

ROCKY VIEW COUNTY LAND USE INVENTORY & GROWTH TRENDS REPORT

2022 DATA



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EXECUTIVE SUMMARY

The 2023 Land Inventory and Growth Trends Report provides an inventory of residential and business (commercial and industrial) land in the County and provides an assessment of development trends, land absorption and remaining capacity. The Report uses 2022 land use and tax assessment data to examine how residential and business growth in the County. Residential development capacity is assessed through an evaluation of existing dwellings, approved parcels, and approved policy areas. Similarly, business development capacity is assessed through an evaluation of existing and identified employment areas, current employment land uses, assessment of built, and approved policy areas for employment.

Key Highlights

- The average residential development rate over the last 20 years is approximately 313 dwellings per year, with the last five years (from 2018 to 2022) seeing 1,281 total new residential units.
- Residential land uses are 20% built-out. The County's sixteen residential-focused Area Structure Plans have 9,237 existing residential dwellings, with capacity for 7,888 additional dwellings to be built under current approved land use. The long-range land use strategies within these planned areas have a total capacity of 47,862 total dwellings. Some communities are approaching full build-out (for example, Elbow Valley and Moddle), while most have significant remaining residential capacity.
- The County's twelve residential developments planned outside of the County's focused growth areas (those under a Conceptual Scheme outside of an Area Structure Plan) have a total capacity of 12,042 residential dwellings, of which 735 are built, approximately 6% built-out compared to overall residential capacity. Several communities continue to offer capacity including Big Hill Springs, Greenleaf Acres, Kathryn, Harmony, Meadowlands, and River's Edge; however, it should be noted that some of these areas are not supported for growth under the Calgary Metropolitan Region Growth Plan.
- 8,277 lots have a residential Land Use Designation, and are available to capture immediate residential growth. There are 58,765 lots supported by policy within approved ASPs and Conceptual Schemes, which represents the total capacity for long-term residential development.
- 24% of the County's eight key business growth areas (guided by an adopted Area Structure Plan) are considered developed or built.
- The most built-out business ASP areas are Janet (43%), Springbank North (37%), and Balzac East (31%)
- The total build-out of all business areas is 17% - however, there is a wide range of build-out rates across each ASP area.

The County retains a significant capacity of existing inventory (build ready and build approved); in addition, there is significant remaining capacity within policy-approved areas – overall 75% capacity remains within

approved growth areas. With respect to business areas, 81% capacity remains within identified growth areas. The tables below summarize County-wide data produced through this report.

Overall, this report shows the County has significant capacity for residential development. However, some of that capacity is attributed to projects, such as West Balzac, which have a low likelihood of being developed 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.

With respect to business capacity, there is a marked difference in uptake between the fully serviced and limited-service business parks.

County-Wide Land Use Ratio

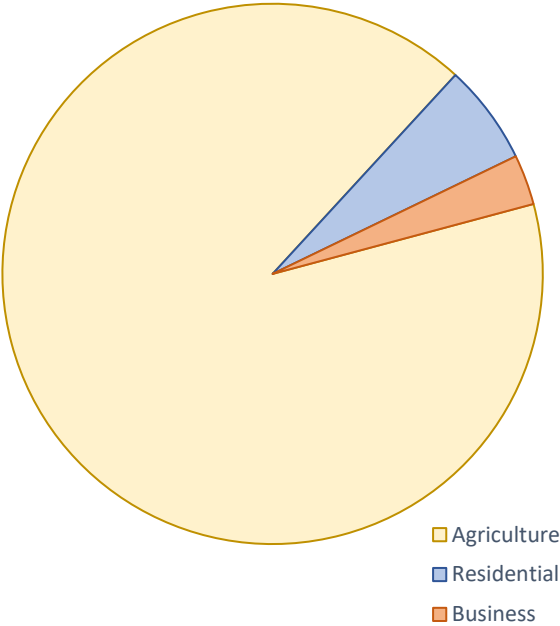


Figure 1. County-Side Land Use Ratio

Table 1. Residential Development Within Area Structure Plans

Policy Areas	Number of Parcels	Built Dwellings	Build Ready Parcels	Build Approved Parcels	Policy Supported Parcels	Percentage Built Out ¹
Balzac East	409	364	45	96	701	52%
Balzac West	38	17	21	0	11,740	0%
Bearspaw	2,685	2,317	368	1,224	5,324	44%
Central Springbank	2,180	1,894	286	612	6,490	36%
Cochrane Lake Hamlet	402	245	157	319	2,648	9%
Cochrane North	263	226	37	656	2,755	8%
Conrich	721	561	160	81	2,151	26%

¹ Percentage Built Out: Ratio of Built Dwellings to Policy Supported parcels.

Dalroy	38	28	11	77	284	10%
Delacour	39	32	7	1,053	2,354	1%
Elbow Valley	859	816	43	0	994	82%
Glenbow Ranch	139	80	59	135	4,472	2%
Greater Bragg Creek	878	772	106	343	1,969	39%
Hamlet of Indus	37	27	10	5	272	10%
Langdon	2,058	1,770	287	1,569	5,584	32%
Moddle	51	49	2	0	49	100%
North Springbank	76	39	37	82	75	52%
Total	10,873	9,237	1,636	6,252	47,862	20%

Table 2. Residential Development Within Conceptual Schemes Outside of ASPs

Policy Areas	Number of Parcels	Built Dwellings	Build Ready Parcels	Build Approved Parcels	Policy Supported Parcels	Percentage Built Out
Big Hill Springs	7	1	6	-	4000	0%
Calterra Estates	49	32	17	6	52	62%
Cottage Club Ghost Lake	371	165	206	0	350	0%
Elbow Valley West	123	99	24	-	121	82%
Greenleaf Acres	8	6	2	31	22	27%
Hamlet Of Kathryn	13	5	8	5	2150	0%
Harmony	628	496	132	-	5045	6%
Meadowlands	1	0	1	-	90	0%
Northglen Estates	39	31	8	4	50	62%
River Edge	2	1	1	-	49	2%
Serenity	21	20	1	-	21	95%
Stonepine	77	72	5	-	92	78%
Total	1,339	735	604	46	12,042	6%

Table 3. Residential Development outside of Conceptual Scheme or Area Structure Plan

	No. of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Total	8,890	784,370	4,239	4,611	788

Residential Summary

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 the last 20 years is analysed. Past development trends can help us to estimate future development rates.

Based on the assessment, the County has significant residential capacity, with 80% of the planned residential area in the County undeveloped as of 2022. The assessment shows gradual growth of business areas since 2001, with 24% of being currently built and assessed as non-residential, with a 14.5% increase in the last four years.

Figure 2. Residential Dwelling Intensity

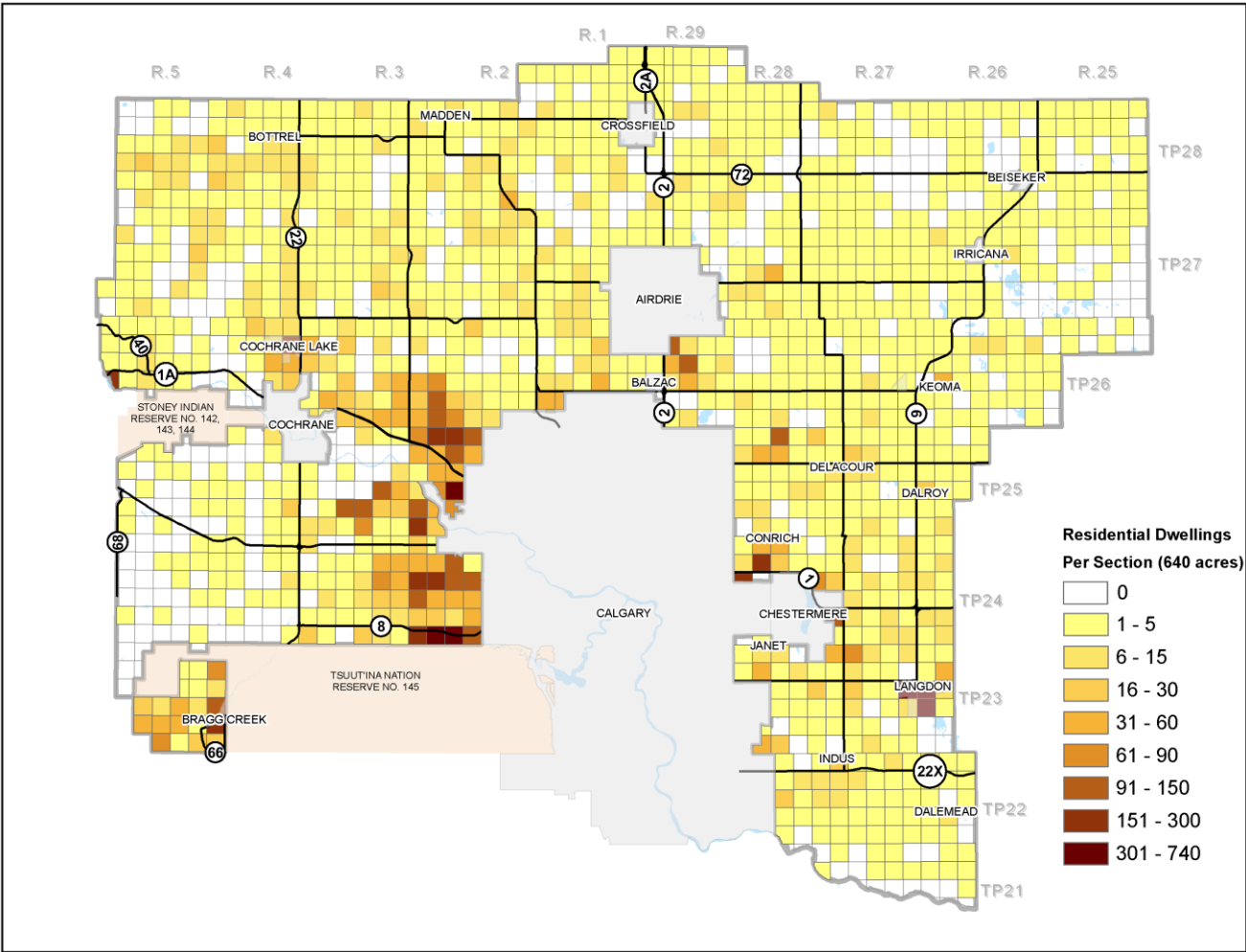


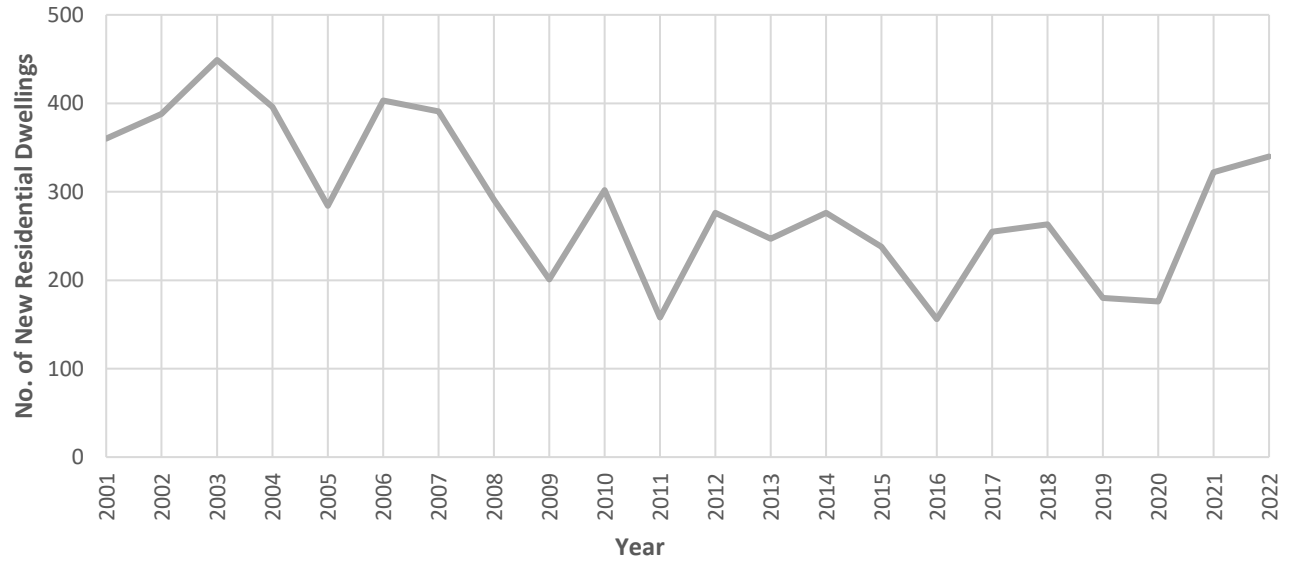
Table 4. Residential Inventory by Land Use Designation

Land Use Category	Total Area in Acres	Total Number of Existing Parcels	Parcels with Dwellings (#)
Residential Lots	40,081	12,887	10,897
R-CRD	9,994	3,734	3,344
R-RUR	23,811	3,380	2,969
R-MID	185	161	4
R-SML	16	86	11
R-URB	476	1,012	982
Direct Control	5,599	4,514	3,587
Agricultural Lots	825,121	8,030	3,208
A-GEN	793,711	6,941	2,374
A-SML	31,410	1,089	834
Multiple Land Use	16,135	321	224
Grand Total	881,337	21,238	14,329

Table 5. Dwelling Construction Rates since 2001

Dwelling Date	Average New Dwellings
2001 – 2005	375
2006 – 2010	318
2011 - 2015	239
2015 - 2020	197
2021-2022	331
Average Annual Residential Units Built:	70

Figure 3. Residential Development By Year



Business Uses Summary

Where the residential analysis measures dwelling units, the business uses summary measure total acreage. 17% of the County's total ASPs and Conceptual Schemes with business-focused land use policies are built out. Janet, Balzac, and North Springbank are the most built, while the other planned areas have significant capacity available for construction.

Table 6. County-Wide Business Inventory

Policy Area	Policy-Supported Business Area (ac)	Land-Use-Designated Business Area (ac)	Developed Business Area (ac)	Percentage Built-Out
Balzac East ASP	5,834	4,453	1,817	31%
Balzac West ASP	1,341	113	97	7%
Conrich ASP	6,176	542	182	3%
Janet ASP	2,505	1,699	1,075	43%
Langdon ASP	716	357	36	4%
North Central Industrial ASP	918	8	-	0%
North Springbank ASP	611	456	225	37%
Omni ASP	1,271	-	-	0%
Shepard ASP	83	-	-	0%
Fulton Conceptual Scheme	512	512	47	9%
TOTAL	19,967	8,140	3,479	17%

PART 1 – INTRODUCTION, SCOPE AND METHODOLOGY

I. INTRODUCTION

The 2023 Land Inventory and Growth Trends Report provides a detailed analysis of how communities within the County are growing and what type of development is being undertaken both within approved growth areas and within the agricultural areas. This report provides an assessment of the current residential and business uses (combined commercial and industrial) inventory in the County and provides an overview of development trends, assessment diversification, absorption of available land and remaining capacity. Past inventories were conducted with the 2016 Residential Land Inventory and the 2018 Commercial and Industrial Land Study. This report provides updates to those inventories using data current to 2022.

Purpose of the Land Use Inventory

The Land Use Inventory and Growth Trends Report forms part of the wider Municipal Development Plan (MDP) monitoring program managed by the Planning department. Under section 31 of the MDP, measuring development progress can be a useful metric to measure the effectiveness and lifetime of the Plan. The information within this report fulfills the measurement aspect of this metric, and the information collected can be used to guide future planning policy direction.

II. SCOPE AND METHODOLOGY

Previous Land Use Inventories

Residential land inventories were conducted in 2012 and 2016, and a commercial and industrial land inventory was conducted in 2018. The methodologies used for those reports was not rigorously consistent between them. This report assesses both residential and commercial uses, and uses a consistent methodological approach for both categories. This report is intended to be similar in nature to previous studies, and though the difference in methodology means that direct comparison is not possible, general trends can be compared.

Data

The assessment was completed through a desktop review using GIS mapping software, with spatial overlays of parcel information, land use districts, 2021 orthophotos, and 2022 Assessment data (CAMALOT). Developable lands in the County were reviewed and lands were categorized based on those that have adopted Local Plans (area structure plans [ASP] and/or Conceptual Schemes) and those without. Existing dwellings were determined using CAMALOT data². Lands classified for uses such as public services, public institutional uses, parks, municipal reserves, environmental reserves are not included in the analysis.

Part 2- Residential


Part 2 of this report provides analysis of residential development within each of the County's ASPs, where residential development is distinctly planned for. Part 2 also includes analysis of dwelling

² CAMALOT data is based on tax assessments which are reported from the year prior.

inventory and capacity of land outside of ASPs, which is primarily on parcels which have historically been used for agriculture.

The unit of measure for the residential section is the Dwelling Unit, under the assumption that a dwelling unit is the smallest discreet function unit.

Residential capacity was analysed according to four categories which align with the land use planning and development process. These categories can be thought of as a continuum from unplanned vacant land to fully developed:

Policy-Supported Parcels	Land-Use-Designated Residential Parcels	Build-Ready Parcels	Built Dwellings
The potential number of lots conceptualized in the land use strategy of the Area Structure Plan. At this stage, the land often hasn't been redesignated to a residential land use yet.	At this stage, land has been redesignated to a residential land use district (under the Land Use Bylaw), but has not yet been subdivided to the full density.	At this stage, land has a residential land use district and is subdivided. Only a building permit is required before construction can begin.	Construction fully realized.
 <div>Undeveloped Land</div> <div>Progress toward full build-out</div>			


Percentage Built Out means the percentage of the Area that is Developed Business Area compared to the total Policy Supported Business Area.

$$\text{Percentage Built Out} = \frac{\text{Number Built Dwellings}}{\text{Policy-Supported Residential Parcels}}$$

Comparing development progress in of these categories provides an idea of the current and expected future availability of residential housing in Rocky View County. The residential section of the report provides the rate of dwelling construction over a 20-year time horizon indicating potential future build-out rates.

Part 3 – Business Uses

Part 3 assesses the commercial and industrial uses within the County – collectively referred to as ‘business uses’. The assessment was conducted for the areas identified in the Municipal Development Plan as Regional Business Centres, Highway Business Areas, and Hamlet Business Areas.

Policy-Supported Business Areas	Land-Use-Designated Business Area	Developed Business Area
Areas identified as commercial and industrial development in the Local Plan (i.e., ASP and/or conceptual scheme). The Policy Supported Business Area excludes any other land uses defined in the ASP (e.g., agricultural, residential, and institutional development).	Lands that are currently zoned for business use, but may or may not be a Developed Business Area. This may include lands with a pre-existing structure (i.e., residence), but are identified within a Land Use Bylaw as an area for business development.	Commercial and industrial lands with an existing building or an approved Building Permit, and excludes any other development as per the Local Plan (i.e., Municipal Reserve and Public Utility Lots) and assessed by the County as a non-residential development.
		

Percentage Built Out means the percentage of the Area that is Developed Business Area compared to the total Policy Supported Business Area.

$$\text{Percentage Built Out} = \frac{\text{Developed Business Area}}{\text{Policy-Supported Business Area}}$$

The assessment was conducted for business areas that have adopted local plans, including:

- Balzac East and North Central (Crossfield) in the north part of the County;
- Conrich, Janet, Shepard, Omni, Langdon, and Fulton in the east part of the County; and
- North Springbank in the west part of the County.

The following business developments are excluded from this study:

- Agricultural and horticultural operations;
- Development located outside the business areas identified in the Municipal Development Plan;
- Business areas identified in the Municipal Development Plan that do not have an adopted Local Plan at this time (e.g., Highway 1 and 22 intersections);
- Home-based businesses; and
- Natural resources development (i.e., aggregate extraction uses).

Part IV - By Division

The County is divided into seven electoral boundaries. Some of these boundary divisions cross ASP boundaries, so analysis is provided according to the methods above, but reported according to the spatial boundaries of the electoral divisions.

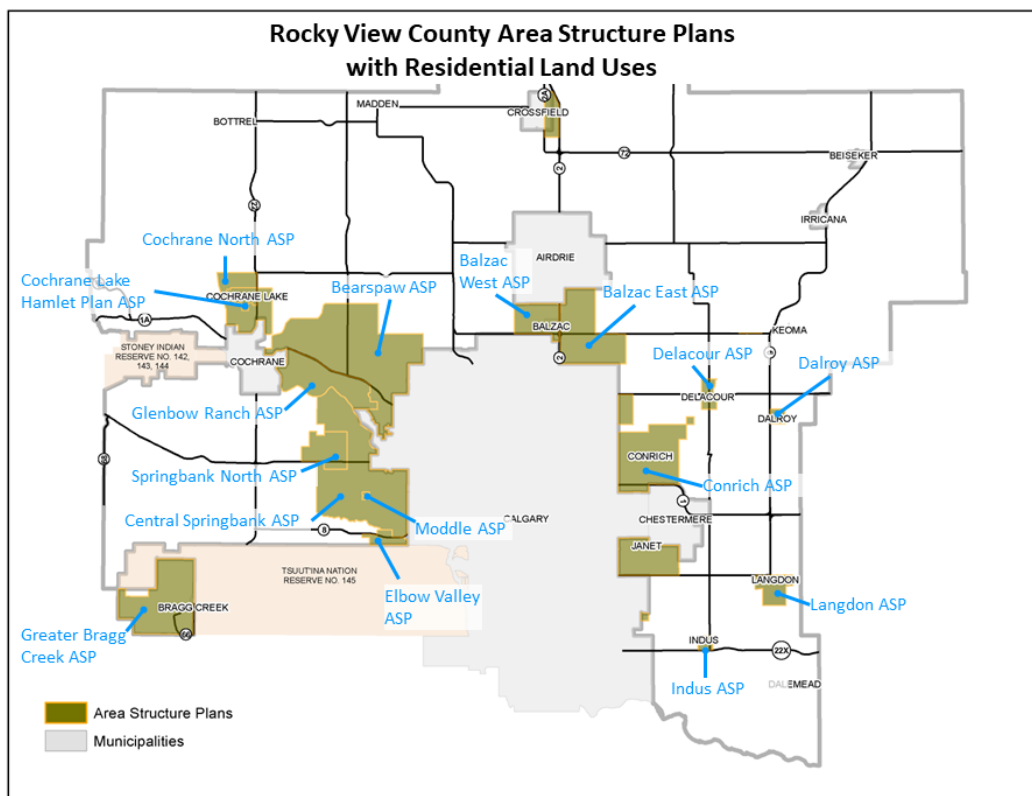
PART 2 – RESIDENTIAL SUMMARY

RESIDENTIAL SUMMARY

The County has generally focused residential development to areas identified in Map 1 of the County's Municipal Development Plan. These areas have typically been planned through Area Structure Plans (ASPs) or Conceptual Schemes (CSs). ASPs are statutory plans that cover a portion of the County, and set out high-level planning framework of proposed land uses, population density, sequence of development, and general location of major roadways. Conceptual Schemes are non-statutory, but they address these same planning matters as ASPs at a smaller scale. Most Conceptual Schemes are located within Area Structure Plans, but some (such as Harmony) are standalone, with no overarching ASP in place.

There are 16 ASPs in the County that include policy support for substantial residential uses. This section assesses the built inventory of residential uses with those ASP areas and presents an assessment of further development capacity based on the maximum development potential under the ASP's policies. Harmony Conceptual Scheme is assessed in a similar manner – while it is not an ASP, it is a standalone Conceptual Scheme which supports significant residential growth and is identified as a Hamlet Growth Area in the Regional Growth Plan.

Residential development can also occur outside of ASP or CS areas, typically in the form of agricultural residences. This section also studies these residential developments outside of ASPs or Conceptual Schemes.



2.1 BALZAC EAST ASP

The Balzac East Area Structure Plan was adopted in 2000 and is located between the City of Calgary and the City of Airdrie east of Highway 2. While Balzac East is best known as the County's major industrial and commercial area south of Highway 566, the ASP identifies the lands north of 566 as primarily residential.

There are two approved Conceptual Schemes guiding residential development – Butte Hills and Poffenroth. The remaining residential areas are identified as Phase 1, Phase 2, or Transitional in the ASP. Phase 1 lands allow for 2-acre parcels, and Phase 2 allows 4-acre parcels, with the Transitional lands not to be developed until Phases 1 and 2 are fully built out. The majority of development occurred between 2001 and 2005, after which the rate slowed. The average development rate was 5.9 units per year between 2001 to 2022. Balzac East ASP's residential land is considered 52% Built-Out, with 364 built dwellings and policy support for 701 total dwellings.

Figure 4. Balzac East Residential Development By Year

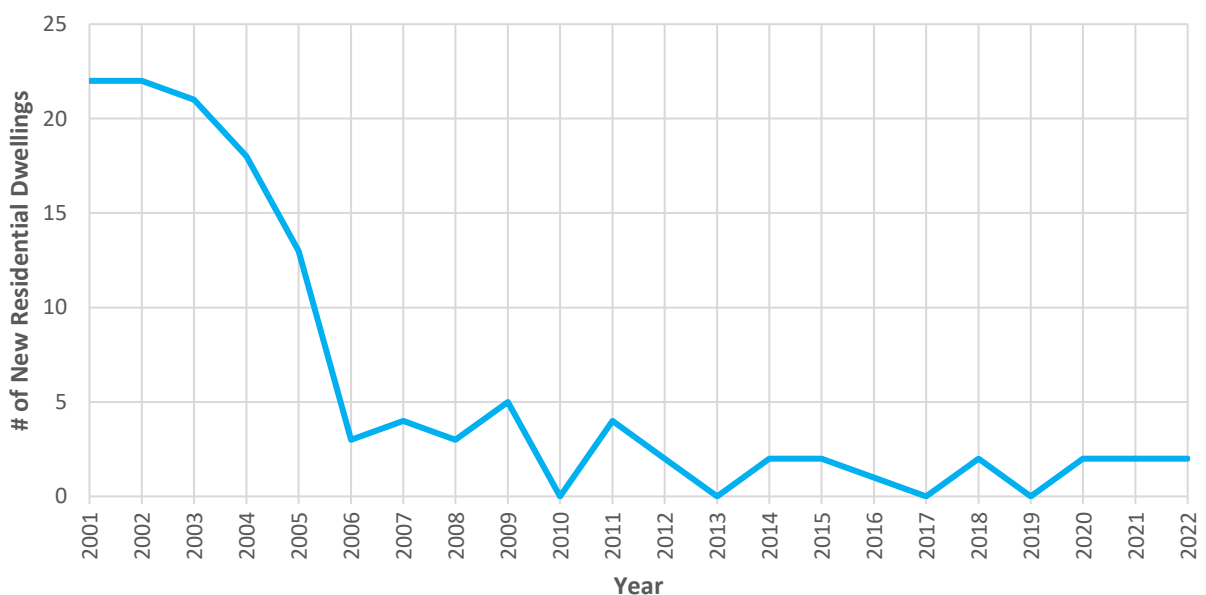


Table 7. Balzac East Development Rate

	2001 – 2022
Development Rate	5.9
Total New Dwellings	130

2.2 BALZAC EAST LAND USE SUMMARY

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	62	3,088	41	21	0
A-GEN	29	2,233	14	15	0
A-SML	33	855	27	6	0
Residential	347	1,330	323	24	96
R-CRD	235	548	223	12	20
R-RUR	112	783	100	12	76
Multi Land Use	2	57	2	0	0
Total	409	4,475	364	45	96

Table 8. Balzac East Residential Inventory

Policy Support	Gross Area (ac)	Policy Supported Lots (#)
Approved Conceptual Schemes	599	213
Phase 1 Lands @ 2 acre lots	922	323
Phase 2 Lands @ 4 acre lots	944	165
Total	2,466	701

2.3 BALZAC WEST ASP

The Balzac West ASP was adopted in 2007 and is located between the City of Calgary and the City of Airdrie, on the west side of Highway 2. Of the Twenty-four quarter sections within the ASP, twenty-two are farmed and retain agricultural land use designation. The Hamlet of Balzac policy area has been designated for residential use, though the only development since 2001 has been commercial, industrial, and institutional, totalling approximately 110 acres adjacent to Highway 2.

The rate of development within the ASP has been low with only 17 total dwellings constructed, most of which are agricultural residences. With the current ASP guideline for a density of roughly 4 units per gross acre, as well as the recent approval of the Rocky Creek CS, it is anticipated that the area has the capacity to hold over 11,000 dwellings at full build out.

In 2022, Council approved an updated Rocky Creek Conceptual Scheme, which provides for a complete residential community of approximately 3500 houses adjacent to the west of the Hamlet of Balzac policy area of the ASP. This Conceptual Scheme provides for complementary commercial and industrial uses to provide local services and employment. The intersection of Highway 566 and Highway 2 is scheduled for interchange upgrades with an estimated completion in 2027, which will improve transportation to both the east and west Balzac areas. With the approval of Rocky Creek, and the continued development of employment uses in Balzac East, it is likely that demand for residential development in Balzac West will increase in the near future; however, while servicing is available for Rocky Creek, there is no servicing in place to support the rest of development envisioned by the ASP and Conceptual Scheme, which will be a significant hurdle to overcome.

Figure 5. Balzac West Residential Development By Year

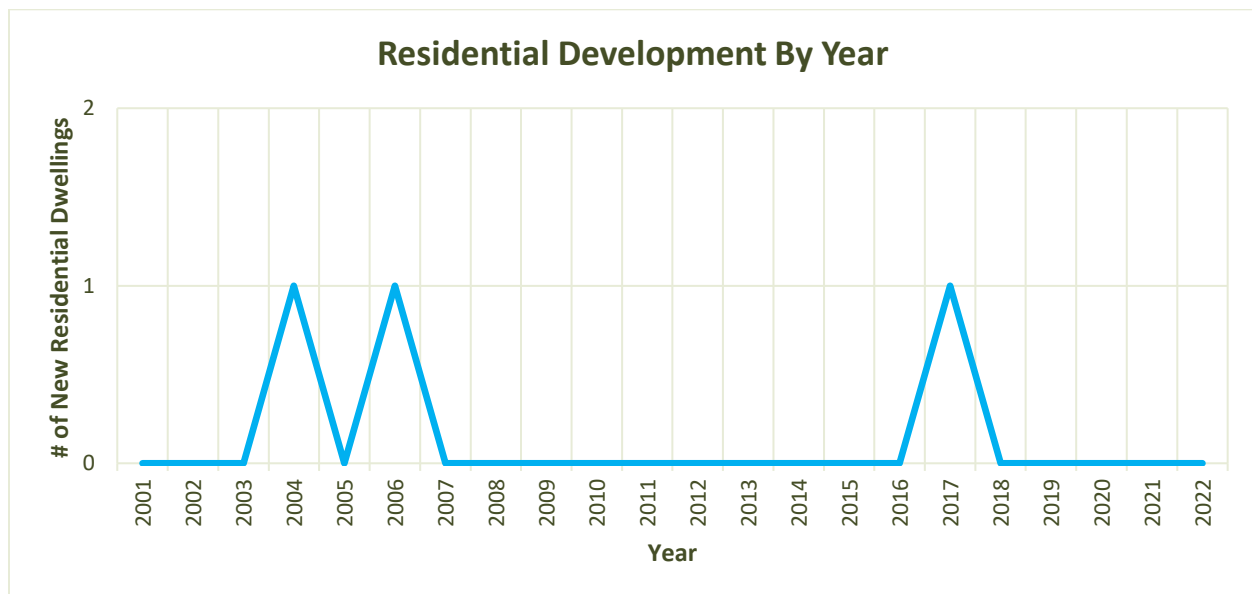


Table 9. Balzac West ASP

	2001 – 2022
Development Rate (dwellings per year)	0.14
Total New Dwellings	3

Table 10.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	34	3,114	14	20	0
A-GEN	29	2,894	10	19	0
A-SML	5	220	4	1	0
Residential	1	7	1	0	0
R-RUR	1	7	1	0	0
Multi-Land Use	3	634	2	1	0
Grand Total	38	3,755	17	21	0

Table 11.

Policy Support	Gross Area (ac)	Policy Supported Lots (#)
Approved Residential Conceptual Schemes	261	1,176
Residential Land Use - 4 units/Ac (Gross)	2,641	10,564
Grand Total	2,902	11,740

2.4 BEARSPAW ASP

The Bearspaw ASP covers approximately 25,000 acres of land in the north-central region of Rocky View County. Since its adoption in 1994, growth pressures have led to the approval of development forms not anticipated by the original plan. Currently, the Bearspaw ASP allows for country residential development of >4 acre lots, with the potential for lots as small as 2-acres in size if supported by a conceptual scheme. Recently, there has been a demand for infilling of larger residential lots, resulting in numerous subdivisions down to the minimum 2-acres, particularly on the east side of plan area. Bearspaw also includes some higher-density residential forms closer to the City of Calgary, with some lots as small as 0.26 acres within the Watermark Conceptual Scheme.

The Glenbow Ranch Area Structure Plan was created and adopted in 2017 by removing approximately 7000 acres and 80 dwellings from the Bearspaw ASP. As the Glenbow Ranch ASP did not exist in 2016, the previous Land Use Inventory analysed the Bearspaw/Glenbow Ranch area as a whole. See 2.10 for the analysis of the Glenbow Ranch ASP.

The last two decades have seen an average 47 dwellings per year built in Bearspaw. The rate of development of traditional country residential lots of 2- and 4-acre lots has gradually declined, with an increase in higher-density residential forms in recent years supported by recently-approved Conceptual Schemes.

Figure 6. Bearspaw Residential Development By Year

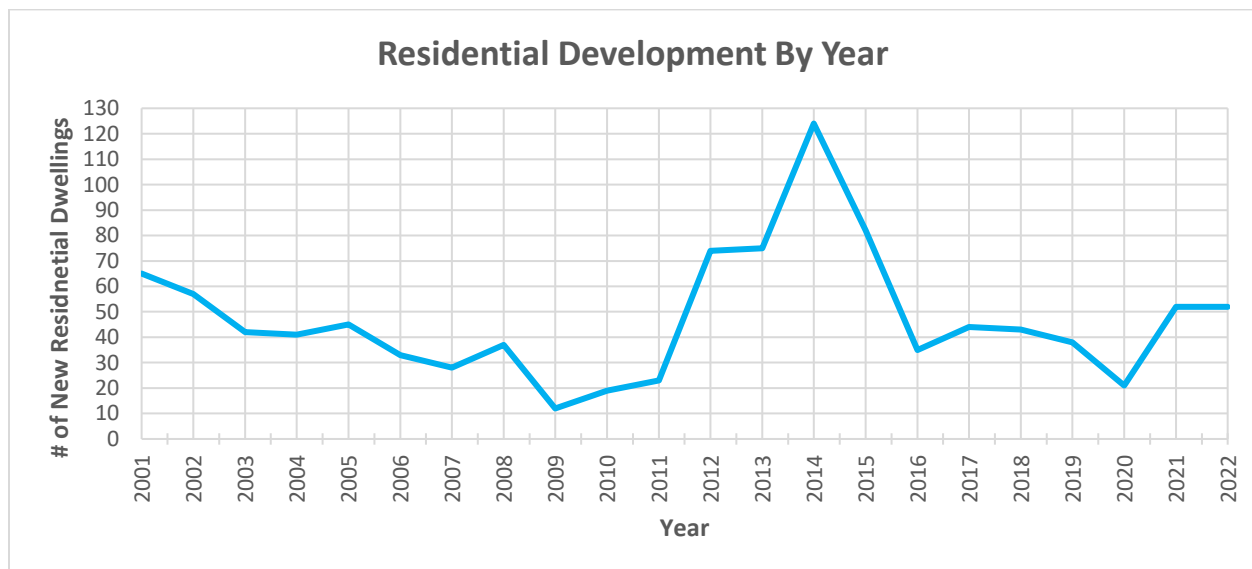


Table 12.

	2001 – 2022
Development Rate (dwellings per year)	47.4
Total New Dwellings	1042

Table 13.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	169	11,559	86	83	0
A-GEN	93	10,105	33	60	0
A-SML	76	1,454	53	23	0
Residential, Rural	2,049	9,688	1,815	234	1,224
R-CRD	1,161	3,299	1,027	134	493
R-RUR	888	6,389	788	100	731
Direct Control	448	232	402	46	0
Multi-Land Use	19	756	14	5	0
Grand Total	2,685	22,235	2,317	368	1,224

Table 14.

Policy Support	Gross Area (ac)	Policy Supported Lots (#)
Approved Residential Conceptual Schemes	2,568	3,271
Infill Residential	15,473	2,053
Grand Total	18,041	5,324

2.5 COCHRANE NORTH ASP

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

Much of the area has yet to see significant development. The average 20-year development rate is 2 dwellings per year, most of which have been residential infill and small agricultural parcels. The County has seen significant interest in the development; however, significant servicing challenges need to be overcome before significant build-out can occur.

Figure 7. Cochrane North Residential Development By Year

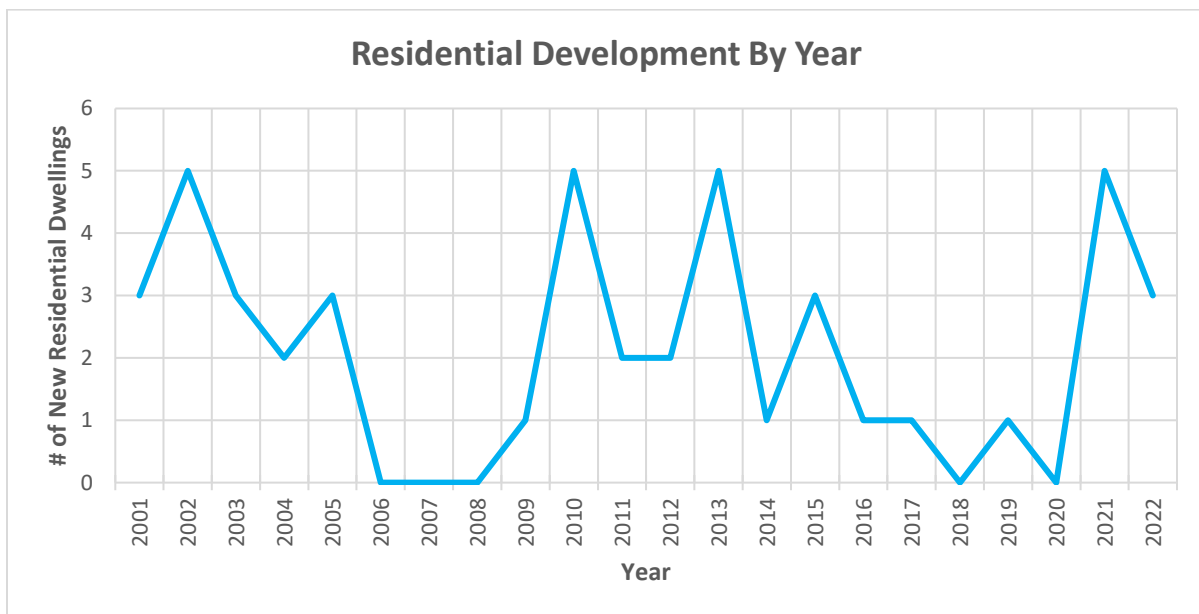


Table 15.

	2001 – 2022
Development Rate (dwellings per year)	2.2
Total New Dwellings	46

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	68	3,576	51	17	0
A-GEN	35	2,742	21	14	0
A-SML	33	834	30	3	0
Residential	193	1,572	175	18	198
R-CRD	5	12	2	3	2
R-RUR	188	1,560	173	15	196
Direct Control	2	317	0	2	458
DC 158	2	317	0	2	458
Grand Total	263	5,466	226	37	656

Policy Supported	Gross Area (ac)	Policy Supported Lots (#)
Residential Lands	5,718	2,755
Grand Total	5,718	2,755

2.6 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 details the hamlet policy area of the Cochrane North Area Structure Plan, and allows for a variety of development forms and aims to establish a complete community with residential, commercial, and recreational activities available. Cochrane Lake Conceptual Scheme outlines the development plan for the lands adjacent to the lake itself. The only development under this CS has been in Monterra on the east side of the lake, where Phases 1 and 2 have largely been built-out.

The ASP area has potential for significant residential development given the policy support for densities of 4-6 units per acre. The 20-year average rate of development in the Cochrane Lake Hamlet Plan ASP is 9 units per year.

Figure 8. Cochrane Lake Hamlet Residential Development By Year

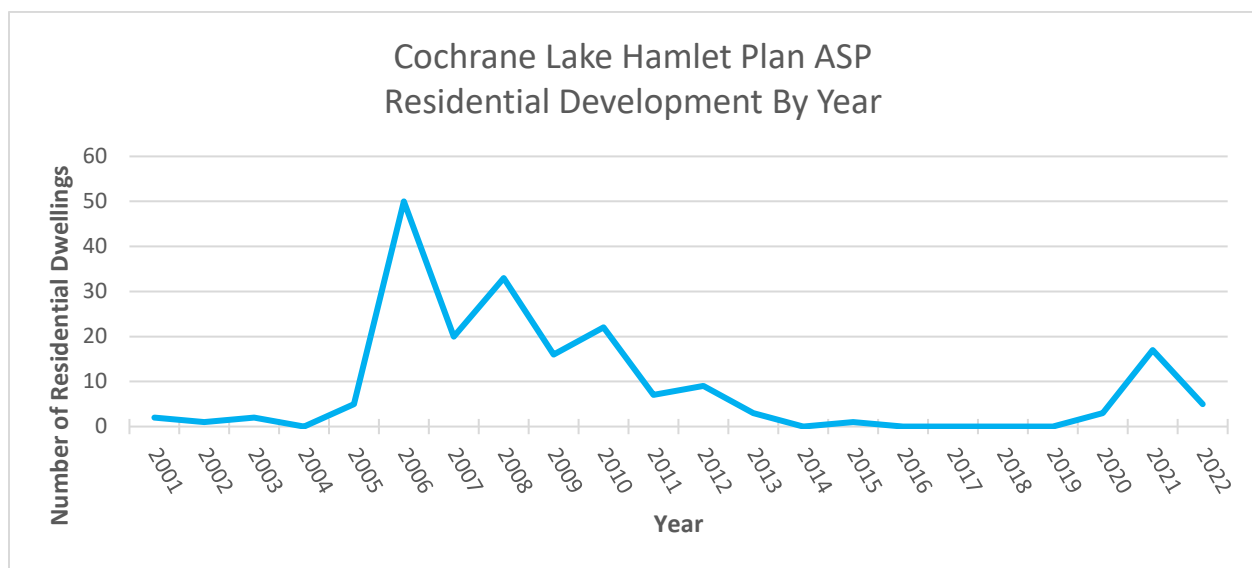


Table 16.

	2001 – 2022
Development Rate (dwellings per year)	8.9
Total New Dwellings	196

Table 17.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	8	153	8	0	0
A-SML	8	153	8	0	0
Direct Control	314	217	165	149	276
DC 36	314	217	165	149	276
Residential, Rural	22	135	18	4	12
R-RUR	22	135	18	4	12
Residential, Urban	54	41	54	0	31
R-URB	54	41	54	0	31
Multiple Land Use	4	349	0	4	0
Grand Total	402	894	245	157	319

Table 18.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Approved Conceptual Scheme Lands	1,265	2,648
Grand Total	1,265	2,648

2.7 CONRICH ASP

Conrich is located in the east-central region of Rocky View County, and is identified by the County Plan as a Full-Service Hamlet and a Regional Business Centre. Adopted in 2016, the ASP seeks to ensure the integration of residential and business uses in a manner that provides for the appropriate transition of land uses, compatibility and that mitigates the impacts of development. The residential built form in Conrich is intended to be fully-serviced hamlet residential.

An important aspect of the Conrich ASP is the Hamlet Future Policy Area (FPA). The intent of the Hamlet FPA is to establish a hamlet boundary, community core with services, residential areas, and supporting land uses to realize a full- service Hamlet. The County is currently undertaking an ASP amendment project to develop policies for the FPA in alignment with the Calgary Metropolitan Region Growth Plan. The potential residential development within the FPA has not been included as part of this assessment.

Figure 9. Conrich Residential Development By Year

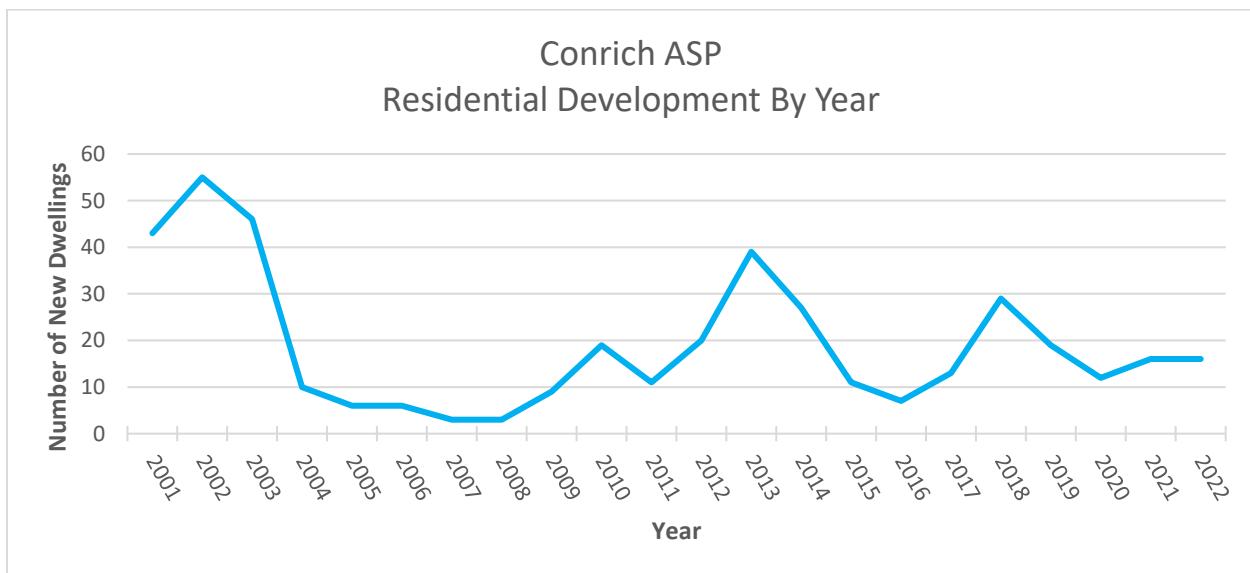


Table 19.

	2001 – 2022
Development Rate (dwellings per year)	19
Total New Dwellings	420

Table 20.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	107	7,350	39	68	0
A-GEN	88	7,022	24	64	0
A-SML	19	328	15	4	0
Direct Control	454	210	385	69	0
DC11	193	92	175	18	0
DC120	261	118	210	51	0
Multiple Land Use	11	571	4	7	0
MLU	11	571	4	7	0
Residential, Rural	141	718	126	15	77
R-CRD	70	168	66	4	9
R-RUR	71	550	60	11	68
Residential, Urban	8	6	7	1	4
R-URB	8	6	7	1	4
Grand Total	721	8,855	561	160	81

Table 21.

Policy Supported	Gross Area (ac)	Policy Supported Lots (#)
Conceptual Scheme Areas	1,776	2,151
Future Policy Area (Hamlet)	2,712	
Grand Total	4,493	2,151

2.8 DALROY ASP

The Dalroy ASP covers approximately 600 acres located in the northeast 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.

Of the 284 total lots envisioned in the ASP, there are 27 currently built, with an average of 0.5 dwellings built per year since 2001. This low rate of development likely reflects the location and lack of community services in this area. Dalroy is located over 10 miles east of the city of Calgary and does not yet feature many of the services that people expect in an urban-style community. Until such a time as these are made available, significant development within this ASP is unlikely.

Figure 10. Dalroy Residential Development By Year

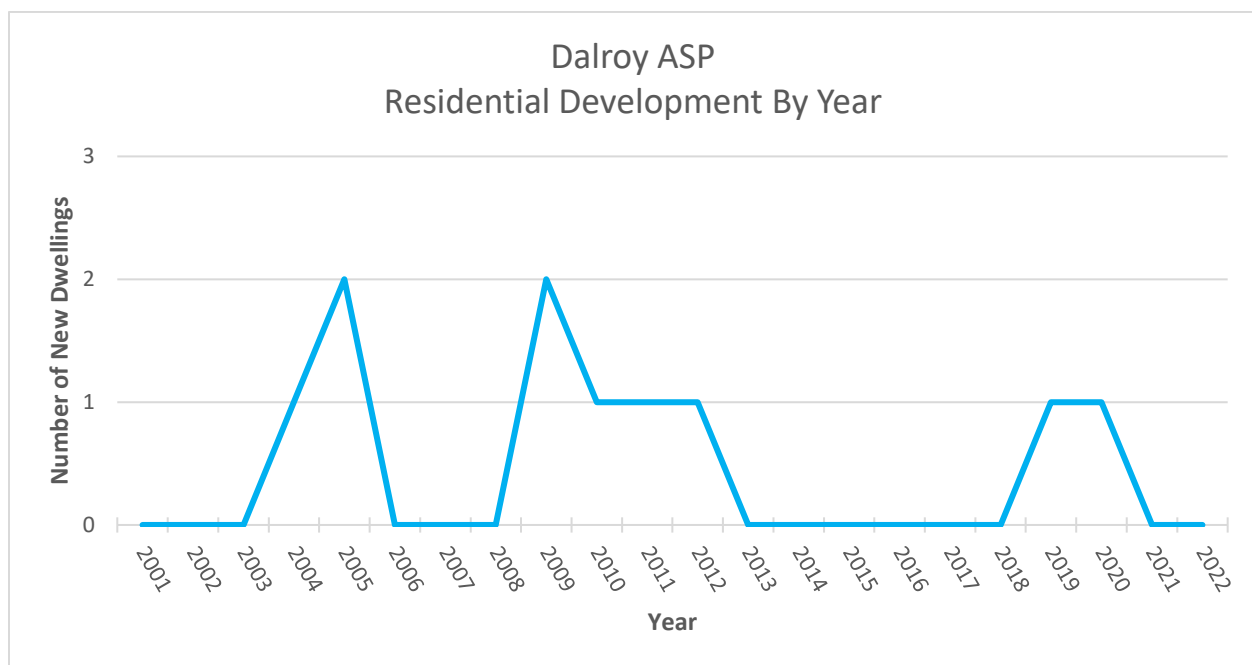


Table 22.

	2001 – 2022
Development Rate (dwellings per year)	0.45
Total New Dwellings	10

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	6	540	3	3	0
A-GEN	6	540	3	3	0
Residential, Rural	3	10	2	1	0
R-RUR	3	10	2	1	0
Residential, Urban	28	43	21	7	77
R-URB	28	43	21	7	77
Multiple Land Use	1	15	1	0	0
Grand Total	38	607	27	11	77

Policy Supported	Gross Area (ac)	Policy Supported Lots (#)
Residential Lands	536	284
Grand Total	536	284

2.9 DELACOUR ASP

The Delacour ASP, adopted in 2005, covers approximately 1,200 acres located in the northeast region of Rocky View County. 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.

With the exception of some country residential infill, little development has occurred within the plan area, with only 3 new dwellings constructed since 2001. Similar to the Dalroy ASP, it appears as though there is a 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.

Figure 11. Delacour Residential Development By Year

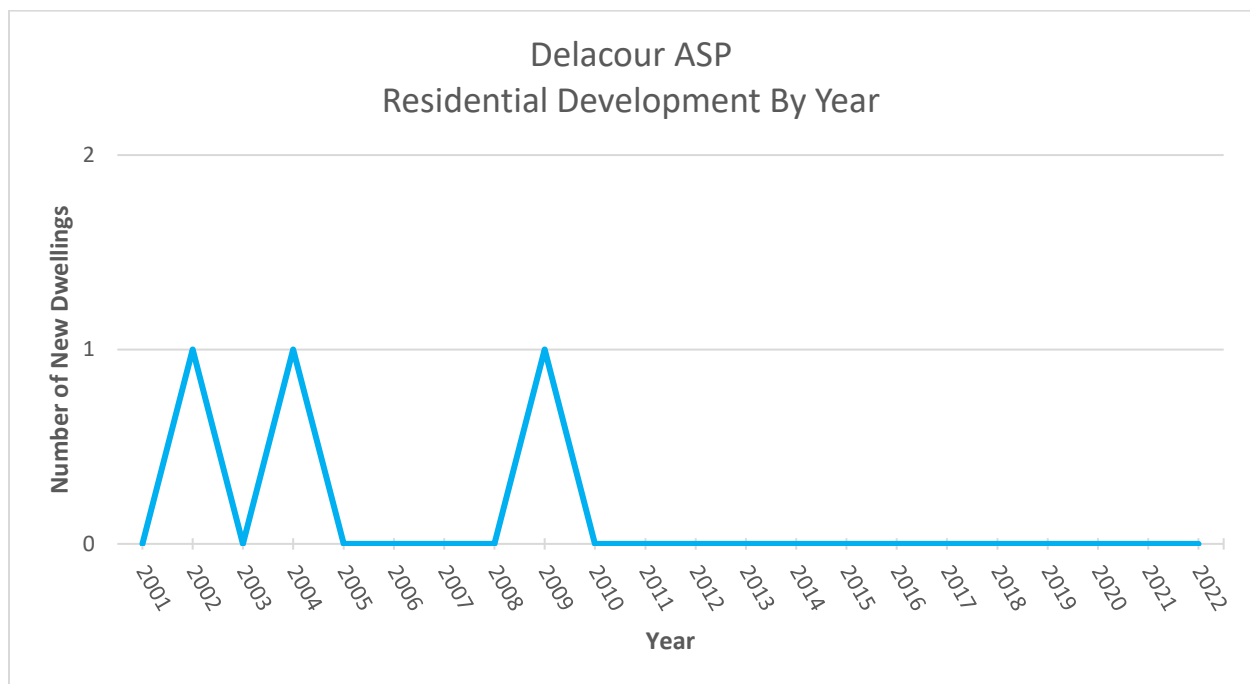


Table 23.

	2001 – 2022
Development Rate (dwellings per year)	0.13
Total New Dwellings	3

Table 24.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	13	695	9	4	0
A-GEN	6	568	3	3	0
A-SML.1	7	127	6	1	0
Residential, Rural	15	108	15	0	18
R-CRD	2	7	2	0	2
R-RUR	13	101	13	0	16
Residential, Urban	9	75	7	2	1035
R-MID	5	72	4	1	1032
R-URB	4	3	3	1	3
Multi-Land Use	2	48	1	1	0
Grand Total	39	927	32	7	1,053

Table 25.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Approved Conceptual Scheme Lands	634	2,31
Residential Infill	108	40
Hamlet Expansion	201	Residential Densities to be determined at future local plan stage.
Mixed Use	193	Residential Densities to be determined at future local plan stage.
Grand Total	1,136	2,354+

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, with single-detached and semi-detached dwellings, as well as recreational uses. The development rate within The Elbow Valley ASP peaked in the late 1990s/early 2000s and has slowed dramatically as the plan area approaches full build-out. The community is approximately 82% built-out and at the 5-year average development rate, full build-out is expected to occur by 2030.

Figure 12. Elbow Valley Residential Development By Year

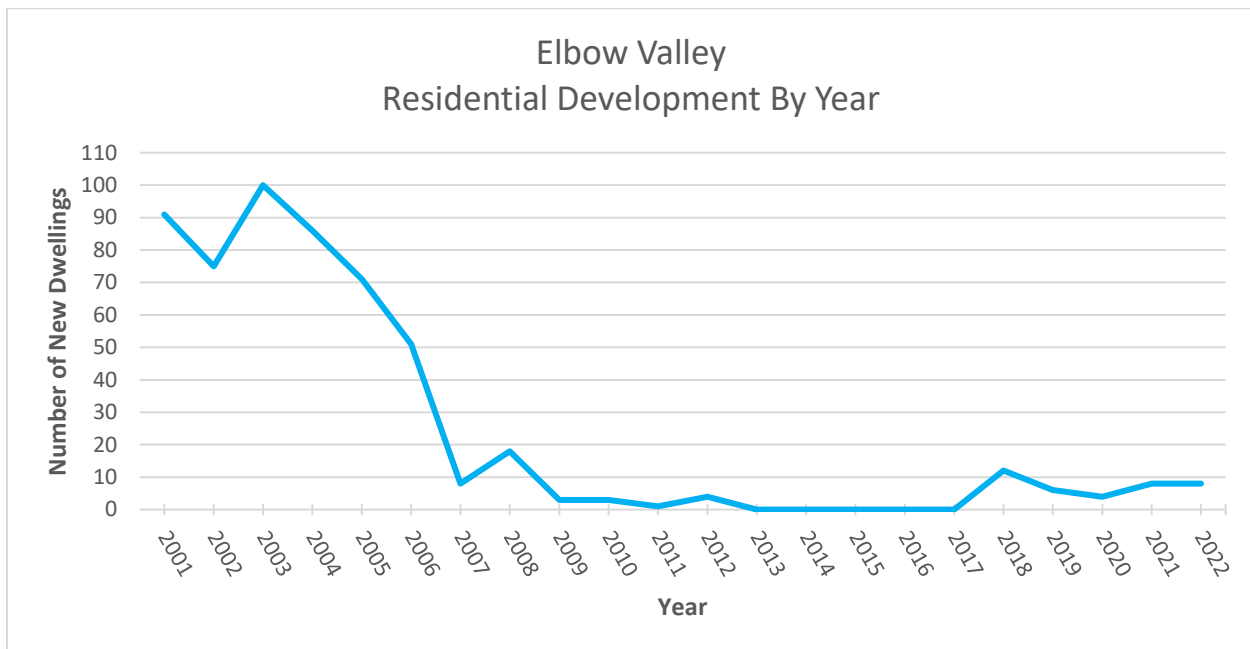


Table 26.

	2001 – 2022
Development Rate (dwellings per year)	25
Total New Dwellings	549

Table 27.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
DC-Residential	859	797.635	816	43	0
R-DC119	6	50.54	4	2	0
R-DC13	763	728.893	722	41	0
R-DC81	90	18.202	90	0	0
Grand Total	859	797.64	816	43	0

Policy Supported	Gross Area (ac)	Policy Supported Lots (#)
Elbow Valley ASP and existing Direct Control Districts	1,164	994
Grand Total	1,164	994

2.11 GLENBOW RANCH ASP

The Glenbow Ranch ASP was approved in 2017 and is located on the northern side of Glenbow Ranch Provincial Park, south of Highway 1A, and between Cochrane and Haskayne Legacy Park in Calgary. The Plan area is 7,359 acres including the Glenbow Ranch Provincial Park.

The Glenbow Ranch ASP was originally part of the Bearspaw ASP (adopted in 1994). The ASP was developed in response to the establishment of Glenbow Ranch Provincial Park, changing community demand for different housing types, new residential areas in adjacent municipalities, overall development pressure, and the need for the land use policy to reflect the Municipal Development Plan and other County policies.

At this time, there has been little development in the ASP area with only 14 dwellings constructed in the last 22 years. Servicing is likely the primary challenge to comprehensive development.

Figure 13. Glenbow Ranch Residential Development By Year

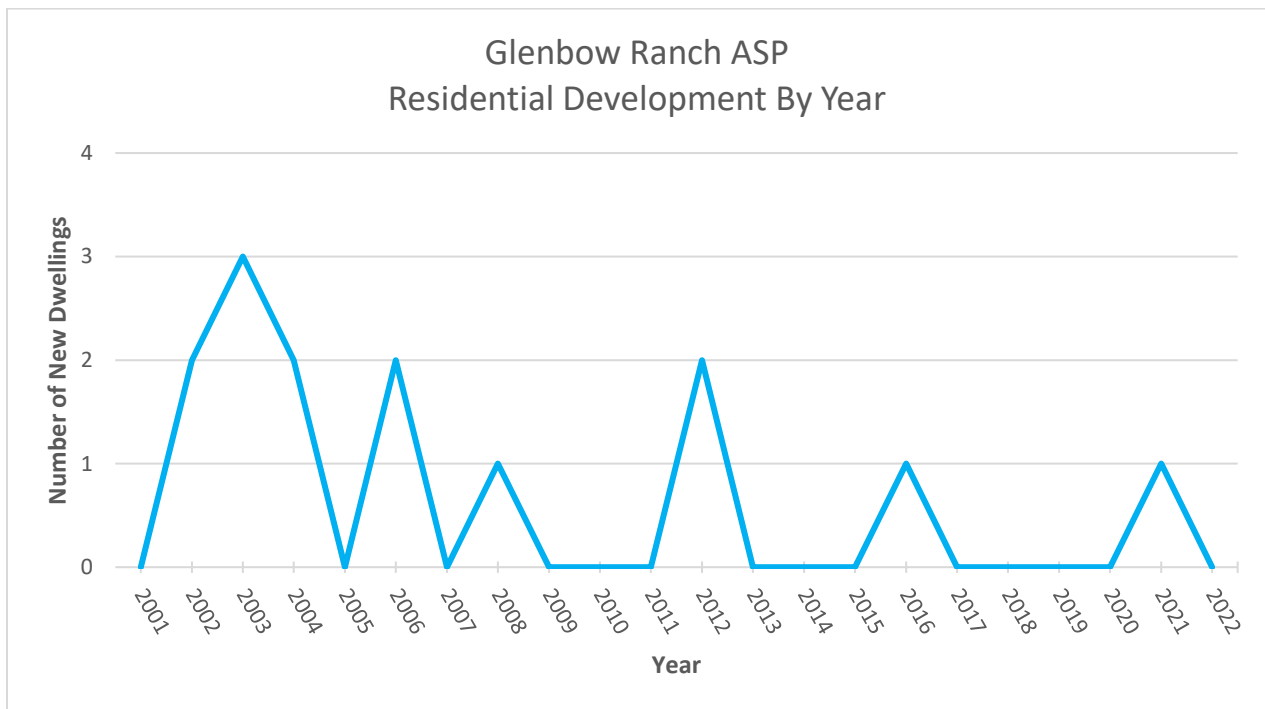


Table 28.

	2001 – 2022
Development Rate (dwellings per year)	0.63
Total New Dwellings	14

Table 29.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	45	6,105	9	36	0
A-GEN	42	6,061	6	36	0
A-SML	3	44	3	0	0
Multiple Land Use	1	146	1	0	0
Residential	93	851	70	23	135
R-CRD	1	2	1	0	0
R-RUR	92	849	69	23	135
Grand Total	139	7,101	80	59	135

Table 30.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Transfer Development Credits Build Area	1,549	4,472
Grand Total	1,549	4,472

Table 31.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Residential Development	3,819	677
Grand Total	3,819	677

2.12 GREATER BRAGG CREEK ASP

The Greater Bragg Creek ASP is located in the south-west region of Rocky View County. Since its adoption in 2007, the plan area has seen significant changes due 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 flood mitigation infrastructure has recently been constructed.

The development rate within the ASP has declined since the early 2000s. Approximately 1969 total residential lots are supported within the Plan area, and build-out is just under 40% to-date. However, the area has seen an increase in tourist and recreational traffic to the area in recent years, with an increasing focus on Bragg Creek as a gateway to Kananaskis. The Calgary Metropolitan Region Growth Plan identifies the Hamlet of Bragg Creek to be a Hamlet Growth Area, providing policy support within the regional framework for development. Servicing and transportation constraints will need to be addressed to realize significant development within the hamlet.

Figure 14. Greater Bragg Creek Residential Development By Year

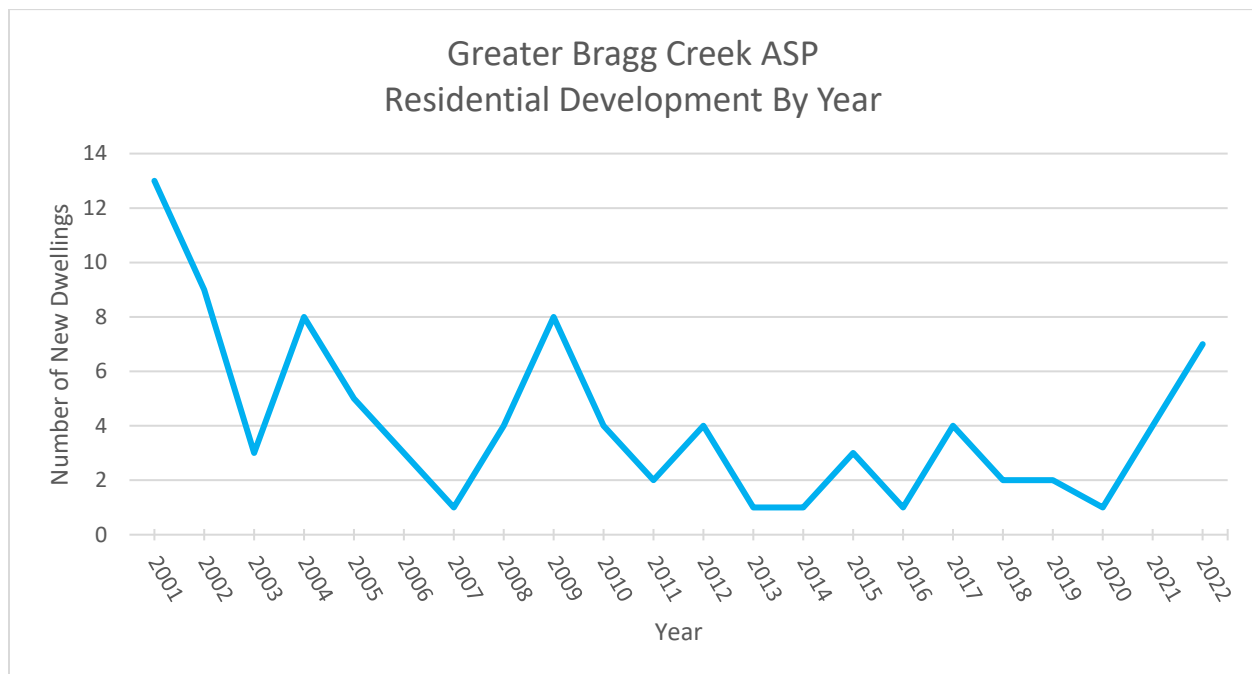


Table 32.

	2001 – 2022
Development Rate (dwellings per year)	4
Total New Dwellings	90

Table 33.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	91	5,801	65	26	0
A-GEN	54	4,851	38	16	0
A-SML	37	950	27	10	0
Residential, Rural	531	2,304	475	56	191
R-CRD	297	760	278	19	79
R-RUR	234	1,544	197	37	112
Residential, Urban	224	167	209	15	152
R-URB	224	167	209	15	152
DC-Residential	26	100	19	7	0
Multiple Land Use	6	101	4	2	0
Grand Total	878	8,473	772	106	343

Table 34.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Infill South	412	139
Infill West/ Infill North	1456	370
New Residential Area North & West	3947	990
New Residential Area South	1416	470
Grand Total	7231	1969

2.13 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. 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.

The Municipal Development Plan identifies Indus as Small Hamlet; however, aside from limited residential infill, little development has occurred in the hamlet, with an average development rate of 0.18 units per year since 2001. The majority of dwellings were built prior to the adoption of the ASP, and no new dwellings have been built since 2004.

Figure 15. Indus Residential Development By Year

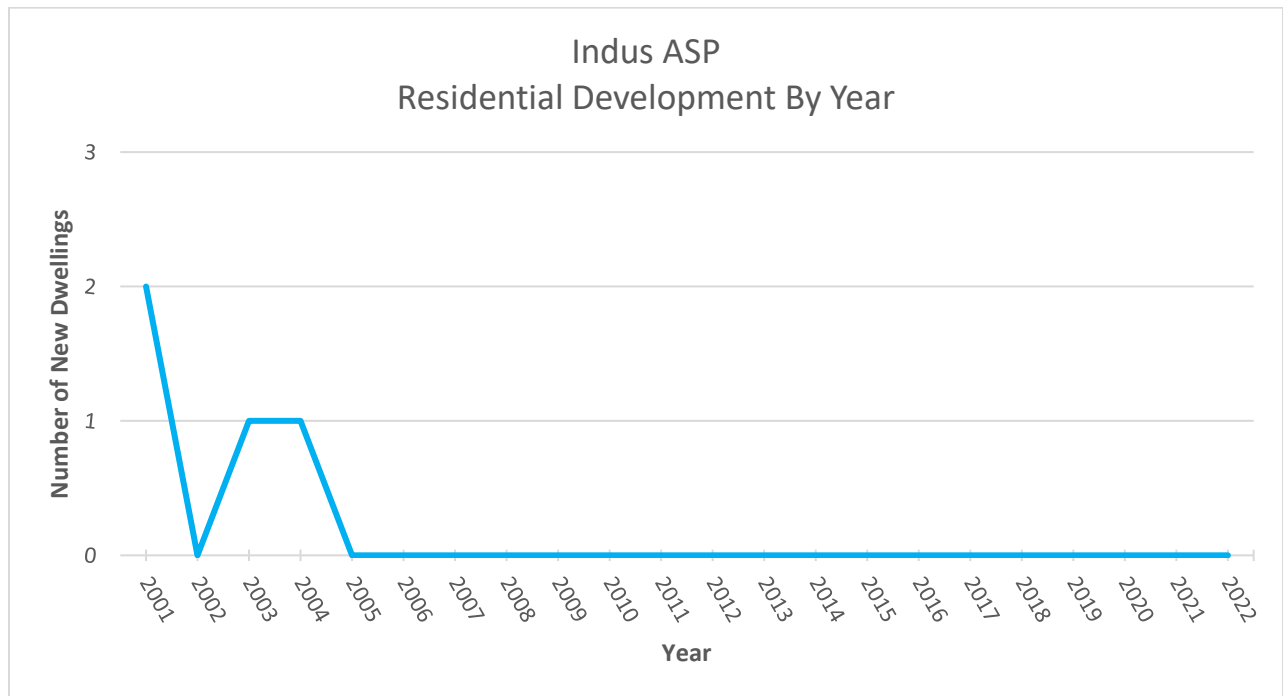


Table 35.

	2001 – 2022
Development Rate (dwellings per year)	0.18
Total New Dwellings	4

Table 36.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	12	425	3	9	0
A-GEN	12	425	3	9	0
Residential, Rural	11	74	11	0	4
R-RUR	10	62	10	0	4
R-RUR p4.0	1	12	1	0	0
Residential, Urban	14	8	13	1	1
R-URB	14	8	13	1	1
Grand Total	37	507	27	10	5

Table 37.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Country Residential	396	131
Hamlet Residential	105	141
Grand Total	501	272

2.14 LANGDON ASP

The Langdon ASP covers approximately 2,340 acres located in the south-east region of Rocky View County and has developed into a complete community. The ASP 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 2001 and 2022, over 1,300 new dwellings were constructed – an average of 61 per year. The development rate was high between 2003 and 2008, under the Langdon Crossing West, Langdon east, Langdon Meadows, and Boulder Creek Conceptual Schemes. The rate has tapered as those Conceptual Schemes have substantially built out, but with the more recent adoption of the Bridges of Langdon, Settler’s Green, and Painted Sky Conceptual Schemes, development is expected to continue steadily.

To date, approximately 95% of the ASP Area has been planned under a conceptual scheme, allowing for a total of 5,584 potential residential lots. There are 1,770 constructed dwellings in Langdon, which represents 32% build-out.

Figure 16. Langdon Residential Development By Year

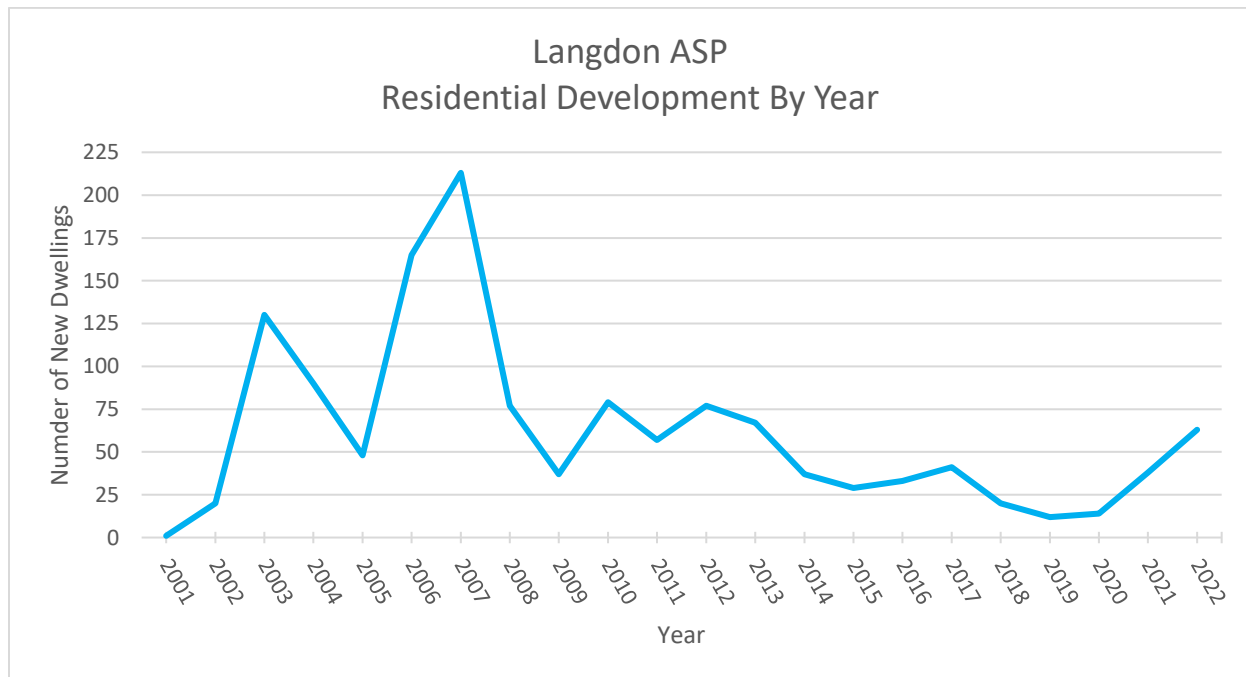


Table 38.

	2001 – 2022
Development Rate (dwellings per year)	67
Total New Dwellings	1476

Table 39.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	11	487	5	6	0
A-GEN	10	487	5	5	0
A-SML	1	0	0	1	0
Direct Control	1,168	440	1,128	39	0
R-DC75	525	135	523	2	0
R-DC85	486	271	463	23	0
M-DC97	157	34	142	15	0
Multiple Land Use	10	430	4	6	0
Residential, Rural	2	9	2	0	0
R-RUR	2	9	2	0	0
Residential, Urban	867	304	631	236	1,569
R-MID	156	113	0	156	1,547
R-SML	86	16	11	75	4
R-URB	625	175	620	5	18
Grand Total	2,058	1,671	1,770	287	1,569

Table 40.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Residential & Mixed Use Conceptual Schemes	1,232	5,584
Grand Total	1,232	5,584

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. In 2017, a review of the Moddle ASP along with the Central and North Springbank ASP commenced developing a new plan for the community of Springbank.

Figure 17. Moddle Residential Development By Year

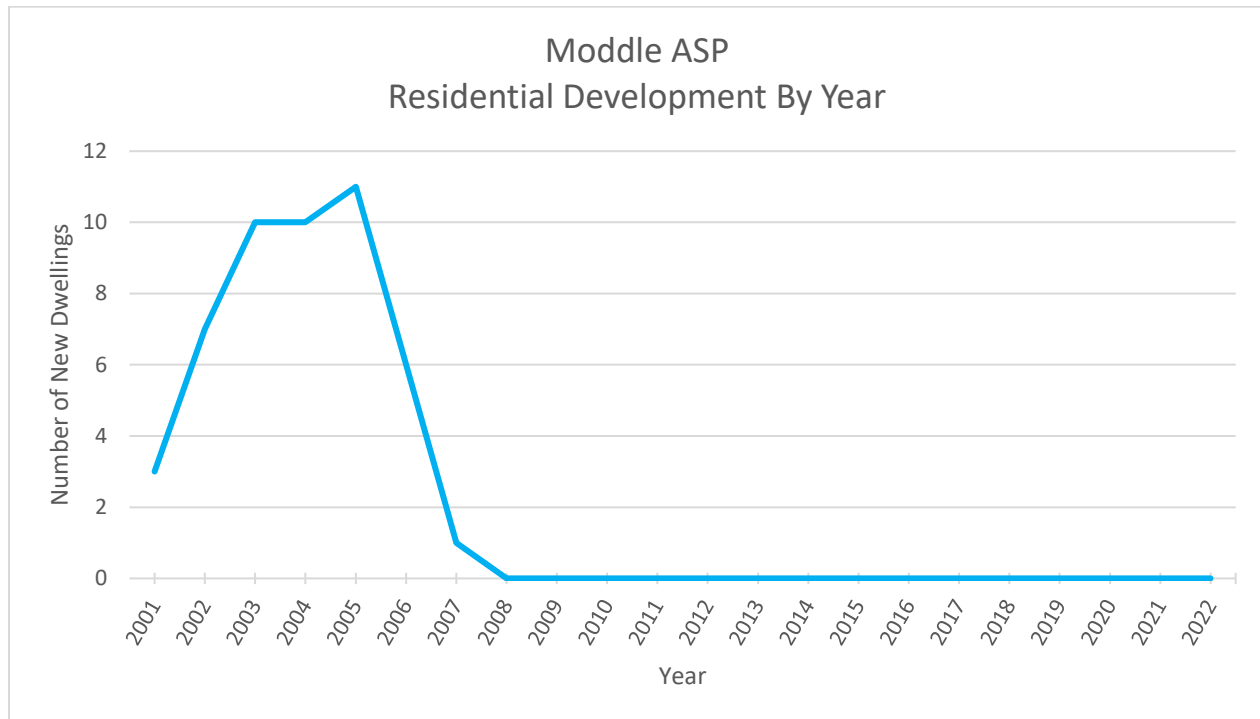


Table 41.

	2001 – 2022
Development Rate (dwellings per year)	2.2
Total New Dwellings	48

Table 42.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	1	17	1	0	0
A-GEN	1	17	1	0	0
Residential, Rural	49	97	48	1	0
R-CRD	49	97	48	1	0
Multiple Land Use	1	15	0	1	0
Grand Total	51	129	49	2	0

Table 43.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Residential Areas	114	49
Grand Total	114	49

2.16 CENTRAL SPRINGBANK ASP

The Central Springbank ASP was adopted in 2001 and covers approximately 20,000 acres in the western region of the County adjacent to Calgary’s west boundary. It allows for country residential development (2 and 4 acre parcels) throughout much of the plan area. There are currently 16 conceptual schemes adopted accounting for approximately 3,600 acres, each of which contemplates unique development forms and seeks to add to the housing mix provided in the wider Springbank community.

Similar to Bearspaw, there has been steady demand for country-residential development within Springbank, at the rate of 25 units per year on average. The rate has been on a slow decline since 2008. The Springbank ASP area is approximately 36% built out, based on the 4-acre minimum lot size supported by the ASP. It should be noted that ASP does support smaller lots for denser development under an approved Conceptual Scheme.

Figure 18. Central Springbank Residential Development By Year

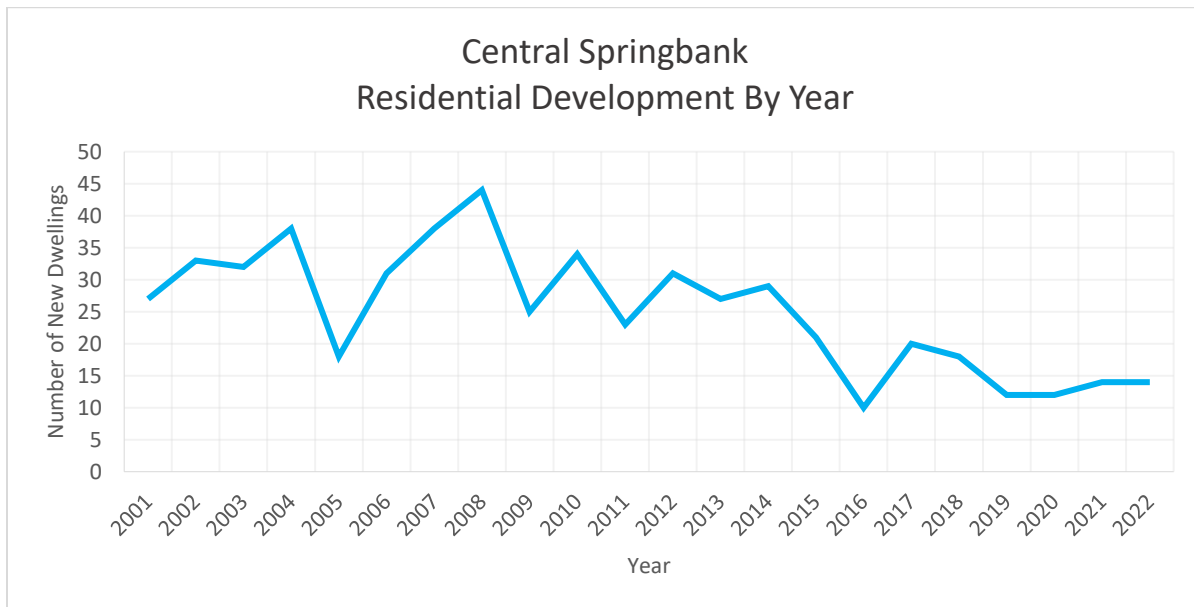


Table 44.

	2001 – 2022
Development Rate (dwellings per year)	30
Total New Dwellings	659

Table 45.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	124	9,126	47	77	0
A-GEN	90	8,368	30	60	0
A-SML	34	757	17	17	0
Residential, Rural	1907	6,901	1711	196	564
R-CRD	1440	3,662	1298	142	305
R-RUR	467	3,239	413	54	259
Direct Control	3	185	0	3	48
R-DC116	2	153	0	2	0
R-DC154	1	32	0	1	48
Multiple Land Use	146	1,137	136	10	0
Grand Total	2,180	17,349	1,894	286	612

Table 46.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Approved Conceptual Scheme Lands	3,595	1,132
New Residential Areas	7,246	2,804
Infill Residential Areas	7,297	-
Available 2 acre minimum		2,554
Available 4 acre minimum		1,277
Grand Total	18,138	6,490

2.17 NORTH SPRINGBANK ASP

The North Springbank ASP covers approximately 4,000 acres and 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, primarily commercial and institutional. 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 limited. Since 2001, only 19 dwellings have been constructed, an average of 0.95 per year.

Figure 19. North Springbank Residential Development By Year

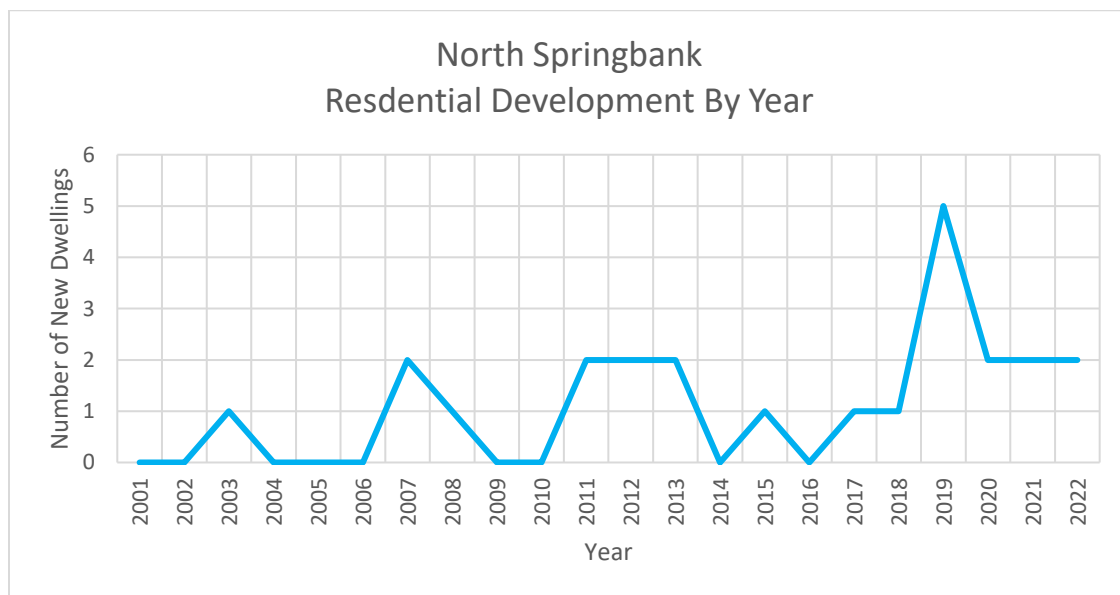


Table 47.

	2001 – 2022
Development Rate (dwellings per year)	1.09
Total New Dwellings	24

Table 48.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	18	1,319	9	9	0
A-GEN	16	1,289	8	8	0
A-SML	2	30	1	1	0
Residential, Rural	54	310	28	26	82
R-CRD	49	258	23	26	78
R-RUR	5	53	5	0	4
Multiple Land Use	4	536	2	2	0
Grand Total	76	2,166	39	37	82

Table 49.

Policy Supported	Gross Area (Ac)	Policy Supported Lots (#)
Residential Conceptual Schemes	199	75
Residential Area	1,813	Determined through Conceptual Scheme
Grand Total	2,012	75+

2.18 CONCEPTUAL SCHEMES OUTSIDE OF AREA STRUCTURE PLANS

There are areas of the County with approved Conceptual Schemes guiding future land use planning which are not located within an approved ASP. The status of each Conceptual Scheme varies – some have experienced significant development since approval, while some plans have yet to see any growth. The table below summarizes all approved conceptual schemes outside of an area structure plan. The Harmony Conceptual Scheme is discussed separately as it is identified as a Hamlet Growth Area in the Regional Growth Plan.

Table 50.

Policy Areas	Existing Parcels (#)	Built Dwellings (#)	Build Ready (#)	Build Approved (#)	Policy Supported (#)	Percentage Built Out
Big Hill Springs	7	1	6	-	4000	0%
Calterra Estates	49	32	17	6	52	62%
Cottage Club Ghost Lake	371	165	206	0	350	0%
Elbow Valley West	123	99	24	-	121	82%
Greenleaf Acres	8	6	2	31	22	27%
Hamlet of Kathryn	13	5	8	5	2150	0%
Harmony	628	303	325	-	5045	6%
Meadowlands	1	0	1	-	90	0%
Northglen Estates	39	31	8	4	50	62%
River Edge	2	1	1	-	49	2%
Serenity	21	20	1	-	21	95%
Stonepine	77	72	5	-	92	78%
Total	1,339	735	604	46	12,042	6%

2.19 HARMONY CONCEPTUAL SCHEME

The Harmony Conceptual Scheme was adopted in 2007 and is located in the west-central region of the County, encompassing approximately 1,748 acres. The Conceptual Scheme envisions Harmony as a complete community, which includes a wide variety of residential types, a broad spectrum of community amenities, and mixed-use built forms. The first homes were constructed in 2015, and since then, the development rate has increased rapidly. This is expected to continue as Harmony's development is supported by the County and by the CMRB, and consumer demand for the development type is expected to remain strong.

Figure 20.

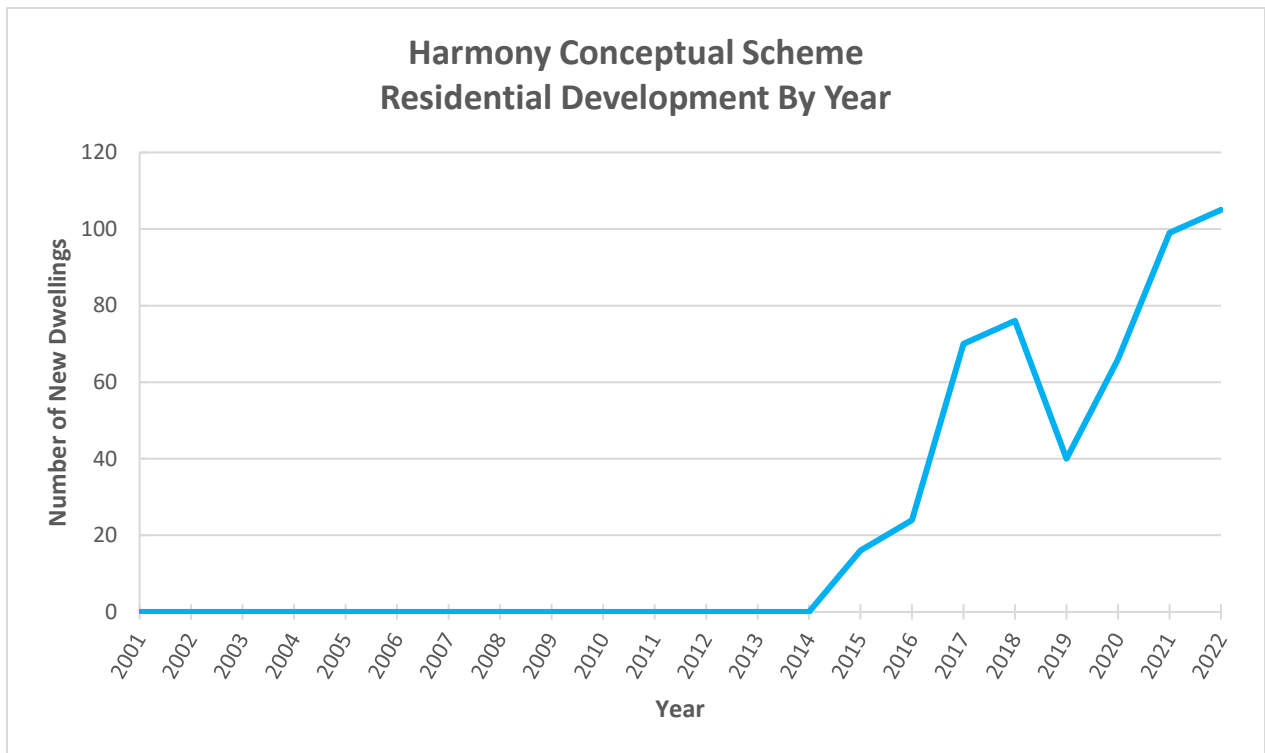


Table 51.

	2015 – 2022
Development Rate (dwellings per year)	62
Total New Dwellings	496

Table 52.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Direct Control (DC129)	628	1611	496	132	0
Grand Total	628	1,611	496	132	0

2.20 RESIDENTIAL DEVELOPMENT OUTSIDE OF PLANNED AREAS

Much of the County does not have an approved Area Structure Plan or Conceptual Scheme supporting development. Rather, these areas are generally identified for agricultural uses with complimentary residential, institutional, and business uses. These non-policy areas may contain a variety of land use districts, including direct control districts. Where an area does not have an ASP or CS, the development is governed by the Municipal Development Plan.

Residential development outside of ASP or CS areas has remained relatively steady, with 43 residences built per year on average, with a slight decline in rate since 2001.

Figure 21.

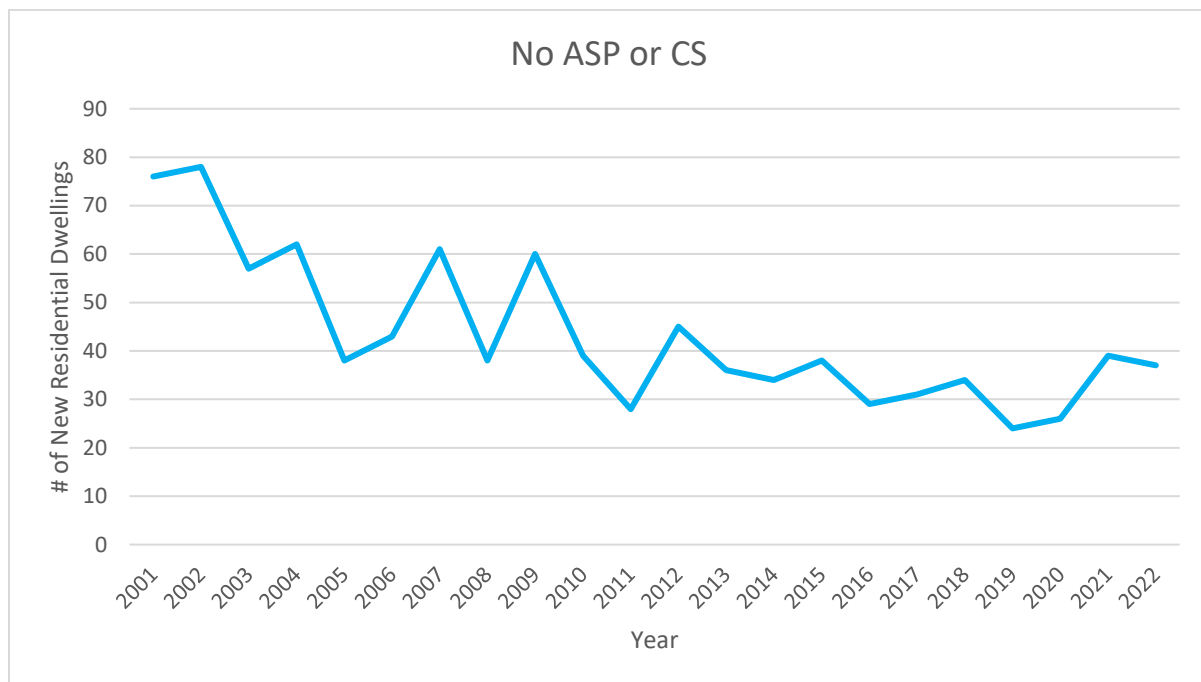


Table 53.

	2001 – 2022
Development Rate (dwellings per year)	43.3
Total New Dwellings	953

Table 54.

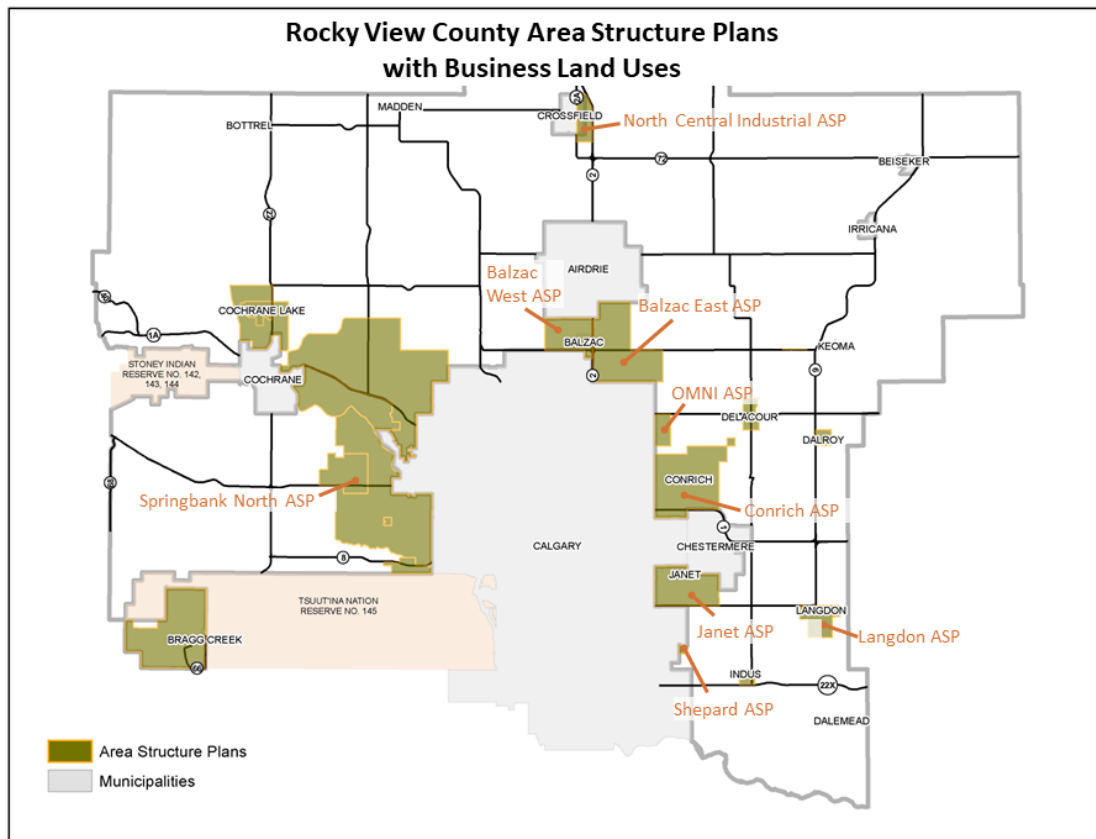
Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	7,148	763,210	2,781	4,367	0
A-GEN	6,331	737,881	2,150	4,181	0
A-SML	817	25,329	631	186	0
DC-Residential	32	86	29	3	0
DC-111	21	16	19	2	0
DC-143	1	45	0	1	0
DC-43	9	11	9	0	0
DC-95	1	14	1	0	0
DC-Mixed (Communal Living)	5	469.53	2	3	0
DC-37	2	307.65	1	1	0
DC-46	1	1.88	0	1	0
DC-50	2	160	1	1	0
Multiple Land Use	114	11,568	8	66	106
Residential, Rural	1,538	9,004	1,366	172	654
R-CRD	317	943	287	30	149
R-RUR	1,221	8,060	1,079	142	505
Residential, Urban	53	33	53	0	28
R-URB	53	33	53	0	28
Grand Total	8,890	784,370	4,239	4,611	788

PART 2 - BUSINESS USES ANALYSIS

COMMERCIAL/INDUSTRIAL ANALYSIS

This report analyses the combination of Commercial and Industrial uses together under the term “Business Uses”. The County has generally focused Business Uses in the areas identified as Regional Business Centres, Highway Business Areas, and Hamlet Business Areas as per Map 1 of the Municipal Development Plan.

There are 9 ASPs with Business-Use land use policies, and one Conceptual Scheme that supports business uses without an overarching ASP. This section studies each of these areas.



3.1 BALZAC EAST ASP

The Balzac East Area Structure Plan is situated between the City of Calgary and the City of Airdrie east of Highway 2. The Plan area has seen significant commercial and industrial growth over the last two decades and is home to CrossIron Mills and New Horizons malls, the Century Downs Racetrack and Casino, and Amazon, Walmart, Sobeys, and Lowes distribution centres among many businesses. Significant development activity continues with the recent approval of new conceptual schemes such as the Interlink Logistics Park, High Plains East Industrial Park, and Endeavor Logistics Park.

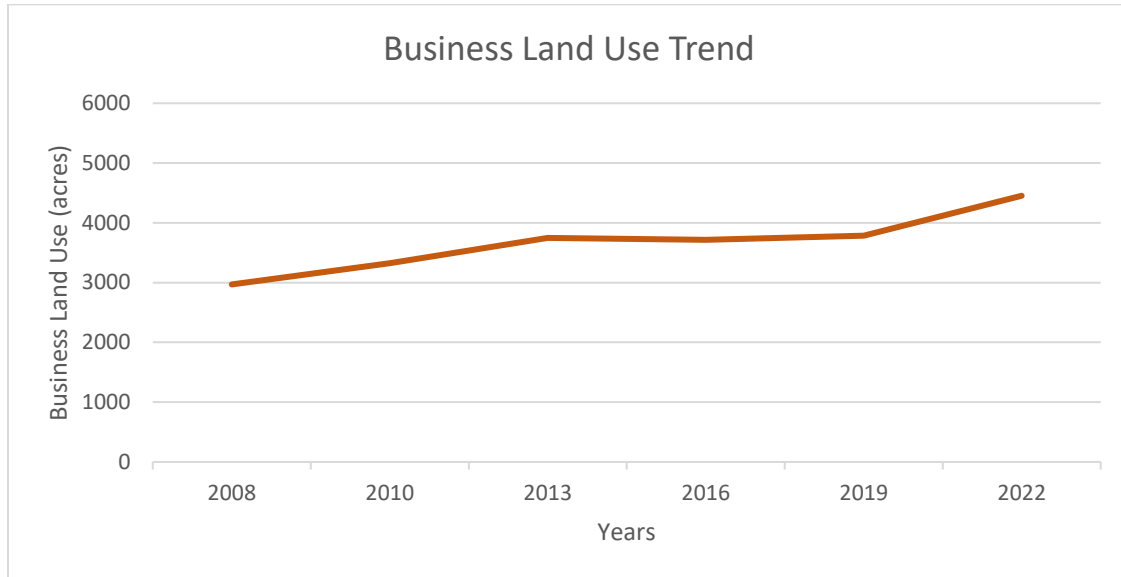
In October 2021, amendments to the Balzac East Area Structure Plan were approved to allow for a 465-acre expansion of the Plan area to include lands east of County Hall for industrial development. This expansion increases the policy support business area within the ASP to nearly 4,500 acres, of which 31% is built-out. It is anticipated that development demand will remain high in this area.

Table 55. Parcels with current Business and Industrial Land Use Zoning				
Land Use District	Number of Parcels	Land-Use-Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
C-LRD	3	60	60	0%
DC - Business				
DC109	258	577	279	52%
DC125	2	108	0	100%
DC128	1	72	0	100%
DC131	599	410	368	10%
DC99	144	1409	472	66%
DC94	1	0	0	100%
DC30	1	10	10	0%
Industrial				
I-HVY	39	1173	563	52%
Multiple Land Use				
MLU	4	220	65	71%
Special, Natural Resources				
S-NAT	2	414	0	100%
TOTAL	1054	4453	1817	59%

Table 56. Business Inventory

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
Balzac East ASP	5,834	4,453	1,817	31%

Figure 22. County-Wide Business Development Trend



3.2 BALZAC WEST ASP

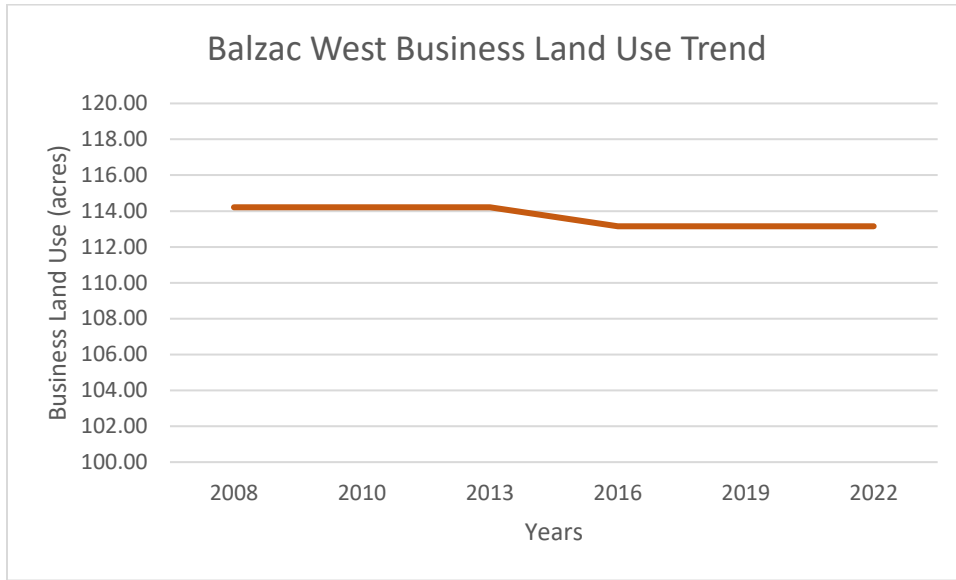
Balzac West contains some small scale local business uses, with some industrial contained with Direct Control districts. Much of the land zoned for business uses is fully built out, but there is policy support within the ASP for significantly more business area to be designated and developed. Located west of Highway 2, it is separated from the major business area of Balzac East. With build-out at 7%, growth is expected to continue as Balzac East continues to develop, and as the intersection of Highway 2 and 566 is upgraded, which will provide more reliable access to Balzac West.

Table 57. Parcels with current Business and Industrial Land Use Zoning				
Land Use District	Number of Parcels	Land-Use-Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
B-REC	1	9	0	100%
C-LRDs	1	24	24	0%
C-LUD	2	5	5	0%
DC - Business				
DC117	1	19	19	0%
DC118	4	13	11	15%
DC150	1	24	24	
DC72	4	17	14	18%
Industrial				
I-LHT	4	2	0	100%
TOTAL	18	113	97	14%

Table 58.

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
Balzac West ASP	1,341	113	97	7%

Figure 23.



3.3 CONRICH ASP

The Conrich ASP borders The City of Calgary to the west and south, and the City of Chestermere to the south and southeast. The Conrich ASP provides a comprehensive planning and technical framework for a full-service Hamlet and Regional Business Centre, with much of the plan area is intended for industrial and commercial development. Conrich contains the County's largest concentration of future business development land (\pm 6,176 acres).

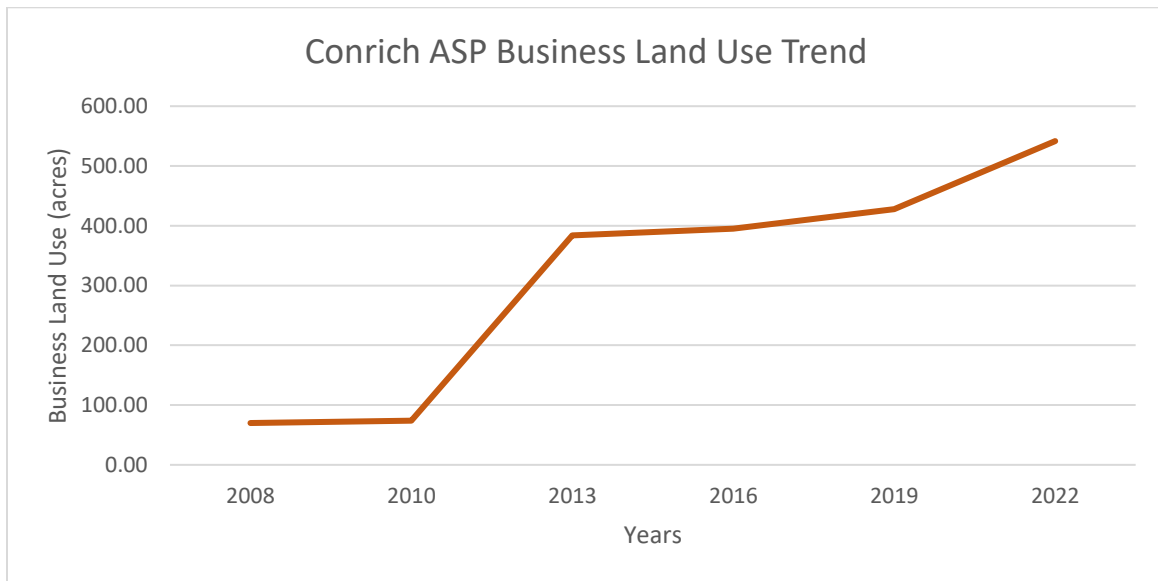
As of 2022, only 182 acres (\pm 3%) of the business area is developed, with a remaining capacity of 5,994 acres. The Conrich area includes several approved conceptual schemes providing for commercial uses (Conrich Station, Conrich Crossing, and Westcon Business Park) and mixed-use commercial/residential (Buffalo Hills and South Conrich). Approximately 542 acres have been Land-Use-Designated for Business Uses. Similar to the Balzac East ASP, Conrich is identified as part of the Joint Planning Area per the Region Growth Plan and the development rate within the Plan area is expected to increase.

Table 59. Conrich Parcels Business and Industrial Land Use Zoning (2022)				
Land Use District	Number of Parcels	Land-Use-Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
B-REC	3	53.09	35.82	33%
C-LUD	1	1	1	0%
C-REG	2	13	0	100%
DC - Business				
DC175	1	5	0	100%
DC91	1	17	17	0%
Industrial				
I-LHT	4	11		
I-HVY	17	347	128	63%
Multiple Land Use				
MLU	1	94	0	100%
TOTAL	30	542	182	66%

Table 60.

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
Conrich ASP	6,176	542	182	3%

Figure 24.



3.4 JANET ASP

The Janet ASP includes 2,330 hectares (5,758 acres) of land in central east Rocky View County. The area is bordered by Glenmore Trail (Highway 560) to the south, the City of Calgary to the south and west, the City of Calgary and City of Chestermere to the north, and Range Road 282 to the east. 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 provides for policy framework for the development of a Regional Business Centre.

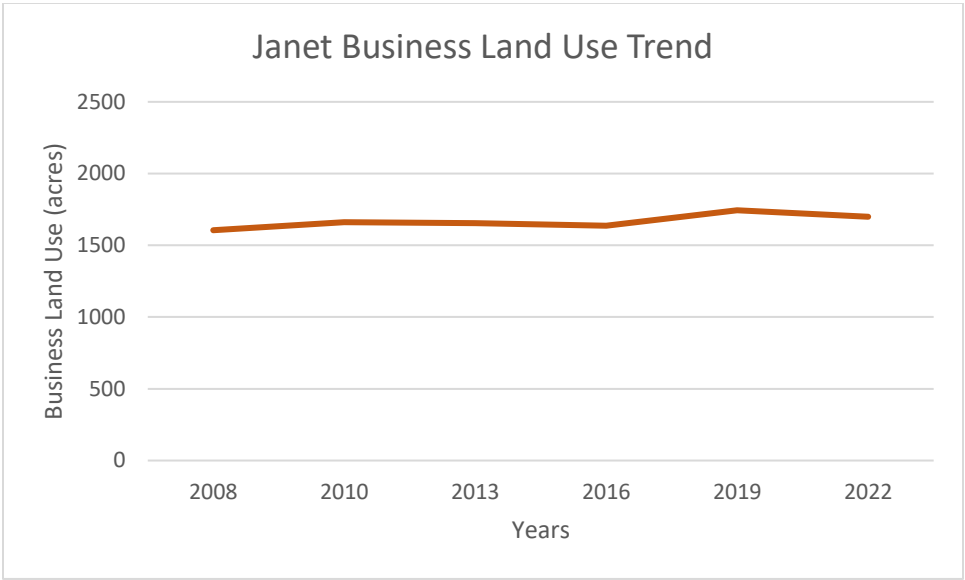
The Janet area contains the County's second-largest concentration of business development land (\pm 2,505 acres) As of 2022, approximately 1,075 acres are considered developed, which equates to 43% of full build-out potential.

Janet is included in the Joint Planning Area 2 of the Region Growth Plan and is expected to continue its development as a Regional Business Centre, primarily catering to small to medium-sized industrial businesses within the transportation, construction, and manufacturing sectors. Commercial development in this area is envisioned as being moderate to large, primarily serving the needs of the regional population.

Table 61. JANET ASP				
Land Use District	Number of Parcels	Land-Use-Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
B-REC	1	103.01	103.01	0%
C-LRDs	101	514.82	364.128	29%
DC - Business				
DC127	18	110	77	30%
DC133	99	130	113	14%
DC136	1	22	0	100%
DC153	26	289	98	66%
DC161	15	51	0	100%
DC58	3	65	55	15%
DC76	157	268	189	30%
DC82	1	29	29	0%
Industrial				
I-LHT	2	38	28	27%
I-HVY	4	80	20	75%
TOTAL	428	1699	1075	37%

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
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Janet ASP	2,505	1,699	1,075	43%
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3.5 NORTH CENTRAL INDUSTRIAL ASP

The North Central Industrial Area is situated east of the town of Crossfield, along the Highway 2 and 2A Corridors. The Town and County collaborated in the creation of this plan (adopted in 2017), and portions of the plan cover lands within each municipality. The plan supports the development of the area as a Regional and Highway Business Area, taking advantage of its proximity to the provincial highway network.

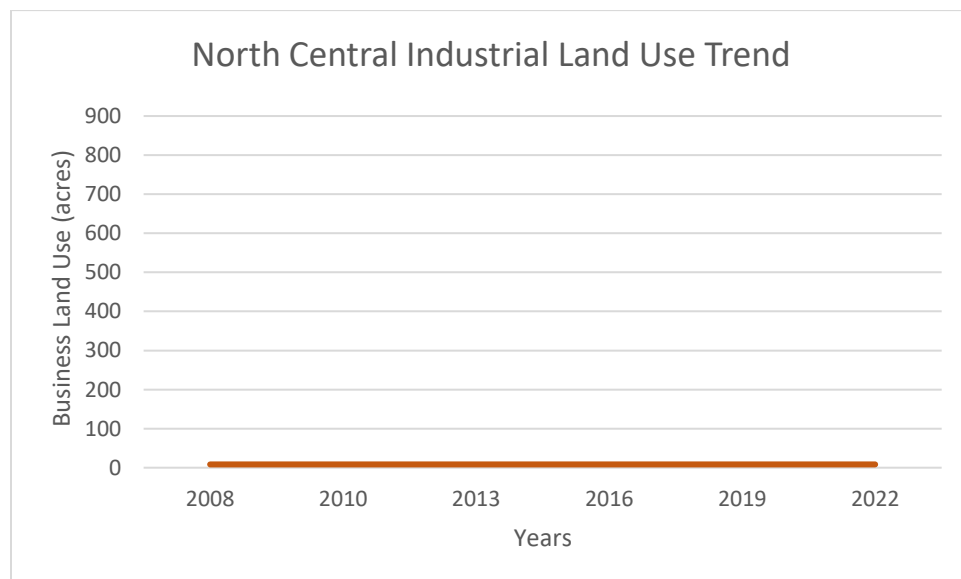
The plan area has not seen any significant changes since 2017 and with only 1% of the Plan area developed, agricultural use continues to be predominant.

Table 62. NORTH CENTRAL INDUSTRIAL ASP LAND USE DESIGNATION SUMMARY				
Land Use District	Number of Parcels	Land-Use- Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
C-HWY	2	8.43	0	100%
TOTAL	2	8	0	100%

Table 63.

Policy Area	Policy Supported Business Area	Land-Use- Designated Business Area	Developed Business Area	Percentage Built-Out
North Central Industrial ASP	918	8	-	0%

Figure 25.



3.6 OMNI ASP

The Omni ASP, approved in 2017, is bounded by Highway 564 to the north, Township Road 252 to the south, 84th street and the City of Calgary to the west, and Range Road 285 to the east. The Omni area encompasses approximately 1,280 acres – 660 acres of which are intended for commercial development and approximately 620 acres for light industrial development. The ASP envisions medium to large-sized commercial and light industrial uses, which transition to the agricultural lands to the east.

Since the adoption of the ASP, the area has not been developed. Much of the Plan area requires intermunicipal cooperation to address infrastructure needs. However, there are pending applications for the lands available for development and it is anticipated that the ASP will see increased activity should these be approved.

Table 64. OMNI ASP				
Land Use District	Number of Parcels	Land-Use-Designated Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Agricultural				
A-GEN	15	1178.52	0	100%
A-SML	2	92.01	0	100%
TOTAL	17	1271	0	100%

Table 65.

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
Omni ASP	1,271	-	-	0%

**There have been no business land uses in Omni ASP*

3.7 SHEPARD ASP

The Shepard ASP was initially adopted in 2001, but in 2014 was reduced significantly to cover just a single quarter section. A portion of the plan area was annexed to the City of Calgary, with the rest becoming the Janet ASP. The current Shepard ASP remains undeveloped.

Table 66. SHEPARD ASP				
Land Use District	Number of Parcels	Land-Use- Designated Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Agricultural				
A-GEN	1	67	0	100%
Residential				
Rr-RUR	3	15.98	0	100%
TOTAL	4	83	0	100%

Table 67.

Policy Area	Policy Supported Business Area	Land-Use- Designated Business Area	Developed Business Area	Percentage Built-Out
Shepard ASP	83	-	-	0%

**There have been no business land uses in Shepard ASP*

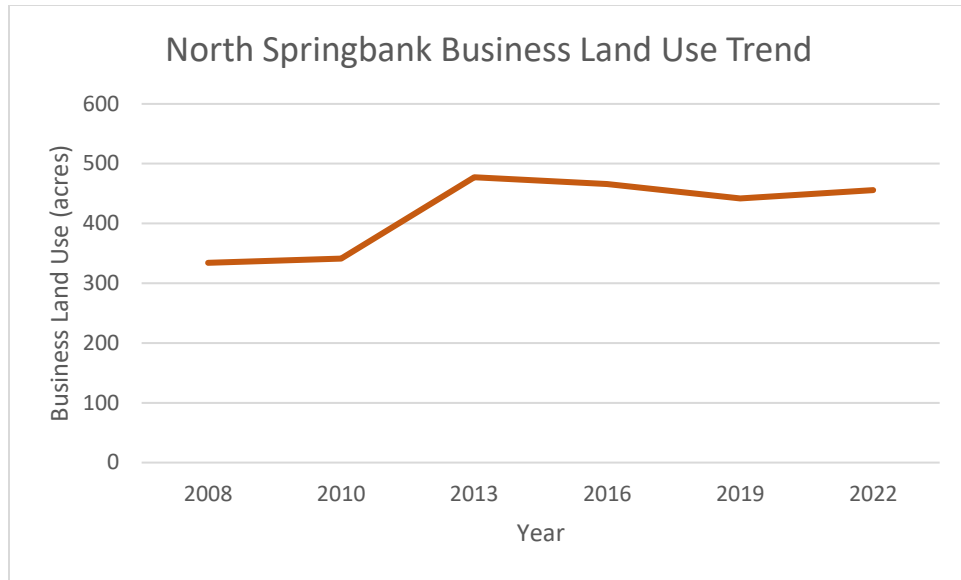
3.8 NORTH SPRINGBANK ASP

The North Springbank ASP was first adopted in 1999. It includes approximately 611 acres of business-oriented lands, focused primarily on the nodes of the Springbank Airport and the intersection of Highway 1 and Range Road 33. The Plan area is approximately 37% built out, with further development anticipated in the ASP through the approval of the Bingham Crossing Conceptual Scheme with offerings of retail, office, and other commercial opportunities in the community.

Table 68. NORTH SPRINGBANK ASP				
Land Use District	Number of Parcels	Land-Use- Designated Business Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
B-REG	121	106.21	59.55	44%
C-LRDs	12	26.36	19.36	27%
Industrial				
I-LHT	5	46.72	22.5	52%
DC Business				
DC148	1	152.98	0	100%
DC20	1	123.59	123.59	0%
TOTAL	140	456	225	51%

Table 69.

Policy Area	Policy Supported Business Area	Land-Use- Designated Business Area	Developed Business Area	Percentage Built-Out
North Springbank ASP	611	456	225	37%



3.9 LANGDON ASP

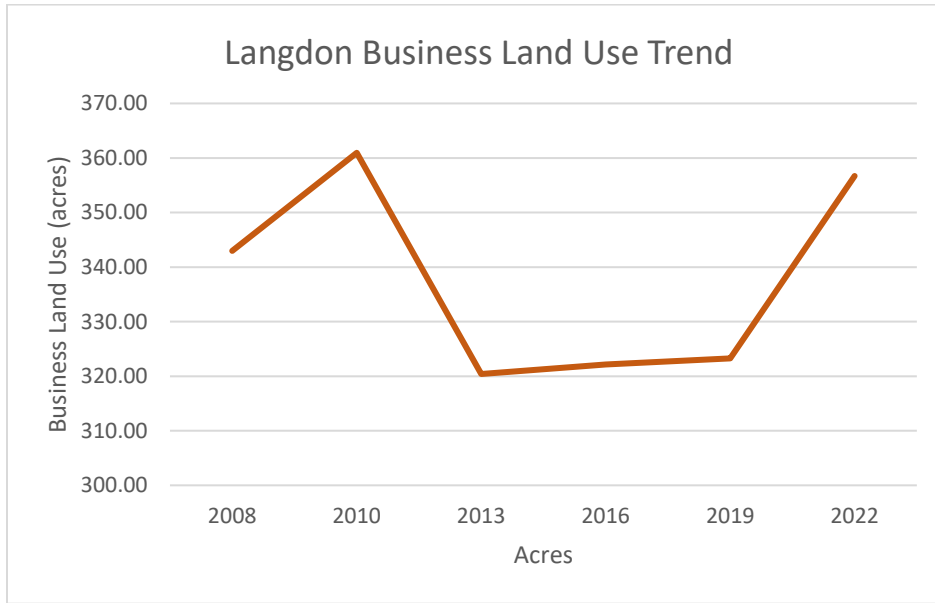
Langdon is a fully serviced hamlet, and contains a range of business uses. These span the range from small local-focused business amenities to light industrial businesses. The vacancy rate of lands currently zoned for business uses is 90%, and the total area supported by the ASP policies for business uses are only 4% built out.

Table 70. LANGDON ASP				
Land Use District	Number of Parcels	Current Business Land Use Area	Developed Business Area	% of Land-Use Designated Area Undeveloped
Commercial				
C-LUD	26	52	9.88	81%
C-LRDs	1	5	5.39	0%
DC - Business				
DC97	1	57	0	100%
DC114	3	201	0	100%
DC2	19	6	5	2%
DC77	1	4	4	0%
DC64	25	4	1	74%
Industrial				
I-LHT	9	28	11	62%
TOTAL	85	357	36	90%

Table 71.

Policy Area	Policy Supported Business Area	Land-Use- Designated Business Area	Developed Business Area	Percentage Built-Out
Langdon ASP	716	357	36	4%

Figure 26.



3.10 FULTON INDUSTRIAL CONCEPTUAL SCHEME

The Fulton Industrial Park is located just east of the hamlet of Indus, bounded by Highway 22X to the south, Range Road 280 to the east, Range Road 281 to the west, and Township Road 230 to the North.

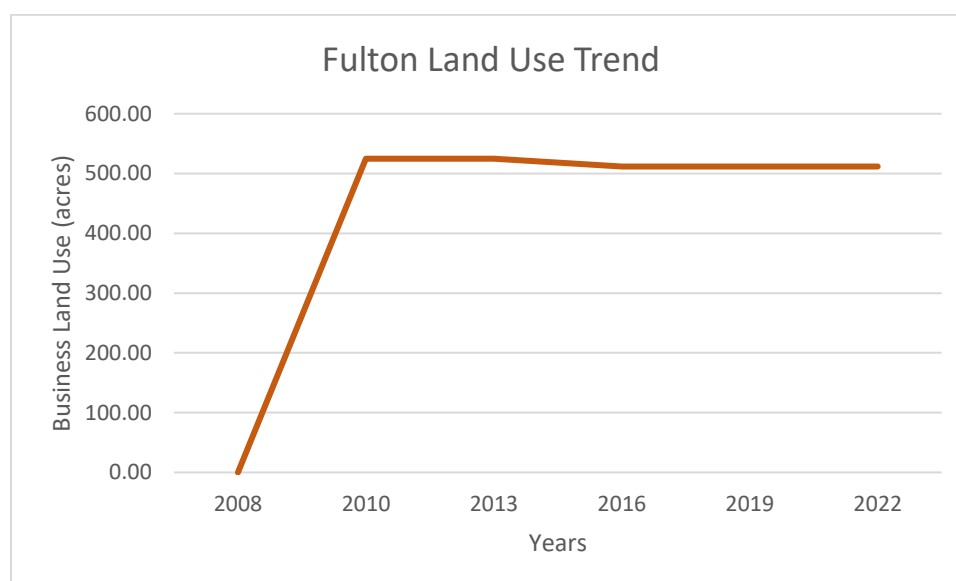
Development in the area is guided by the Fulton Industrial Park Conceptual Scheme and includes a mix of industrial and local commercial uses of varying intensities that require limited services. The plan accommodates a variety of industrial clients, including large lots, open storage, manufacturing, and distribution/logistics. Of the 512 Acres within Fulton Industrial Park, 9% is currently built out.

Table 72. FULTON CONCEPTUAL SCHEME				
Land Use District	Number of Parcels	Land-Use-Designated Business Area	Developed Business Area	% of Land-Use-Designated Area Undeveloped
Industrial				
I-HVY	27	511.61	46.64	91%
TOTAL	27	512	47	91%

Table 73.

Policy Area	Policy Supported Business Area	Land-Use-Designated Business Area	Developed Business Area	Percentage Built-Out
Fulton Conceptual Scheme	512	512	47	9%

Figure 27.



3.11 BUSINESS DEVELOPMENT OUTSIDE OF AREA STRUCTURE PLANS

The chart below summarizes the total business lands analysed in detail in each policy section above – these are the Policy Supported Business Areas.

Other Business Areas are those areas that are outside of the ASPs or Fulton Conceptual Scheme. The Municipal Development Plan and CMRB Growth Plan are generally non-supportive of business uses outside of ASP areas, but areas that already have land use designated for business uses with no regional significance may continue to develop.

Table 74.

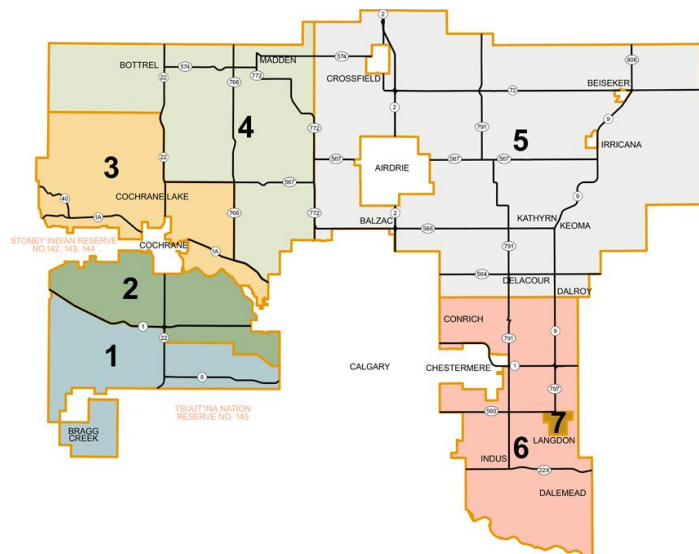
Business Areas	Current Business Land Use Area	Developed Business Area
Policy Supported Business Areas	8,139	3,479
Other Business Areas	18,650	5,750
TOTAL	26,789	9,229

Note: Only parcels with Business Land Use and assessed as non-residential are considered to be Developed Business Area. Other Business Areas are areas that are within the County but are outside the 10 Policy areas considered for Business uses.

PART 3 - DEVELOPMENT STATISTICS BY DIVISION

Division Data

Part VII examines the development capacity by electoral division. The majority of land area in Rocky View County is agricultural in nature, with no significant development. Parcels with agricultural land use designation are allowed to have two dwellings built upon them, but most agricultural parcels do not contain two dwellings – many have none and are solely used as cultivated or pasture lands.

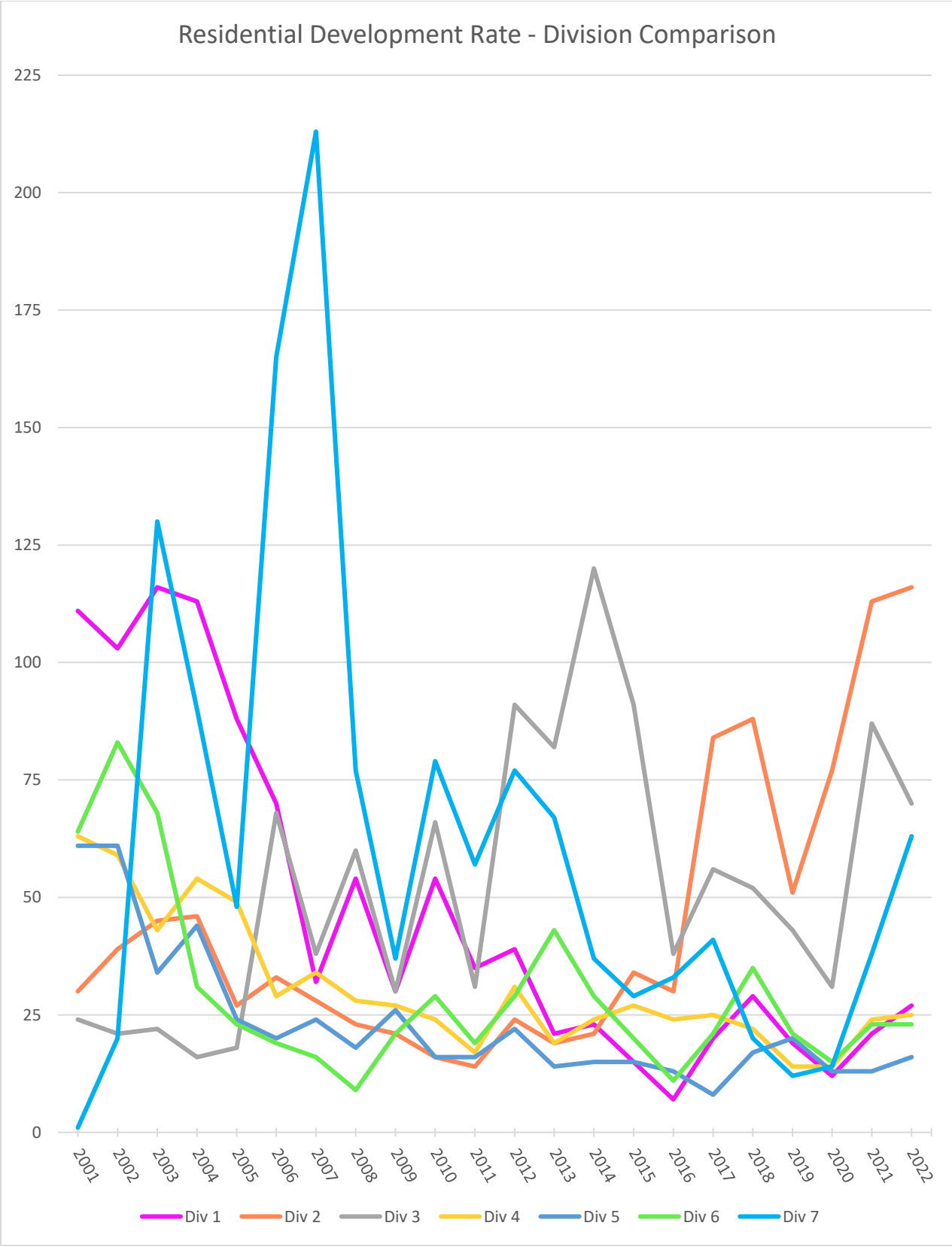


The Municipal Development Plan also allows some potential for agricultural subdivision through first parcel out and new and distinct agricultural uses. Consequently, there may be a gradual population increase in the agricultural areas that are not fully considered as part of the County’s overall growth strategy; however, the additional population is likely to be insignificant when compared to that anticipated in the County’s residential growth areas. Per the Municipal Development Plan, business development is supported primarily within the identified business areas. It is not common to see large industrial or

commercial uses outside of planned areas. Exceptions would be ad-hoc agricultural commercial and processing operations that may be available under the Agricultural General Land Use District or natural resource extraction operations covered under the Special, Natural Resources District or a District Control Bylaw.

With respect to the Division Data set out below, an analysis of the assessment ratios has been provided offering further context for growth trends overall. In particular, the assessment ratios offer a view of growth from a strategic and perhaps more fiscal perspective. Each division is unique and while the wider goal of a 65:35 residential to business tax assessment ratio is Countywide, the division-specific ratios offer some perspective on the form and character of each division and how that compares to other areas.

The County’s electoral divisions were amended in 2019, so comparison with previous inventories is not possible.



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, Division 1 has undergone significant changes – annexation of a portion of the lands on the eastern side has reduced the overall area; however, as this land is heavily forested and relatively remote, this did not heavily impact development. The establishment of the Bragg Creek Water System in 2013 has provided the hamlet of Bragg Creek with piped water and wastewater servicing, which has created the potential for higher-density development on smaller lots. This is reflected in the substantial number of Build-Approved parcels in the Division, as the development rate in Division 1 correlates strongly with the development rate within the Greater Bragg Creek ASP. Additional growth is anticipated, particularly in the future Hamlet Expansion area including the future expansion of the hamlet through a revision of the ASP. Recent approvals for development projects such as the Brewery/Hotel and Distillery, and the Gateway Project will likely progress in the coming years.

With an average development rate of nearly 50 new dwellings per year, Division 1 has seen a large number of new dwellings over the past 20 years. Aside from Bragg Creek, there is development pressure in the Central Springbank Area Structure Plan for 2- to 4-acre, country residential-style development. New growth in Division 1 is likely to be focused in Bragg Creek with continued infilling in the Elbow Valley and Central Springbank areas.

Table X below gives an indication of the build-out rate for Division 1 within existing, approved policy areas which include Elbow Valley ASP, Bragg Creek ASP, and portions of Central Springbank ASP. Figure X shows capacity and growth rates for the wider division. Table X identifies the extent of business use within the division and its progress towards build-out, while Table X indicates the assessment ratio for the division, with and without agricultural lands.

Figure 28.

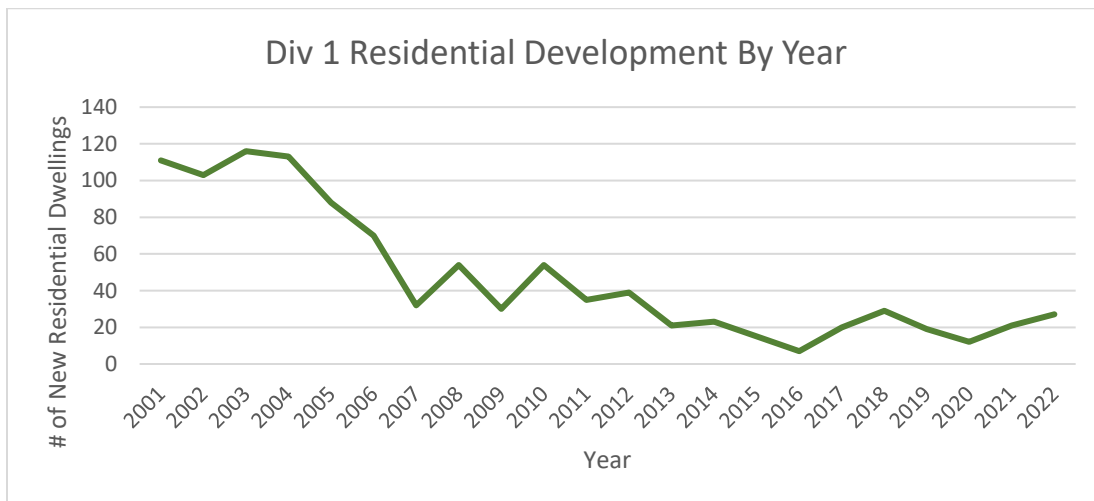


Table 75.

	2001 – 2022
Development Rate (dwellings per year)	45
Total New Dwellings	991

Table 76.

Land Use Category	Number of Parcels	Total Area (acres)	Built Dwellings	Build Ready Parcels	Build Approved Parcels
Agricultural	552	59,440	193	359	0
A-GEN	468	57,435	131	337	0
A-SML	84	2,004	62	22	0
DC-Residential	1,112	1,533	1,027	85	0
R-DC111	21	15.63	19	2	0
R-DC116	2	153.28	0	2	0
R-DC119	6	50.54	4	2	0
R-DC13	763	728.893	722	41	0
R-DC154	1	32.18	0	1	0
R-DC168	2	201	1	1	0
R-DC4	2	19.96	2	0	0
R-DC48	4	31.96	3	1	0
R-DC51	77	131.096	72	5	0
R-DC57	15	9.46	12	3	0
R-DC67	1	9.27	1	0	0
R-DC7	4	29.4	1	3	0
R-DC81	90	18.202	90	0	0
R-DC92	123	88.60464	99	24	0
R-DC95	1	13.81	1	0	0
Multiple Land Use	13	554	6	5	0
Residential, Rural	1,186	4,907	1,055	131	510
R-CRD	776	2,192	696	80	302
R-RUR	410	2,715	359	51	208
Residential, Urban	224	167	209	15	152
R-URB	224	167	209	15	152
Grand Total	3,085	66,601	2,490	595	662

Table 77. Existing Business Development

Land Use	# of Parcels	Total Area (Ac)	Developed Business Area (Acres) ³	Vacant Area (Ac) ⁴
Commercial	39	1700		
B-REC	14	1650		
C-LUD	25	50		
DC-Business	13	588		
Multiple Land Use	6	882		
Special District	3	320		
S-NAT	3	320		
Grand Total	61	3,490	2,319	1,171

Table 78. Development Ratio

Gross Division Area (Ac)	69,892			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
59,440	6,607	3,490	355	85:10:05

³ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan

⁴ **Vacant Area** means: lands without a Building Permit and may include lands with a pre-existing structure (i.e. residence), currently having a business land use zoning.

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. The development rate over the last 20 years has been approximately 45 new dwellings per year, with a recent increase since 2017 associated primarily with the development of Harmony.

Division 2 includes a number of notable developments including Calaway Park, Springbank Park for All Seasons, the community of Harmony, the Phil Michelson Golf Course, and Springbank Airport (which is Canada's sixth-busiest airport in terms of aircraft movements). The Bingham Crossing project has a range of approvals in place and is expected to proceed with construction over the coming term.

The Springbank Off-Stream Reservoir (SR1) project was initiated in 2016, and in 2021, received approvals from the Impact Assessment Agency of Canada and the Natural Resources Conservation Board. The proposed project would consist of an off-stream storage reservoir, a diversion structure and channel, an off-stream storage dam, outlet works, and road modifications.

Table 9 below gives an indication of the build-out rate for Division 2 within existing, approved policy areas, which includes North Springbank and portions of Central Springbank ASP, and Harmony Conceptual Scheme. Figure 9 shows capacity and growth rates for the wider division. Table 10 identifies the extent of business use within the division and its progress towards build-out, while Table 11 indicates the assessment ratio for the division, with and without agricultural lands.

Figure 29.

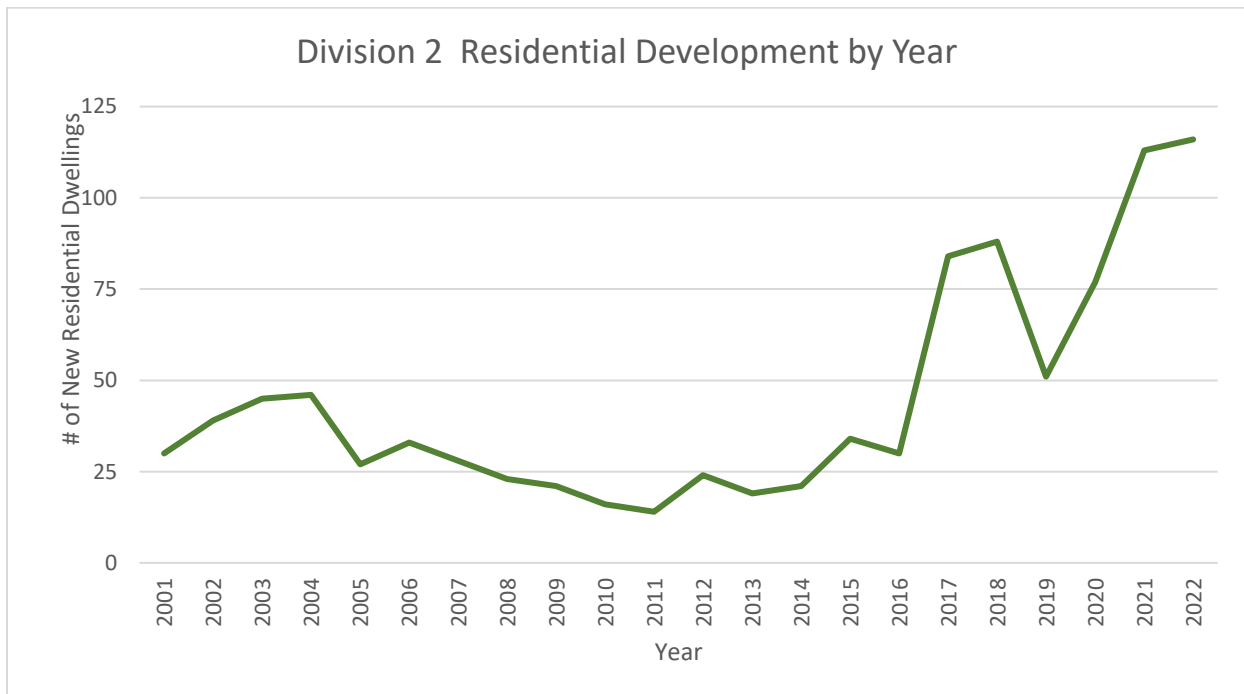


Table 79.

DIVISION 2	2001 – 2022
20-year Development Rate	45
20-year Total New Dwellings	979

Table 80. Residential Inventory

Land Use District	Total Area (Ac)	# of Parcels	Built Dwellings (#)	Build Ready (#)	Build Approve (#)	Current Residential Capacity (#)
Agricultural	52,223	444	126	318	0	
A-GEN	5,0686	395	100	295	0	
A-SML	1,537	49	26	23	0	
Direct Control	1,611	628	303	325	0	
DC-129	1,611	628	303	325	0	
Multiple Land Use	1,478	146	137	8	0	
Residential, Rural	5,793	1,586	1421	165	586	
R-CRD	2,958	1,164	1046	118	284	
R-RUR	2,835	422	375	47	302	
Grand Total	61,105	2,804	1,987	816	586	1,402

Table 81. Business Inventory

Land Use District	Parcel (#)	Area (Ac)	Developed Business Area (Ac) ⁵	Vacant Area (Ac)
Commercial	122	134		
B-REG	111	94		
C-HWY	1	14		
C-LRD	10	26		
Direct Control	1	14		
DC-172	1	14		
DC-20	1	124		
DC-165	59	843		
Industrial	4	27		
I-LHT	4	27		
Multiple Land Use	10	649		
Special District	6	595		

⁵ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan

S-NAT	6	595		
Grand Total	203	2386	1409	977

Table 82. Development Ratio

Gross Division Area (Ac)	63,626			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
52,233	8,882	2,386	125	82:14:04

4.3 DIVISION 3

Division 3 is located in the central northwest region of Rocky View County. Predominantly characterized by agricultural land uses, the division marks the transition from prairie to foothills along the Highway 1A corridor. Residential land uses are primarily concentrated with the policy areas of the Cochrane North, Cochrane Lake Hamlet, Glenbow Ranch, and Bearspaw ASPs. The residential development rate in this division has slowly increased over the last two decades, with a period of high growth between 2012 and 2015, followed by a reversion to the average trendline.

Approximately half of the Bearspaw Area Structure Plan is located within Division 3. This area features large tracts of agricultural land, with country residential uses primarily focused on the east side approaching Calgary. A review of the Bearspaw ASP is currently underway to modernize the document and align with current development trends.

Notable businesses in Division 3 include the Inter Pipeline Extraction Plant, Yamnuska Wolfdog Sanctuary, Big Hill Springs and Glenbow Ranch Provincial Parks, the resort community of Ghost Lake Cottage Club, the residential community of Watermark, and Flores & Pine Restaurant in Bearspaw. Increased pressure for additional gravel extraction sites in Division 3, particularly along Highway 567 and Highway 1A west of Cochrane, may continue to drive non-residential land use activity. The County's recent purchase of the Horse Creek Water and Wastewater Co-ops provides some capacity for servicing around Cochrane Lake.

Figure 30.

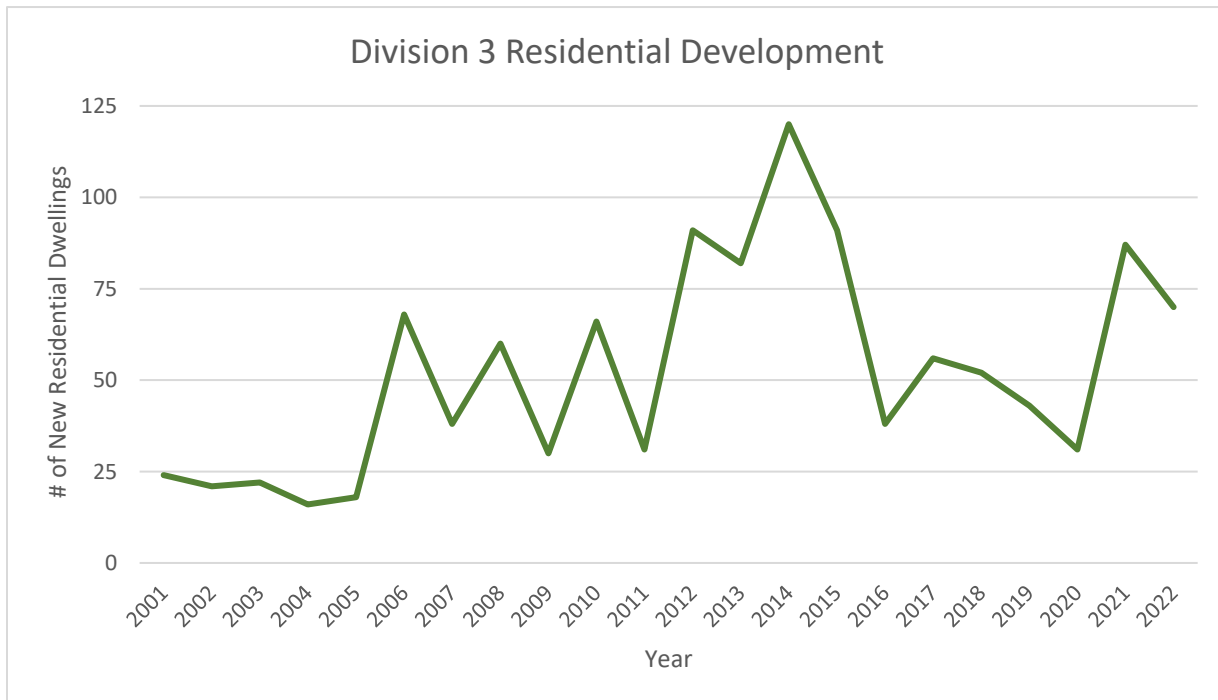


Table 83.

DIVISION 3	2001 – 2022
20-year Development Rate	53
20-year Total New Dwellings	1155

Table 84. Residential Inventory

Land Use	Parcel (#)	Total Area (Ac)	Built (#)	Build Ready (#)	Build Approve (#)	Current Residential Capacity (#)
Agricultural	878	82,180	420	458	0	
A-GEN	680	76,614	260	420	0	
A-SML	198	5,566	160	38	0	
Direct Control	1,109	841	708	401	847	
DC123	369	77	165	204	0	
DC141	424	230	378	46	146	
DC158	2	317	0	2	423	
DC36	314	217	165	149	278	
Multiple Land Use	18	1,231	11	7	0	
MLU	18	1,231	11	7	0	
Residential, Rural	1,004	6,095	878	126	708	
R-CRD	389	870	348	41	27	
R-RUR	615	5,225	530	85	681	
Residential, Urban	54	41	54	0	31	
R-URB	54	41	54	0	31	
Grand Total	3,063	90,387	2,071	992	1,586	2,578

Table 85. Business Inventory

Land Use	Parcel (#)	Area (Ac)	Developed Business Area (Ac) ⁶	Vacant Area (Ac)
Commercial	5	13		
C-HWY	3	11		
C-LRD	1	0		
C-MIX	1	2		
Direct Control	5	645		
DC152	2	320		
DC170	2	323		
DC73	1	2		
Industrial	1	10		
I-HVY	1	10		
Multiple Land Use	7	1,002		
Special District	6	600		
S-NAT	6	600		
Grand Total	24	2,271	1,050	1,221

Table 86. Development Ratio

Gross Division Area (Ac)	93,000			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
82,180	8,207	2,271	342	89:09:02

⁶ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan

4.4 DIVISION 4

Division 4 is located in the northwest area of Rocky View County. The majority of the land in this division is agricultural, used primarily for cattle ranching and crop production. Residential development is focused in the Bearspaw area, but the division also includes a number of dispersed subdivisions in the agricultural area and around the communities of Madden and Bottrel on farmsteads and fragmented subdivisions.

Over the last 20 years, an average of 31 new dwelling units have been approved each year in this division; the majority of this new residential development has occurred within the Bearspaw Area Structure Plan. Prominent Conceptual Schemes within the ASP include Silverhorn, Bearspaw Heights, Indigo Hills, Westminster Glen, Jewel Valley, Woodland Range, The Woodlands, Graystone, and Willow Creek.

The Big Hill Springs Conceptual Scheme, located approximately half a mile north of the eastern portion of the Bearspaw ASP was approved by Council in 2007 and intended to provide for a community of 10,000 people in residential neighbourhoods centred around a village core. Further approvals have not been pursued (Subdivision, redesignation, etc.) to date.

There will be increasing focus on the interface with the City of Calgary in Division 4 in the coming years, as initial development commenced within the City's Glacier Ridge Area Structure Plan area in the spring 2021. That ASP plans for approximately 3,350 acres of residential and commercial development north of 144 Avenue NW; the development is anticipated to generate a population of around 58,000, and 12,000 jobs. North of this ASP, within the County, the Rocky View County / City of Calgary Intermunicipal Development Plan identifies part of Division 4 as a City Residential Growth Corridor, with the assumption being that new subdivision and development would be limited to allow for easier future integration of the lands into Calgary.

Aggregate extraction has been an ongoing concern in Division 4. Existing pits lie both within the city (Provincial STAR Pit, private Spy Hill pits) and in the County (Burnco Burma Road Pit), while Lehigh Hanson has unsuccessfully attempted to obtain approval from the County on three occasions for a new pit that would also be north of Burma Road. As noted in Division 3, Highway 567 is a further area where aggregate proposals have been brought before Council; the McNair Sand and Gravel/Buckley pit currently has land use at the northwest corner of that highway and Range Road 40 and development permit applications are expected to be received in the near future.

Further west along Highway 567, towards the junction with Highway 22, land use and subdivision applications for industrial development have been approved by the preceding Council; this area may see additional development pressure in the coming years. Table 15 gives an indication of the build-out rate for Division 4 within existing, approved policy areas, which only includes a portion of the Bearspaw ASP. Figure 11 shows capacity and growth rates for the wider Division. Table 16 identifies the extent of business use within the division and its progress towards build-out, while Table 17 indicates the assessment ratio for the division, with and without agricultural lands.

Figure 31.

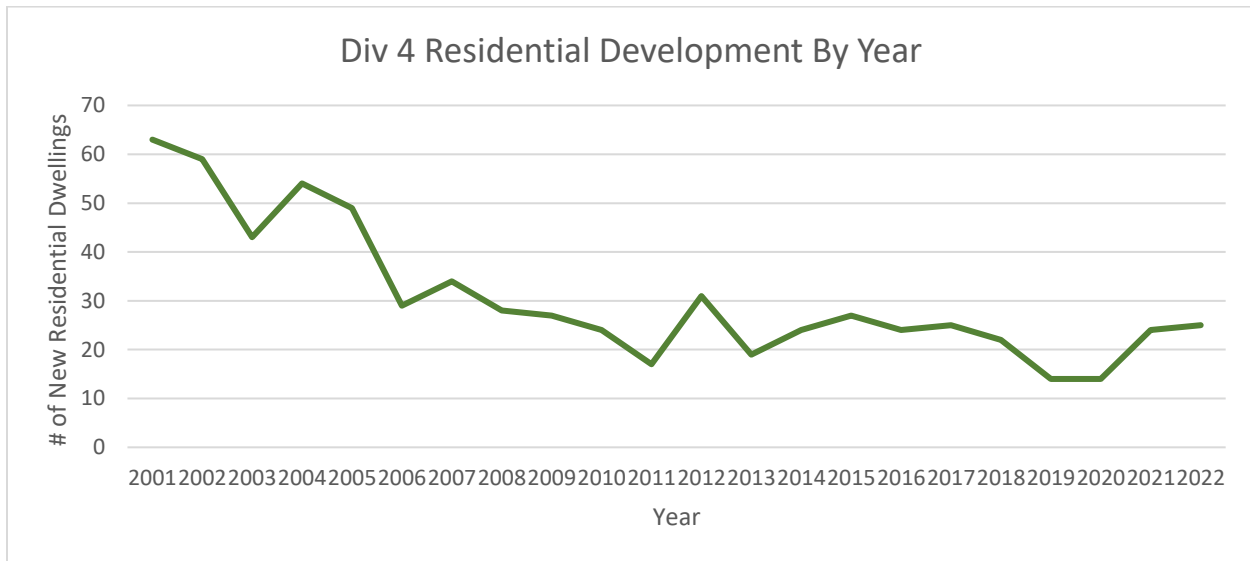


Table 87.

DIVISION 4	2001 – 2022
20-year Development Rate	31
20-year Total New Dwellings	676

Table 88. Residential Inventory

Land Use	Parcel (#)	Area (Ac)	Built (#)	Build Ready (#)	Build Approve (#)	Division Capacity (#)
Agricultural	1,474	155,324	714	760	0	
A-GEN	1,225	147,034	526	699	0	
A-SML	249	8,291	188	61	0	
Direct Control	25	47	24	1	6	
DC143	1	45	0	1	0	
DC23	24	2	24	0	6	
Multiple Land Use	25	1,514	19	6	0	
Residential, Rural	1,604	8,150	1,416	188	1,004	
R-CRD	779	2,445	683	96	468	
R-RUR	825	5,705	733	92	536	
Residential, Urban	10	2	10	0	0	
R-URB	10	2	10	0	0	
Grand Total	2,313	165,038	1,450	863	474	1,337

Table 89. Business Inventory

Land Use	Parcel (#)	Total Area (Ac)	Developed Business Area (Acres) ⁷	Vacant Area (Ac)
Commercial	15	456		
B-REC	6	409		
C-HWY	4	12		
C-LRD	2	28		
C-LUD	3	6		
Direct Control	9	647		
DC-100	2	139		
DC-34	6	479		
DC-96	1	29		
Industrial	35	20		
I-LHT	35	20		
Multiple Land Use	9	1,011		
Special District	1	20		
S-NAT	1	20		
Grand Total	69	2,154	1,498	656

Table 90. Development Ratio

Gross Division Area (Ac)	167,439			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
155,324	9,714	2,154	247	93:06:01

⁷ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan.

4.5 DIVISION 5

Division 5 encompasses the northeastern quadrant of Rocky View County. Large areas of the division comprise prairie grasslands with major wetland complexes. Large- and small-scale agricultural pursuits are intermingled with residential and small agricultural subdivisions. Several aggregate extraction sites and other agri-business uses are found in the northeastern portion of the division around the town of Irricana and the village of Beiseker.

However, the division also includes many of the County's most significant business areas, including the flagship East Balzac growth node, which has accommodated numerous regionally significant developments over the past 20 years, including: CrossIron Mills; the Century Downs Racetrack and Casino; the Amazon, Walmart, Sobeys, and Lowes Distribution Centres; and the New Horizon Mall. Continued growth continues to occur within Balzac, and in October 2021, amendments to the Balzac East Area Structure Plan were approved to allow for a 465-acre expansion to include lands east and northeast of County Hall.

The future growth of the Balzac area and surrounding lands between the city of Calgary and the city of Airdrie is guided by the Calgary Metropolitan Regional Board Regional Growth Plan. The Growth Plan identifies the Calgary to Airdrie corridor as a Joint Planning Area, requiring further intermunicipal collaboration on matters such as transit, servicing, and environmental assets.

Further south, the OMNI Area Structure Plan supports a 1,280 acre commercial area between Highway 564 and Township Road 252. The ASP was approved by the Municipal Government Board (MGB) in 2018 after an appeal was submitted by the City of Calgary against the growth area. Conceptual scheme and land use applications are currently being processed for the first 185 acres of the ASP, and there is ongoing collaboration with Calgary and Alberta Transportation to address items set out by the MGB Order. OMNI would also be affected by the forthcoming Regional Growth Plan, as it is included within Joint Planning Area 2 of the Plan, requiring similar collaboration on intermunicipal matters of concern.

The North Central Industrial ASP, adopted by the County and Town of Crossfield in 2017, was an example of successful intermunicipal collaboration on land use planning matters. The ASP covers approximately 1,700 acres of land within the County and Town and provides for a range of light and heavy industrial development opportunities west of the QEII Highway.

Figure 32.

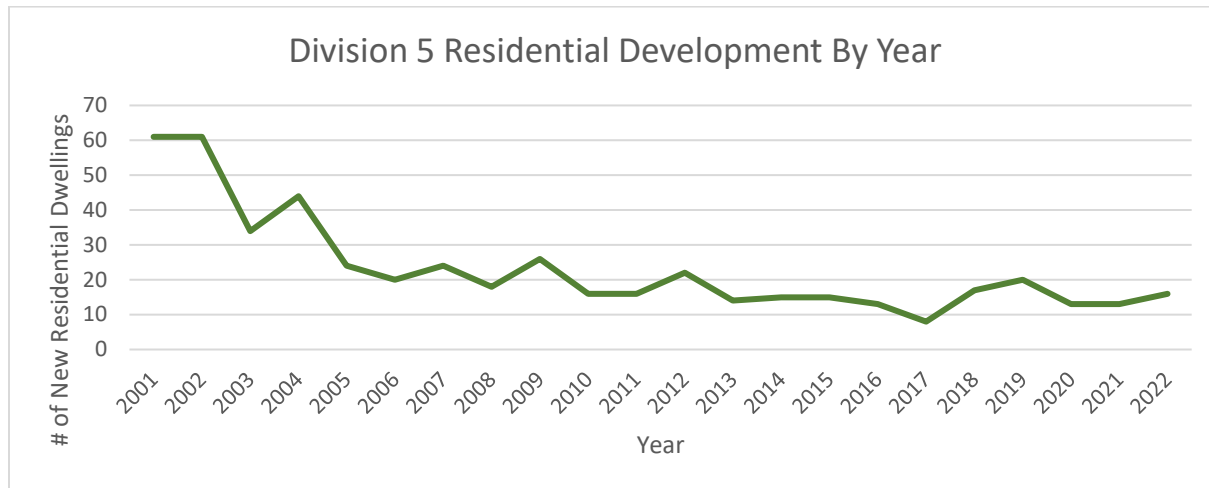


Table 91.

DIVISION 5	2001 – 2022
20-year Development Rate	23
20-year Total New Dwellings	510

Table 92. Residential Inventory

Land Use	Parcel (#)	Total Area (Ac)	Built (#)	Build Ready (#)	Build Approve (#)	Current Residential Capacity (#)
Agricultural	3,363	363,115	1,194	2,169	0	
A-GEN	3,078	354,905	972	2,106	0	
A-SML	285	8,210	222	63	0	
Direct Control, Residential	12	231	10	2	172	
DC140	3	220	1	2	172	
DC43	9	11	9	0	0	
Direct Control, Mixed	5	470	2	3	0	
DC-37	2	308	1	1	0	
DC-46	1	2	0	1	0	
DC-50	2	160	1	1	0	
Multiple Land Use	62	6,991	28	34	0	
Residential, Rural	898	4,282	814	84	235	
R-CRD	341	782	313	28	28	
R-RUR	557	3,500	501	56	207	
Residential, Urban	71	144	62	9	1,141	

R-MID	5	72	4	1	1,032	
R-URB	66	71	58	8	109	
Grand Total	4,411	375,232	2,110	2,301	1,548	3,849

Table 93. Business Inventory

Land Use	Parcel (#)	Area (Ac)	Developed Business Area (Acres) ⁸	Vacant Area (Ac)
Commercial	28	629		
B-AGR	2	90		
B-REC	4	307		
C-HWY	5	26		
C-LRD	11	203		
C-LUD	6	4		
Direct Control	832	2,941		
DC-109	22	503		
DC-117	1	19		
DC-118	4	13		
DC-125	2	108		
DC-128	1	72		
DC-131	597	335		
DC-132	1	30		
DC-153	35	53		
DC-162	1	80		
DC-164	30	121		
DC-166	1	80		
DC-29	1	9		
DC-30	1	10		
DC-52	1	39		
DC-68	3	52		
DC-72	4	17		
DC-90	2	7		
DC-99	125	1,395		
Industrial	36	1,250		
I-HVY	35	1,242		
I-LHT	1	8		
Multiple Land Use	35	3,709		
Special, District	1	20		
S-FUD	1	20		
S-NAT	30	3,458		
Grand Total	962	12,006	5,129	6,877

⁸ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan.

Table 94. Development Ratio

Gross Division Area (Ac)	387,651			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
363,115	12,117	12,006	413	94:03:03

4.6 DIVISION 6

Division 6 covers most of the southeastern quadrant of the County and is characterized by prairie grasslands and major wetland complexes. The eastern portion of the division features Weed Lake, a prominent stormwater collection area and discharge point for the Langdon Waste Water Treatment Plant. Although there is a strong pattern of dispersed small country residential developments and farmsteads across the division, comprehensively planned residential growth is centred on the hamlets of Conrich and Indus, with further communities in Prince of Peace (wider Conrich ASP) and Prairie Schooner Estates (Janet ASP). Although part of the Conrich ASP hamlet has already been developed (South Conrich Conceptual Scheme), Administration is currently drafting amendments to the ASP to further define land uses for the hamlet and adjoining lands.

The significant transportation corridors of Highway 1, Glenmore Trail (Highway 560) and Highway 22X run west-east through the Division, while the Division also benefits from proximity to the County's municipal water and wastewater infrastructure.

The Conrich and Janet ASPs provide the focus for a range of business development in the division, with the latter focused on limited-service industrial development. The Fulton Industrial Park Conceptual Scheme provides a further 523 acre master planned limited-service development, immediately north of Highway 22X. Although the build-out of business areas has been gradual, the Janet ASP has seen the majority of business development within the division, and work is now progressing to define land uses on the remaining portion of the Janet ASP, east of the Western Headworks Canal. Similar to the OMNI ASP, both Janet and Conrich are included within Joint Planning Area 2 of the Regional Growth Plan.

Recently, there has been substantial pressure on further planning for business development in the Division. In 2020, Terms of Reference for a 3,800 acre Highway 1 East ASP, 1,800 acre Shepard Industrial ASP, and 2,400 acre Glenmore Trail ASP. These developer-led ASPs were not ultimately approved, although Shepard Industrial has received direction for further intermunicipal work to be undertaken.

Table 21 below gives an indication of the build-out rate for Division 6 within existing, approved policy areas, which includes the Conrich, Indus, and Janet Area Structure Plans. Figure 13 shows capacity and growth rates for the wider Division. Table 22 identifies the extent of business use within the division and its progress towards build-out, while Table 23 indicates the assessment ratio for the division, with and without agricultural lands.

Figure 33.

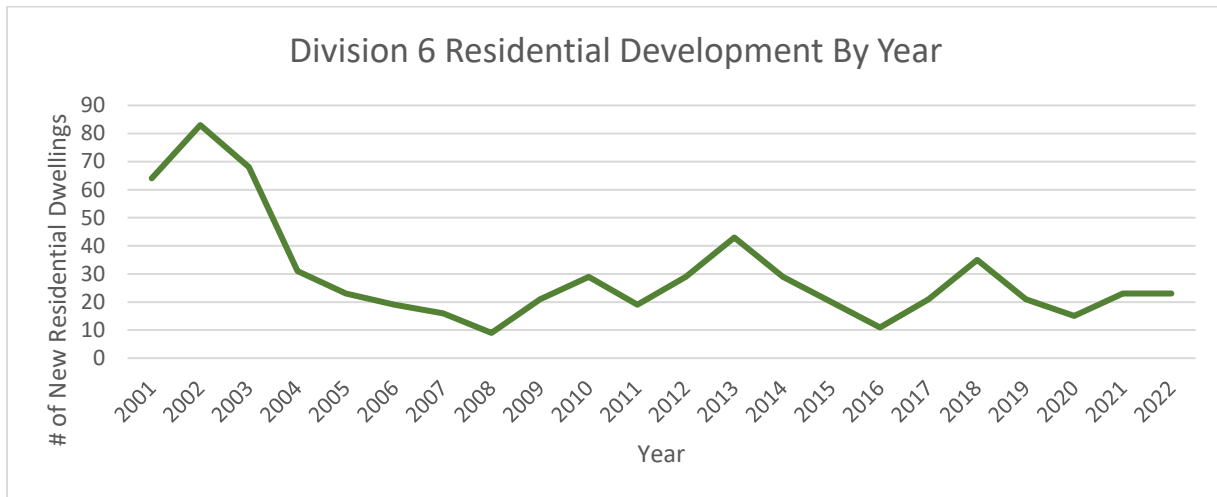


Table 95.

DIVISION 6	2001 – 2022
20-year Development Rate	30
20-year Total New Dwellings	652

Table 96. Residential Inventory

Land Use	Parcel (#)	Total Area (Ac)	Built (#)	Build Ready (#)	Build Approve (#)	Current Residential Capacity (#)
Agricultural	1,308	112351.98	556	751	-	
A-GEN	1,083	106550.28	379	704	-	
A-SML	224	5,872	177	47	-	
Direct Control	458	382	385	73	-	
DC-11	193	92	175	18	-	
DC-120	261	118	210	51	-	
DC-129	2	5	-	2	-	
DC-141	1	8	-	1	-	
DC-147	1	159	-	1	-	
Multiple Land Use	43	3,605	15	28	-	
MLU	43	3,605	15	28	-	
Residential, Rural	837	4,942	727	110	512	
R-CRD	285	748	258	27	78	
R-RUR	552	4,195	469	83	434	
Residential, Urban	35	271	31	4	3,596	

R-MID	2	251	-	2	3,588	
R-URB	33	20	31	2	8	
Grand Total	2,680	121553.0	1,714	966	4,108	5,074

Table 97. Business Inventory

Land Use	Parcel (#)	Area (Ac)	Developed Business Area (Acres)⁹	Vacant Area (Ac)
Commercial	117	1,183		
B-AGR	4	70		
B-LWK	7	65		
B-REC	6	445		
C-HWY	1	10		
C-LRD	91	567		
C-LUD	6	13		
C-REG	2	13		
Direct Control	317	2,301		
DC-1	1	13		
DC-112	1	20		
DC-122	2	80		
DC-127	17	102		
DC-130	2	54		
DC-131	7	22		
DC-133	93	122		
DC-136	1	22		
DC-146	4	75		
DC-153	27	188		
DC-159	2	79		
DC-161	1	57		
DC-166	6	945		
DC-170	1	157		
DC-58	3	65		
DC-76	145	217		
DC-82	1	29		
DC-89	1	2		
DC-91	1	17		
DC-99	1	36		
Industrial	21	460		
I-HVY	21	460		
Multiple Land Use	16	1,107		
Special District	10	1,282		
S-NAT	10	1,282		

⁹ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan.

Grand Total	481	6,332	4,292	2,040
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Table 98. Development Ratio

Gross Division Area (Ac)	128,431			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
112,352	9,201	6,332	546	88:07:05

4.7 DIVISION 7

Division 7 comprises the hamlet of Langdon, the County's largest hamlet by population and one of fastest growing residential areas alongside Bearspaw and Harmony (9.5% between 2013 and 2018). The hamlet is 2,228 acres in area and the population stood at 5,364 in 2018.

The Langdon Area Structure Plan was adopted in May 2016 and overall provides the potential for a build-out population of 13,400 people at an average base density of around 4 units per acre. With the exception of the community of Boulder Creek, the existing community is predominantly located on either side of Centre Street North, between Railway Avenue and Glenmore Trail (Highway 560). There are several large residential developments proposed on the western and southern edge of the hamlet at various stages of development including:

- Painted Sky Conceptual Scheme (Phase 1 subdivision approved) – 1,133 units at 4.56 units per acre.
- Bridges of Langdon Conceptual Scheme (Phase 1 subdivision approved) – 1,267 units at 4.17 units per acre.
- Settler's Green Conceptual Scheme (Conceptual Scheme amendments and land use) – 262 units based on 4.00 units per acre.

Existing commercial development is located on either side of Centre Street, while lands at the eastern end of Railway Avenue hold land use for light industrial development.

Langdon is envisioned as a full-service hamlet providing a range of land uses, housing types, and rural services to residents and the local area. Recreational amenities include the existing Langdon Field House and Regional Recreation Site, which is currently in development. The Regional Site includes a future high school, recreation facility and numerous play fields, all of which serve the local community and draw residents from surrounding areas.

The recently completed Langdon Fire Hall provides fire coverage to the southeast area of the County and is an important asset for continued residential growth.

Centre Street continues to be a vibrant and growing node of business and community activity. The ASP supports increased development along Centre Street that builds on the historical hamlet area by providing local commercial development, mixed use, and a park and pathway system that connects the surrounding residences to the hamlet core.

Table 24 below gives an indication of the residential build-out rate for Division 7 within the Langdon ASP. Figure 14 shows capacity and growth rates for the wider division. Table 25 identifies the extent of business use within the division and its progress towards build-out, while Table 26 indicates the assessment ratio for the division, with and without agricultural lands.

Figure 34.



Table 99.

DIVISION 7	2001 – 2022
20-year Development Rate	61
20-year Total New Dwellings	1348

Table 100. Residential Inventory

Land Use	Parcel (#)	Total Area (Ac)	Built (#)	Build Ready (#)	Build Approve (#)	Current Residential Capacity (#)
Agricultural	11	487	5	6	0	
A-GEN	10	487	5	5	0	
A-SML s	1	0	0	1	0	
Direct Control	1,167	440	1,128	39	0	
Multiple Land Use	10	430	4	6	0	
Residential, Rural	2	9	2	0	0	
R-RUR	2	9	2	0	0	
Residential, Urban	867	304	631	236	1,569	
R-MID	156	113	0	156	1,547	
R-SML s	86	16	11	75	4	
R-URB	625	175	620	5	18	
Grand Total	2,057	1,671	1,770	287	1,569	1,856

Table 101. Business Inventory

Land Use	Parcel (#)	Area (Ac)	Developed Business Area (Acres) ¹⁰	Vacant Area (Ac)
Commercial	25	32		
C-LRD	1	5		
C-LUD	24	26		
Direct Control, Business	46	156		
DC-114	2	142		
DC-2	18	6		
DC-64	25	4		
DC-77	1	4		
Direct Control, Mixed	1	57		
DC-97	1	57		
Grand Total	72	244	193	51

Table 102.

Gross Division Area (Ac)	1,921			
Existing Agriculture Land Use (Ac)	Existing Residential Land Use (Ac)	Existing Business Land Use (Ac)	Existing Other Land Use (Ac)	Development Ratio (Ag:Res:Bus)
487	1,183	244	7	25:62:13

¹⁰ **Developed Business Area** means commercial and industrial lands with an existing building, an approved Building Permit, and any other development as per the Local Plan.

GLOSSARY

Agricultural Land Use: When analysing 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 Agricultural, General District, Agricultural, Small Parcel District, and excludes parcels with multiple land uses.

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.

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

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

Build-approved (BA): Includes parcels with a residential 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 or statutory plan for the parcel.

Business Use: The combination of Commercial and Industrial uses.

Developed Business Area: means commercial and industrial lands with an existing zoning for business development.

Gross Business Area: in this study means areas identified as commercial and industrial development in the Local Plan (i.e., ASP and/or conceptual scheme). The Gross Business Area excludes any other land uses defined in the ASP (i.e., agricultural, residential, and institutional development).

Land-Use-Designated: Land with an appropriate land use designation under the Land Use Bylaw for either a Business or Residential use.

Policy-supported (PS): Includes potential parcels that may occur within an approved residential policy area (area structure plans and/or conceptual schemes). However, the identified area may or may not have received land use approval. The net developable area was calculated by removing 30% from the total area of a parcel to account for roads, municipal reserves, and public utilities lot.

Municipal Development Plan: The County's Municipal Development Plan, formally entitled "The County Plan" under Bylaw C-7280-2013.

Residential Land Use: When analyzing built and build-ready categories, all parcels with 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 rural district, residential country residential district, residential urban district, residential small lot urban district, residential mid-density urban district, residential multi-residential urban district, and residential direct control land uses. Parcels with multiple land uses were excluded.

Vacant Business Area: lands that do not contain a business land use zoning but are identified within a Local Plan as an area for future business development.