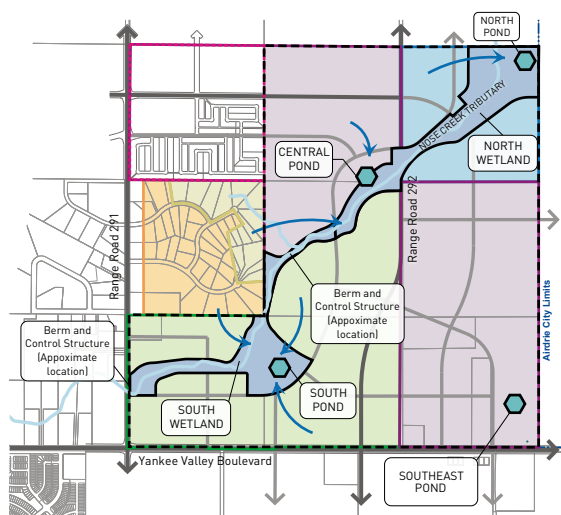
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Servicing - Stormwater Management

- Stormwater Management in the CASP area will be provided by a series of stormwater management facilities (ponds) which will be integrated with existing wetlands and natural drainage features.

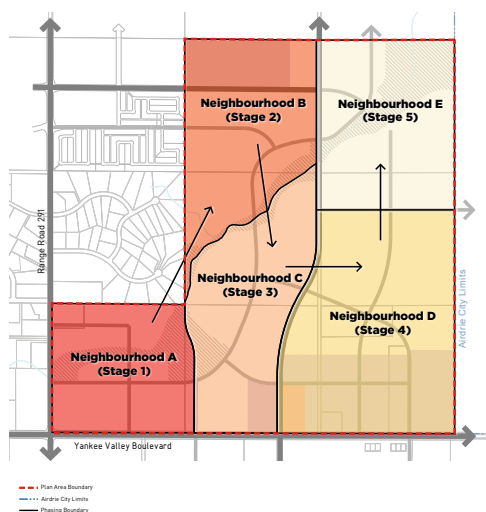


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Implementation

- The CASP is assumed to be developed in 5 future neighbourhoods through a Neighbourhood Structure Plan (NSP) process.
- Each neighbourhood will be broken down further into numerous development phases. The sequencing of development will be driven by transportation and servicing availability and proceed in a logical manner.
- Infrastructure required to service these lands will be funded through developer-paid levies.



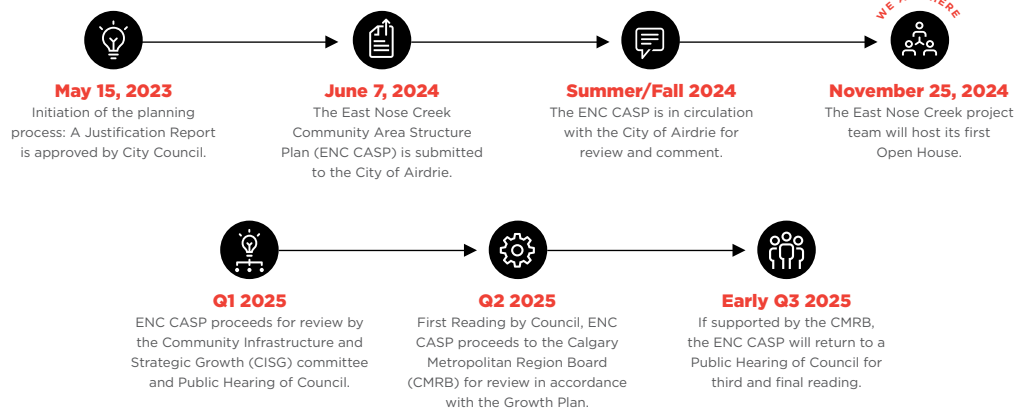
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Process and Timeline



Approval of a Community Area Structure Plan is the first step in creating new neighbourhoods in Airdrie. Below is a tentative project schedule that outlines the approval process.



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Comments or Questions



On behalf of the project team, thank you for attending the Open House.

Connect with the Project Team:



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Stay up to date and learn more at www.eastnosecreek.ca



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