



ROCKY VIEW COUNTY
Cultivating Communities

Residential Land Inventory

2016



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Executive Summary

The 2016 Land Inventory provides an assessment of the current and future availability of residential housing in Rocky View County. Through analysis of existing dwellings, approved parcels, and approved policy areas, an indication of the residential development capacity of the County can be assessed. Residential capacity is broken down into four categories:

1. Built Dwellings;
2. Build-ready Parcels (needs a building permit only);
3. Build-approved Parcels (has land use but has not maximized subdivision potential); and
4. Policy-approved Parcels (in a policy document indicating suitability for residential development but does not have land use).

The analysis distinguishes between dwelling capacity for residential areas and dwelling capacity on agricultural land. The rationale for this distinction is residential land is intended to contain a dwelling whereas many agricultural parcels that could contain a dwelling may never do so. Finally, the rate of dwelling construction over a 20-year time horizon is provided to give an indication of a potential future absorption rates.

Development Capacity Summary

The report shows a potential for a large number of residential dwellings. However, some of that capacity is attributed to projects, such as West Balzac, that have a low likelihood of ever being completed at the densities currently approved. In the detailed analysis for each area structure plan, this potential is further discussed to provide a better understanding of realistic development potential. Overall, there is a significant amount of residential capacity available throughout the County.

Table 1 - Land Inventory Summary

	Policy Document / Area	Built	Build Ready	Build-approved	Policy-approved	Potential New Dwellings
ASPs	Balzac East	371	46	68	132	246
	Balzac West	23	20	1,399	12,649	14,091
	Bearspaw	2,213	510	1,016	3,627	5,198
	Central Springbank	1,761	316	574	2,227	3,117
	Cochrane Lake Hamlet Plan	237	139	682	262	1,083
	Cochrane North	237	25	125	897	1,047
	Conrich	497	141	61	2,837	3,334
	Dalroy	24	13	64	313	390
	Delacour	36	8	11	294	313
	Elbow Valley	792	14	212	0	226
	Greater Bragg Creek	799	109	718	1,480	2,307
	Hamlet of Indus	27	10	14	239	263
	Janet	64	48	34	0	82
	Langdon	1,522	107	40	3,904	4,051

	Policy Document / Area	Built	Build Ready	Build-approved	Policy-approved	Potential New Dwellings
	Moddle	49	0	0	0	0
	North Springbank	33	19	117	1,290	1,426
	Shepard	4	2	1	0	3
CSs outside of ASPs	Big Hill Springs	1	6	0	3,993	3,999
	Calterra Estates	17	26	5	0	31
	Cottage Club Ghost	102	140	107	0	247
	Elbow Valley West	86	31	4	0	35
	Greenleaf Acres	5	3	14	0	17
	Hamlet of Kathryn	6	5	1	2,134	2,140
	Harmony	21	207	3,272	0	3,479
	Meadowlands	0	2	88	0	90
	Northglen Estates	32	7	4	0	11
	Serenity	18	3	0	0	3
	Stonepine	73	4	15	0	19
Outside comprehensive policy documents						
Quadrants	Southwest quadrant	485	582	83	N/A	665
	Northwest quadrant	1,780	1,391	157	N/A	1,548
	Northeast quadrant	1,172	1,839	35	N/A	1,874
	Southeast quadrant	1,108	944	148	N/A	1,092
Totals		13,381	6,807	2,642	N/A	9,449

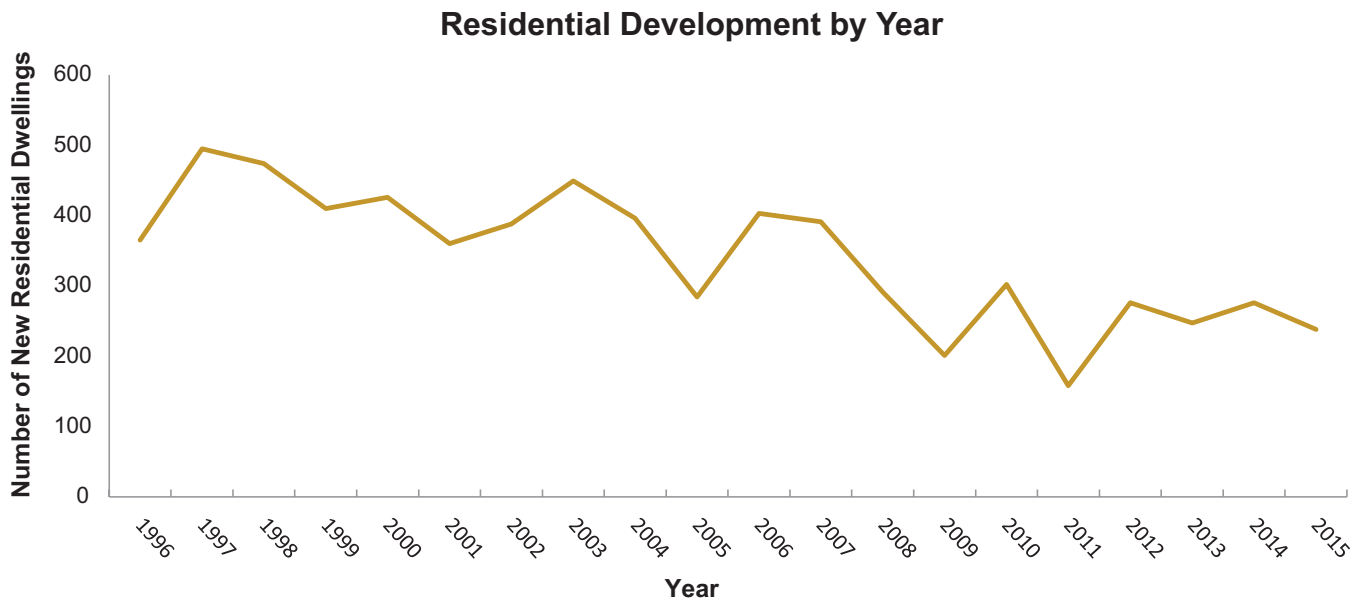
Agricultural Dwellings

An analysis of dwellings constructed on agricultural parcels shows that agricultural parcels less than a quarter section tend to have a dwelling constructed on the property (Table 2).

Residential Development by Year

In order to gain a better understanding of the current residential capacity and emerging development trends, historical, current, and predicted rates of development must be considered. This report used data from the past 20 years to identify the rates and trends of dwelling construction throughout the County. As illustrated in Figure 1, the rate of new dwelling construction within Rocky View County has declined over the last 20 years. The highest growth rate occurred between 1996 and 1998 with the lowest rate occurring in 2011.

Figure 1 - Annual County Development Rate



1 Introduction

The purpose of this report is to document dwelling capacity in Rocky View County as of the end of 2015. Capacity is broken down into four categories:

1. Built;
2. Build-ready;
3. Build-approved; and
4. Policy-approved.

The analysis distinguishes between dwelling capacity for residential areas and dwelling capacity on agricultural land. The rationale for this division is residential land is intended to contain a dwelling whereas many agricultural parcels that could contain a dwelling may never do so. Data is presented in three ways: (i) County summary, (ii) area structure plans (ASPs) or conceptual schemes outside of an ASP, and (iii) electoral divisions. Finally, the rate of dwelling construction over a 20-year time horizon is provided to give an indication of what the future absorption rate might be.

1.1 Methods and Definitions

Built (B): Includes parcels with an existing dwelling as determined by CAMA lot assessment data.

Build-ready (BR): Includes vacant lots (residential or agricultural) that require only building permit approval to construct a dwelling.

Build-approved (BA): Includes parcels with a land use designation that allows further subdivision to create new lots. To be included in the build-approved category, the parcel size must exceed at least twice the minimum lot size allowed in the Land Use bylaw for the parcel.

Policy-approved (PA): Includes potential parcels that may occur within an approved residential policy area (area structure plans and/or conceptual schemes). However, the identified area has not received land use approval.

The net developable area was calculated by subtracting the following from the gross developable area of the policy-approved category:

- land intended for non-residential uses;
- water bodies; and
- land with slopes greater than 15%.

Net developable land was then multiplied by 75% to account for roads, municipal reserves, and public utility lots.

Main Land Use Categories

Agricultural land use category: When analyzing built and build-ready categories, all parcels with an agricultural land use were combined in order to get a general picture of agricultural housing capacity. The land uses considered in this grouping were farmstead, agriculture holding, ranch and farm (RF), ranch and farm two (RF-2), and ranch and farm three (RF-3), and excludes parcels with multiple land uses.

Residential land use category: When analyzing built and build-ready categories, all parcels with a residential land use were combined in order to get a general picture of housing capacity within Rocky View County. The land uses considered in this grouping were residential one, residential two, residential three, residential S, hamlet residential 1, hamlet residential 2 and residential direct control land uses. Parcels with multiple land uses were excluded.

Multiple Land Use Category: Due to GIS constraints, any parcel that had multiple land uses attributed to the parcel was considered in the multiple land use category regardless of residential or agricultural designation.

1.2 Land Inventory and Residential Development Capacity Report - 2012

In 2012, the County undertook a similar study to provide an inventory on residential development capacity and potential. This report is intended to be similar in nature to the previous iteration; however, it is important to note some critical distinctions between the two documents. The 2012 report relied on a combination of municipal addresses, building permits, and assessment data in order to estimate the number of parcels and dwellings within the County. In the time since the previous report, the County has adopted improved data management techniques that have made this combined estimation redundant. Deployment of the CAMA lot assessment data has provided a more accurate indication of the residential inventory within Rocky View County. The benefits of this are twofold: 1) the use of better data provides a clearer indication of development trends in the past, present, and projecting into the future; and 2) the data can be updated in the future to provide a direct comparison to previous reports. While recognizing the importance of the 2012 report, it is important to note that the data largely relied upon was estimated. Therefore, a direct comparison between the 2012 report and future iterations, given the differences in data used, is ineffectual.

1.3 Built Dwellings

Currently, Rocky View County has over 19,000 lots with potential to hold dwellings. Of those, 58% have a residential land use designation with the balance (42%) being designated for agricultural purposes.

Table 2 – Built Dwellings by Land Use

Land Use Category	Number of Parcels	Total Area in Acres
Residential lots	11,412	37,582
R-1 lots	3,537	9,347
R-2 lots	3,126	21,222
R-3 lots	162	1,894
R-S lots	38	185
HR-1 lots	1,016	490
HR-2 lots	2	0.32
Direct Control lots	3,531	4,442
Agricultural lots	8,209	830,000
RF lots	6,507	790,507
RF* lots	33	3,972
RF-2 lots	148	10,869
RF-3 lots	81	3,125
F lots	643	6,341
AH lots	797	15,187
Total	19,621	867,582
Shepard	4	2
Big Hill Springs	1	6
Calterra Estates	17	26
Total	13,381	6,807

Analysis reveals that 12,794 of these parcels contain a dwelling (65%). Given that the majority of Rocky View County features agricultural lands, some of these parcels contain multiple dwellings. These situations may have arisen due to existing dwellings being grandfathered, or through current County policy that allows for the construction of multiple dwellings on lots over 80 acres. Examples of this include permitting additional dwellings on large agricultural parcels, or dwellings for farm help.

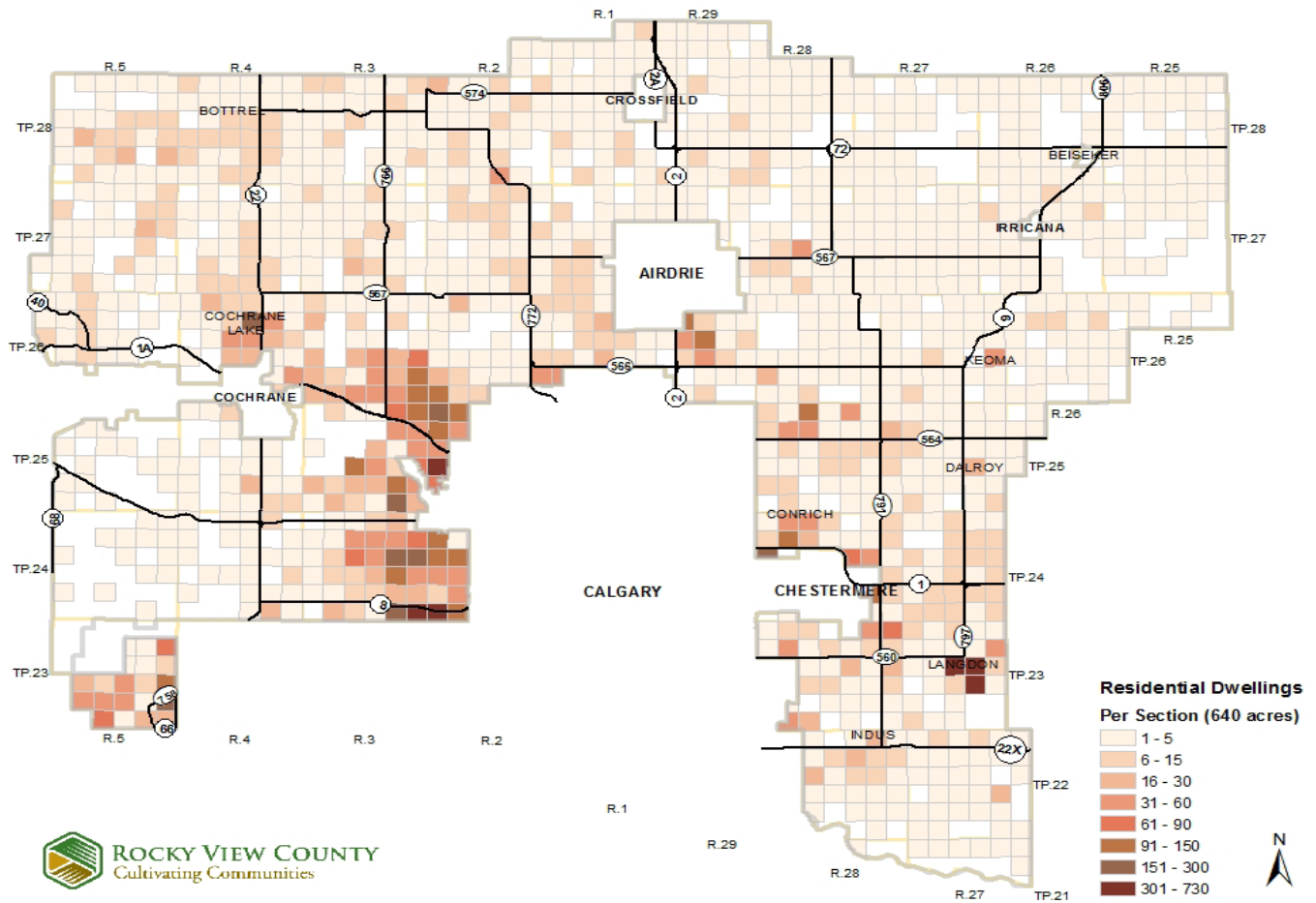
Table 3 – Existing Built Dwellings and Number of Parcels by Land Use

Land Use Category	Total Number of Existing Parcels	Number of Parcels that contain a Built Dwelling	Number of Built Dwellings (includes multiple dwellings on one lot)
Residential Total	11,412	9,663	9,728
R-1	3,537	3,122	3,145
R-2	3,126	2,744	2,772
R-3	162	128	136
R-S	38	8	8
HR-1	1,016	982	983
HR-2	2	2	4
Direct Control Lots	3,531	2,677	2,680
Agricultural Total	8,209	3,131	3,690
RF	6,507	1,739	2,202
RF*	33	16	20
RF-2	148	69	78
RF-3	81	48	55
F	643	599	644
AH	797	660	691
Total	19,621	12,794	13,418

1.3.1 Density of Built Dwellings in Rocky View County

This map (Figure 2) provides the density of dwellings by section throughout the County. This gives a general indication of where development is concentrated throughout various areas of the County.

Figure 2 - Density of Dwellings by Section



1.3.2 Accessory Dwelling Units

Rocky View County permits the construction of accessory dwelling units (ADU). Accessory dwelling units include secondary suites (such as a carriage house or garden suite), and suites within a building (such as a secondary suite in an existing dwelling or accessory building). While these structures may be rented to additional residents, ADUs are often used to accommodate guests or extended family members.

The following table shows construction rates by land use.

Table 4 - Accessory Dwelling Units by Land Use

Land Use Category	Number of ADUs
Residential lots	45
R-1	18
R-2	21
R-3	5
R-S	0
HR-1	0
HR-2	0
Direct Control lots	1
Agricultural Lots	35
RF	15
RF*	0
RF-2	0
RF-3	1
F	9
AH	10
Total	80

1.4 Build-Ready Parcels

Build-ready parcels are parcels that are currently vacant, but have a land use designation that allows for a dwelling to be built. These lots require a building permit for a new dwelling to be built, but subdivision or redesignation approvals are not required.

The majority of build-ready parcels are designated for agricultural uses (74%), with the vast majority of those being designated ranch and farm district (70%). Ranch and farm district is the base land use district in Rocky View County, as all unsubdivided quarter sections naturally carry this designation. As many of these parcels are used primarily for agricultural uses, they naturally have a high potential for new dwelling construction. Smaller agricultural parcels and residential parcels (which account for 26% of the total) have a higher likelihood of seeing dwellings constructed.

Table 5 - Build-Ready Parcels by Land Use

Land Use Category	Number of ADUs	Total Area in acres
Residential lots	1,750	9,406
R-1	415	1,764
R-2	382	3,551
R-3	34	377
R-S	30	172
HR-1	34	48
HR-2	1	0
Direct Control lots	854	3,494
Agricultural lots	5,078	602,764
RF	4,768	590,853
RF*	17	2,036
RF-2	79	5,831
RF-3	33	1,154
F	44	259
AH	137	2,631
Total	6,828	612,169

1.5 Build-Approved Parcels

Build-approved parcels are lands that have a land use designation that allows further subdivision to create new lots. To be included in the build-approved category, the size of the parcel must exceed at least twice the minimum parcel size allowed in the Land Use bylaw for the parcel. The detailed tables for each ASP provide a raw number of build-approved parcels. In order to illustrate the fact that full build-out of all of these potential parcels is unlikely, a probability to build has been factored into the equation in the table below. Although this approach is based on best guess, it provides an indication of the challenges various technical considerations pose to development.

Table 6 - Build-approved, Probability to Build Rate, and Adjusted Potential

	Gross Acreage	Build-approved	Probability to Build	Build-approved (Adjusted)
R-1 (4-7.99 acres)	436	107	25%	26
R-1 (8-19.99 acres)	624	249	50%	124
R-1 (20+ acres)	1,014	483	75%	362
R-1 Total	2,073	839		512
R-2 (8-19.99)	7,795	1,117	50%	558
R-2 (20+ acres)	2,565	558	75%	418
R-2 Total	10,361	1,675		976
R-3	111	6	100%	6
HR-1 (1-2 acres)	85	162	25%	41
HR-1 (2+ acres)	106	327	75%	245
HR-1 Total	191	489		286
Total	12,872	3,140		1,774

1.6 Policy-Approved Parcels

Policy-approved figures were derived through analysis of existing residential area structure plans (ASPs) and approved conceptual schemes. The intention of the policy-approved analysis is to provide an estimate of the number of parcels that could be created under existing policy documents. Land use redesignation to allow for the indicated level of residential development has not been granted to these areas. In order for development to occur in these areas, redesignation to an appropriate land use and the subdivision of individual lots must first proceed.

The policy-approved dwelling capacity shows a potential for a large number of additional residential dwellings. However, it should be noted much of this capacity is attributed to projects such as the West Balzac ASP, which allows for an additional 12,649 dwellings in the plan area. This and other policy areas provide for a substantial amount of development potential that may not be realized as currently approved. Market demand, serviceability restrictions, and other technical constraints may limit the likelihood of policy areas such as these from building out as currently envisioned.

Other areas are reaching the limit of their policy potential, the Elbow Valley ASP for example. Country residential communities, such as central Springbank and Bearspaw, contain considerable future growth potential.

Table 7 - Policy-Approved Development

	Policy Document	Total Policy-approved Lots
ASPs	Balzac East	132
	Balzac West	12,649
	Bearspaw	3,627
	Central Springbank	2,227
	Cochrane Lake Hamlet Plan	262
	Cochrane North	897
	Conrich	6,757
	Dalroy	313
	Delacour	294
	Elbow Valley	0
	Greater Bragg Creek	1,480
	Hamlet of Indus	239
	Janet	0
	Langdon	3,904
	Moddle	0
	North Springbank	1,290
	Shepard	0
CSs outside of ASPs	Big Hill Springs	3,993
	Calterra Estates	0
	Cottage Club Ghost Lake	0
	Elbow Valley West	0
	Greenleaf Acres	0
	Hamlet of Kathryn	2,134
	Harmony	0
	Meadowlands	0
	Northglen Estates	0
	Serenity	0
	Stonepine	0

1.7 Development Rate

The County has experienced steady housing growth over the last 20 years with 6,830 new dwellings constructed, which represents 51% of the total number of dwellings. The development rate peaked in the late 1990s with 495 dwellings constructed in 1997. The impact of the 2008 recession is visible in these figures, as 2011 saw only 158 units constructed. The rate has rebounded in recent years, and has remained fairly steady through 2012-2015.

The 2012 Land Inventory assessed Rocky View County's development rate using a 20-year period as well. That analysis indicated that from 1991 to 2011, 7,230 dwellings were constructed, for an average of 344 units per year.

Table 8 - Annual Number of New Dwellings

Year	New Dwellings
1996	365
1997	495
1998	474
1999	410
2000	426
2001	360
2002	388
2003	449
2004	396
2005	284
2006	403
2007	391
2008	291
2009	201
2010	302
2011	158
2012	276
2013	247
2014	276
2015	238
Grand Total	6,830

Table 9 - New Dwellings Summary

Dwelling Date by Year	New Dwellings
1996-2000	434
2001-2005	375
2006-2010	318
2011-2015	239
Overall development rate by year	342
Range of new dwellings per year	158-495
Total dwelling development between 1996 and 2015	6,830

Figure 3 - Annual County Development Rate (also Figure 1)

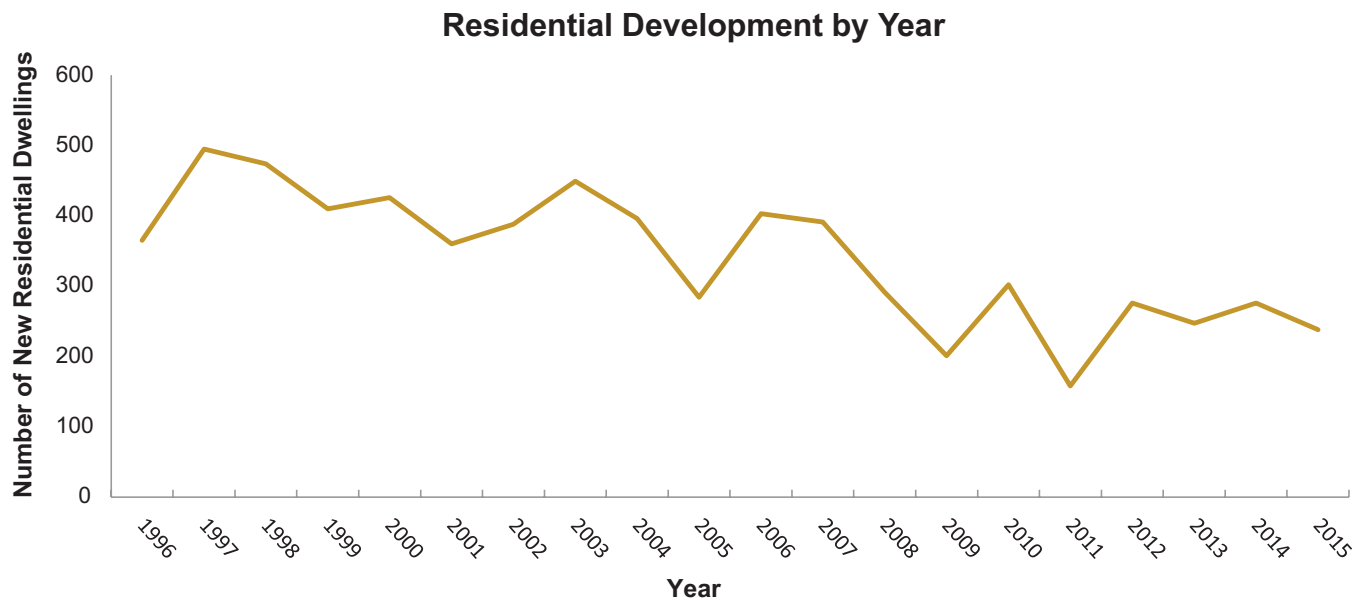
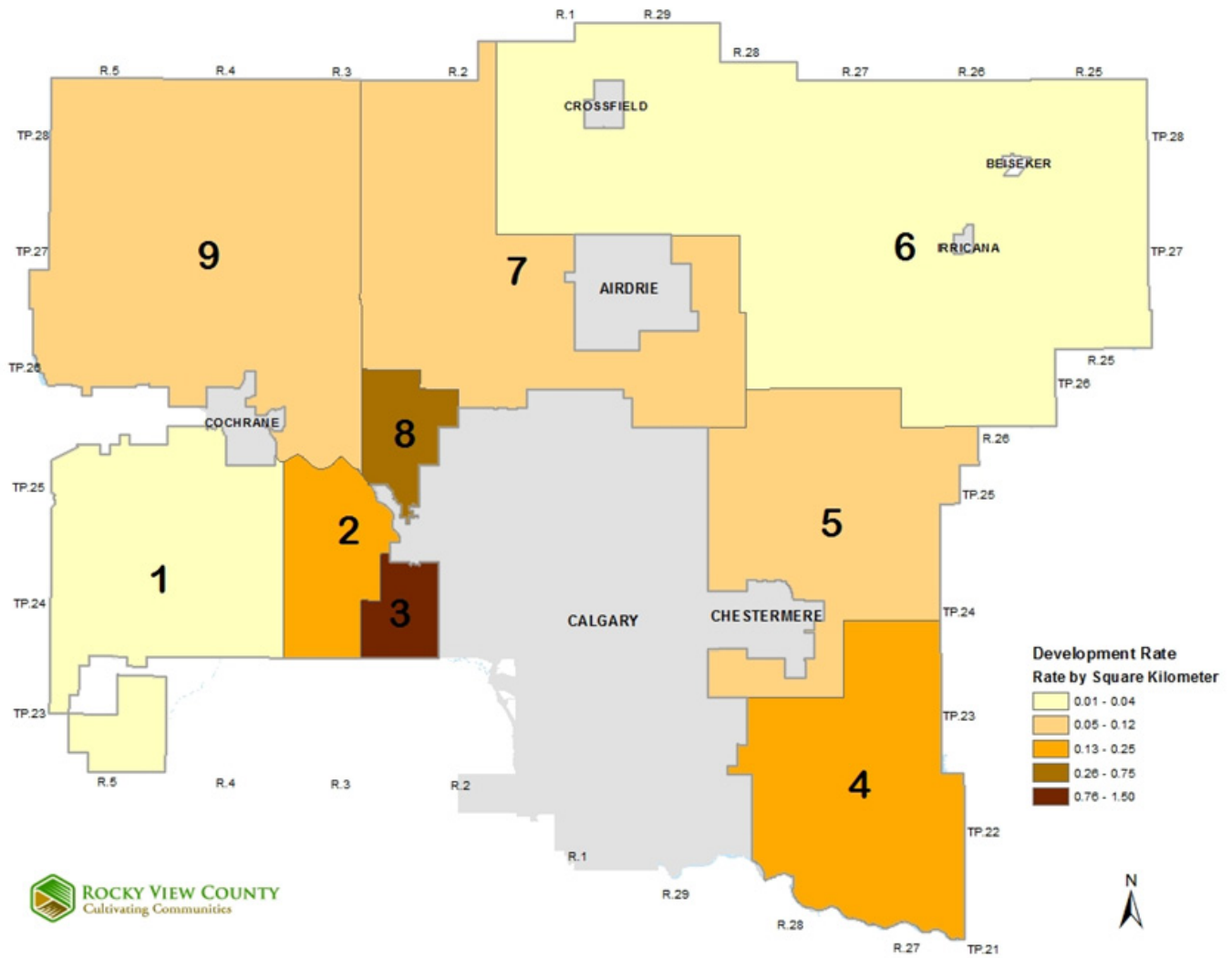


Figure 4 - Development Rate per Square Kilometre



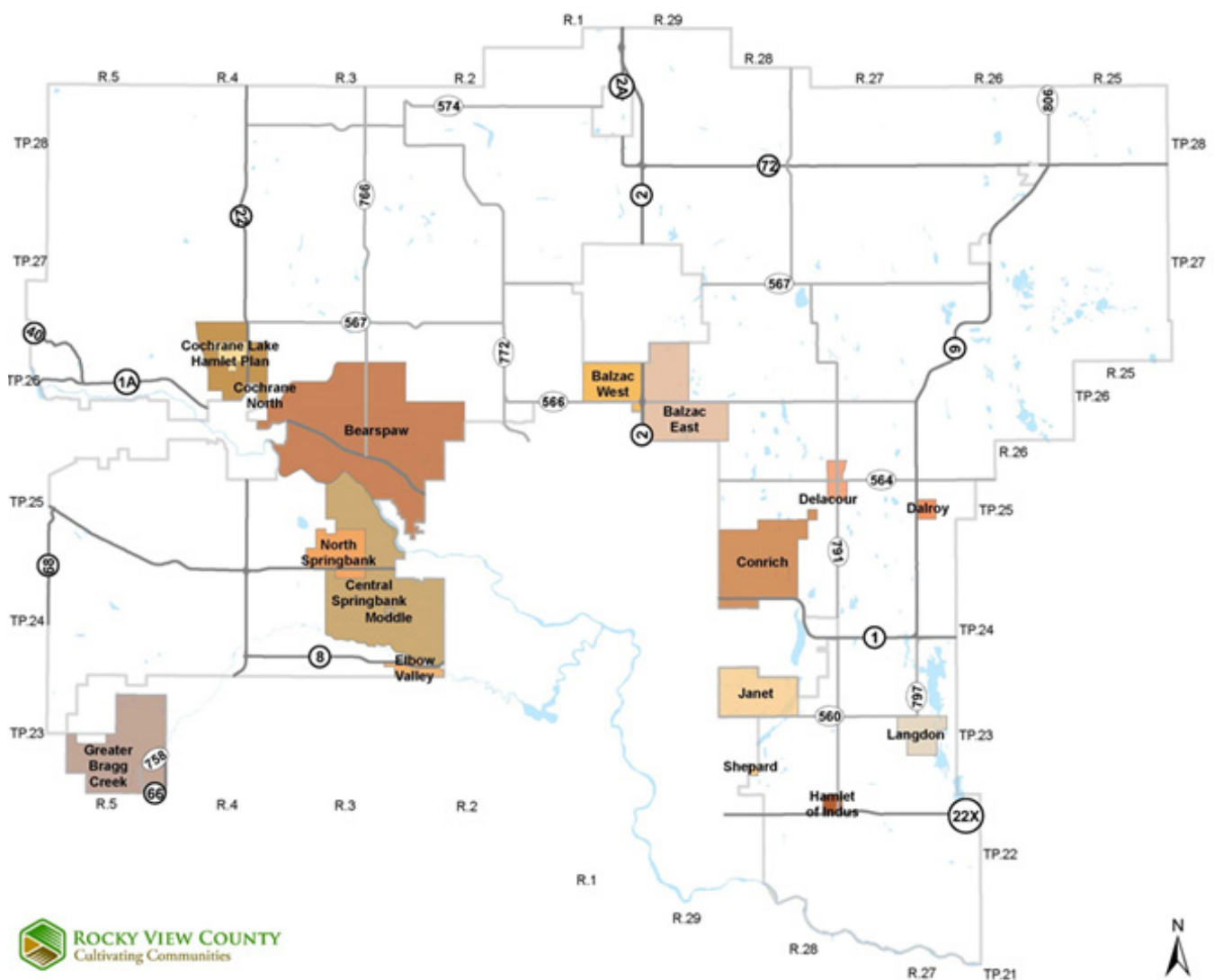
2 Policy Areas

Lot potential was calculated for area structure plans (ASPs) and for conceptual schemes outside of ASPs.

Area structure plans (ASP) are statutory documents that provide a framework describing developable area, proposed land uses, density of population, sequence of development, and general location of major roadways. There are 18 approved ASPs in the County.

Conceptual schemes are non-statutory policy documents that describe a similar development framework to ASPs. Potential lots in conceptual schemes within an ASP area were not calculated as the ASP calculation addresses all developable land. There are 10 conceptual schemes outside of ASPs; inventories were calculated for each of these.

Figure 5 - Approved Area Structure Plans



2.1 Balzac East ASP

The Balzac East ASP was adopted in 2000, and is located between the City of Calgary and the City of Airdrie, on the east side of Highway 2. The Plan area is bisected by Highway 566, which splits the ASP into business and commercial lands to the south, and residential lands to the north. Within the residential area, lands are identified as Phase 1, Phase 2, or Transitional. Phase 1 lands allow for 2 acre parcels, and Phase 2 allows 4 acre parcels. Transitional lands are not considered until the first two phases have reached full build-out.

While the 20-year rate of development within the Balzac East ASP is 11.85 units per year, this figure is heavily skewed by high rates in the late 1990s and early 2000s. Throughout the last 10 years, the development rate has been around 5 per year. Should the additional potential dwellings be constructed at the 20-year average, the ASP would have capacity for 20 years of further development. The potential for the ASP to reach full build-out is limited by servicing availability and changing development trends. The southern portion of the plan area features significant business & commercial development, and the use of potable and wastewater servicing capacity is prioritized for that type of development. Given the location adjacent to the City of Airdrie, market demand for housing in this area of the County may be impacted by the cost and variety of dwellings available.

Table 10 - Balzac East Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	1,328	323	22	68			
R-1	532	223	8	12			
R-2	772	99	13	56			
R-3	24	1	1	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	3,490	47	24	N/A			
RF	2,549	14	16	N/A			
RF-2	300	0	3	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	59	5	1	N/A			
AH	582	28	4	N/A			
Multiple land use lots	143	1	1	N/A			
Total	4,961	371	46	68	132	246	617

Figure 6 - Balzac East 20-Year Development Trend

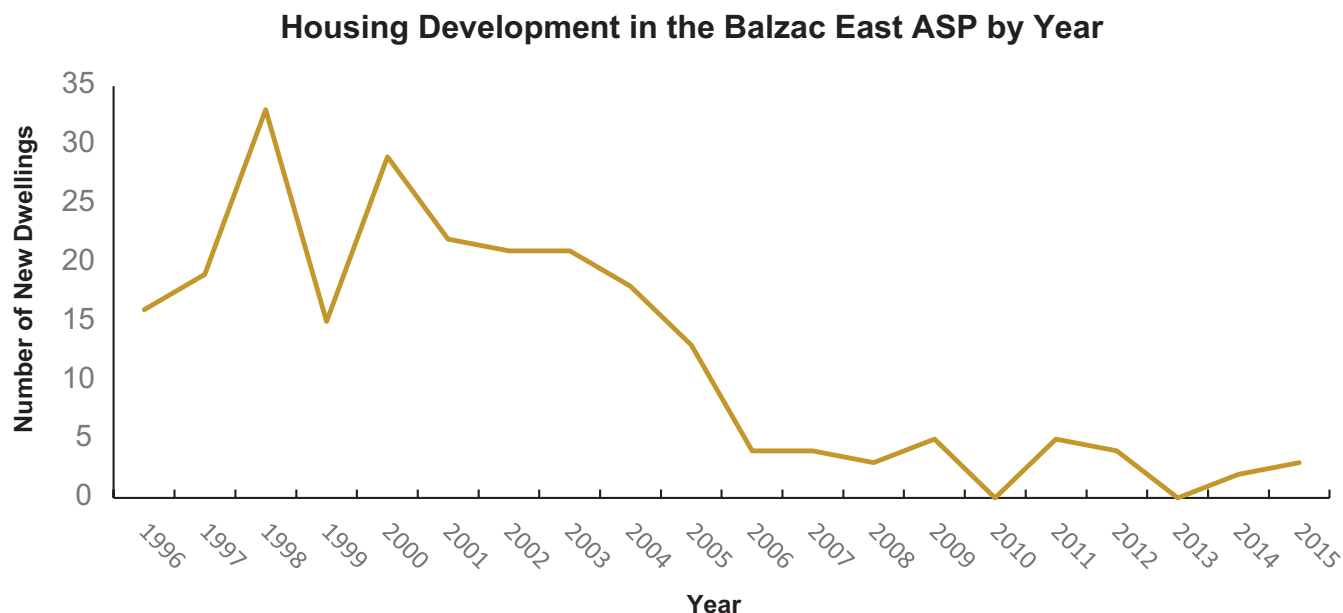


Table 11 - Balzac East 20-Year Development Rate

Development Rate:	11.85
Range of dwellings per year	0 - 33
Total new dwellings between 1996 and 2015	237

2.2 Balzac West ASP

The Balzac West ASP was adopted in 2006 and is located between the city of Calgary and the city of Airdrie, on the west side of Highway 2. Lands within the plan area have been subject to annexations to The City of Calgary (2007), and the City of Airdrie (2010). Three policy areas within the remaining lands feature residential potential: The hamlet of Balzac; Residential; and The Crossroads. The hamlet of Balzac has approved land use; however, the other two areas do not. Unit potential for The Crossroads is not indicated in the Plan, but the Residential area allows for a gross density of five units per acre.

The rate of development within the Balzac West ASP is very low; only three dwellings have been constructed since 1996. The technical implications of locating an additional 14,000 units within this plan area are significant, and are recognized by Rocky View County. Additionally, the population anticipated by the original ASP is not supported by the moderate growth direction established by the County Plan. As such, a review of the ASP was required in order to bring the Balzac West ASP into alignment with the County Plan. Considerable challenges remain in regards to provision of potable water, wastewater servicing, and stormwater control. Until these matters are resolved, large scale development to the degree anticipated by this plan is not feasible. The County Plan identified West Balzac as being appropriate for a full service rural hamlet; however, it also recognized that review of this was required considering the technical restraints. Given the significant amount of development potential within this ASP, forecasting against its negligible development rate is not a useful measure.

Figure 7 - Balzac West Annual Rate of New Dwelling Construction

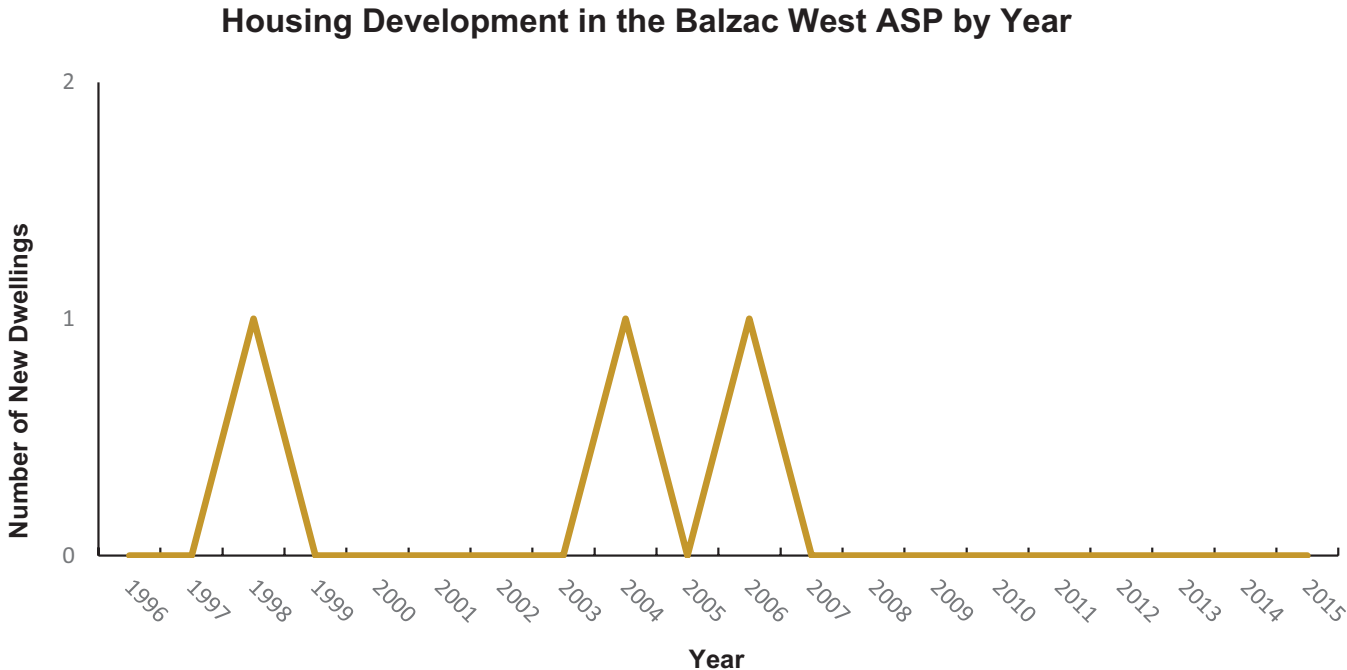


Table 13 - Development Rate Summary

Development Rate:	0.2
Range of dwellings per year	0 - 1
Total new dwellings between 1996 and 2015	3

2.3 Bearspaw ASP

The Bearspaw ASP covers approximately 30,000 acres of land in the north-central region of Rocky View County. It has been in effect since January 18, 1994. Since that time, growth pressures have led to the approval of development forms not anticipated by the original plan. The establishment of Glenbow Ranch Provincial Park has created a valuable environmental and recreational area that requires sensitive planning in adjacent lands. The Bearspaw ASP allows for country residential development (2- and 4-acre parcels), and has been subject to two subsequent reviews, the Bearspaw Community Development Strategy (2010), and the proposed Glenbow Ranch Area Structure Plan (2017). Although the Bearspaw Community Development Strategy (2010) was never approved, these plans indicate the need to review the existing document.

The development rate within the Bearspaw ASP has been an average of 57.6 dwellings over the past 20 years. The changing demand for different styles of development is apparent in Figure 7, which shows a gradual decrease in new residential units from a high of 80 in 1996 to a low of 12 in 2009. Development rates within traditional country residential land use districts have been in decline since the late 1990s. Other forms of development, however, have been increasing. This is apparent in the large increase in new dwellings beginning in the 2010s, a time when higher density developments such as Watermark started to develop. The Bearspaw ASP has significant potential for further development. Should the average rate of development hold into the future, the Bearspaw ASP area would have 89 years of remaining development potential. The consistent decrease in country residential development, however, indicates that this is unlikely to occur within the existing

policy framework. Both the Community Development Strategy and Glenbow Ranch ASP reviews of policy direction for the area have provided for alternate forms of development that are more aligned with current demands. With some careful consideration of how to balance these demands with the expectations of existing residents, the Bearspaw ASP area should remain an appropriate area for moderate growth into the future.

Table 14 - Bearspaw Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	10,492	2,087	384	1016			
R-1	2,884	935	161	233			
R-2	7,075	829	139	649			
R-3	111	5	1	3			
R-S	185	8	30	131			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	237	310	53	0			
Agricultural lots total	14,492	106	120	N/A			
RF	12,814	41	93	N/A			
RF-2	144	0	2	N/A			
RF-3	118	2	2	N/A			
RF*	156	0	2	N/A			
F	120	11	1	N/A			
AH	1,140	52	20	N/A			
Multiple land use lots	1159	20	8	N/A			
Total	26,143	2,213	510	1016	3,627	5,198	7,411

Figure 8 - Bearspaw 20-year development trend

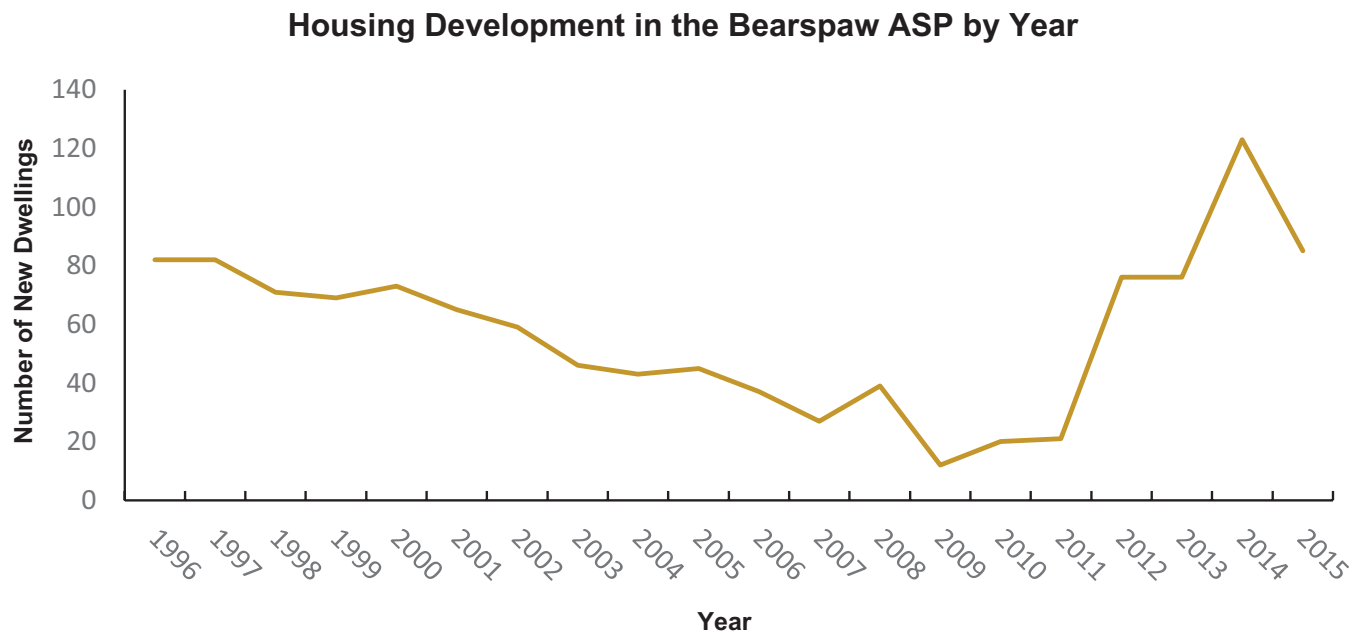


Table 15 - Bearspaw 20-year Development Rate

Development Rate:	57.6
Range of dwellings per year	12 - 123
Total new dwellings between 1996 and 2015	1151

2.4 Central Springbank ASP

The Central Springbank ASP was adopted in 2001 and covers approximately 20,000 acres in the western region of Rocky View County, and allows for country residential development (2- and 4-acre parcels) throughout much of the plan area. As with other areas of the County, development rates within traditional country residential land use districts have been in decline since the late 1990s. Other forms of development, however, have been increasing. In light of this fact, as well as the use of new and innovative development techniques, review of the Central Springbank ASP was launched in early 2017.

The 20-year rate of development within the Central Springbank ASP is 34.9 units per year, although this figure is somewhat skewed by high rates in the late 1990s. The development rate since that time has remained fairly consistent. Should this average rate of development hold into the future, the Central Springbank ASP area would have 89 years of remaining development potential. Similar to Bearspaw, this area has seen significant development pressures as regional growth has increased. Alternate development forms such as Harmony, located immediately to the west, indicate that while there is demand for dwellings in the area, the type of housing currently available is not in high demand. Should the review of the plan area determine that country residential is the only appropriate form of development, the current development rate of between 15 and 30 new dwellings is expected to continue.

Table 16 - Central Springbank Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	7,006	1,653	234	574			
R-1	3,615	1,237	173	316			
R-2	3,200	411	59	258			
R-3	38	5	0	0			
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	153	0	2	0			
Agricultural lots total	8,874	63	74	N/A			
RF	7,881	31	56	N/A			
RF-2	79	0	1	N/A			
RF-3	191	1	4	N/A			
RF*	0	0	0	N/A			
F	50	8	0	N/A			
AH	673	23	13	N/A			
Multiple land use lots	1147	45	10	N/A			
Total	17,027	1,761	316	574	2,227	3,117	4,878

Figure 9 - Central Springbank 20-Year Development Trend

Housing Development in the Central Springbank ASP per Year

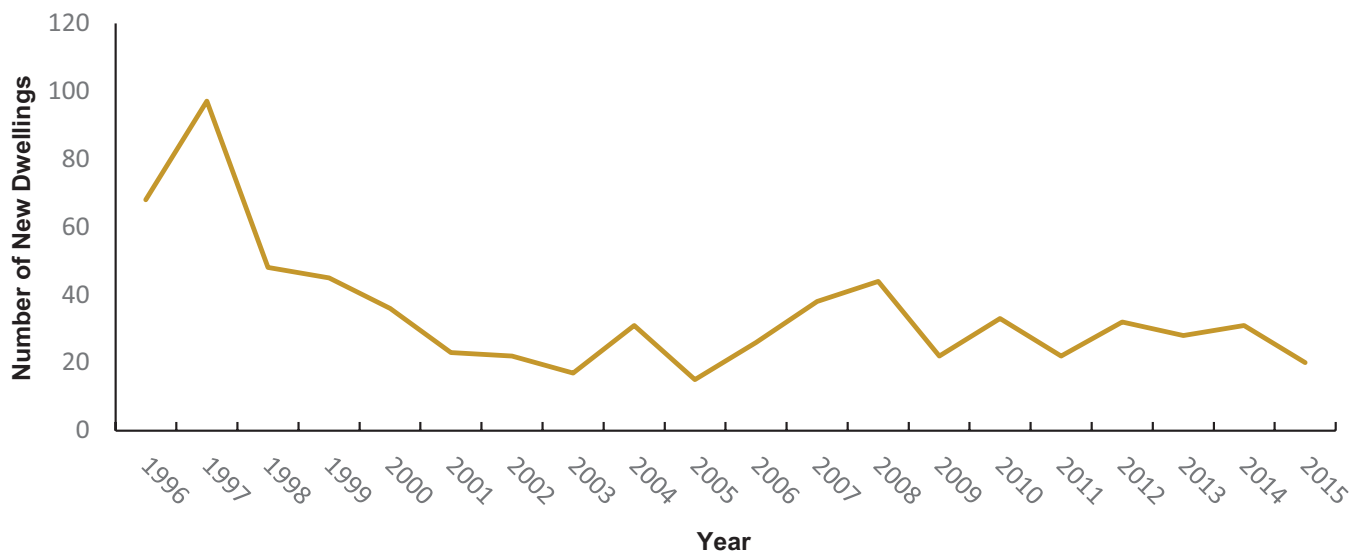


Table 17 - Central Springbank 20-Year Development Rate

Development Rate:	34.9
Range of dwellings per year	15 - 97
Total new dwellings between 1996 and 2015	698

2.5 Cochrane Lake Hamlet Plan (ASP)

Adopted in 2011, the Cochrane Lake Hamlet Plan ASP is located in the north-west region of Rocky View County. The plan allows for a variety of development forms, and aims to establish a complete community with residential, commercial, and recreational activities available. While much of the plan area has yet to see development, land use has been approved for the majority of the residential areas. Only the initial phase of this has yet to commence construction.

There was little to no development within the hamlet area until 2005 when a large number of relatively high density parcels began to be constructed. The initial phase of this development has largely been built out; however, the remaining phases have not proceeded to-date. The high densities (four to six units per acre) of the remaining undeveloped areas within this plan contribute to the high number of potential new dwellings. The 20 year average rate of development in the Cochrane Lake Hamlet Plan ASP is eight units per year. Should this average hold into the future, the ASP area would have 135 years of remaining development potential. This is not reflective of realistic expectations, however, as dwelling construction in the Hamlet Plan had been non-existent for years, until 2005 when there was a large spike. The construction of the remaining development potential in this plan area is restricted due to servicing potential and stormwater considerations. Considering that the development rate peaked at 48 in 2006, build-out of the remaining area may occur rather quickly should these issues be resolved.

Table 18 - Cochrane Lake Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	742	228	139	682			
R-1	0	0	0	0			
R-2	133	18	3	8			
R-3	0	0	0	0			
HR-1	41	54	0	84			
HR-2	0	0	0	0			
Direct Control lots	568	157	136	590			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Agricultural lots total	0	0	0	N/A			
RF	0	0	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	153	8	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	895	237	139	682	262	1,083	1,320

Figure 10 - Cochrane Lake Hamlet Plan 20-Year Development Trend

Housing Development in the Cochrane Lake Hamlet Plan ASP by Year

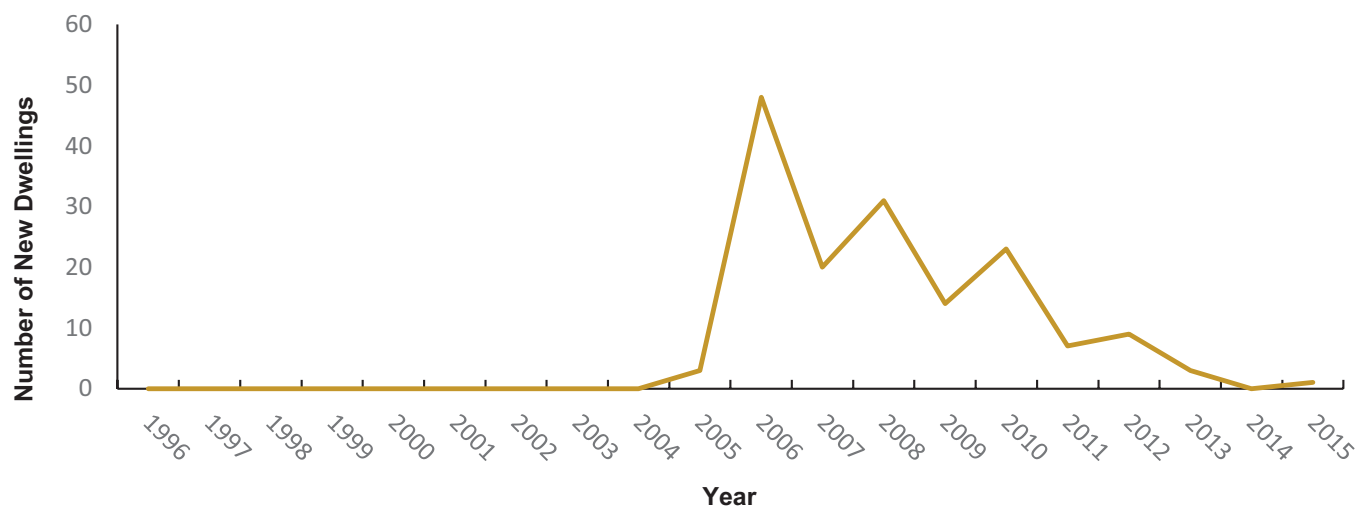


Table 19 - Cochrane Lake Hamlet Plan 20-Year Development Rate

Development Rate:	8.0
Range of dwellings per year	0 - 48
Total new dwellings between 1996 and 2015	159

2.6 Cochrane North ASP

The Cochrane North ASP covers approximately 6,000 acres surrounding the Cochrane Lake Hamlet Plan. Adopted in 2007, the plan foresees country residential development and aims to achieve a balance between the hamlet area and the agricultural areas that surround it. Taking into account the variety of natural open spaces within the plan area, the plan provides for cluster residential development opportunities.

Much of the area has yet to see significant development. The development rate averages 4.3 dwellings per year over the past 20 years, most of these have been residential infill and small agricultural parcels. Should this average rate of development hold into the future, the Cochrane North ASP area would have 243 years of remaining development potential. While the Cochrane North ASP serves an important role in providing policy direction to the area, it is expected much of the future development will be directed to the Cochrane Lake Hamlet Plan.

Table 20 - Cochrane North Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	1,610	177	7	125			
R-1	0	0	0	0			
R-2	1,475	168	5	125			
R-3	135	9	2	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0.07	0	1	0			
Agricultural lots total	4,091	59	17	N/A			
RF	2,881	27	13	N/A			
RF-2	324	3	1	N/A			
RF-3	58	0	2	N/A			
RF*	160	0	1	N/A			
F	6	1	0	N/A			
AH	662	28	0	N/A			
Multiple land use lots	160	1	1	N/A			
Total	5,861	237	25	125	897	1,047	1,284

Figure 11 - Cochrane North 20-Year Development Trend

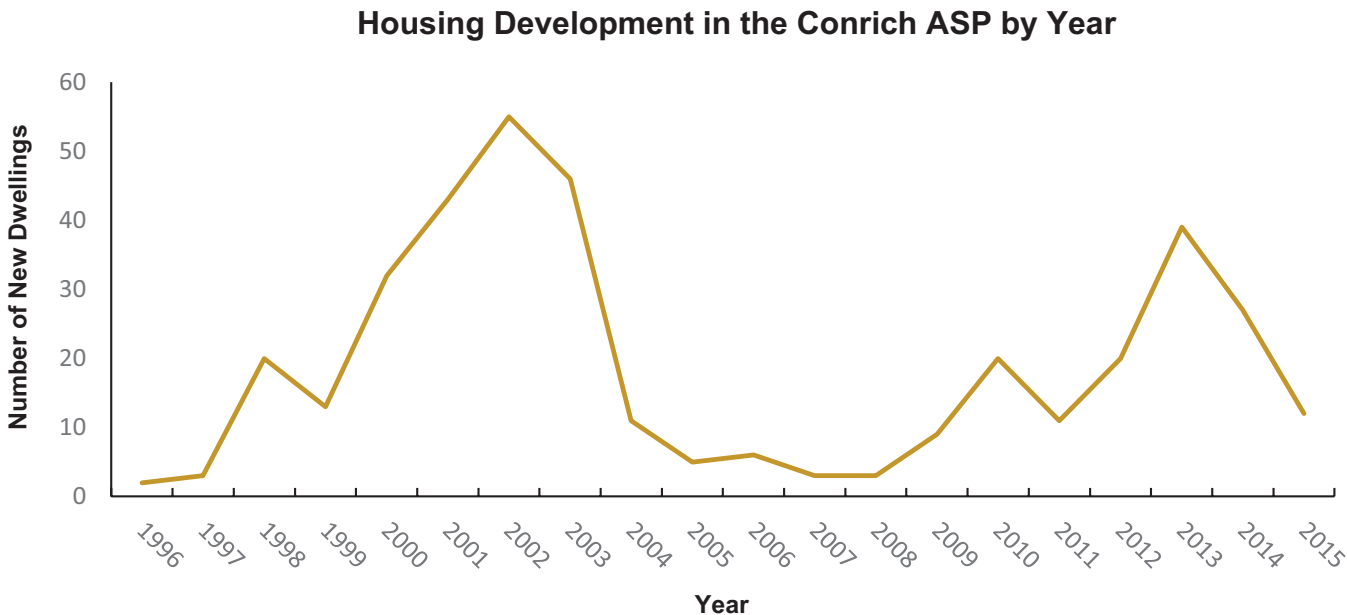


Table 21 - Cochrane North 20-Year Development Rate

Development Rate:	4.3
Range of dwellings per year	0 - 9
Total new dwellings between 1996 and 2015	86

2.7 Conrich ASP

The Conrich ASP is located in the east-central region of Rocky View County. Much of this area was previously guided by the Calgary/Chestermere Corridor ASP; however, annexations in 2007 by The City of Calgary and 2009 by the City of Chestermere reduced the ASP area. In 2009, Canadian National Railway constructed a facility northeast of the hamlet of Conrich. These and other considerations resulted in the County conducting a review of the ASP, which resulted in the adoption of the Conrich ASP in 2016.

Analysis of the rate of development is challenging in this ASP area, as development in the past has occurred under the guidance of a different set of policies than those currently considered within the Conrich ASP. It is likely that as the commercial and industrial components of the area are developed, residential uses will become more desirable. The County Plan identifies Conrich as a full service hamlet, meaning that there is an emphasis on providing a range of land uses, housing types, and rural services to residents. Should new dwellings be constructed at the 20-year average development rate of 19 units per year, it would take 348 years to reach full build-out of the area structure plan. As the fluctuation of the ASP's development rate indicates, however, this largely depends on the type of dwelling that is available. As with other ASPs, while baseline country residential development does not account for a significant number of new dwellings, as new comprehensive areas are approved and become available, the rate of development increases. The ASP is expected to provide policy direction to the area for 10 to 20 years, after which time it may be reassessed. An important feature to note about the Conrich ASP is the inclusion of a future policy area. The potential use of this area land is unknown at this time and will be assessed through a future planning process; however, it will likely include a residential component. That possibility has not been factored into the figures below.

Table 22 - Conrich Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	917	440	57	61			
R-1	170	65	5	6			
R-2	539	63	10	53			
R-3	22	1	1	0			
HR-1	6	8	0	2			
HR-2	0	0	0	0			
Direct Control lots	180	303	41	0			
Agricultural lots total	8,203	52	78	N/A			
RF	7,786	27	73	N/A			
RF-2	0	0	0	N/A			
RF-3	33	1	1	N/A			
RF*	0	0	0	N/A			
F	87	7	1	N/A			
AH	297	17	3	N/A			
Multiple land use lots	450	5	6	N/A			
Total	9,570	497	141	61	2,837	3,334	3,831

Figure 12 - Conrich 20-Year Development Trend

Housing Development in the Conrich ASP by Year

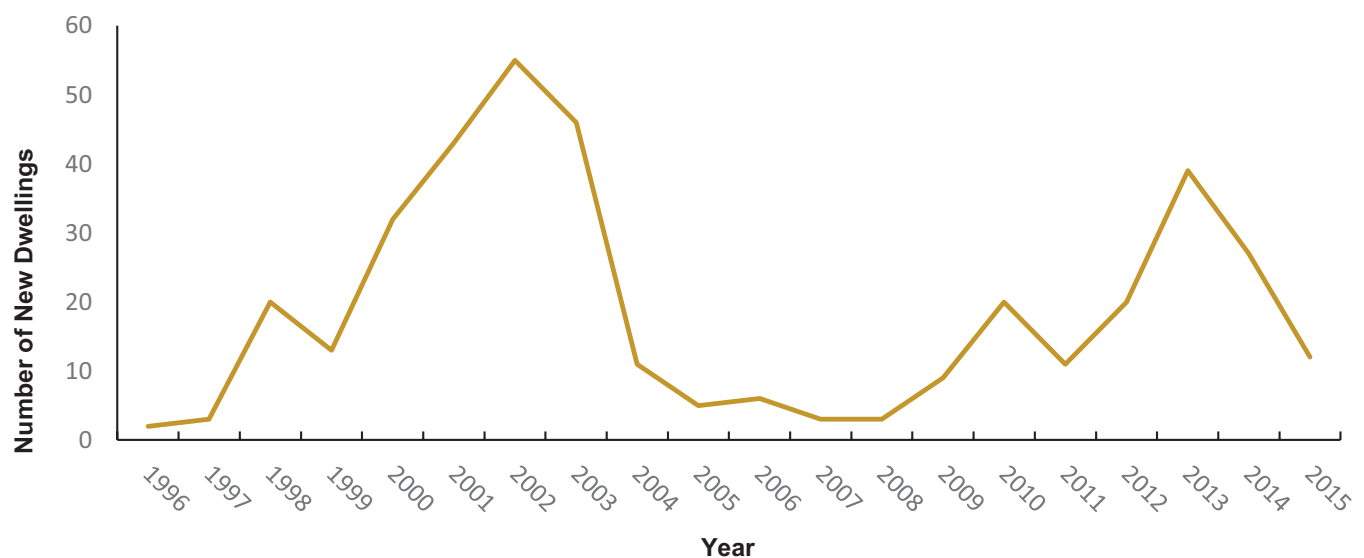


Table 23 - Conrich 20-Year Development Rate

Development Rate:	19
Range of dwellings per year	2 - 55
Total new dwellings between 1996 and 2015	380

2.8 Dalroy ASP

The Dalroy ASP covers approximately 600 acres located in the northeast region of Rocky View County. Adopted in 2006, the plan aims to guide future development in the lands surrounding the small hamlet. The land use concept for the ASP allows for an expansion of the central hamlet area, and additional country residential lands, as well as local commercial areas.

The development rate within the Dalroy ASP is quite low, with only two new dwellings being constructed in peak years. Only 10 have been constructed within the 20 year period, and many years see no new dwellings constructed at all. This very low rate of development means that there are hundreds of years of potential available. While that is not realistic, it does allow for some alternate conclusions to be drawn from this figure. Given the analysis of this and other ASPs, areas that see higher rates of development are either located adjacent to neighbouring municipalities (Bears paw, Springbank) or constitute complete communities themselves (Langdon). Dalroy is located over 10 miles east of the city of Calgary, and does not yet feature many of the services that people expect from their communities. Until such a time as these are made available, it appears as though significant development within this ASP is unlikely.

Table 24 - Dalroy Inventory and Development Capacity Summary

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	53	22	9	59			
R-1	0	0	0	0			
R-2	9	2	0	0			
R-3	1	0	1	0			
HR-1	43	20	8	59			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	540	2	4	N/A			
RF	540	2	4	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	593	24	13	64	313	390	414

Figure 13 - Dalroy 20-Year Development Trend

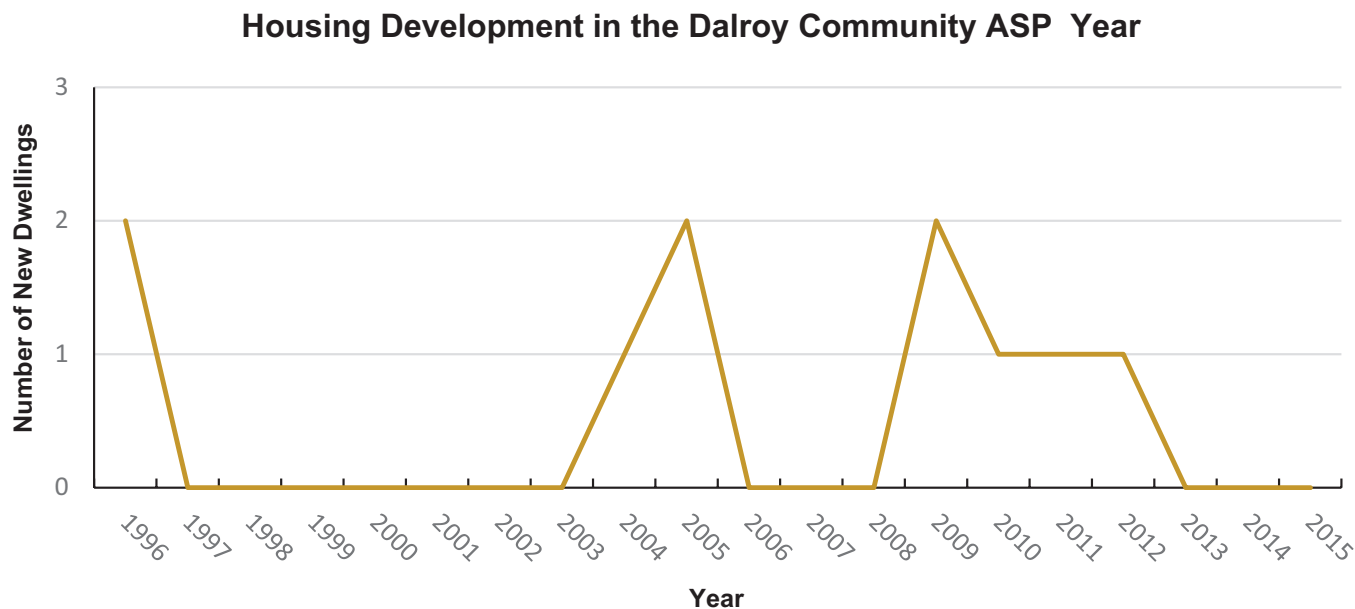


Table 25 - Dalroy 20-Year Development Rate

Development Rate:	0.5
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	10

2.9 Delacour ASP

The Delacour ASP covers approximately 1,200 acres located in the northeast region of Rocky View County. It has been in effect since 2005. The Plan allows for a variety of land uses, in anticipation of the hamlet becoming a complete community. The hamlet expansion areas allow for higher density development and the opportunity for commercial and industrial land uses, but these have not been developed to date.

With the exception of some country residential infill, very little development has occurred within the plan area, with only 12 new dwellings constructed since 1996. This very low rate of development means that there are hundreds of years of potential available. Similar to the Dalroy ASP, it appears as though there is very low demand for the style of development offered within the policy direction of this plan. Unless or until services are available, or an alternate development form is provided, development to the full potential of this area is unlikely.

Table 26 - Delacour Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	131	23	1	11			
R-1	7	2	0	1			
R-2	121	18	0	8			
R-3	0	0	0	0			
HR-1	3	3	1	2			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	796	13	6	N/A			
RF	607	4	4	N/A			
RF-2	0	0	0	N/A			
RF-3	36	0	1	N/A			
RF*	0	0	0	N/A			
F	26	2	0	N/A			
AH	127	7	1	N/A			
Multiple land use lots	45	0	1	N/A			
Total	972	36	8	11	294	313	349

Figure 14 - Delacour 20-Year Development Trend

Housing Development in the Delacour Community ASP Year

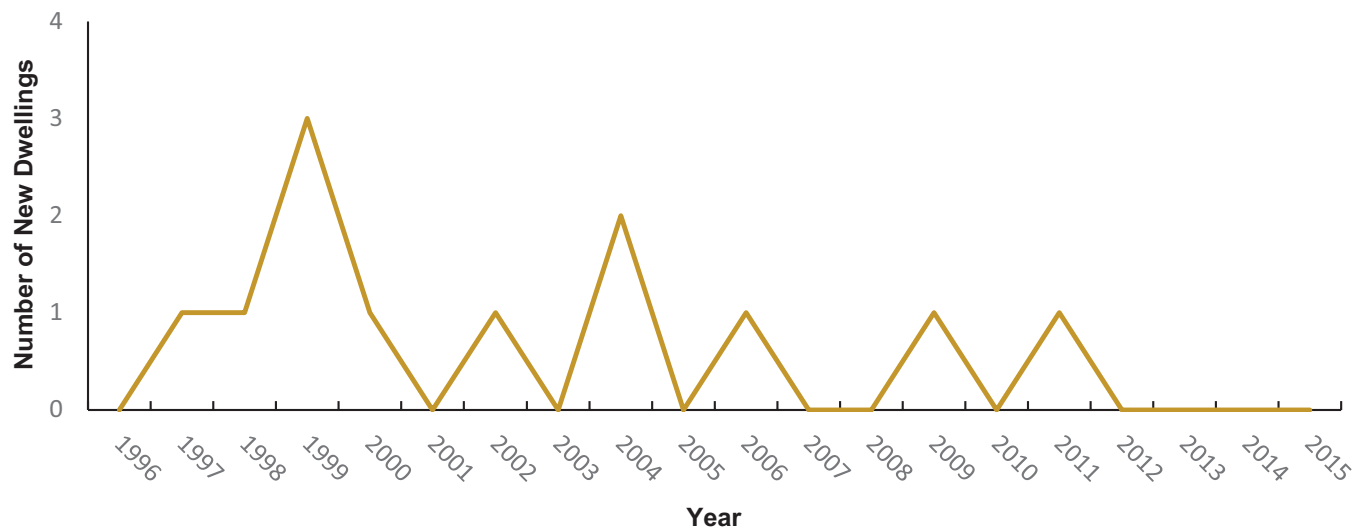


Table 27 - Delacour 20-year development rate

Development Rate:	0.6
Range of dwellings per year	0 - 3
Total new dwellings between 1996 and 2015	12

2.10 Elbow Valley ASP

The Elbow Valley ASP was adopted in 1997 and covers approximately 1,200 acres of land south of Highway 8 and adjacent to the city of Calgary and the Tsuut'ina Nation Reserve. Land uses in the area consist of country residential and cluster residential development, as well as recreational uses.

The development rate within The Elbow Valley ASP peaked in the late 1990s/early 2000s, and has reduced dramatically as the plan area has approached maximum build-out. Some further infill development within existing approved land uses may be realized in the future, but a significant amount of further development is not anticipated.

Table 28 - Elbow Valley Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	798	792	14	212			
Direct Control lots	798	792	14	212			
Agricultural lots total	0	0	0	N/A			
RF	0	0	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	798	792	14	212	0	226	1018

Figure 15 - Elbow Valley 20-year development trend

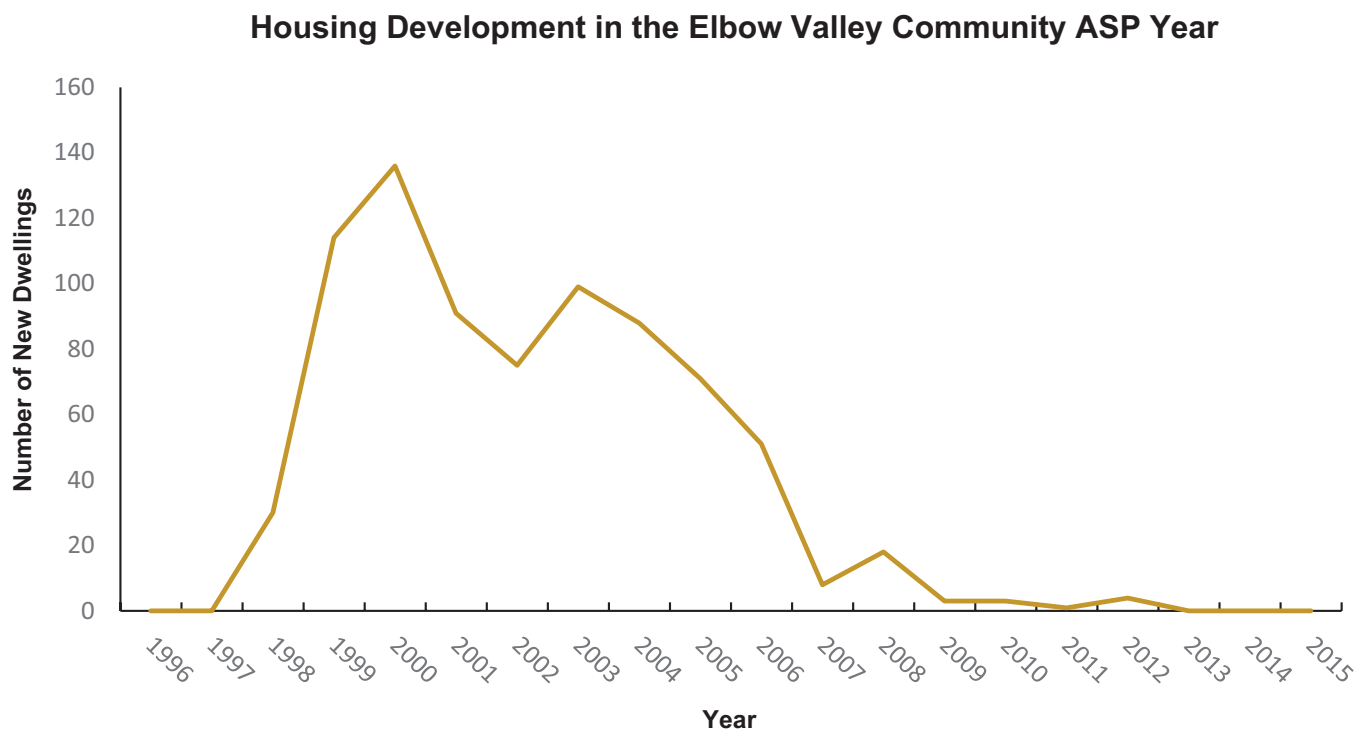


Table 29 - Elbow Valley 20-year development rate

Development Rate:	39.6
Range of dwellings per year	0 - 136
Total new dwellings between 1996 and 2015	792

2.11 Greater Bragg Creek ASP

The Greater Bragg Creek ASP is located in the south-west region of Rocky View County. Since adoption in 2007, the plan area has seen significant changes owing to both human and natural forces. The Bragg Creek water system provided the hamlet with piped water and wastewater services, allowing for safe and efficient infill development, and the Elbow River flood of 2013 brought increased awareness of the natural forces that could potentially impact the area. The ASP was amended in 2016 with both of these in mind, and additional flood mitigation measures are forthcoming.

Development rates in the Greater Bragg Creek ASP area peaked at 23 units per year in the late 1990s, and have steadily declined since. In recent years, fewer than 10 new dwellings per year have been being constructed. It is important to note that with the establishment of the Bragg Creek water system, the potential density for much of the hamlet area has increased. The build-approved figure in this section was calculated with the assumption that all hamlet residential one district parcels would connect to the system. Should the 20-year average development rate of 8.3 hold into the future, the Greater Bragg Creek ASP area would have 278 years of remaining development potential.

Table 30 - Bragg Creek Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	2,545	710	75	718			
R-1	742	280	15	66			
R-2	1,344	190	30	69			
R-3	155	7	6	0			
HR-1	204	214	17	569			
HR-2	0	0	0	0			
Direct Control lots	100	19	7	14			
Agricultural lots total	6,468	81	30	N/A			
RF	5,651	45	23	N/A			
RF-2	259	2	2	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	24	4	1	N/A			
AH	534	30	4	N/A			
Multiple land use lots	442	8	4	N/A			
Total	9,455	799	109	718	1,480	2,307	3,106

Figure 16 - Bragg Creek 20-Year Development Trend

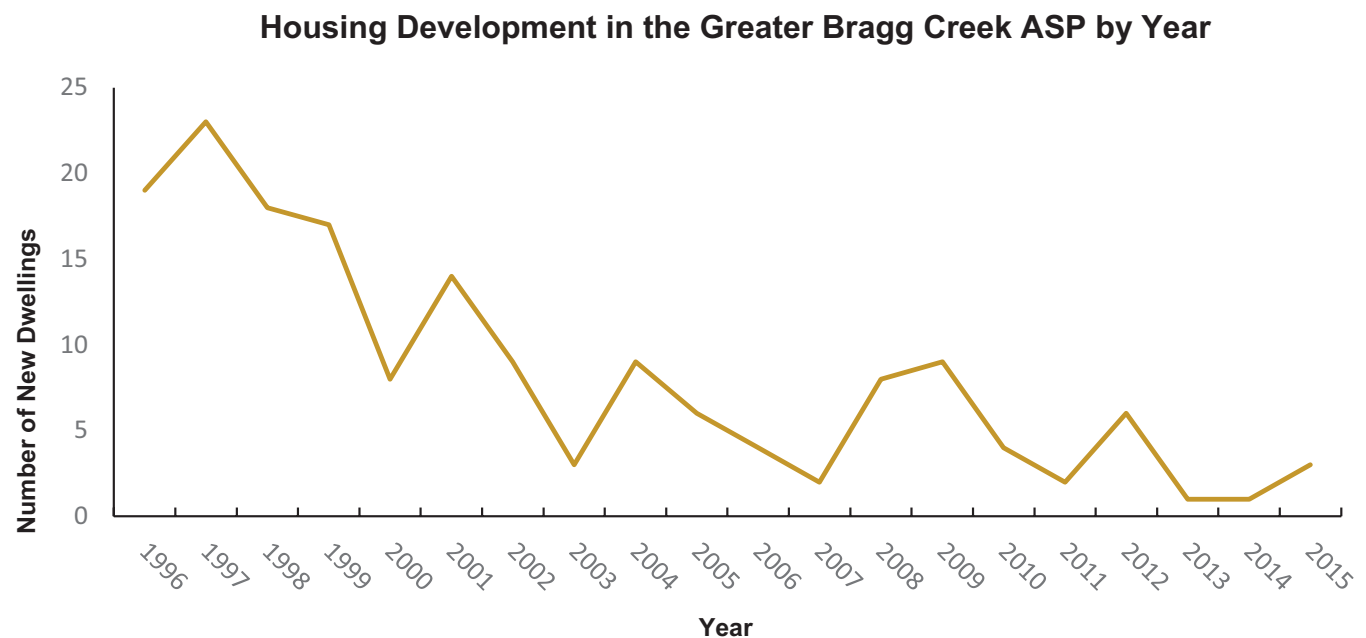


Table 31 - Greater Bragg Creek 20-Year Development Rate

Development Rate:	8.3
Range of dwellings per year	1 - 23
Total new dwellings between 1996 and 2015	166

2.12 Hamlet of Indus ASP

The Hamlet of Indus ASP was adopted in 2004 and covers approximately 600 acres located in the south-east region of Rocky View County. While the ASP allows for a small amount of commercial and industrial uses and some hamlet residential densities, the majority of the plan area is identified as country residential. Aside from the occasional residential infill, very little development has occurred in the hamlet. With a 20-year average development rate of 0.6 units per year, the Hamlet of Indus ASP area would have 438 years of remaining development potential should this rate hold into the future.

Table 32 - Indus Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	82	24	1	14			
R-1	0	0	0	0			
R-2	62	10	0	4			
R-3	12	1	0	0			
HR-1	8	13	1	10			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	421	3	8	N/A			
RF	421	3	8	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	3	0	1	N/A			
Total	506	27	10	14	239	263	290

Figure 17 - Hamlet of Indus 20-Year Development Trend

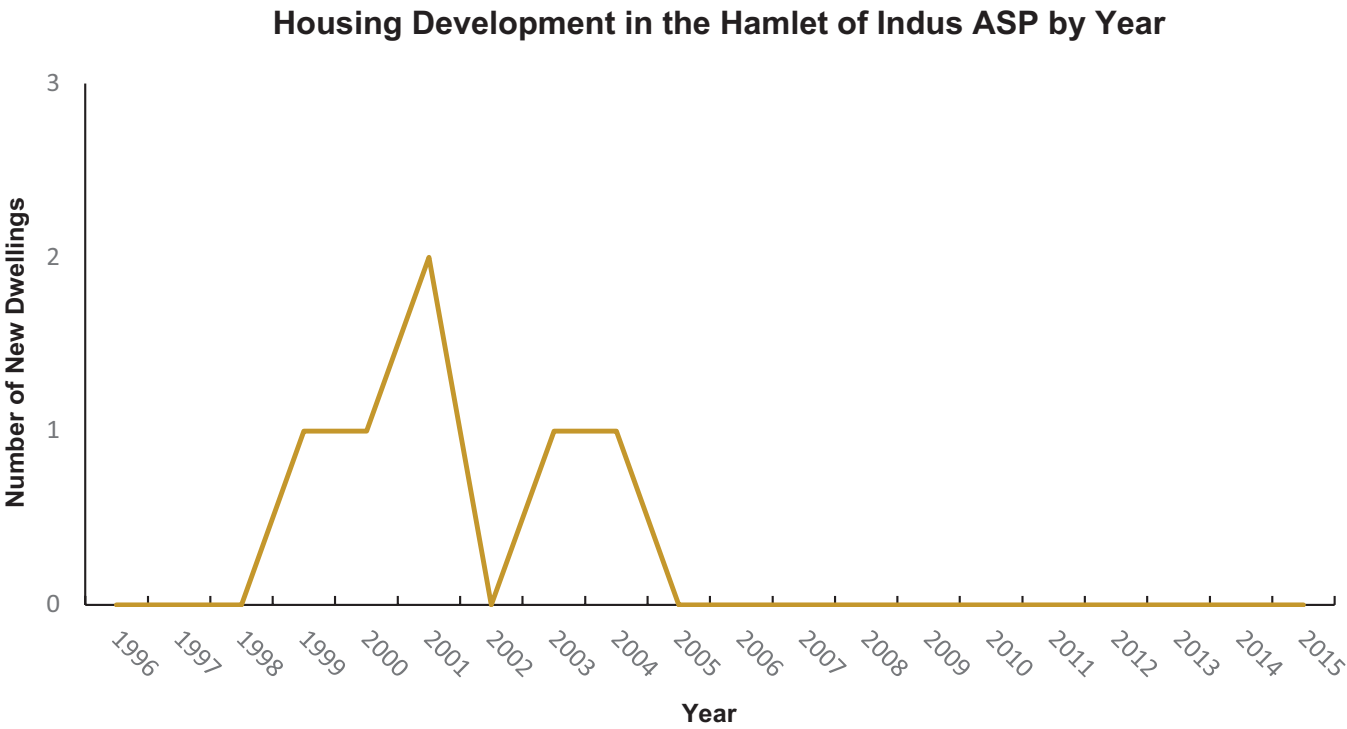


Table 33 - Hamlet of Indus 20-Year Development Rate

Development Rate:	0.6
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	6

2.13 Janet ASP

The Janet ASP covers approximately 2,300 acres located in the east-central region of Rocky View County. The lands were previously located within the Sheppard ASP; however, development build-out and annexations by The City of Calgary necessitated the creation of a new plan. Adopted in 2014, the Janet ASP anticipates industrial development. While some existing residential areas are located within the plan area, minimal residential development is anticipated due to local industrial growth.

Table 34 - Janet Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	253	46	3	34			
R-1	84	34	2	7			
R-2	169	12	1	27			
R-3	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	3,193	16	42	N/A			
RF	2,980	11	40	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	158	0	1	N/A			
F	44	4	1	N/A			
AH	11	1	0	N/A			
Multiple land use lots	390	2	3	N/A			
Total	3,836	64	48	34	0	82	146

Figure 18 - Janet 20-Year Development Trend

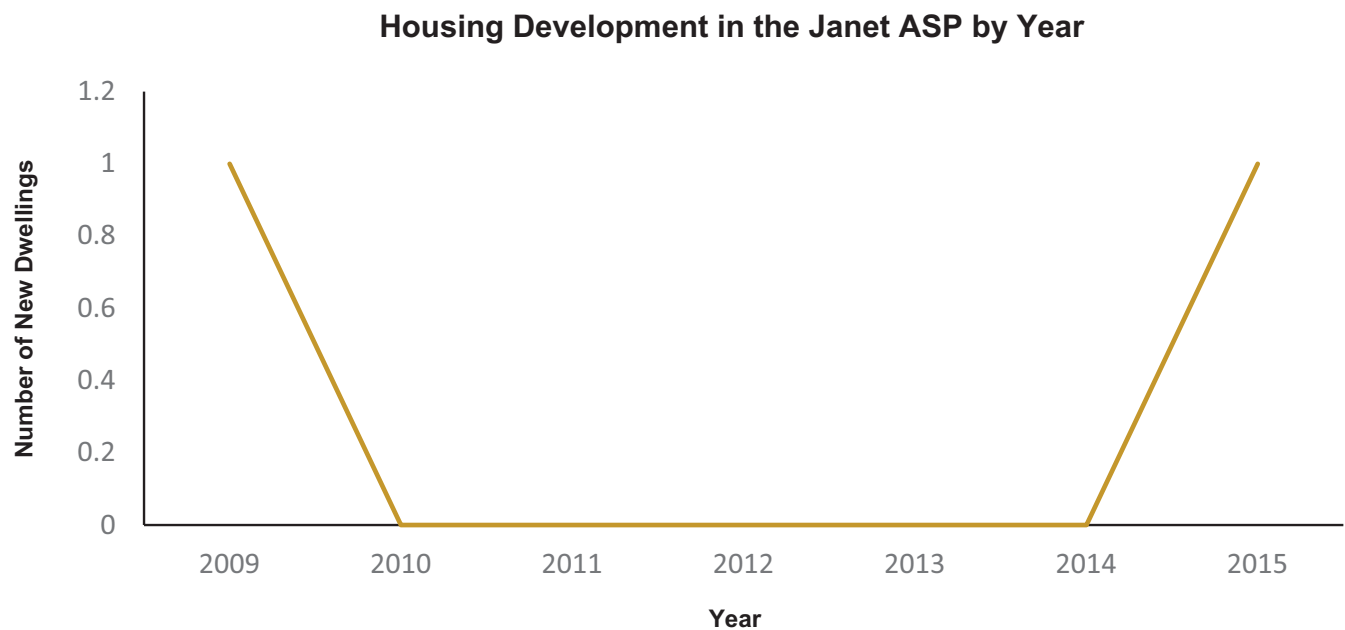


Table 35 - Janet 20-Year Development Rate

Development Rate:	0.5
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	9

2.14 Langdon ASP

The Hamlet of Langdon ASP covers approximately 2,300 acres located in the south-east region of Rocky View County, and has developed into a complete community. The original ASP was recently reviewed, with the current iteration adopted in 2016. The plan allows for a range of land uses and residential development types, and anticipates continued development into the future.

The hamlet of Langdon is one of the fastest growing areas of the County. Between 1996 and 2015, nearly 1,400 new dwellings were constructed, an average of 70 per year. At this rate, the hamlet has 64 years of residential development potential remaining.

Table 36 - Langdon Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	598	1,511	99	40			
R-1	0	0	0	0			
R-2	5	2	0	0			
R-3	4	1	0	0			
HR-1	174	617	7	40			
HR-2	0.32	4	1	0			
Direct Control lots	415	887	91	0			
Agricultural lots total	943	7	8	N/A			
RF	890	3	8	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	20	3	0	N/A			
AH	33	1	0	N/A			
Multiple land use lots	15	4	0	N/A			
Total	1,556	1,522	107	40	3,904	4,051	5,573

Figure 19 - Langdon 20-Year Development Trend

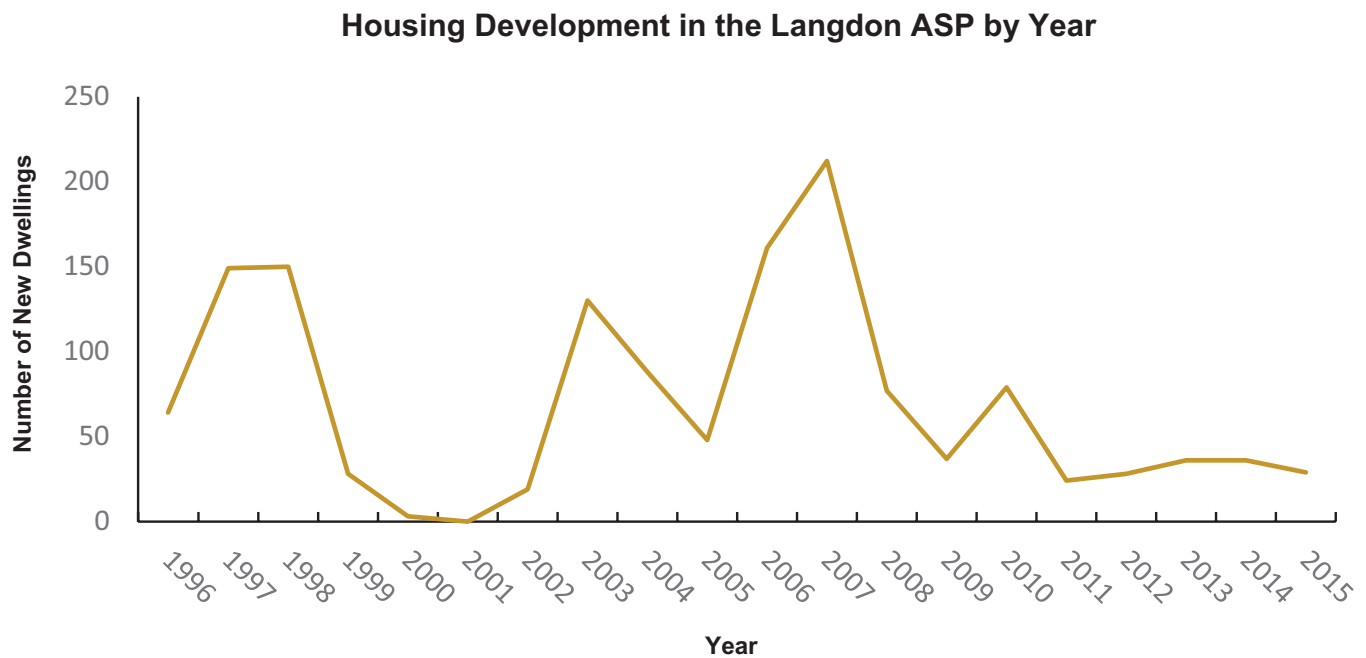


Table 37 - Langdon 20-Year Development Rate

Development Rate:	69.9
Range of dwellings per year	0 - 212
Total new dwellings between 1996 and 2015	1398

2.15 Moddle ASP

The Moddle ASP covers 152 acres located within the Central Springbank ASP. It has been in effect since 1998 and allows for 2-acre parcels. The Moddle Area Structure Plan has been fully built-out, and has no further capacity for residential development at this time. In 2017, review of the ASP commenced in order to develop a new plan that also includes the Central & North Springbank ASP areas.

Table 38 - Moddle Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	97	48	0	0			
R-1	97	48	0	0			
R-2	0	0	0	0			
R-3	0	0	0	0			
R-S	0	0	0	0			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	0	0	0	0			
Agricultural lots total	17	1	0	N/A			
RF	17	1	0	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	15	0	0	N/A	3,904	4,051	5,573
Total	129	49	0	0	0	0	49

Figure 20 - Moddle 20-Year Development Trend

Housing development in the Moddle ASP Year

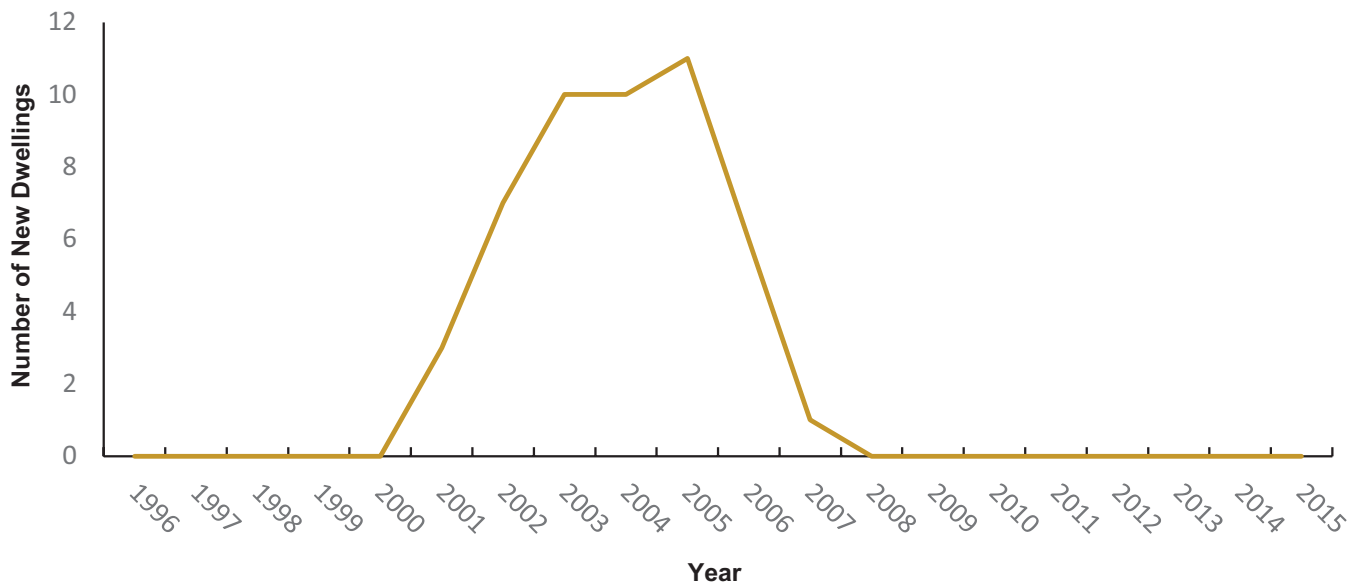


Table 39 - Moddle 20-Year Development Rate

Development Rate:	2.4
Range of dwellings per year	0 - 11
Total new dwellings between 1996 and 2015	48

2.16 North Springbank ASP

The North Springbank ASP covers approximately 4,000 acres and is located in the west-central region of Rocky View County. Adopted in 1999, the plan encompasses the Springbank Airport and provides for a range of land uses. Much of the comprehensive development within the plan area has been centred on the intersection of Highway 1 and Range Road 33, as this location has long been identified as being appropriate for business and commercial development. The remaining areas within the plan are identified as agricultural. While these areas do have the potential to develop into country residential uses, residential development within the plan area has been quite slow. Since 1996, only 13 dwellings have been constructed, an average of 0.7 per year. Recognizing that the existing plan may not reflect current development trends, review of the ASP commenced in 2017 to develop a new plan that includes the Central Springbank ASP area.

Table 40 - North Springbank Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	318	17	7	117			
R-1	265	12	7	113			
R-2	37	4	0	4			
R-3	16	1	0	0			
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	1,857	12	12	N/A			
RF	1,817	10	10	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	10	2	0	N/A			
AH	30	0	2	N/A			
Multiple land use lots	417	4	0	N/A			
Total	2,592	33	19	117	1,290	1,426	1,459

Figure 20 - North Springbank 20-Year Development Trend

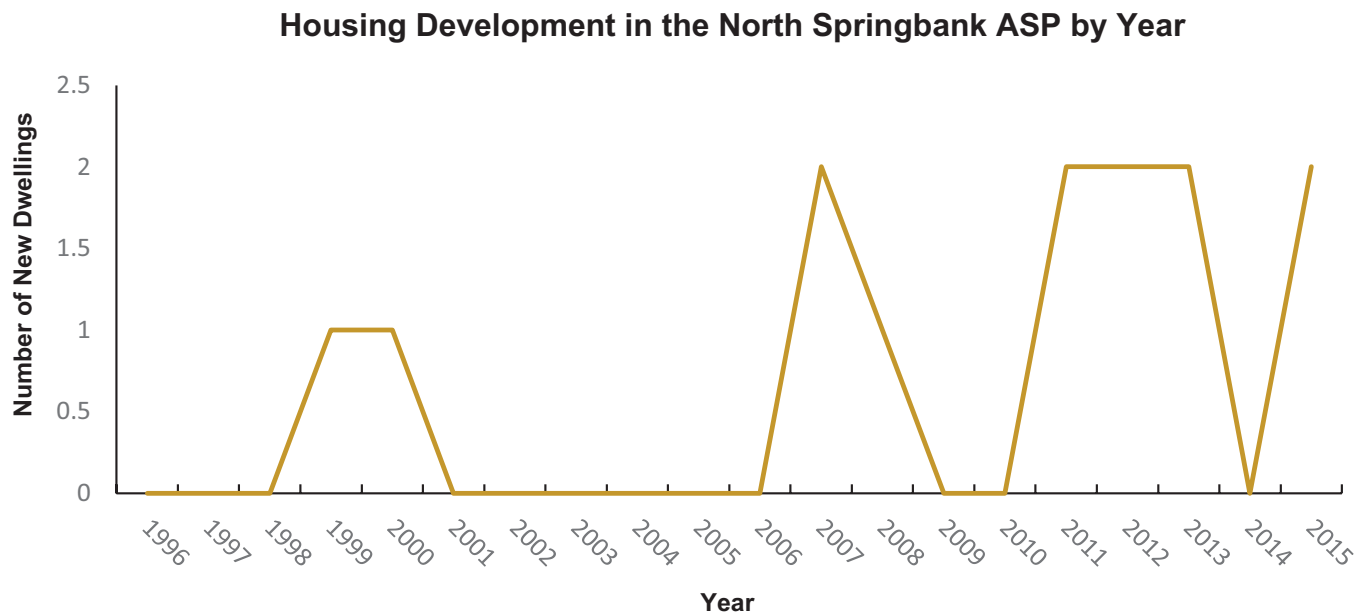


Table 39 - North Springbank 20-Year Development Rate

Development Rate:	0.7
Range of dwellings per year	0 - 2
Total new dwellings between 1996 and 2015	13

2.17 Shepard ASP

The Shepard ASP was largely rescinded and replaced with the Janet ASP in 2014. A small portion (approximately 160 acres) of the original ASP area was isolated from the balance of the lands due to a City of Calgary annexation in 2007. The lands anticipate business uses being developed in the future, although some small potential for new residential development exists on the current parcels.

Table 42 - Shepard Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	16	3	0	1			
R-1	0	0	0	0			
R-2	16	3	0	1			
R-3	0	0	0	0			

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
R-S	0	0	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	0	0	0	0			
Agricultural lots total	149	1	2	N/A			
RF	148	1	1	N/A			
RF-2	1.4	0	1	N/A			
RF-3	0	0	0	N/A			
RF*	0	0	0	N/A			
F	0	0	0	N/A			
AH	0	0	0	N/A			
Multiple land use lots	0	0	0	N/A			
Total	165	4	2	1	0	3	7

Table 43 - Shepard 20-Year Development Rate

Development Rate:	0
Range of dwellings per year	0
Total new dwellings between 1996 and 2015	0

2.18 Conceptual Schemes

Many areas within area structure plans are further guided by policy contained within a conceptual scheme. Conceptual schemes (also referred to as concept plans) are appended to ASPs, and offer a higher level of detail regarding the development of a specific site. The figures for each ASP include the totals for all conceptual schemes located within their boundaries. A detailed assessment of the development capacity for each is included below.

Table 44 - Conceptual Schemes within ASPs Inventory and Development Capacity Summary

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total
AST	Bearspaw	2005	5	0	12	12	17
BARNARD	N. Springbank	2005	2	1	75	76	78
BEARSPAW COUNTRY RESIDENTIAL	Bearspaw	2003	40	22	0	22	62
BOULDER CREEK	Langdon	2003	384	67	11	78	462
BUFFALO HILLS	Conrich	2006	5	0	1,435	1,435	1,440

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total
BUTTE HILLS	Balzac East	1998	56	0	0	0	56
COCHRANE LAKE	Cochrane Lake Hamlet Plan	1995	157	158	560	718	875
DELACOUR COUNTRY VILLAGE	Delacour	2009	3	0	1,830	1,830	1,833
GRAND VIEW ESTATES	C. Springbank	2005	55	14	59	73	128
GRAYSTONE	Bearspaw	2001	36	0	4	4	40
JEWEL VALLEY (Approved as Bearsnest Estates)	Bearspaw	1995	30	3	0	3	33
LANGDON CROSSING WEST	Langdon	2005	500	24	10	34	534
LANGDON EAST	Langdon	2005	128	0	6	6	134
LANGDON MEADOWS	Langdon	2006	0	1	316	317	317
LANGDON STATION	Langdon	2002	72	0	0	0	72
LARIAT LOOP	C. Springbank	2006	19	2	6	8	27
MONTEBELLO	C. Springbank	2005	65	51	0	51	116
MOOSE MOUNTAIN TRAILS	Bragg Creek	2014	0	1	3	4	4
MORNINGTON	Langdon	2002	4	0	142	142	146
MURRAY LANDS	C. Springbank	2005	73	27	16	43	116
PARTRIDGE VIEW	C. Springbank	2007	57	14	57	71	128
POFFENROTH	Balzac East	2001	44	0	0	0	44
ROBINSON ROAD	C. Springbank	2007	17	1	0	1	18
ROCKY CREEK	Balzac West	2002	0	1	1,399	1,400	1,400
SILVERHORN	Bearspaw	2009	9	30	49	79	88
SOUTH CONRICH	Conrich	2007	129	25	106	131	260
SPRINGBANK CREEK	C. Springbank	2007	6	3	335	338	344
THE WOODLANDS	Bearspaw	1998	30	1	0	1	31
TIMBERSTONE	C. Springbank	2005	14	4	14	18	32
WATERMARK (Inc. Damkar)	Bearspaw	2009	286	102	183	285	571
WESTMINSTER GLEN	Bearspaw	2001	31	1	0	1	32
WILLOW CREEK	Bearspaw	2007	31	25	0	25	56
WILSON	C. Springbank	2007	29	8	23	31	60
WINTERGREEN	Bragg Creek	2015	2	5	0	5	7
WOODLAND RANGE	Bearspaw	2002	5	1	4	5	10

Map 1 of the County Plan identifies preferred areas of future growth, where occasionally, Conceptual Schemes may be present outside the boundaries of an existing ASP. Since these plans are not appended to a statutory document, they will typically not develop to the same degree as those located within an ASP.

Table 45 - Conceptual Schemes outside ASPs Inventory and Development Capacity Summary

Conceptual Scheme	ASP	Year	Built	Build-ready	Build-approved	Potential Additional Dwellings	Total Dwellings at Full Build-Out
BIG HILL SPRINGS	No ASP	2007	1	6	3,993	3,999	4,000
CALTERRA ESTATES	No ASP	2000	17	26	5	31	48
COTTAGECLUB GHOST LAKE	No ASP	2008	102	141	107	248	350
ELBOW VALLEY WEST	No ASP	2004	86	31	4	35	121
GREENLEAF ACRES	No ASP	2006	5	3	14	17	22
HAMLET OF KATHYRN	No ASP	2007	6	4	2,140	2,144	2,150
HARMONY	No ASP	2007	21	206	3,273	3,479	3,500
MEADOWLANDS	No ASP	2007	0	2	88	90	90
NORTHGLEN ESTATES	No ASP	1999	32	7	11	18	50
SERENITY	No ASP	2004	18	3	0	3	21
STONEPINE	No ASP	1998	73	4	15	19	92

3 Non-Policy Areas – Areas Outside of ASPs and Conceptual Schemes

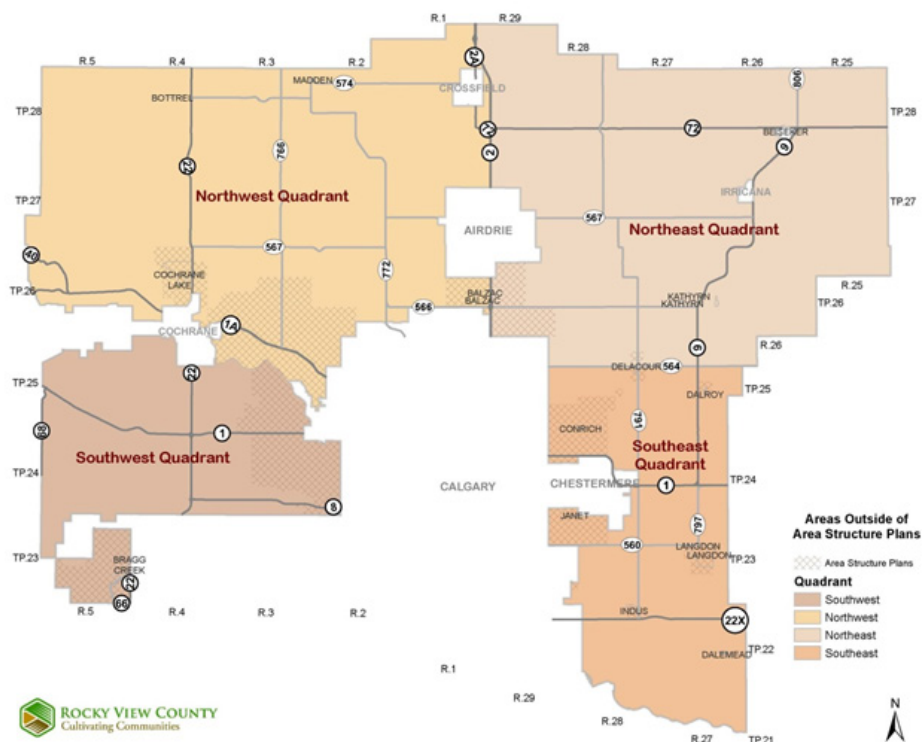


Table 46 - Northwest Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	3,032	374	56
R-1	21	7	2
R-2	2,110	286	36
R-3	886	63	16
HR-1	2	9	1
HR-2	0	0	0
Direct Control lots	0	0	0
Agricultural lots total	274,042	1,429	1,349
RF	258,030	909	1,251
RF-2	5,788	50	38
RF-3	1,737	36	11
RF*	1,438	8	5
F	2,377	218	13
AH	4,673	208	31
Multiple land use lots	6,155	49	32
Total	283,230	1,852	1,437

Figure 23 - Northwest Quadrant Land Use by Area

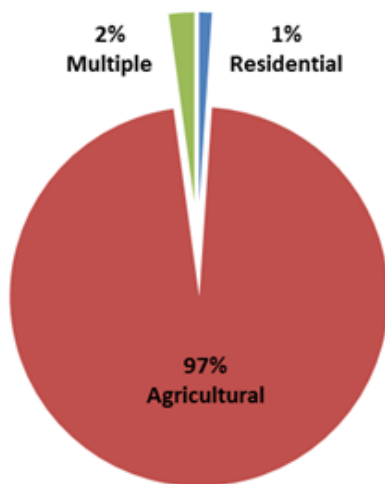


Table 47 - Development Rate Northwest Quadrant

1996-2000	34
2001-2005	24
2006-2010	27
2011-2015	16
Overall	25

Figure 24 - Northwest Quadrant 20-year development trend



Table 48 - Northeast Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	1,555	279	20
R-1	87	36	1
R-2	1,150	185	16
R-3	295	26	3
HR-1	24	32	0
HR-2	0	0	0
Direct Control lots	13	9	1
Agricultural lots total	283,615	921	1,826
RF	275,268	551	1,760
RF-2	1,405	6	12
RF-3	606	10	8
RF*	1,504	7	6
F	2,425	244	18
AH	2,409	103	22
Multiple land use lots	7,090	37	49
Total	292,261	1,237	1,895

Figure 25 - Northeast Quadrant Land Use by Area

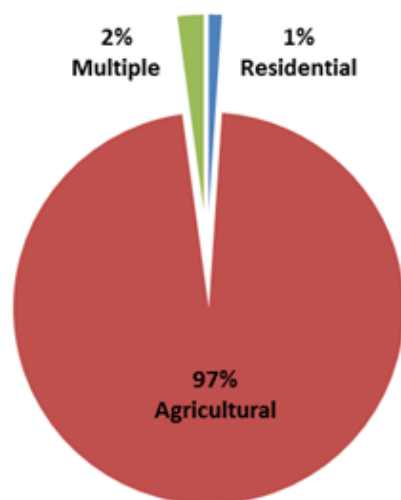


Table 49 - Development Rate Northeast Quadrant

1996-2000	26
2001-2005	22
2006-2010	15
2011-2015	12
Overall	19

Figure 26 - Northeast Quadrant 20-year development trend



Table 50 - Southwest Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	1,070	209	20
R-1	330	92	10
R-2	604	108	7
R-3	136	9	3
HR-1	0	0	0
HR-2	0	0	0
Direct Control lots	29	20	3
Agricultural lots total	95,648	262	567
RF	93,822	190	550
RF-2	706	3	7
RF-3	157	3	1
RF*	0	0	0
F	230	30	2
AH	733	36	7
Multiple land use lots	893	5	7
Total	97,612	476	594

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 27 - Southwest Quadrant Land Use by Area

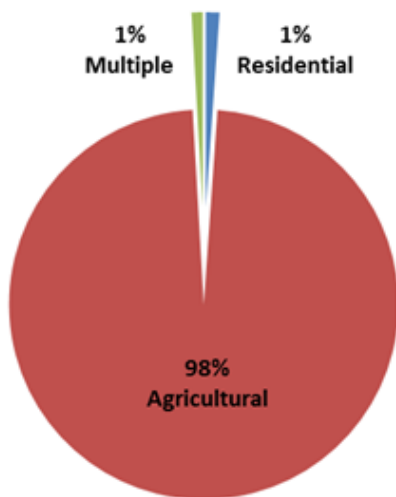


Table 51 – Southwest Quadrant Development Rate

1996-2000	10
2001-2005	6
2006-2010	5
2011-2015	7
Overall	7

Figure 28 - Southwest Quadrant 20-year development trend



Table 52 - Southeast Inventory and Development Capacity Summary

Category	Area (acres)	Built	Build-Ready
Residential lots total	2,904	486	68
R-1	422	134	7
R-2	2,068	328	54
R-3	407	13	7
HR-1	6	11	0
HR-2	0	0	0
Direct Control lots	0	0	0
Agricultural lots total	119,230	623	882
RF	112,440	333	823
RF-2	1,792	12	14
RF-3	402	7	4
RF*	396	3	2
F	1,024	127	8
AH	3,176	141	31
Multiple land use lots	4,749	45	23
Total	126,884	1,154	973

Figure 29 - Southeast Quadrant Land Use by Area

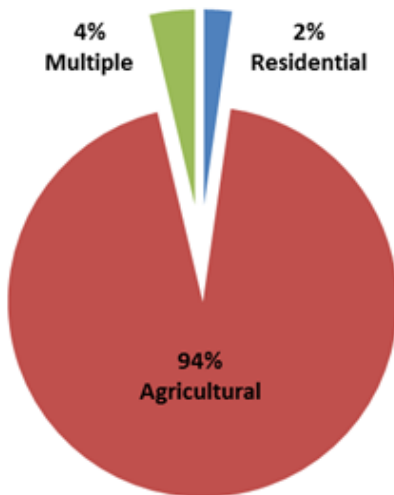
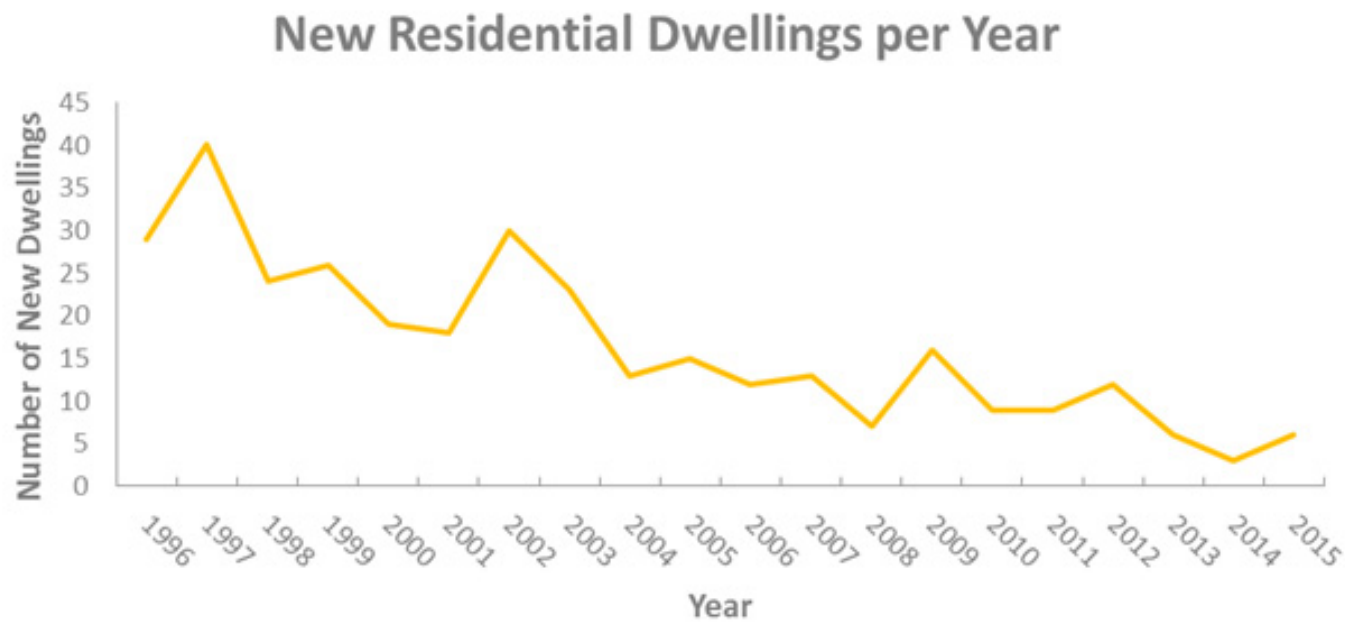


Table 53 - Development Rate Southeast Quadrant

1996-2000	28
2001-2005	20
2006-2010	11
2011-2015	7
Overall	17

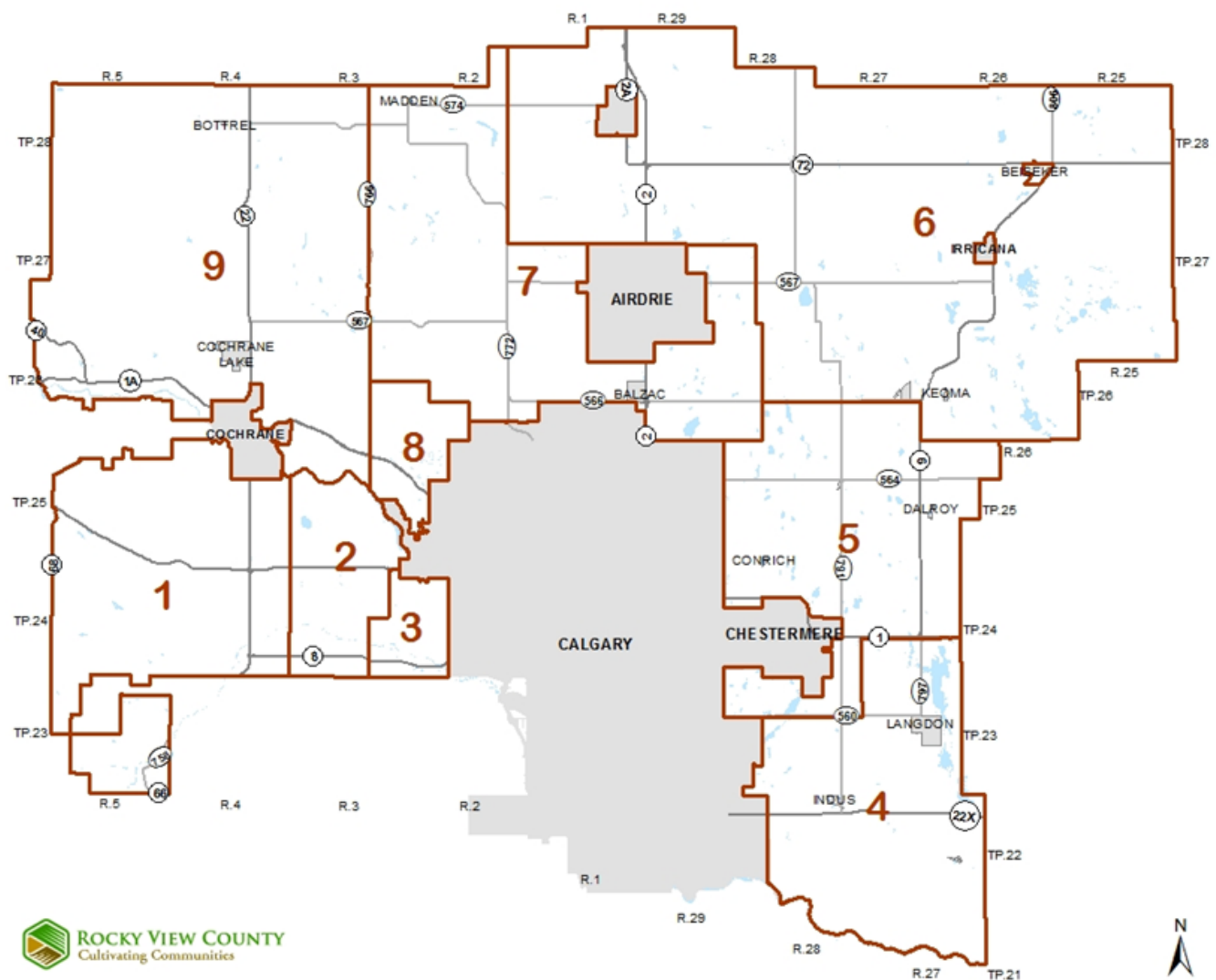
Figure 30 - Southeast Quadrant 20-Year Development Trend



4 Rocky View County Electoral Divisions

This section of the RLI examines the residential capacity by electoral division. Much of Rocky View County is agricultural in nature and contains a number of areas that do not feature a high degree of development potential. Some of these parcels do not contain a dwelling, and many of those that do are permitted to construct an additional one under the current provisions of the Land Use bylaw. To better reflect this in the figures for potential new dwellings and total dwellings at full build-out, the build-ready figure for ranch and farm parcels has been excluded in Divisions 1, 2, 4, 5, 6, 7, and 9. Divisions 3 and 8 are both located almost entirely within existing area structure plans, and do not feature a large number of unsubdivided quarter sections. As such, the build-ready figure for ranch and farm parcels has been included in those figures.

Figure 31 - Rocky View County Electoral Divisions



4.1 Division 1

Division 1 is located in the southwest corner of Rocky View County. Much of the area is agricultural, with the majority of development taking place within the Greater Bragg Creek Area Structure Plan. In recent years, the Division has undergone significant changes. An annexation of a portion of the lands within the Division has reduced the overall area; however, as this land is heavily forested and relatively remote, this did not have a drastic impact on development. The establishment of the Bragg Creek Water System has provided the hamlet of Bragg Creek with piped water and wastewater servicing, which means that the minimum parcel size for many parcels has decreased. This is reflected in the substantial number of Build-approved parcels in the Division.

Due to the significant development constraints in the area, it is acknowledged that the capacity for residential development exceeds the expected development potential. This is reflected in the development rate, which shows a steady decrease over the past 20 years. The development rate in Division 1 correlates strongly with the development rate within the Greater Bragg Creek ASP.

Table 54 - Division 1 land Inventory and housing development capacity table

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential Lots Total	2,810	757	82	724			
R-1	775	295	16	66			
R-2	1,505	219	33	75			
R-3	226	10	9	0			
HR-1	204	214	17	569			
HR-2	0	0	0	0			
Direct Control Lots	100	19	7	14			
Agricultural Lots Total	90,774	274	539	N/A			
RF	88,673	196	517*	N/A			
RF-2	805	3	9	N/A			
RF-3	118	2	1	N/A			
RF*	0	0	0	N/A			
F	143	18	2	N/A			
AH	1,035	55	10	N/A			
Multiple Land use Lots	1004	11	8	N/A			
Total	94,588	1,042	112	724	1,480	2,316	3,358

*Ranch and Farm District Build-ready figure excluded from the calculation of Potential New Dwellings and Total Dwellings at Full Build-Out.

Figure 32 - Division 1 20-year development trend

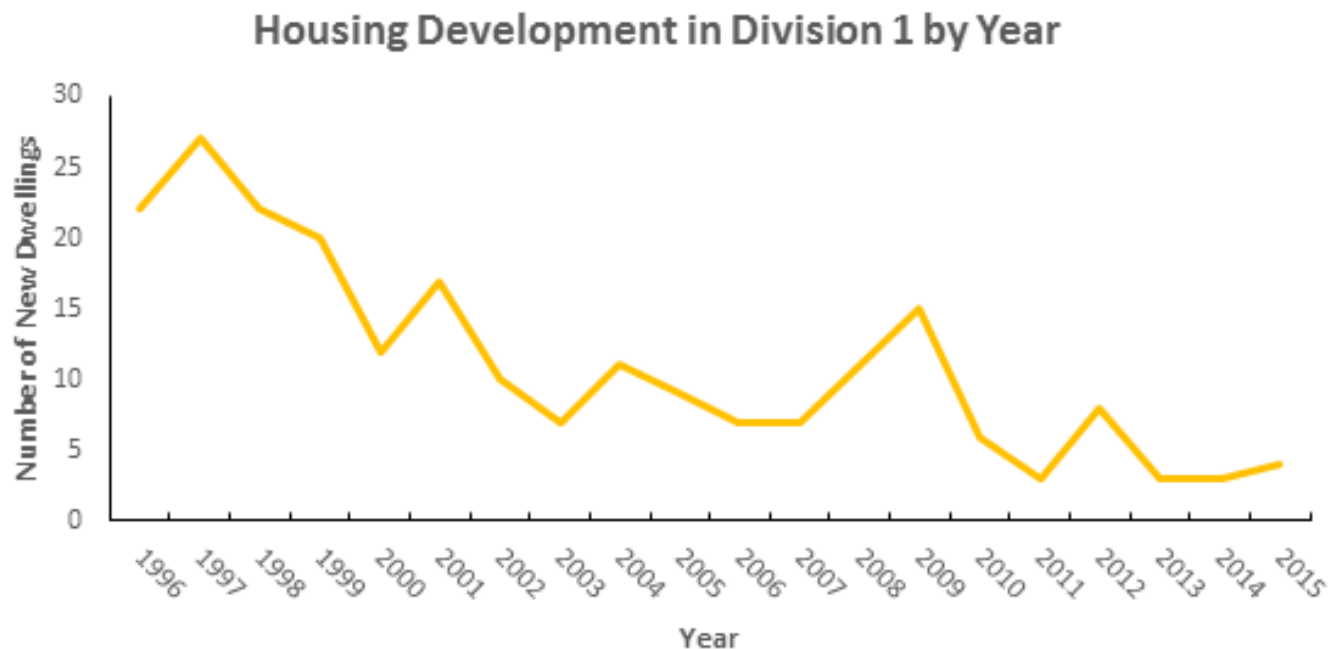


Table 55 - Division 1 20-year development rate

Development Rate:	11.2
Range of dwellings per year	3 - 27
Total new dwellings between 1996 and 2015	224

4.2 Division 2

Division 2 is located in the central-southwest region of Rocky View County and contains the North Springbank ASP, a portion of the Central Springbank ASP, as well as the Springbank Creek, Murray Lands, Wilson, Barnard, Lariat Loop, and Harmony conceptual schemes. As the Central Springbank ASP straddles Divisions 2 and 3, policy-approved development potential has been divided between them based on area. As approximately 55% of the ASP area is located within Division 2, the same portion of the development potential has been indicated in the table below.

The development rate over the last 20 years has been 21 new dwellings per year. Dwelling construction peaked in the late 1990s, and fluctuated between 10 and 25 since 2000. The rate has increased in recent years, and this trend is expected to continue as areas such as Harmony sees further development in accordance with their approved plans.

Table 56 - Division 2 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build- Ready	Build- Approved	Policy- Approved	Potential New Dwellings (BR+BA +PA)	Total Dwellings at Full Build-Out (B+BR +BA+PA)
Residential Lots Total	6,256	873	314	3,656			
R-1	1,456	476	58	153			
R-2	2,802	363	46	230			
R-3	113	11	0	1			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control Lots	1,885	23	210	3,272			
Agricultural Lots Total	19,258	111	115	N/A			
RF		62	105	N/A			
RF-2	239	2	1	N/A			
RF-3	178	2	3	N/A			
RF*	0	0	0	N/A			
F	163	24	1	N/A			
AH	541	21	5	N/A			
Multiple Land use Lots	1291	38	8	N/A			
Total		1,022	437	3,656	2,514	6,607	7,629

Figure 33 - Division 2 20-Year Development Trend

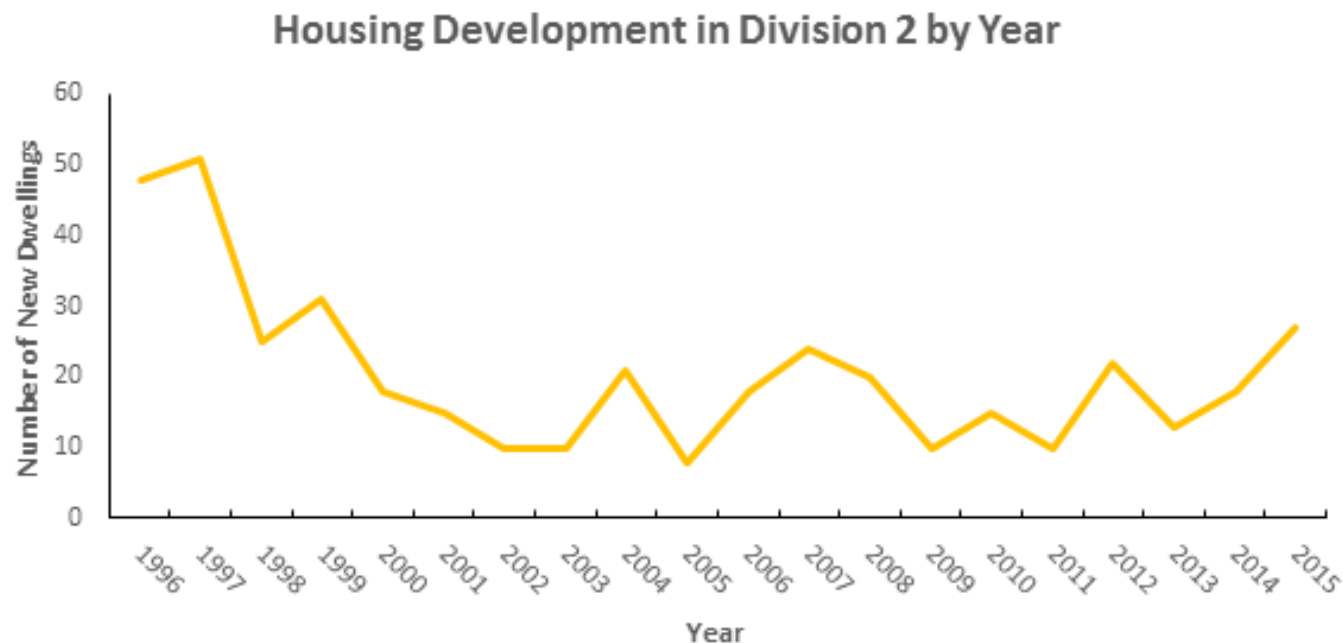


Table 57 - Division 2 20-Year Development Rate

Development rate:	11.2
Range of dwellings per year:	8 - 51
Total new dwellings between 1996 and 2015	414

4.3 Division 3

Division 3 is located in the central-southwest region of Rocky View County. The smallest of Rocky View County’s divisions by area, its location, adjacent to the city of Calgary to the north and east has resulted in significant development pressure and a relatively large number of dwellings. Division 3 contains the Elbow Valley ASP and a portion of the Central Springbank ASP, as well as the Partridge View, Timberstone, Robinson Road, Montebello, Stonepine, and Elbow Valley West conceptual schemes. As the Central Springbank ASP straddles Divisions 2 and 3, policy-approved development potential has been divided between them based on area. As approximately 45% of the ASP area is located within Division 3, the same portion of the development potential has been indicated in the table below.

With a development rate of nearly 70 new dwellings per year, Division 3 has seen a large number of new dwellings over the past 20 years. Given its small size, the location of the Elbow River, and the rate of development to date, the potential for new development areas is relatively low. Despite this, new development potential within the Central Springbank ASP remains.

Table 58 - Division 3 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Built-Out (B+BR+BA+PA)
Residential lots total	4,730	2,000	201	433			
R-1	2,820	898	133	329			
R-2	878	131	17	53			
R-3	6	1	0	0			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	1,026	970	51	51			
Agricultural lots total	3,346	36	33	N/A			
RF	2,869	20	21	N/A			
RF-2	0	0	0	N/A			
RF-3	53	0	1	N/A			
RF*	0	0	0	N/A			
F	9	2	0	N/A			
AH	415	14	11	N/A			
Multiple land use lots	610	13	2	N/A			
Total	8,686	2,049	236	433	1,002	1,671	3,720

Figure 33 - Division 2 20-Year Development Trend

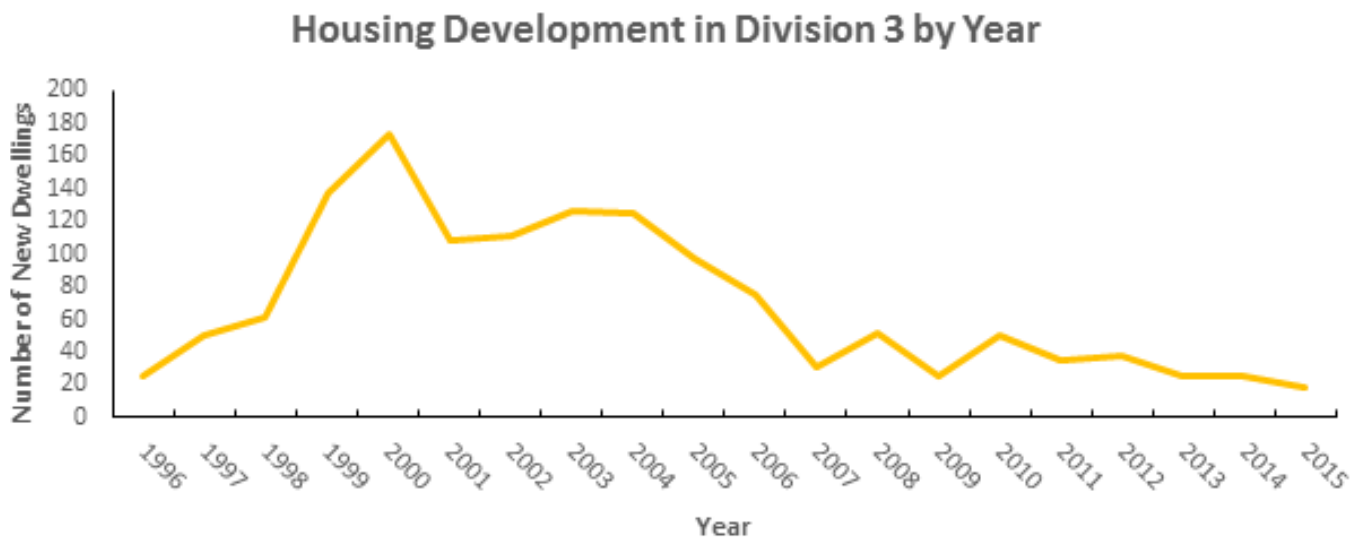


Table 59 - Division 3 20-Year Development Rate

Development rate:	69.7
Range of dwellings per year:	18 - 173
Total new dwellings between 1996 and 2015	1393

4.4 Division 4

Division 4 is located in the southeast of Rocky View County, and features a wide variety of land uses. While predominantly agricultural, the division contains the hamlet of Langdon and features a large number of existing and potential dwellings. The Langdon ASP and the Hamlet of Indus ASP are located within this division, as well as the Langdon Crossing West, Langdon East, Langdon Meadows, Boulder Creek, Greenleaf Acres, and Meadowlands Conceptual Schemes.

The development rate in Division 4 is driven predominantly by the hamlet of Langdon, and a close correlation between this rate and that of the Langdon ASP area is apparent. Prior to approval of the Langdon ASP in 2016, the hamlet was approaching the point where much of the previous ASP area had been planned out. While it should be noted that significant potential new dwellings remained, the new ASP expanded the hamlet boundary and allowed for further development for the next 10 years.

Table 60 - Division 4 Land Inventory and Housing Development Capacity

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	2,569		153	101			
R-1	15	3	2	2			
R-2	1,526	224	46	84			
R-3	267	7	4	15			
R-S	0	0	0	0			
HR-1	187	641	8	40			
HR-2	0.32	4	1	0			
Direct Control lots	574	887	92	0			
Agricultural lots total		350	570	N/A			
RF		190	531*	N/A			
RF-2	999	6	9	N/A			
RF-3	80	0	3	N/A			
RF*	160	0	1	N/A			
F	604	65	5	N/A			

Category	Area	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
AH	3,126	89	21	N/A			
Multiple land use lots	4302	30	11	N/A		1,671	3,720
Total			203	141	4,143	4,478	6,624

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 35 - Division 4 20-Year Development Trend

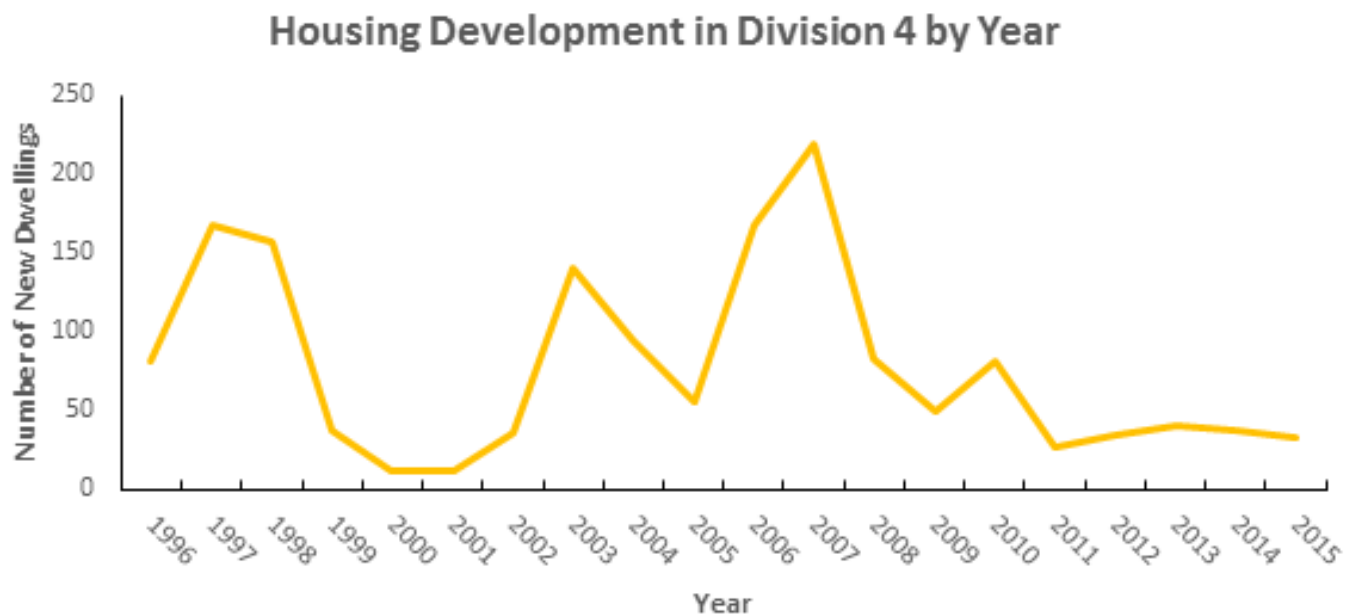


Table 61 - Division 4 20-Year Development Rate

Development rate:	78.2
Range of dwellings per year:	11 - 220
Total new dwellings between 1996 and 2015	1564

4.5 Division 5

Division 5 is located in the east central region of Rocky View County. Although much of the division is designated for agricultural uses, there are commercial and industrial areas within the Janet and Conrich ASPs. The Conrich, Delacour, and Dalroy ASPs feature significant potential for future residential development. Various conceptual schemes are located within Division 5, including Delacour Country Village, South Conrich, Buffalo Hills, Serenity, and Northglen Estates.

The development rate within this division was quite robust in the early 2000s, with another significant peak in the late 2010s. The rate peaked in 2001 when 86 units were created. Given the recent change in the policy landscape with the approval of the Conrich ASP, past development rates may not give the best indication of future development potential. However, given that the rate was largely

generated under the previous ASP,, it does provide an indication of the future development potential available in Division 5. The future policy area within the Conrich ASP is still to be determined, but will likely include more residential capacity.

Table 62 - Division 5 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total		1,013	110	273			
R-1	8285	295	21	75			
R-2	2,615	370	33	198			
R-3	215	13	5	0			
R-S	0	0	0	0			
HR-1	51	31	9	0			
HR-2	0	0	0	0			
Direct Control lots	180	304	42	0			
Agricultural lots total		528	643	N/A			
RF		254	600*	N/A			
RF-2	868	7	6	N/A			
RF-3	509	8	5	N/A			
RF*	552	5	2	N/A			
F	862	109	8	N/A			
AH	3,175	145	22	N/A			
Multiple land use lots	2,858	32	14	N/A			
Total		1,573	767	273	6,757	7,797	9,370

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 36 - Division 5 20-Year Development Trend

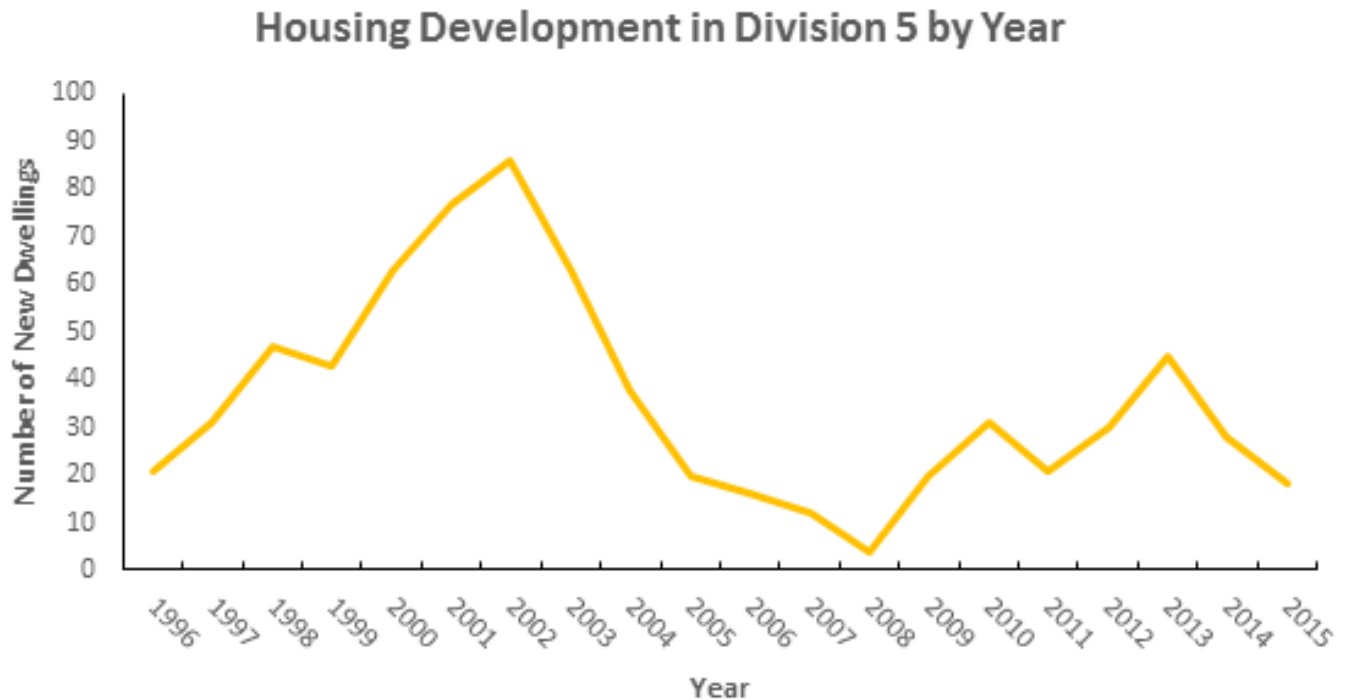


Table 63 - Division 5 20-Year Development Rate

Development rate:	35.7
Range of dwellings per year:	4 - 86
Total new dwellings between 1996 and 2015	714

4.6 Division 6

Division 6 is located in the northeast region of Rocky View County, and features predominantly agricultural land uses. The division contains little in the way of comprehensive development, with only the Hamlet of Kathryn Conceptual Scheme found within its boundaries. This conceptual scheme, which was adopted in 2007, allows for over 2,000 new units to be created; however, minimal growth has occurred.

Since agricultural uses are the preferred form of development in Division 6, the development rate has been relatively low when compared to other more residentially focused areas of the County. An average of 14 dwellings per year have been constructed here, for a total of 279 since 1996. Agricultural subdivisions and residential first parcels out are the most likely cause of these new dwellings.

Table 64 - Division 6 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential Lots Total	1,034	143	16	73			
R-1	8	3	0	0			
R-2	652	70	11	73			
R-3	337	27	5	0			
R-S	0	0	0	0			
HR-1	26	34	0	0			
HR-2	0	0	0	0			
Direct Control Lots	11	9	0	0			
Agricultural Lots Total		842	1,804	N/A			
RF	273,556	534	1,747*	N/A			
RF-2	1,561	7	14	N/A			
RF-3	579	13	5	N/A			
RF*	1,343	2	7	N/A			
F	2,378	235	16	N/A			
AH	1,266	51	15	N/A			
Multiple Land use Lots	6,098	30	35	N/A			
Total		1,015	108	73	2,134	2,315	3,330

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 37 - Division 6 20-Year Development Trend

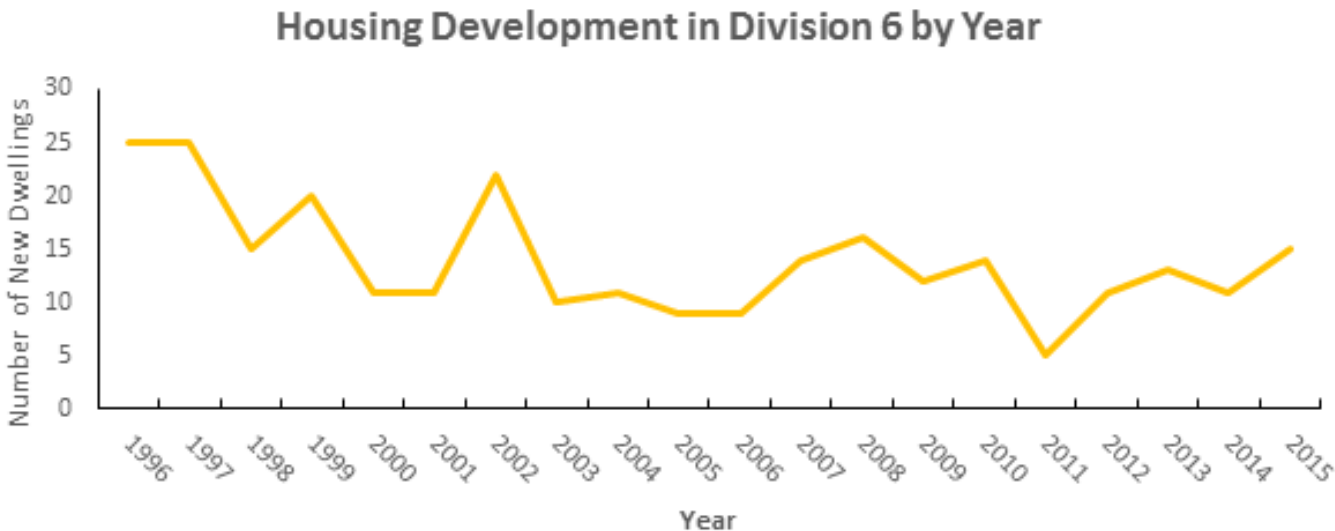


Table 65 - Division 6 20-Year Development Rate

Development rate:	14
Range of dwellings per year:	5 - 25
Total new dwellings between 1996 and 2015	279

4.7 Division 7

Division 7 is located in the north-central region of Rocky View County and contains the Balzac East and Balzac West Area Structure Plans. Conceptual schemes within this division include Big Hill Springs, Calterra Estates, Rocky Creek, and Butte Hills. The Balzac East Area Structure Plan straddles Highway 566 immediately east of Highway 2. While the lands to the south feature commercial and industrial development, a residential area is located adjacent to the city of Airdrie. Further potential for country residential development exists here, although much of the capacity has been realized. The Balzac West ASP, adopted in 2007, has seen very little in the way of development. A portion of the lands located within the Rocky Creek Conceptual Scheme area have been granted land use for a total of 1,400 residential dwellings, although much of the plan area has yet to proceed to that stage. The remainder of the lands allow for gross densities of up to five units per acre, which, given the size of the plan area, allows for an additional increase of approximately 12,000 units.

As Division 7 is located adjacent to both the city of Calgary and the city of Airdrie, it has been subject to various annexations in the past. The development rate averages 23 units per year, although this is skewed heavily to the late 1990s and early 2000s. Development rates in recent years have fallen to below 10 dwellings per year. It should be noted, however, that given the large number of potential units located with the Balzac West ASP, this area could see a dramatic increase in future years.

Table 66 - Division 7 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	3,907	603	83	1,577			
R-1	630	243	27	15			
R-2	2,359	322	45	161			
R-3	438	29	9	2			
R-S	0	0	0	0			
HR-1	2	9	1	0			
HR-2	0	0	0	0			
Direct Control lots	478	0	1	1,399			
Agricultural lots total		622	544	N/A			
RF	102,896	364	490*	N/A			
RF-2	2,528	18	20	N/A			
RF-3	510	7	6	N/A			
RF*	807	7	3	N/A			
F	1,156	115	5	N/A			
AH	2,498	111	20	N/A			
Multiple land use lots	3212	33	11	N/A			
Total		1,258	148	1,577	16,779	18,356	19,614

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 38 - Division 7 20-Year Development Trend

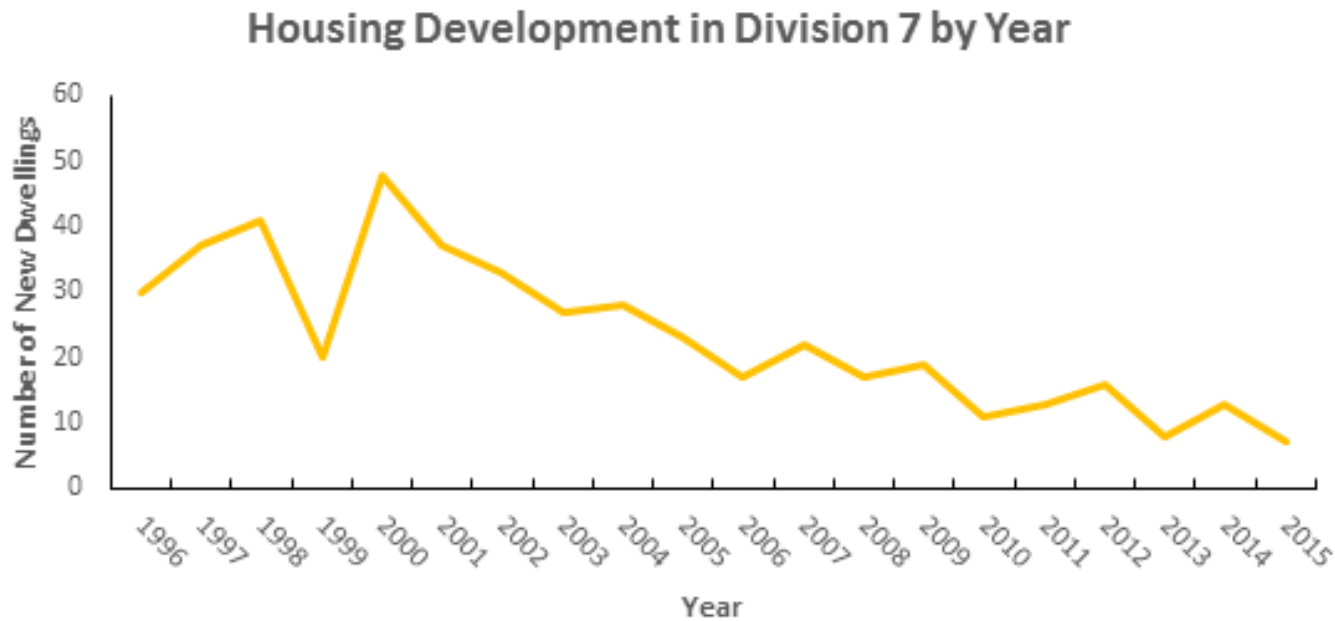


Table 67 - Division 7 20-Year Development Rate

Development rate:	23.4
Range of dwellings per year:	7 - 48
Total new dwellings between 1996 and 2015	467

4.8 Division 8

Division 8 is located in the centre-west region of Rocky View County, and straddles Highway 1A immediately west of the city of Calgary. Aside from a portion of Glenbow Ranch Provincial Park, all but four quarter sections of the Division are located within the Bearspaw ASP. As the ASP straddles Divisions 8 and 9, Policy-approved development potential has been divided between them based on area. As approximately 55% of the ASP area is located within Division 8, the same portion of the development potential has been indicated in the table below. Build-ready figures for Ranch and Farm District parcels have been included in this Division, as the majority of the lands are guided by an area structure plan.

Given that the majority of the area is guided by the Bearspaw ASP, there is a strong correlation between the average development rate of the area structure plan and Division 8. The development rate has averaged nearly 50 new dwellings over the past 20 years, and has seen a gradual decline followed by a sharp increase beginning in 2011.

Table 68 - Division 8 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build-Ready	Build-Approved	Policy-Approved	Potential New Dwellings (BR+BA+PA)	Total Dwellings at Full Build-Out (B+BR+BA+PA)
Residential lots total	7,757	1,793	316	717			
R-1	2,706	885	133	223			
R-2	4,629	590	100	363			
R-3	0	0	0	0			
R-S	185	8	30	131			
HR-1	0	0	0	0			
HR-2	0	0	0	0			
Direct Control lots	237	310	53	0			
Agricultural lots total	5,414	32	41	N/A			
RF	4,989	17	37	N/A			
RF-2	0	0	0	N/A			
RF-3	0	0	0	N/A			
RF*	156	0	2	N/A			
F	76	6	0	N/A			
AH	193	9	2	N/A			
Multiple land use lots	663	14	1	N/A			
Total	13,834	1,839	358	717	1,994	3,069	4,908

Figure 39 - Division 8 20-Year Development Trend

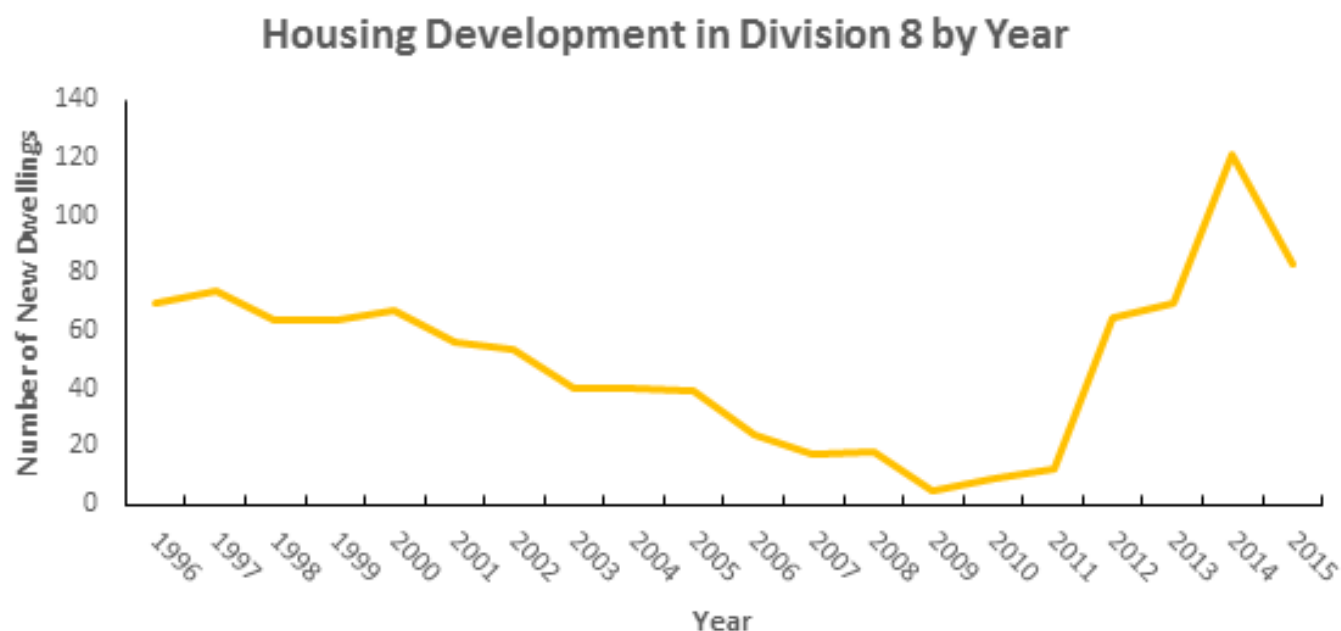


Table 69 - Division 8 20-Year Development Rate

Development rate:	49.6
Range of dwellings per year:	5 - 121
Total new dwellings between 1996 and 2015	992

4.9 Division 9

Division 9 is located in the northwestern region of Rocky View County. Predominantly characterized by agricultural land uses, the division marks the transition from prairie to foothills. Residential land uses are primarily concentrated with the policy areas of the Cochrane North, Cochrane Lake Hamlet, and Bearspaw ASPs. As approximately 45% of the Bearspaw ASP area is located within Division 9, the same portion of the development potential has been indicated in the table below.

The residential development rate in this division has been relatively consistent aside from a significant spike from 2005-2012, when a number of new dwellings were constructed within the hamlet of Cochrane Lake.

Table 70 - Division 9 Land Inventory and Housing Development Capacity

Category	Area (acres)	Built	Build- Ready	Build- Approved	Policy- Approved	Potential New Dwellings (BR+BA +PA)	Total Dwellings at Full Build-Out (B+BR +BA+PA)
Residential lots total	6,040	797	504	1,273			
R-1	179	49	28	4			
R-2	4,543	490	65	485			
R-3	632	46	9	3			
HR-1	41	54	0	84			
HR-2	0	0	0	0			
Direct Control lots	645	158	402	697			
Agricultural lots total		940	816	N/A			
RF		569	736*	N/A			
RF-2	4,075	35	24	N/A			
RF-3	1,257	26	10	N/A			
RF*	954	6	2	N/A			
F	1,199	100	9	N/A			
AH		204	35	N/A			
Multiple land use lots	3327	30	16	N/A			
Total			600	1,273	2,791	4,664	6,431

*Ranch and farm district build-ready figure excluded from the calculation of potential new dwellings and total dwellings at full build-out.

Figure 40 - Division 9 20-Year Development Trend

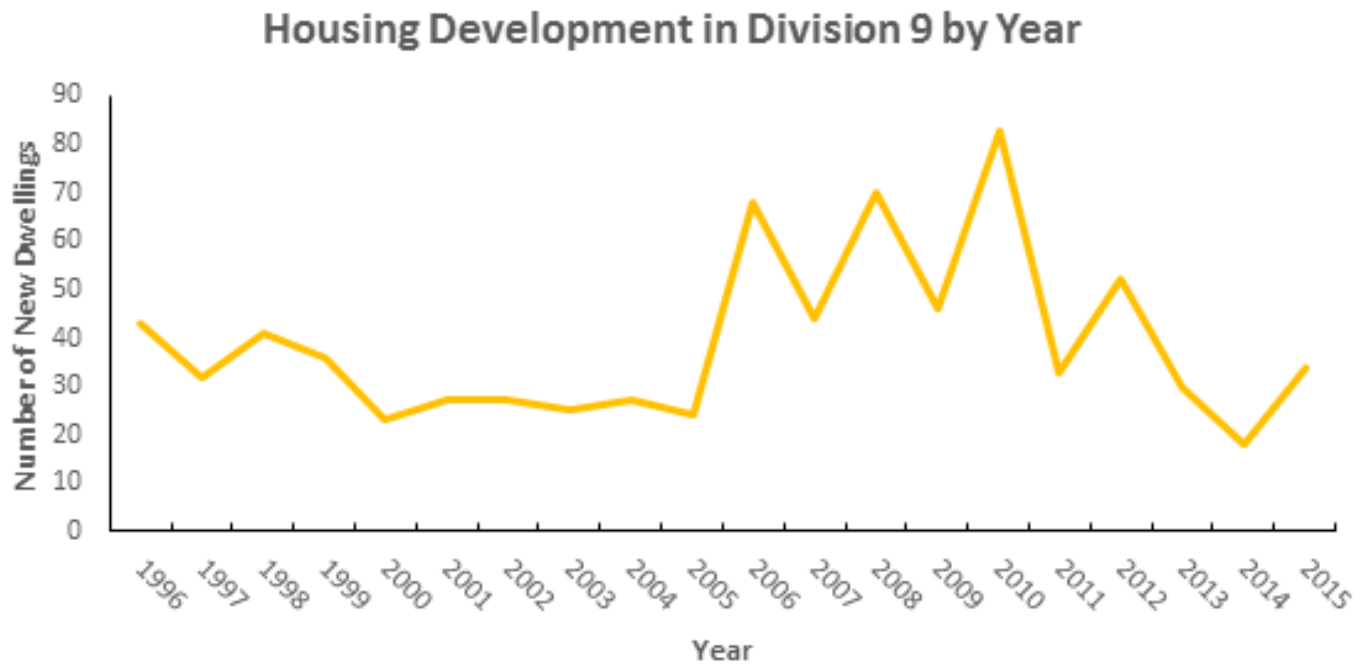


Table 71 - Division 9 20-Year Development Rate

Development rate:	39.2
Range of dwellings per year:	18 - 83
Total new dwellings between 1996 and 2015	783

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