

Bearspaw

# AREA STRUCTURE PLAN

DRAFT | September 2024



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**Part I**

# **INTRODUCTION**

# 1 PLAN ORGANIZATION

The Bearspaw Area Structure Plan (the Plan or ASP) is organized in three parts followed by five appendices:

## Part I: Introduction

This Part outlines the Plan’s purpose; boundaries; policy terminology; relationship to other plans; the public engagement process; and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the Bearspaw area from its early beginnings to today. Finally, it presents a vision of what Bearspaw should be like as development continues and outlines 23 broad goals that would help achieve this vision.

## Part II: Plan Policies

Part II is the core of the Plan, containing policies to guide development in Bearspaw. It sets direction on land use, design & interface principles, management of natural & community infrastructure, transportation & servicing, and community safety for the Plan Area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

## Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- Non-statutory actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals, and objectives; and
- Intergovernmental affairs and regional planning considerations.

## Appendices

APPENDIX A: DEFINITIONS

APPENDIX B: LOCAL PLAN REQUIREMENTS

APPENDIX C: PLANNING BEARSPAW

APPENDIX D: CALGARY METROPOLITAN REGION GROWTH PLAN DENSITY CALCULATION

APPENDIX E: LOCAL PLANS IN THE BEARSPAW PLAN AREA

## 2 PLAN PURPOSE

The Bears paw Area Structure Plan establishes Council policies for the comprehensive growth management of the Plan Area in accordance with the following objectives:

- To establish a future land use scenario for the Plan Area that will provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bears paw community.
- To guide growth and change within the Plan Area through the implementation of sound land use planning policies.
- To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
- To achieve the goals and objectives of the Municipal Development Plan and Calgary Metropolitan Region Growth Plan.
- To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts.
- To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
- To preserve the archaeological, historical and/or cultural heritage within the Plan Area.

This plan outlines the vision for the future development of Bears paw in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council, applicants, and the public with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the Plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the South Saskatchewan Regional Plan, the Calgary Metropolitan Region Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County's Municipal Development Plan. The land use strategy set out in this ASP implements the vision for Bears paw by detailing the physical organization of land uses with regard to general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not set growth targets; instead, it estimates potential future growth which is guided primarily by market demand for different land uses and development types. Through the process of preparing this Plan, several opportunities were provided to landowners, residents, adjacent jurisdictions, and other stakeholders for input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

## 2.1 BEARSPAW VISION AND GOALS

### Bearspaw Vision

In Bearspaw, the rural character of the community will be maintained by the land use framework that mixes country residential development with agricultural uses and functional natural environmental systems. Low density development will continue to be the predominant housing option in the community, with safe access to local services, open spaces, community focal points, and one another, in a financially and environmentally sustainable manner. Sensitive development will safeguard Bearspaw's natural environment and prioritize sensitive watershed, wildlife, and wildlife habitat.

Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations. Business uses will be carefully managed and will be predominantly focused towards the Highway 1A corridor. Residents and visitors will access a growing range of public uses and will enjoy an active transportation network connecting residents to local services, open spaces, community focal points, and one another. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Bearspaw's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

## 2.2 Goals

There are 23 goals that guide the Bearspaw ASP. These goals are based on:

- The vision for the community expressed through public engagement;
- The key issues, constraints, and opportunities identified in technical studies and during the planning process;
- Policy direction of the Calgary Metropolitan Region Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County's Municipal Development Plan; and
- The existing physical characteristics of the area.

The goals of this Plan are as follows:

### Land Use Strategy

1. Allow developments that support Bearspaw as a distinct and attractive country residential community with a small community core that hosts some local commercial and community gathering space, while balancing and protecting the character of the Bearspaw community.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. To conserve and enhance valued landscapes including views, wildlife habitat, natural areas, slopes, coulees, wetlands, and riparian areas.
4. Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.
5. Support the County's goal of achieving financial sustainability through rational extensions of development, to ensure servicing infrastructure is provided efficiently.
6. Ensure that new development aligns with the direction of municipal and regional policies and plans.
7. Collaborate and engage with landowners throughout the planning process to build consensus on the forms,

style and intensity of future development.

### **Community Character and Appearance**

- 8.** Complement the character and appearance of Bearspaw through high-quality design that:
  - a. Preserves and enhances the existing landscape by creating a balanced pattern of agricultural uses, country residential development, and natural environment;
  - b. Recognizes and blends with the immediate surroundings and vistas; and
  - c. Supports efficient use of land and encourages provision of accessible public spaces.
- 9.** Provide for attractive and high-quality gateways into the Bearspaw community along the Highway 1A corridor, at Lochend and Bearspaw Road intersections, and along 12 Mile Coulee Road.

### **Housing**

- 10.** Respect the existing built environment, and allow for further development of similar country residential forms.
- 11.** Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

### **Business**

- 12.** Ensure sustainable and sensitive growth of business uses in a way that is supported by market trends, desired growth size, and limitations of servicing.

### **Agriculture**

- 13.** Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
- 14.** Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Bearspaw.

### **Transportation Network**

- 15.** Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
- 16.** Ensure that new development is integrated smoothly into the existing transportation network, with appropriate upgrades as necessary as the community grows.
- 17.** Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.
- 18.** Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network.

### **Servicing**

- 19.** Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.

### **Environment**

- 20.** Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife habitats and corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow River, Big Hill Springs, and Nose Creek.



**21.** Protect, conserve, and enhance existing natural amenities and minimize impacts on natural areas through sensitive development.

**22.** Integrate the naturalized open space with active and passive recreation.

**Intermunicipal Cooperation**

**23.** Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth in accordance with the region-level planning framework.

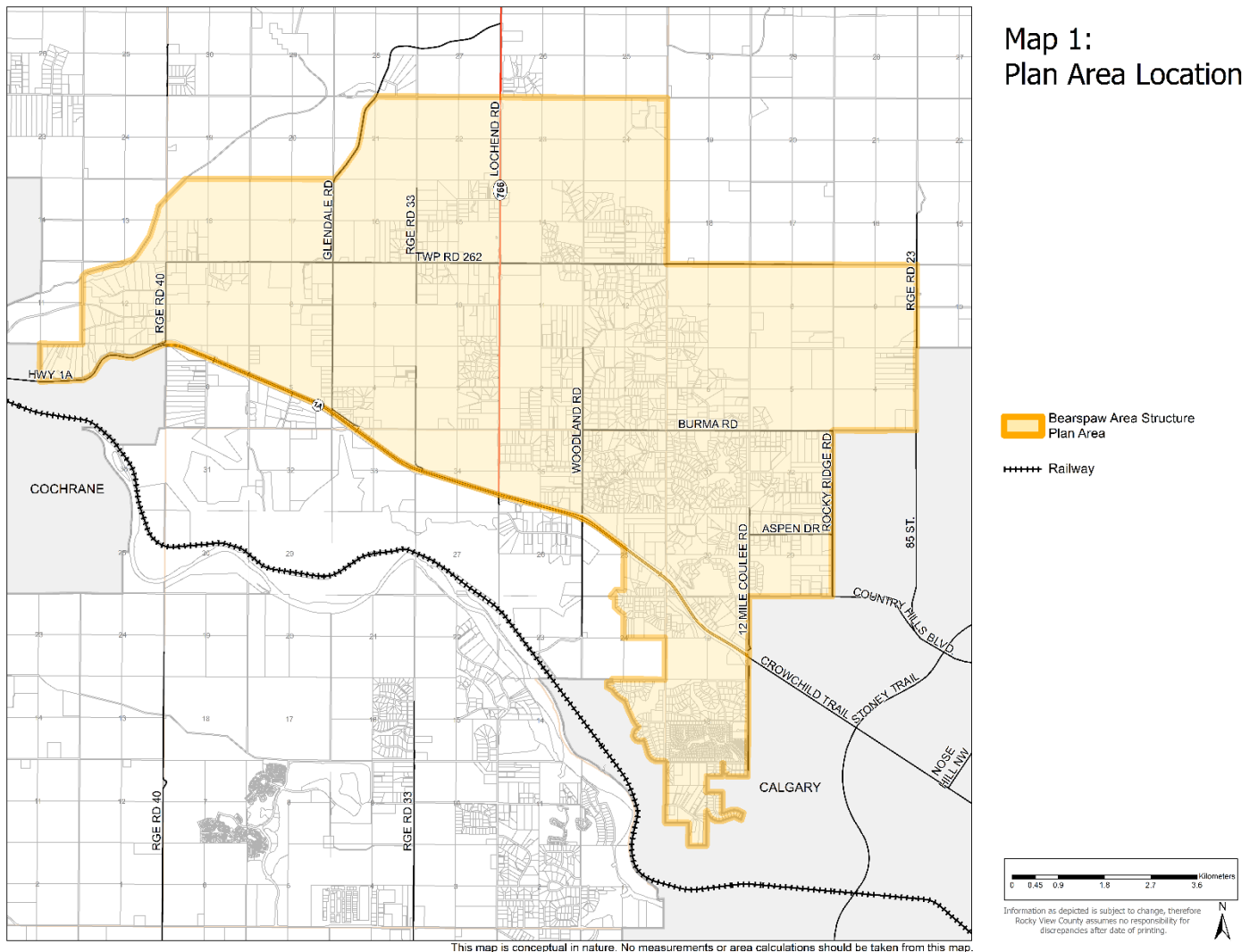
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# 3 PLAN AREA

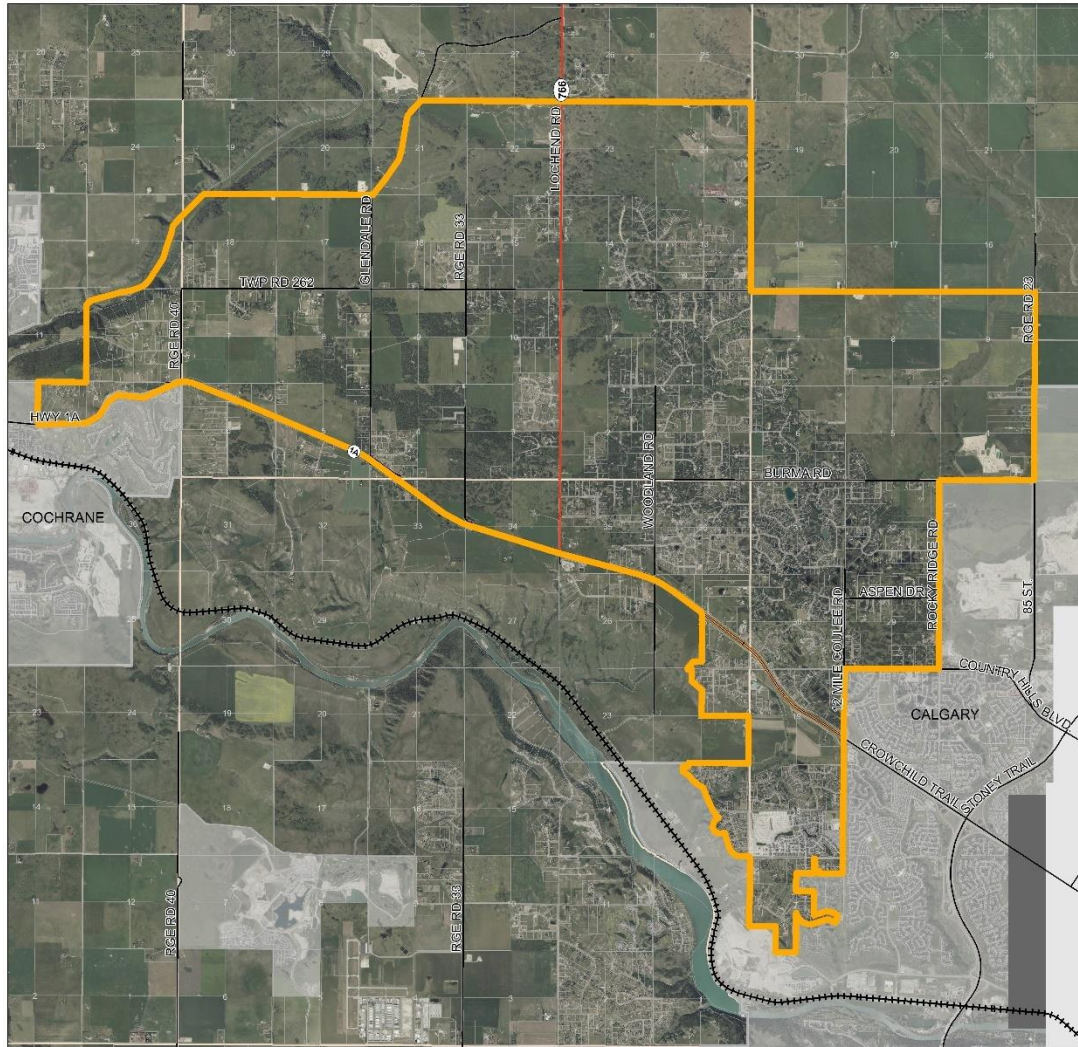
The Bears paw Plan Area applies to the lands contained within Map 1: Plan Area Location. Map 2: Air Photo gives an aerial view of the landscape at the time this plan was adopted. The policies within this plan apply to the lands within the plan boundary.

The Bears paw Plan Area boundary is generally defined by Highway 1A to the south, except where it includes lands south of Highway 1A east of Bears paw Road and adjacent to the City of Calgary. To the east, the boundary is adjacent to the City of Calgary, and to the west, the Town of Cochrane and Bighill Springs Creek. The irregular northern boundary of the plan area runs adjacent to agricultural lands and includes most of the existing Country Residential uses in Bears paw.

Map 1: Plan Area Location



## Map 2: Aerial Photo



Map 2:  
Aerial Photo

- ASP Boundary
- Railway

Aerial Photo: 2022

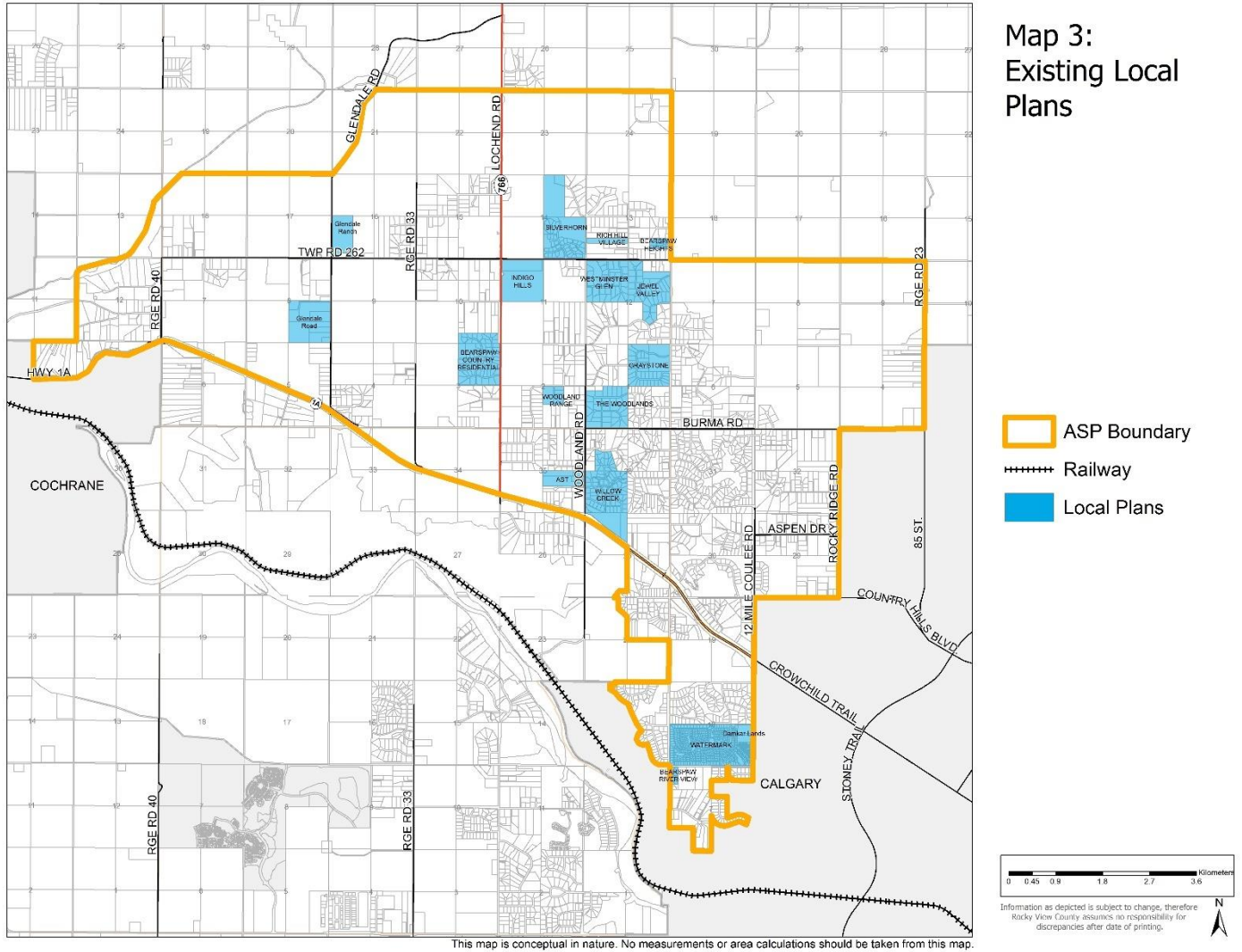
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



### 3.1 Existing Local Plans

Adopted Local Plans within the Bears paw Plan area, as shown on Map 3, are listed in Appendix E. These appended plans are considered statutory planning documents that are part of this Area Structure Plan.

Map 3: Local Plans



The boundaries and locations of areas shown on the maps within the Local Plan boundary are not intended to define exact areas – for exact Local Plan boundaries, consult the respective Local Plan.

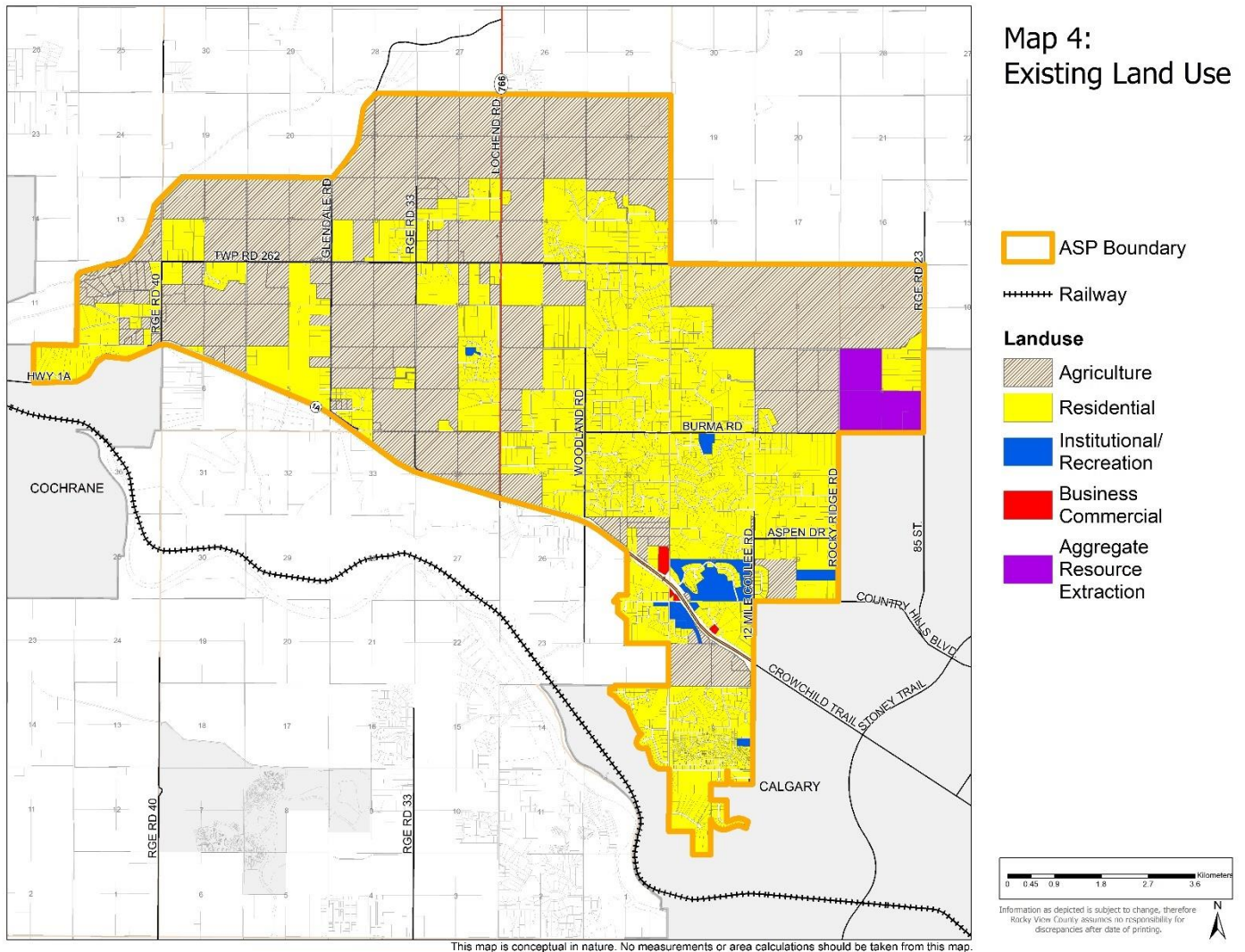


# 4 BEARSPAW CONTEXT

## 4.1 Existing Land Use

Map 4 shows the existing general land uses within the Bearspaw ASP area at the time of plan adoption. Bearspaw has predominantly developed as a Country Residential Community, with a small hub of business and community-oriented uses located at the intersection of Highway 1A and Bearspaw Road. There are 3 quarter sections on the east side of the plan area that are approved for extraction of aggregate resources under a Direct Control Land Use Bylaw.

Map 4: Existing Land Use



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**Part II**

**PLAN POLICIES:  
LAND USE**

# 5 LAND USE STRATEGY

The land use strategy implements the vision for the Bearspaw ASP by detailing the physical organization of land uses in the Plan area as identified on Map 5: Land Use Strategy. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in Bearspaw that reflects its existing Country Residential and agricultural base, and provides for some limited complementary uses. The majority of the area within Bearspaw will continue to provide a range of opportunities for rural living and will develop in the traditional Country Residential form. Recognizing that there exists a small node of business uses around the intersection of Highway 1A and Bearspaw road, this area will be designated for a small amount of development of similar business uses that serve the local community.

This Plan accommodates an approximate population of 20,042 with a gross density (as defined by the CMR Growth Plan) of 0.74 UPH (0.30 UPA) (See Appendix D for CMR Growth Plan density calculation). This population and density calculation is based primarily on the potential buildout of the Country Residential Policy Area and Future Development Area with a minimum lot size of 2-acre lots, excepting out approximately 30% of the gross land area for roads and reserves. Final densities throughout the Plan Area will be determined in the respective Local Plan, in alignment with this ASP. The population comparison calculation is found in Table 1.

Immediate development is supported within the Country Residential Policy Area. The Future Development Area identifies lands that are primarily used for agriculture, but where some residential development has occurred. In the interest of more efficient growth and effective servicing, further development in this area is not supported without an amendment to this plan to adopt a Conceptual Scheme for the area, which would need to demonstrate logical connection and extension of existing built areas in the adjacent Country Residential Policy Areas.

## 5.1 Growth Expectations

According to the County's most recent Land Use Inventory Report (2022 Data), residential development in Bearspaw occurred at an average rate of 47.4 dwellings per year between 2001 and 2022, which equates to approximately 2.7% average annual growth. It is expected that growth will continue at a similar steady rate. Full build-out of the land use strategy within this Plan would result in approximately 7,423 total residences within the Plan area, and a population of approximately 20,042 people (Table 1). The land use strategy and associated policies within this plan have been prepared primarily to meet that demand, while aligning with the density requirements of the CMR Growth Plan.

The objective of this updated ASP is to outline a more focused and efficient development pattern, modernize the regulations around expected built forms, and refine the servicing context. without increasing the population in the plan area that was envisioned in the previous Bearspaw ASP. The previous plan did not specify growth projections and did not set population or density limits; however, we can estimate the full build-out that would be allowed under the previous plan, and compare that to the intended population under this new plan. The following assumptions were made for the calculation:

- The ASP Bylaw C-4129-93 did not set a maximum density for development, but did require that subdivisions smaller than 4 acres would not be supported unless a Conceptual Scheme was adopted. Due to servicing



standard requirements for private sewage disposal systems, parcels of approximately two acres in size have become a common baseline for the community’s understanding of Country Residential development style. For the purposes of this comparison, the calculation is based on the entire Country Residential policy area being subdivided to two-acre lots, with 1 residence per lot.

- An average household size of 2.7 was used, as this is the County’s most recent household size statistic.
- The County’s land use bylaw does allow for accessory dwellings under the Country Residential zoning. Accessory dwellings are not common, and for ease of comparison, the calculations below assume only 1 residence per lot.
- The population calculation assumes that no residential development would occur in the Agriculture area of the current ASP.

Table 01 – Population Comparison Before/After ASP Update

<b>Under Bears paw ASP Bylaw C-4129-93</b>			
	<b>Number of Lots</b>	<b>Gross Acreage</b>	<b>Total Population (2.7 people per household)</b>
<b>Within Approved Local Plans</b>	2,007	2,448	5,419
<b>Outside of Local Plans</b>	6,162	17,606	16,786
<b>TOTAL</b>	8,169	24,960	22,205

<b>Under this Bylaw</b>			
	<b>Number of Lots</b>	<b>Gross Acreage</b>	<b>Total Population (2.7 people per household)</b>
<b>Within Approved Local Plans</b>	1,124	2,214	3,035
<b>Outside of Local Plans, within Country Residential Policy Area</b>	3,784	10,810	10,215
<b>Outside of Local Plans, within Future Development Area</b>	2,461	7,030	6,643
<b>TOTAL</b>	7,423	24,960	20,042

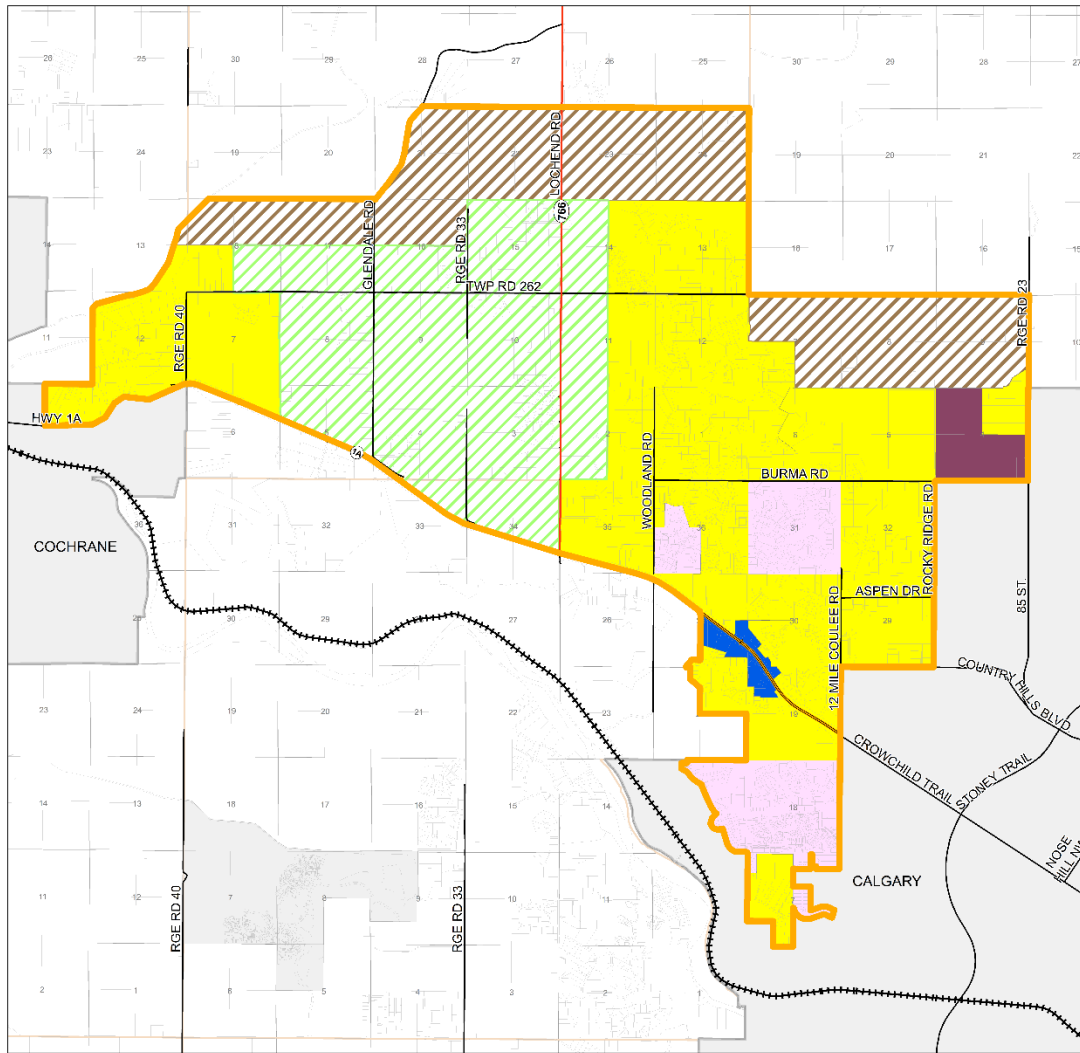
## 5.2 Phasing

5.2.1 Development will be prioritized to occur within the Country Residential and Community Core areas, before proceeding into the Future Development Areas. Phasing of development shall occur as follows:

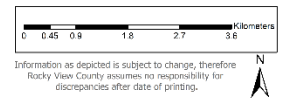
- Development shall not be supported within the Future Development Area until the Country Residential area is 80% built-out.
- Development within the Future Development area shall not occur unless supported by an approved Local Plan.

# Map 05: Land Use Strategy

## Map 5: Land Use Strategy



- ASP Boundary
- Railway
- Land Use Policy Areas**
- Country Residential
- Community Core
- Future Development
- DC-34 Aggregate Resource Extraction
- Built Out
- Agriculture



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

# 6 RESIDENTIAL USE

Residential development will continue to accommodate moderate population growth with a focus on retaining the existing Country Residential built form. Residential lots will be a minimum 0.8 hectares, or 1.98 acres, in size (commonly referred to as “two-acre” lots), to maintain the large yards and low density that are the primary characteristics of the Country Residential form of Bears paw. Housing types will be guided by the appropriate land use bylaw district.

## 6.1 Country Residential Policy Area

### Vision

Country Residential acreages continue to be a desirable development form and existing residential areas are gradually building out to their fullest extent. Much of the Country Residential policy area has already been subdivided and developed, sometimes – but not always – under the guidance of a Conceptual Scheme. This Plan facilitates further development of this area to a minimum lot size of 1.98 acres. Participants in the public engagement for this Plan often expressed that they see a minimum lot size of approximately two acres as representative of the Country Residential built form.

Previous Country Residential development in Bears paw has often developed in a piecemeal fashion, preventing comprehensive planning of subdivisions and limiting the provision of efficient road networks, environmentally sensitive servicing solutions, and connected pathway systems. In those areas where Country Residential continues to be supported, in accordance with Map 5: Land Use Strategy, this Plan seeks to ensure that proposals are undertaken in an orderly manner supporting efficient use of infrastructure and promoting more pedestrian-oriented design. Historical subdivision approval in Bears paw has resulted in fragmented pockets of Country Residential and small agricultural parcels. Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with limited connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Country Residential Areas.

### Policies

#### General

- 6.1.1 The policies within this section shall apply to all lands identified as Country Residential Policy Area within Map 5: Land Use Strategy.
- 6.1.2 Development of Country Residential areas shall be guided by a Local Plan, in accordance with Section 20 and Appendix B.
- 6.1.3 The minimum parcel size for Country Residential development shall be 0.80 hectares (1.98 acres).
- 6.1.4 Country Residential development shall be designed with consideration of the following:
  - a) Lot grading shall incorporate the natural contours of the land into the residential design;
  - b) Accommodate wildlife corridors as identified in Map 7: Wildlife Corridors with design considerations as per Section 10;
  - c) Residences should be connected to piped water and wastewater systems whenever

possible;

- d) Stormwater and drainage solutions that shall be designed to be consistent with the Bears paw Master Drainage Plan;
- e) High-quality building design through consistent architectural themes across the subdivision particularly relating to building appearance, lot layout, landscaping, and streetscape. Architectural controls shall be implemented to address these matters, together with ensuring compliance with the County's Servicing Standards; and
- f) Provide design measures to minimize adverse impacts on existing agriculture operations in accordance with the County's Agricultural Boundary Design Guidelines;

6.1.5 Where the opportunity exists to provide connections to an existing or planned active transportation route, Municipal Reserve dedication in Country Residential areas should be provided by dedication of land in the amount necessary to facilitate the establishment of fully functional pathways and open space areas within a development.

#### Road Access

6.1.6 Residential redesignation and subdivision applications should provide for development that:

- a) Provides direct access to a road, while avoiding the use of Panhandles;
- b) Minimizes driveway length to highways/roads;
- c) Removes and replaces existing Panhandles with an internal road network when additional residential development is proposed; and
- d) Limits the number and type of access onto roads in accordance with the County policy.

6.1.7 For developments where Panhandles exist or are proposed, Road Acquisition Agreements should be registered at the time of subdivision to secure future road alignments.

#### Local Plan

6.1.8 A Local Plan shall be required prior to subdivision where:

- a) The lot to be subdivided is 20 acres or larger; and
- b) The subdivision would create 10 or more lots (including the remainder).

6.1.9 Council may determine, at its sole discretion, that any lands within the Plan Area require the preparation of a Concept Plan prior to the redesignation of the lands for Country Residential land use.

## 6.2 Built-Out Residential Policy Area

### Vision

Some areas within Bears paw have built out to the maximum density of two-acre lots envisioned by this plan (or denser under other approvals, such as Conceptual Schemes). These lands, identified as Built-Out Country Residential on Map 5: Land Use Strategy, are generally 1.98 acres or less in size, and are largely developed with a dwelling, and associated servicing and transportation infrastructure is fully operational.

### Policies

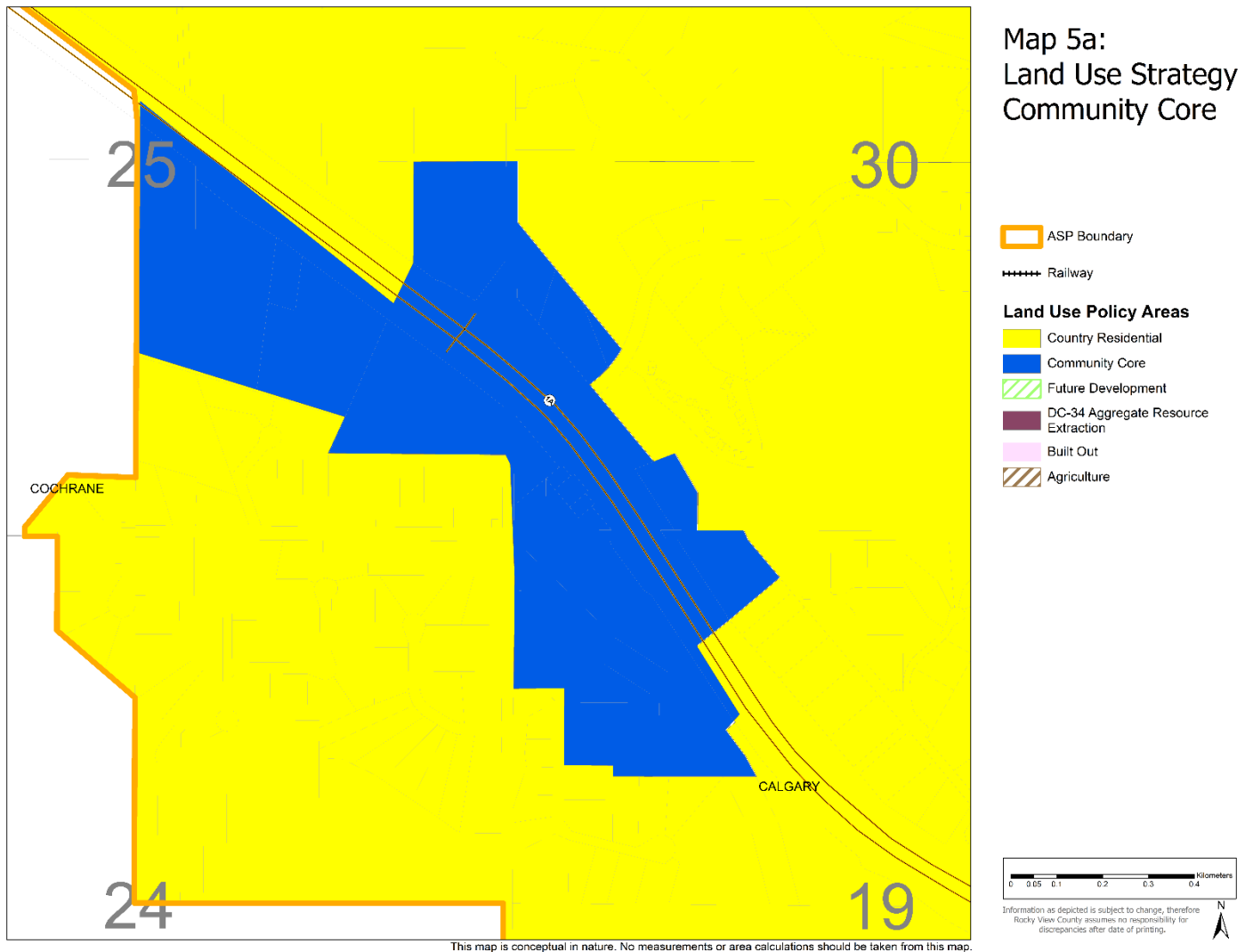
- 6.2.1 The policies within this section shall apply to all lands identified as Built-Out Residential Policy Area within Map 5: Land Use Strategy.
- 6.2.2 Lands within areas identified as Built-Out Country Residential areas shall not subdivide further.
- 6.2.3 Notwithstanding 6.2.2, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district. Development proposals shall be subject to the requirements of Section 6.1.

# 7 BUSINESS AND INSTITUTIONAL USES

There is a small hub of commercial land uses around the intersection of Highway 1A and Bears paw Road that hosts a handful of existing small-scale, local-focused businesses. The Plan provides for opportunities for the local community to find day-to-day amenities within Bears paw. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County.

Business uses within the Community Core conform to the definition and standards set out in the CMR Growth Plan. The previous Bears paw ASP did not identify specific geographic limits to the area of the land that was designated for businesses uses. This updated ASP delineates the specific policy area where business uses will be focused, and provides policy support for 64.77 acres of additional Employment uses (as defined by the CMR Growth Plan) that may be developed.

## 7.1 Community Core Policy Area



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

## Vision

The Community Core acts a central gathering place for the community, with opportunities for people to interact with each other at local businesses, community institutions, and public spaces. This Plan continues to support the Community Core area as the primary destination for community gathering, and an appropriate place for modest commercial development. This section provides policies for the continued support for those lands which have existing or approved business commercial land uses around the Highway 1A/Bearspaw Road Intersection. The Community Core shall serve as a Rural Employment Area as per the CMR Growth Plan.

## Objectives

Key principles guiding development of the Community Core shall be to:

- Provide a location for business, commercial, and institutional uses that serve the local community, and act as a central location for community gathering and social interaction.
- Allocate sufficient lands for the future development or expansion of municipal services through appropriate phasing and dedication of municipal reserve lands.
- Ensure that local commercial and institutional development is serviced by piped or regional water and wastewater servicing where appropriate and efficient, and that all other development shall be encouraged to connect to such services.

## Policies

### General

- 7.1.1 The policies within this section apply to the area identified as the Community Core on Map 5: Land Use Strategy, and in greater detail in Map 5a: Land Use Strategy Community Core.
- 7.1.2 Institutional and local commercial shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Bearspaw Road.
- 7.1.3 Institutional and community service uses within the Community Core shall be restricted to those identified within Section 7.3 of this Plan and shall align with all other the relevant Policies set out within that section.
- 7.1.4 Local commercial development may be supported within the Community Core, subject to the development meeting the policies set out within Section 7.2 of this Plan and the following criteria:
- a) Local commercial development shall be focused on complementing existing or planned institutional and community services, through the specific uses proposed and integration of features such as building design, parking areas, pathways and open spaces;
  - b) Local commercial uses shall be located and oriented to interface with public roads and spaces and provide a consistent and high quality design that contributes to the appearance of the Community Core and Community Corridor;
  - c) Local commercial uses shall be limited in scope and shall be in full alignment with the Municipal Development Plan and the Rural Employment Area policies set out within the Calgary Metropolitan Region Growth Plan.
- 7.1.5 All new commercial and residential development within the Community Core shall be required to connect to piped or regional water services where available.

- 7.1.6 All new commercial and residential development within the Community Core should be required to connect to piped or regional waste water services where available.

### Land Use

- 7.1.7 Business and institutional uses shall primarily be carried out within an enclosed building, where the operation does not generate any significant nuisance or environmental impact such as noise, light, appearance, or odour outside of the enclosed building.
- 7.1.8 Outdoor Storage as a primary use shall not be permitted in the Community Core. Where outside storage is permitted under the Land Use Bylaw as a use accessory to the primary use of the site shall be screened and located to the side or rear of the primary building.
- 7.1.9 Outside Display Areas are permitted provided they are limited to equipment, products, or items related to the site's primary use.

### Design and Layout

- 7.1.10 Lot size for commercial and business uses in the Community Core shall be a maximum of 3.0 acres.
- 7.1.11 Commercial development shall be attractively designed, fit with existing development, and address the County's Commercial, Office, and Industrial Design Guidelines and the design requirements of Section 20 and Appendix B.
- 7.1.12 Commercial areas shall be designed and oriented in such a way that ensures safe and efficient access from adjacent roadways.
- 7.1.13 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle-friendly linkages between building entrances, sites, and, where applicable, adjacent areas.
- 7.1.14 All lighting, including security and parking area lighting, shall be designed to limit overall light pollution and sky glow, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 7.1.15 Buildings should be oriented toward the public space (e.g. road or sidewalk), with vehicle parking areas located to the side or rear of buildings and away from public frontages.
- 7.1.16 The use of fencing should not be permitted, other than for screening of outside storage, garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.



## 7.2 Business Uses

The County commissioned a commercial demand analysis for Bearspaw, which concluded that minimal additional commercial development is necessary to meet the community's demand for small-scale local amenities. The ASP's land use strategy supports modest development of business uses in the Community Core Area.

### Objectives

- Provide for local commercial and institutional uses that serve the needs of the Bearspaw Community.
- Promote modest development of non-residential uses within the Community Core to provide amenities, services, and local employment opportunities for residents.
- Provide for a commercial hub where built form celebrates and preserves the character and heritage of Bearspaw.
- Support the growth of institutional and community services within the Community Core as the natural destination for people seeking community services.
- Provide mechanisms to support infrastructure and public realm improvements necessary to create an efficient and cohesive development pattern that promotes pedestrian activity within the Community Core and interactions between public and private spaces.
- Promote active transportation routes through and within the Community Core area to ensure that the area is accessible from other parts of the Bearspaw community.

### Policies

#### General

- 7.2.1 Business uses shall not be located outside of the Community Core policy area, unless supported by other policies within this plan.
- 7.2.2 All redesignation and subdivision proposals facilitating a business use shall be supported by concurrent or prior approval of a Local Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

#### Home-Based Businesses

- 7.2.3 Notwithstanding 7.2.1, Home-Based Businesses shall be allowed as a secondary complementary use on lots where there is a principal residence in all policy areas under this Plan.
- 7.2.4 The size, scale and characteristics of Home-Based Businesses shall be subject to the definitions and regulations of the County's Land Use Bylaw.

#### Recreation Commercial

- 7.2.5 Recreation Commercial land uses (ie. golf courses, campgrounds) may be considered appropriate within the Plan Area pursuant to the provisions of this Plan.
- 7.2.6 Redesignation proposals and/or applications for subdivision and development approval to accommodate recreation commercial land uses should only be considered where adjacent lands are not unduly negatively impacted. When evaluating the appropriateness of a proposal, the Municipality may require the following:
- a) a comprehensive Development Plan, such as a Master Site Development Plan;
  - b) an Operational Plan;

- c) a Traffic Impact Analysis;
- d) an Environmental Overview or Impact Assessment pursuant to the provisions of the General Municipal Plan;
- e) an Archaeological/Historical Impact Assessment;
- f) any other matter deemed appropriate by the Municipality.

#### Industrial Uses

7.2.7 Industrial uses shall not be supported within the Plan area, except for the use described in section 7.4.

#### Local Plans

7.2.8 All redesignation and subdivision proposals facilitating a business use shall be supported by concurrent or prior approval of a Master Site Development Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

## 7.3 Institutional Uses

Providing space and facilities for recreation, culture, and institutional uses within Bearspaw is a key component of encouraging a sense of place and community cohesion. This Plan encourages new institutional and community services to locate within the identified Community Core to benefit from supporting infrastructure and complementary uses.

For the purpose of this Plan, Institutional and Community Services cover a range of both publicly and privately owned amenities with the intent to protect these lands from alternative development, to better define the uses allowed, and to maximize their benefit to the community. Examples of existing Institutional and Community Services within Bearspaw include golf courses, schools, churches, community centres, constructed and natural open space lands, and municipal and environmental reserve lands.

### Objectives

- Support institutional and community uses in accordance with the policies of the Municipal Development Plan and the Recreation and Parks Master Plan.
- Encourage focused development of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, Town of Cochrane, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the Bearspaw ASP.

### Policies

#### General

- 7.3.1 Institutional and community services shall be located within the Community Core identified on Map 5: Land Use Strategy, unless otherwise supported by the policies of this Plan.
- 7.3.2 Notwithstanding Policy 7.3.1, redesignation and subdivision proposals for institutional and community services may be considered in other areas of the ASP, subject to meeting the following

criteria:

- a) the proposed location of the development shall be justified, including reasons for not locating within the Community Core;
- b) evidence of benefits to the Bears paw community and wider public shall be provided (for example, an assessment of the public need for the development);
- c) demonstration that the proposal meets the Institutional Uses policies and other relevant sections of this Plan.

7.3.3 All redesignation and subdivision proposals facilitating an Institutional use shall be supported by concurrent or prior approval of a Local Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

7.3.4 Institutional and community services uses shall be restricted to the following within the Plan Area:

- Arts and Cultural Centre;
- Athletic and Recreation Services;
- Community Agriculture Uses;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks, Open Space or Environmental Reserve;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Senior Care Facilities;
- Special Events Parking; and
- Tourism

## 7.4 AGGREGATE RESOURCE EXTRACTION

### Vision

Due to the presence of aggregate mineral deposits, areas within Bearspaw have historically been excavated for this resource. Typically, the nature of these extraction operations involves potential nuisance factors such as noise, dust, and traffic. As residential development expanded in Bearspaw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bearspaw as a country residential community, new aggregate extraction activities will not be supported within the ASP area. Existing operations may continue, but once extraction operations cease, it is required that the site be reclaimed and converted to an appropriate use.

### Objectives

- No new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area.
- Existing operations shall be reclaimed after operations cease, and the land convert to an appropriate land use.

### Policies

#### General

7.4.1 No new Aggregate Resource Extraction or processing operations shall be approved within the Bearspaw ASP boundary.

#### Existing Aggregate Resource Use Under Direct Control Bylaw DC-34

7.4.2 The existing operation approved under Land Use Bylaw DC-34 may continue to operate under the authority of that Bylaw. The following policies shall apply to those lands identified as “DC-34 Aggregate Resource Extraction Policy Area” on Map 5.

7.4.3 Any Aggregate Resource Extraction Operation within the Aggregate Resource Extraction Policy Area on Map 5 shall be subject to:

- a) Compliance with the County’s policies/standards;
- b) Mitigation of impacts to adjacent properties, which include impacts due to noise, dust, traffic, and any other nuisance;
- c) No impact to the water table of the surrounding area;
- d) Existence of a valid Development Permit.

# 8 FUTURE DEVELOPMENT AREA

Development in Bears paw has occurred generally towards the edges of the plan area, with development density generally increasing closer to the City of Calgary and the Town of Cochrane. In between these focused areas of development, there remain large areas of undeveloped land. The majority of these lands are used for agriculture, but this area also hosts contiguous areas of forests and wetlands that serve as functional habitats for plants and animals which Bears paw residents stated they value highly. Development will be restricted in the Future Development Area until the Country Residential Area is approaching build-out. This will ensure that servicing and transportation infrastructure are planned and provided in an efficient and logical manner, and that environmental features are protected where their integrity depends on large contiguous areas.

No development will be supported in the Future Development Area until the County has made an amendment to this Plan which describes a high-level servicing strategy, transportation network, and environmental protection and enhancement measures. Such amendments shall not be approved until the Country Residential Area is built out to 80% capacity.

## Objectives

- Provide criteria for amendment of the Bears paw ASP, to determine appropriate land uses, densities, hard and soft services, and interface measures within the Future Development Areas.
- Support a level of development that is reflective of service availability and that aligns with the Regional Growth Plan and the relevant regional servicing plan.

## Policies

### General

- 8.1.1 The policies within this section shall apply to all lands identified as Future Development Area within Map 5: Land Use Strategy.
- 8.1.2 Local Plans, land use redesignation, and new subdivision shall not be supported within the Future Development Areas shown on Map 5: Land Use Strategy, with the following exceptions:
- a) Creation of a single lot from an unsubdivided quarter section for the purposes of a first parcel out or other agriculture development in accordance with the Municipal Development Plan.
- 8.1.3 With the exception of agricultural development exempt as per Policy 8.1.2, a comprehensive amendment to this Plan is required prior to development of any lands within the Future Development Area. Such an amendment would remove the Future Development designation from the lands, and would define appropriate land uses, development densities, and supporting servicing and infrastructure.
- 8.1.4 Prior to the County adopting any amendment of this Plan to allow for the comprehensive development of any part of the Future Development Area, the following criteria shall be met:
- a) The Country Residential Policy Area is built out to 80% of its capacity;
  - b) A public engagement process involving area stakeholders shall be undertaken,
  - c) It shall be demonstrated that there is a piped potable water and waste water

servicing solution with the capacity to service the anticipated development form and densities in that area;

- d) Mechanisms to implement the construction of the transportation network and accommodate future transit opportunities shall be identified; and
- e) Appropriate amendments shall have been undertaken to the Bearspaw Master Drainage Plan to accommodate the proposed development forms.

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# 9 AGRICULTURE

In the late 1800s, the opportunity to own land drew homesteaders from Europe, who began widespread agricultural pursuits across the prairies. Today in Bears paw, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Bears paw's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Bears paw, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, much of the area with the Country Residential and Future Development Policy Areas are intended to be developed for residential uses. Until the lands are developed, this Plan supports opportunities for diversification of agricultural uses, while ensuring conflicts with nearby residential land uses are minimized.

The continued use of land in Bears paw for agriculture is appropriate and desirable; however, this Plan acknowledges that the location of Bears paw, and the relative ease of development of farmland, means that demand will continue to transition agricultural lands into developed areas. The Bears paw ASP policies support the retention and development of agricultural uses as described in the Municipal Development Plan and the Agricultural Boundary Design Guidelines.

## Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the County's Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non- agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

## Policies

### General

- 9.1.1 In support of the Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, Local Plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.
- 9.1.2 Agricultural land uses should:
  - a) Incorporate and implement best management practices for all agricultural operations;  
and

- b) Participate with Provincial and Municipal initiatives to improve and implement best management practices.
- 9.1.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.
- 9.1.4 The introduction or practice of contemporary agricultural uses in the community shall be supported provided:
- a) It is compatible with the character of the area;
  - b) The site can sustain the proposal as it relates to the type, scale, size, and function;
  - c) A rationale has been provided;
  - d) There is minimal impact on adjacent lands;
  - e) There is minimal impact on County infrastructure, such as the road network and storm water management; and
  - f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.
- 9.1.5 Where an agricultural land use and adjacent land uses may conflict, setbacks or other mitigations may be required at the subdivision and development permit stages pursuant to the County's Agricultural Boundary Design Guidelines.
- 9.1.6 All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.
- 9.1.7 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any Local Plan, redesignation, subdivision, or development application.
- 9.1.8 Existing agricultural operations within the Plan Area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.
- 9.1.9 Applications for Confined Feeding Operations shall not be supported within the ASP area.

#### **Agricultural Land Use Policy Area**

- 9.1.10 The lands identified as "Agricultural" on Map 5: Land Use Strategy shall not be redesignated or subdivided unless supported by the County's Municipal Development Plan.



**PLAN POLICIES:  
NATURAL &  
COMMUNITY  
INFRASTRUCTURE**

# 10 NATURAL ENVIRONMENT

The natural and historic features of the Bears paw area are valuable assets to many in the community. As lands in the Plan Area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Bears paw landscape, and to sensitively manage impacts on the areas wetlands and the overall watershed.

There are many areas within Bears paw that serve as functional habitats for plant and animal wildlife. Aside from the inherent value these have, Bears paw residents stated that they value their residential proximity to the natural environment very highly – particularly in that they appreciate the views, open spaces, and glimpses of wildlife. The presence of humans and our activities disturb the integrity of these habitats, and development should be designed in such a way that the natural environmental features remain undisturbed as much as possible.

## Objectives

- Ensure that development identifies and considers biophysical and heritage assets within the Plan Area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan Area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan Area.
- Conserve or replant native and adapted species.
- Protect and enhance existing natural amenities and key vistas across Bears paw.

## Policies

### Natural Environment

- 10.1.1 At the time of Local Plan preparation, a Biophysical Impact Assessment (BIA) shall be submitted in accordance with the County’s Servicing Standards. The BIA shall study the existing environment, and shall assess the impact of the proposed development, with an emphasis on wetlands, vegetation, and wildlife. The BIA shall also include a survey of any historic resources on the site.
- 10.1.2 At the time of Local Plan preparation, a study to delineate and classify the Environmentally Sensitive Areas to properly determine setbacks and future protection steps, such as environmental reserves, shall be submitted in accordance with the County Servicing Standards.
- 10.1.3 Development shall be designed to minimize disruption to, and fragmentation of, natural areas and wildlife habitats by:
  - a) Incorporating ecological features such as natural vegetation, topography, and water bodies into the design at the Local Plan, Land Use Amendment, and Development Permit stages;
  - b) Utilizing environmentally-friendly landscaping where practical; and
  - c) Preventing the spread of invasive, alien species in Environmentally Sensitive Areas.
- 10.1.4 Local Plans should enhance natural areas by retaining and integrating natural features into the subdivision design, to the County’s satisfaction.
- 10.1.5 Local Plans shall demonstrate the connectivity and function of all retained natural features.

10.1.6 At the time of Local Plan preparation, an Environmental Construction Operation (ECO) Plan may be required to limit soil impacts and risk to adjacent properties.

#### **Wildlife Habitat, Corridors, and Connectivity**

10.1.7 If any part of a site is identified on Map 7: Wildlife Habitats And Connectivity as containing a wildlife habitat or connectivity feature, a Biophysical Impact Assessment shall identify and delineate those features via an onsite biophysical survey.

10.1.8 In the areas identified as Wildlife Habitat & Connectivity areas in Map 7, those features that are identified as integral to wildlife habitat described in the Environmental Screening Report shall not be disturbed by development, except for the following:

- a) Where a site is covered by wildlife habitat features such that there is not enough area for a suitable building site, portions of wildlife habitat features may be cleared only to the extent necessary to create a building site that satisfies Building code requirements, and if only if supported by the analysis of the Biophysical Impact Assessment.
- b) Disturbance of landscaping shall be allowed where necessary to incorporate FireSmart principles into the design of a site.
- c) Subject to 10.1.9, sites may be cleared where necessary to build a road to provide access to the site.

10.1.9 Development of roads and accesses shall be designed to minimize impact to the natural environment as much as possible:

- a) Subdivision road networks shall be efficient and designed in such a way that minimizes the fragmentation of the natural landscape.
- b) Accesses shall be designed to be shared by as many lots as possible.

10.1.10 At time of Local Plan preparation, a wildlife survey may be required to detect the presence of any of the following wildlife:

- a) Breeding birds;
- b) Sensitive raptors;
- c) Sharp-Tailed Grouse (parcel dependent);
- d) Water birds;
- e) Amphibians (wetland dependent);
- f) At risk species; and
- g) Incidental wildlife.

10.1.11 If any of the wildlife listed in 10.1.10 are found during construction, site-specific mitigation measures developed by a qualified wildlife biologist to reduce the impact to these species will be required.

10.1.12 If any habitat disruptions activities are to occur during peak bird nesting times, a nest sweep conducted by a qualified wildlife biologist is required in accordance with the Migratory Birds

Convention Act. If nests are observed during the sweep, a setback to limit any disturbance will be determined in consultation with Environment and Climate Change Canada and the Alberta Ministry of Environment and Protected Areas.

- 10.1.13 If it is determined at the time of Local Plan preparation, that there is potential to disturb aquatic wildlife, a fish and fish habitat survey is required to be completed by a Qualified Aquatic Environmental Specialist.
- 10.1.14 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to maximize the width of the wildlife corridor and minimize human conflict with wildlife.
- a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.
  - b) Proposed development of trails and pathways shall be planned in collaboration with the County to minimize interference with identified wildlife corridors/habitat.
- 10.1.15 At the Local Plan and Development Permit stages, development shall be designed to allow wildlife movement through and around the overall Community, such that wildlife is attracted to areas designed to allow safe movement (e.g. wildlife corridors) and detracted from residences and roads to reduce interactions with people and vehicles.
- 10.1.16 Local Plans should identify policies on the use of appropriate buffers between high wildlife use areas (e.g., wildlife corridors) and developed areas and the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.
- 10.1.17 Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 10.1.18 Permanent vehicular access should be minimized within wildlife corridor/habitat areas.
- 10.1.19 Where temporary or permanent access is required, its design and alignment should minimize disturbance to the integrity of the wildlife corridor/ habitat.
- 10.1.20 All Local Plans within wildlife corridors/ habitat should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.
- 10.1.21 Applications not requiring a Local Plan, or applications outside of the identified areas, shall align with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.
- 10.1.22 The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.
- 10.1.23 Development Permit applications for new livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.

### Wetlands

- 10.1.24 Wetland protection shall be guided by County, regional, and provincial policy.
- 10.1.25 Local Plans shall identify wetlands using the Alberta Wetland Classification System to determine

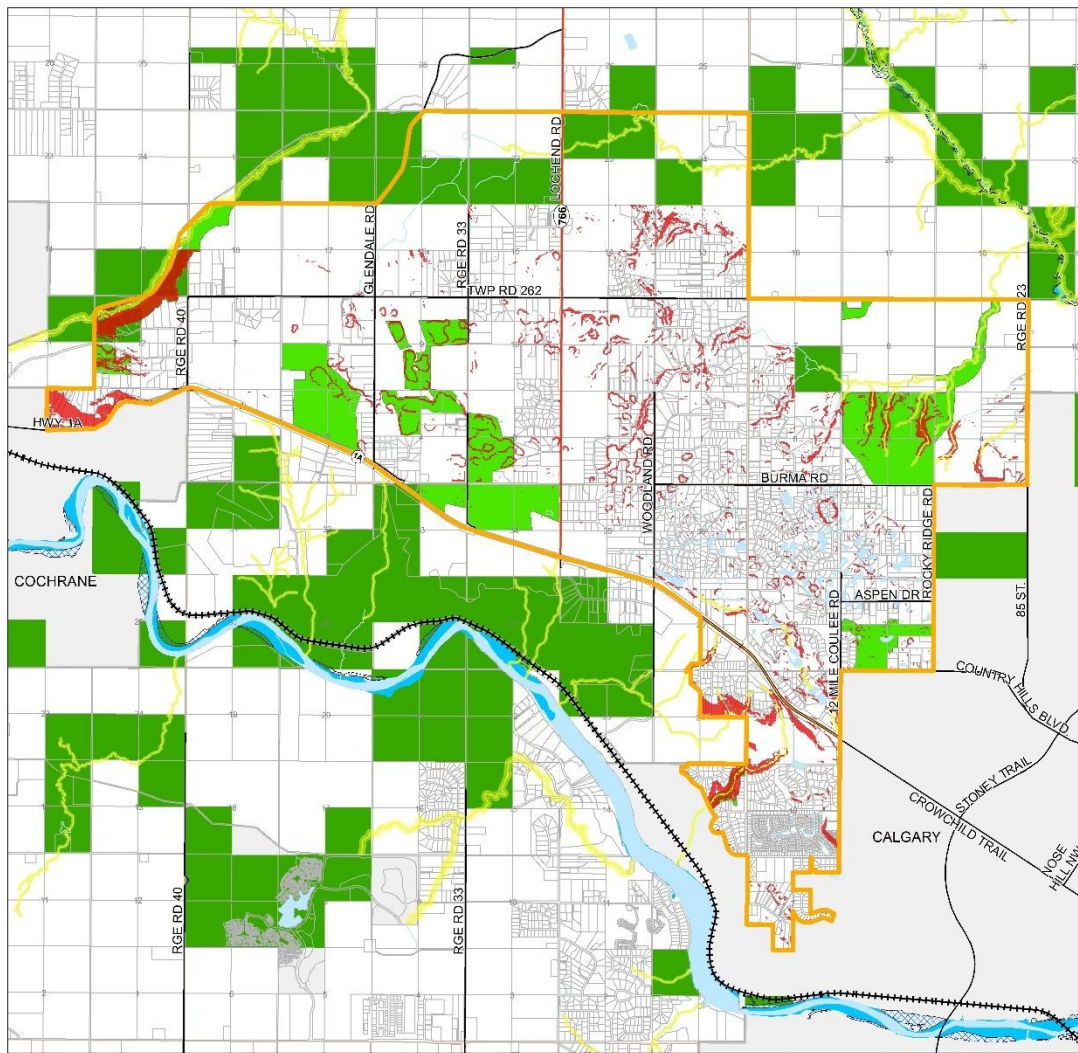
wetland classification and relative wetland value.

- 10.1.26 Local Plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.
- 10.1.27 Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as Environmental Reserve or Environmental Reserve Easement.
- 10.1.28 Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.


#### **Riparian Areas**

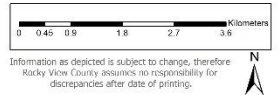
- 10.1.29 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.
- 10.1.30 The riparian protection area may be publicly or privately owned.
- 10.1.31 A Local Plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.
- 10.1.32 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species.
- 10.1.33 Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.
- 10.1.34 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

## Map 6: Environmental Features



### Map 6: Environmental Features

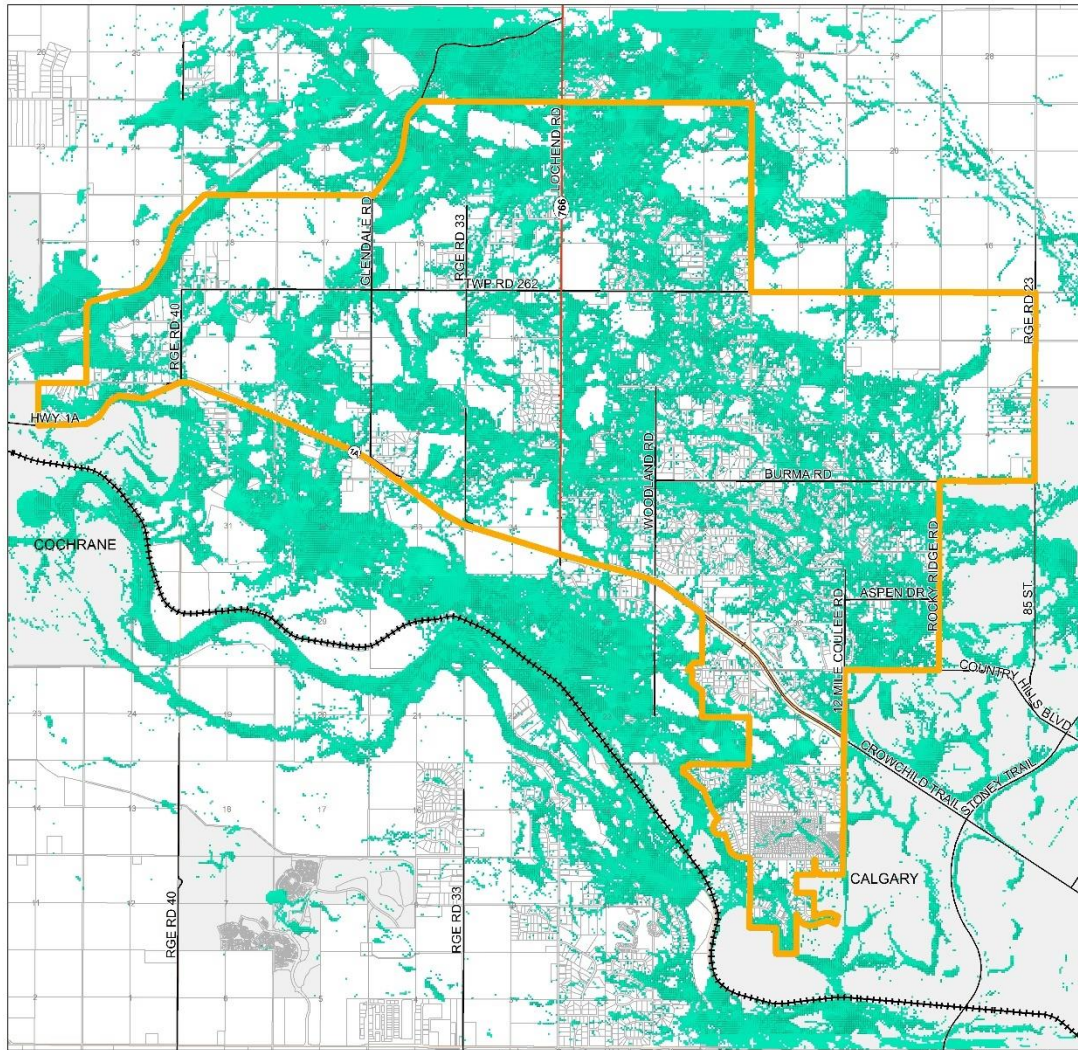
-  ASP Boundary
-  Railway
- Slope**
-  < 15%
-  Slope 15% +
-  Flood Fringe - AB
-  Stepping Back - Riparian Setbacks
-  Water Bodies
-  Floodway - AB
- Provincial ESA**
-  YES
-  NO
-  Environmentally Sensitive Areas



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



# Map 7: Wildlife Habitats and Connectivity



Map 7:  
Wildlife Habitats  
& Connectivity

ASP Boundary  
 Railway  
**Connectivity**  
 Low  
 High

0
0.45
0.8
1.6
2.7
3.6
Kilometers
  
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

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



# 11 HISTORIC RESOURCES

With millennia of human history – and even longer natural history – in the area now known as Bears paw, it is likely that there are items present on the landscape that are of archaeological, paleontological, prehistoric, historic, cultural, natural, scientific, or esthetic value. These are protected under the Historical Resources Act, and procedures under the act should be followed whenever such historic resources are discovered.

## Objectives

- Ensure that development identifies and considers biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan area.
- Conserve or replant native and adapted species.
- Protect and enhance existing natural amenities and key vistas across Bears paw.

## Policies

- 11.1.1 In preparation of a Local Plan, applicants shall consult the Alberta Government’s Listing of Historic Resources to identify the potential for historic resources within the development area.
- 11.1.2 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:
- a) Any required avoidance or mitigation measures shall be incorporated within the development proposal and detailed within the Local Plan.
- 11.1.3 Until a Historic Resources Impact Assessment of the Plan Area is completed, Local Plans should identify the impact of the proposal on any heritage or landscape features either within the Local Plan Area, or upon adjacent lands:
- a) Where necessary, measures to preserve and enhance these features should also be detailed.
- 11.1.4 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:
- a) Sensitive restoration or relocation of heritage buildings;
  - b) Complementary architectural design of adjacent new buildings;
  - c) Preservation of views or buffering around the feature;
  - d) Preservation of road alignments and boundary treatments; and
  - e) Use of interpretive signage denoting features.
- 11.1.5 Names of new developments and/or roads should incorporate traditional knowledge, commemorations significant to Indigenous Peoples, the names of local settlement families, historical events, topographical features or locations.



# 12 SCHOOLS

Presently, Bearspaw School serves Kindergarten to Grade 9 students. Additional school locations will be finalized based on demand under at the direction of the local school boards, and the policies of this plan.

## Objectives

- Identify future school needs and potential school sites in the plan area.
- Collaborate with school authorities on site selection and development.
- Explore the feasibility of joint use community and school facilities with school authorities.

## Policies

### General

- 12.1.1 Additional school sites may be considered appropriate by the Municipality in consultation with the school board(s) within the Plan Area pursuant to the provisions of this Plan.
- 12.1.2 As Local Plans are prepared, consultation shall occur with the school board(s) and other relevant partners to confirm additional school needs and specific locations for future school sites.
- 12.1.3 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, and transportation requirements, and shall ensure the site is of sufficient size to accommodate parking needs.

### Land Suitability

- 12.1.4 Suitability of proposed school sites shall be evaluated by the school authority in consultation with the County, with emphasis on locating within or near the Community Core if appropriate.
- 12.1.5 When evaluating the appropriateness of land for school sites, the following should be considered:
- a) Proposed access to the sites should be via collector roads within the Municipal road hierarchy;
  - b) Natural or man-made hazards and extreme topographic variations that may be present on site;
  - c) The feasibility of providing the proposed site with public and/or private services;
  - d) The appropriateness of the proposed site to accommodate a basic school development which includes an amenities area; and
  - e) Any other matter deemed appropriate by the Municipality.
- 12.1.6 School sites should provide suitable land for active playing fields and park space to meet the needs of students, and should be connected to the community through trails, pathways, and/or sidewalks.
- 12.1.7 The provision and allocation of school reserves and municipal school reserves shall be determined as per Section 14 of this Plan.

### Joint Use

- 12.1.8 The County may partner with the school board(s) to facilitate the creation of joint use facilities or amenities.

## Private Schools

- 12.1.9 Private schools are encouraged to locate within the Community Core area on Map 05: Land Use Strategy, but may be considered in other locations, subject to Section 7.3 (Institutional Uses) of this Plan.
- 12.1.10 When considering the appropriateness of a private school, the Municipality may require the proponent of the redesignation, subdivision and/or development proposal to prepare and submit the following:
- a) A Comprehensive Development Plan;
  - b) An analysis of any potential impact on adjacent land uses including, but not limited to, traffic noise, safety and visual impact;
  - c) A Traffic Impact Analysis;
  - d) An analysis of the availability and adequacy of on-site and off-site private and/or public utilities necessary to support the non-public institutional use;
  - e) The proposed Operational Plan (i.e. proposed days and hours of operation);
  - f) A Landscaping and Buffering Plan; and
  - g) Any other matter the Municipality deems necessary.

# 13 RECREATION, PARKS, AND OPEN SPACE

In Bearspaw, recreation tends to be informal, and oriented around the home or in the general community. Recreation activities are closely aligned with the natural environment – for example, walking on trails or cycling through the community. There are some developed facilities in Bearspaw that have a recreation focus that are private businesses. In the near-term, this Plan will ensure the integrity of the trail network and open spaces are maintained and enhanced, in accordance with the County’s Parks and Open Spaces Master Plan. Opportunities for commercial provision of recreation opportunities are supported in the Community Core. Recreation needs for the community will be monitored as development progresses, and public amenities will be provided under the guidance of the County’s Recreation and Parks Master Plan.

## 13.1 Recreation

Future planning to secure recreation lands will continue to be a collaborative effort between the County, school boards, community groups, and private landowners.

### Objectives

- Provide public and private space for recreation uses on appropriate sites that are compatible to the natural features in this area.
- Support recreation uses in accordance with the recommendations of the Municipal Development Plan.
- Provide support in future planning to secure lands for community recreation facilities.
- Provide recreation amenities for people of all ages in the Bearspaw area (youth, young families, singles, and seniors) that foster the quality of life, health, and social well-being of residents.
- Minimize the physical and visual impacts of recreational opportunities to the natural areas and views.
- Provide an integrated regional and local active transportation network offering connections to parks (as identified in the Open Space Master Plan), open space, and community focal points throughout the Plan Area in accordance with the primary network identified in the County’s recreation master planning documents.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through the use of suitable bicycle facilities identified within the Active Transportation Plan.
- Through the Local Plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- Promote the principles of ‘Crime Prevention Through Environmental Design’ (CPTED) in the development of an active transportation network within parks and open space.

### Policies

#### General

- 13.1.1 Local Plans shall align with the County’s Recreation and Parks Master Plan and consider the appropriate type, size, and scale of recreational, cultural, and community services.
- 13.1.2 Local Plans shall consider and, where required, provide for the location of lands for recreation uses.

- 13.1.3 Local Plans should consider generational and cultural needs and life balance in the planning and development of parks and open spaces.
- 13.1.4 Local Plans should identify and develop destination off-leash areas.
- 13.1.5 Local Plans should encourage and identify spaces for social gathering.
- 13.1.6 Commercial Recreation uses should be focused around the Community Core policy area.
- 13.1.7 Commercial Recreation uses outside the Community Core area may be considered where the proposal does not unduly impact adjacent lands.
- 13.1.8 The County shall support the development of recreation facilities and services through grant funding programs/appropriate funding mechanisms.
- 13.1.9 Where there is a need for recreation services, the County should encourage both public and private partnerships to provide those services.
- 13.1.10 The County shall work collaboratively with the school boards, community groups, and intermunicipal partners to plan for an appropriate amount of land for future recreation needs.

## 13.2 Parks and Open Space

Open space in Bears paw is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area. Open space can be enjoyed and appreciated through physical and visual access, and recreational opportunities in the wildlife habitat and connectivity areas should be passive, low-intensity, informal, and unstructured to minimize the physical and visual impacts to the natural areas and views. Current and future parks, environmentally significant areas, and other natural areas, linear green spaces, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces. Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

### Objectives

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.

### Policies

#### General

13.2.1 To support an integrated public open space system, Local Plans should consider:

- a) Creating an appropriate border along the open space system that recognizes the significance of the natural amenity;
- b) Designing the open space system so that it is safe, accessible, active, and highlights the community's unique identity; and
- c) Featuring the natural and cultural heritage aspect of the open space system so that all can understand and appreciate the area's unique natural assets.

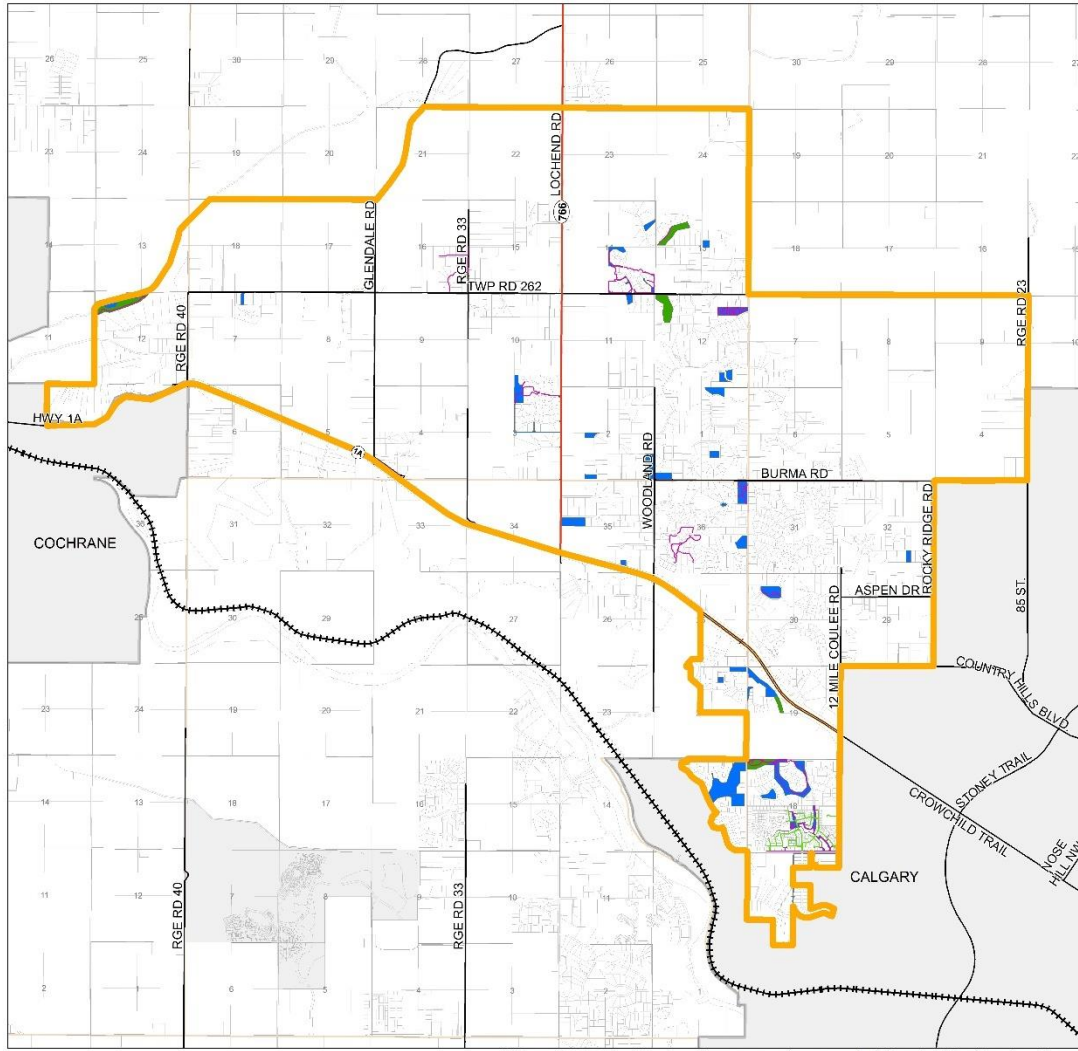
13.2.2 Future development shall provide for an interconnected system of open space and parks in general accordance with Map 8: Open Space and Active Transportation Connectivity.

13.2.3 Open space shall be provided through such means as:

- a) The dedication of reserve lands and public utility lots;
- b) The provision for Environmental Reserve Easements, Conservation Easements, or other easements and rights-of-way;
- c) Government lands for public use;
- d) Privately owned land that is accessible to the public;
- e) Publicly owned storm water conveyance systems;
- f) Land purchases, endowment funds, land swaps, and donations; and/or
- g) Other mechanisms as approved by the County.

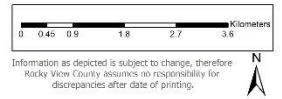
- 13.2.4 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.
- 13.2.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.
- 13.2.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.
- 13.2.7 The design and construction of active transportation networks, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:
- a) The County's Servicing Standards;
  - b) The County's Parks and Pathways: Planning, Development, and Operational Guidelines; and
  - c) The Geometric Design Guide for Canadian Roads.
- 13.2.8 Local Plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:
- a) Provide connections within, and external to, the Local Plan area;
  - b) Address and accommodate inclusion within identified parks and open spaces during all stages of development;
  - c) Wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;
  - d) Incorporate Crime Prevention Through Environmental Design (CPTED) features;
  - e) Provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: North County; and
  - f) Contribute to the overall regional active transportation network.

# Map 8: Parks, Open Spaces, and Active Transportation Connectivity



**Map 8:  
Public Spaces,  
Paths and Trails**

-  ASP Boundary
-  Railway
-  Pathways and Trails
-  Sidewalk
-  Environmental Reserve
-  Municipal Reserve



# 14 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

## Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of Environmental Reserve (ER) or Environmental Reserve Easements (ERE).

## Policies

- 14.1.1 Reserves owing on a parcel of land shall be provided as:
- a) Municipal reserve, school reserve, or municipal and school reserve;
  - b) Money in place of reserve land; or
  - c) A combination of land and money.
- 14.1.2 Provision and allocation of reserves shall be determined in the adopted Local Plan, where required, and implemented at subdivision stage by the Subdivision Authority.
- 14.1.3 The dedication of reserves should meet the present or future needs of the Plan Area by considering the recommendations of this ASP, the Recreation and Parks Master Plan, the Local Plan, and/or the school board(s).
- 14.1.4 Where the opportunity exists to provide connections to an existing or planned active transportation route, municipal reserve dedication in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of fully functional pathways and open space areas within a development.
- 14.1.5 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.
- 14.1.6 Where a tentative plan of subdivision proposes a recreation commercial use as a component of a country residential proposal, the Municipality shall not consider the proposed recreational use as satisfying the requirements for Reserve dedication and shall require Reserves in accordance with the Municipal Government Act.
- 14.1.7 Lands determined to be of environmental significance, but do not qualify as Environmental Reserve, should be protected in their natural state through alternative means as determined by the County.
- 14.1.8 Environmental Reserves should be determined by conducting:
- a) A Biophysical Impact Assessment report;
  - b) A geotechnical analysis; and/or
  - c) Other assessments acceptable to the County.



# **PLAN POLICIES: TRANSPORTATION AND SERVICING**

# 15 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Bears paw area, and provide regional opportunities for walking, cycling, and public transportation. Map 9: Transportation Network shows the provincial, regional, and some local transportation networks in the Bears paw area, and provides information on road classifications, special study areas, and pathway network connections.

## Objectives

- Provide for an internal road network that is efficient and safe for all modes of transportation.
- Provides a framework for transportation network that contributes to a high-quality built environment, and minimizes impacts on the natural landscape.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with the City of Calgary, the Town of Cochrane and the Provincial government on transportation requirements.

## Policies

### General

- 15.1.1 The transportation network should be developed in accordance with Map 9: Transportation Network and the Bears paw Network Analysis as amended. The classification of the County road network may be refined through further transportation analysis and/or at the Local Plan stage.
- 15.1.2 A Traffic Impact Assessment shall be required as part of the Local Plan preparation and/or subdivision application process in accordance with the County Servicing Standards.
- 15.1.3 Where identified in the County's Long-Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.
- 15.1.4 The attenuation of noise, if required by the Municipality, should be achieved through measures other than fences, such as, innovative subdivision design, landscaping and undulating berms and/or terrain.

### Regional Transportation Network

- 15.1.5 The County recognizes the importance of coordinating the Municipal road hierarchy with the transportation networks of adjacent municipalities and the Province of Alberta; and will continue to promote open communications and cooperation between all parties to improve and address mutual transportation issues and concerns.
- 15.1.6 The regional transportation system shall be developed in general accordance with Map 9: Transportation Network.
- 15.1.7 No new direct access shall be approved from the Plan area to Highway 1A unless otherwise determined to be necessary by the Province and County.

15.1.8 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.

15.1.9 Where required, Local Plans shall:

- a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 9, and identify the land required for future highway interchanges.
- b) Be designed to accommodate transit opportunities wherever connections are feasible based on the County's long-term transit opportunities.

#### **Local Transportation Network – General**

15.1.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.

15.1.11 Roads not identified as service roads or major/minor collector roads within the Map 09: Transportation Network are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.

15.1.12 Local Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.

15.1.13 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of Local Plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

15.1.14 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for Local Plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

#### **Local Roads – Community Core**

15.1.15 The type of road cross section (urban or rural) for development within the Community Core or identified employment areas shall be determined at the time of Local Plan preparation.

15.1.16 Development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

#### **Local Roads – Residential**

15.1.17 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

15.1.18 Road acquisitions that take into consideration future network connections shall be supported.

15.1.19 The type of road cross section (urban or rural) for country residential development shall be determined at the time of Local Plan preparation.

15.1.20 Local Plans for Residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the Local Plan area in accordance with municipal standards.

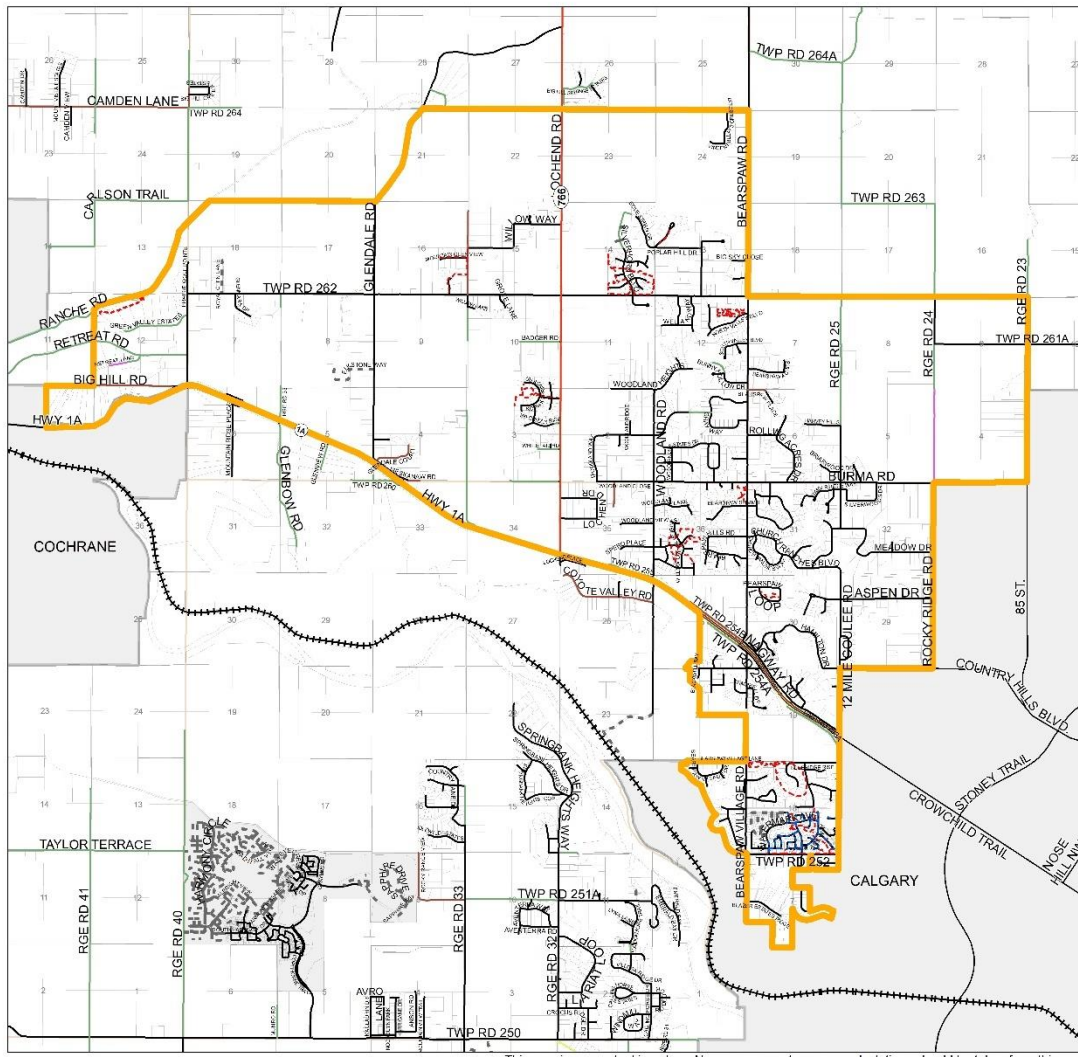
#### **Direct Access to Roads Within Adjacent Municipalities**

15.1.21 No new accesses onto roads within adjacent municipalities shall be supported.

15.1.22 Connection to a road within an adjacent municipality may be supported within a Local Plan to the satisfaction of the adjacent municipality.

DRAFT

# Map 09: Transportation Network



Map 9:  
Transportation  
Network

- ASP Boundary
- Railway
- Pathways and Trails
- Sidewalk
- Highways**
  - Primary Highway
  - Secondary Highway
- Roads**
  - Chip-sealed
  - Dirt
  - Gravel
  - NonCounty
  - Oil
  - Paved
  - Unbuilt



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

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



# 16 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. Development in the Bearspaw area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields. In light of the development pressures and anticipated population for the Bearspaw area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to piped community – and ultimately, regional – systems is envisioned within the Plan area. This will minimize impacts on local groundwater, and allow for better management of overall water resources as densities increase.

## Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for Bearspaw.
- Ensure potable water and waste water systems are provided to the Plan Area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of private shallow Utility systems within new development.
- Identify and protect utility service routes and regional transmission corridors.
- Ensure fire suppression and water supply infrastructure is available at development to deliver the appropriate level of fire protection within the Plan area.

## Policies

Map 10: Water Servicing and Map 11: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of Local Plan preparation.

### General

- 16.1.1 Utility service development should support an orderly, logical, and sequential pattern of development.
- 16.1.2 The location of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments, shall be identified and protected at the Local Plan stage to the mutual satisfaction of the County, the developer, and the utility companies.
- 16.1.3 Utility rights-of-way and easements shall be provided to accommodate Shallow Utilities at the subdivision or development permit stage as deemed necessary by the utility provider.
- 16.1.4 Costs associated with utility service improvements shall be the developer's responsibility.
- 16.1.5 Connection to piped utilities for water and wastewater is the preferred method of potable water and waste water service delivery, in accordance with provincial legislation and regulation.

### Water

- 16.1.6 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.
- 16.1.7 The use of water saving devices is encouraged in future residential development and should be addressed in Local Plans in accordance with County policies and standards.
- 16.1.8 The reuse of storm water for the purposes of residential irrigation is encouraged in place of water

suitable for domestic purposes and should be addressed in Local Plans.

- 16.1.9 All commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.
- 16.1.10 All water systems serving developments within the Bears paw Plan area should be designed to provide adequate water pressure to combat fires. Where fire suppression cannot be provided via the potable water network, alternative fire suppression measures shall be incorporated into Local Plans, and provided at the time of development, to the satisfaction of the County.

#### Waste Water

- 16.1.11 All wastewater utility systems must meet the legislative and regulatory requirements of the Government of Alberta.
- 16.1.12 Future subdivision in the Country Residential Area may require both a Private Sewage Disposal System and the identification of future sewer rights-of-way in combination with a deferred services agreement.
- 16.1.13 At the time of Local Plan preparation, a cost feasibility analysis to evaluate connection to a piped waste water system may be required. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, piped waste water treatment system shall be investigated.
- 16.1.14 Future piped systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.
- 16.1.15 Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- 16.1.16 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative environmental impacts within the sub-basin.
- 16.1.17 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.
- 16.1.18 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the Bears paw area.

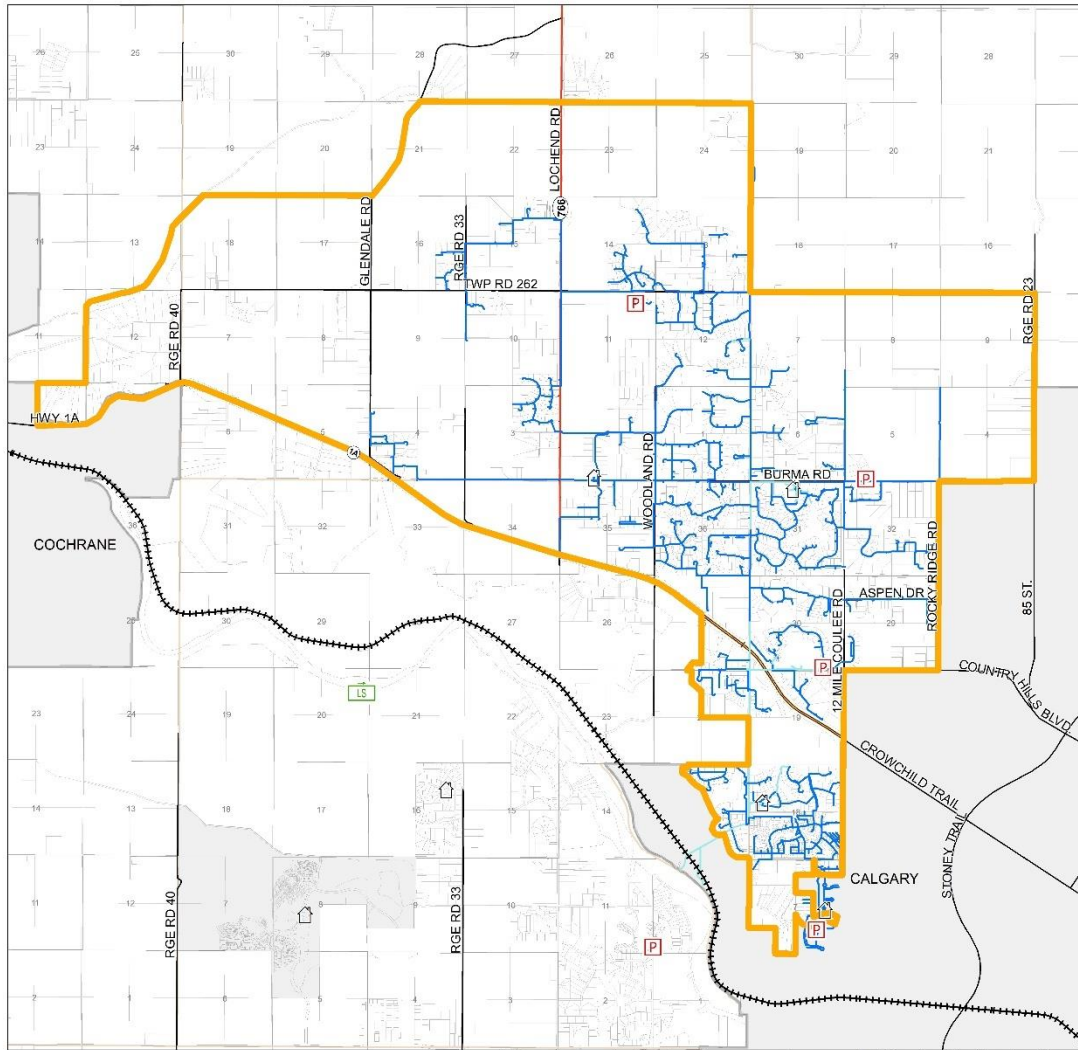
#### Shallow Utilities

- 16.1.19 Shallow Utilities should be located in common locations to maximize the developability or functionality of lands and to reduce any off-site impacts.
- 16.1.20 Wherever possible, utility easements should be utilized in subdivisions and development to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.
- 16.1.21 Utilities in the road rights-of-way should be avoided unless sufficient right-of-way expansion is available for transportation needs.
- 16.1.22 All new residential and non-residential development shall be serviced with Shallow Utilities at the expense of the developer.



# Map 10: Water Servicing

Map 10:  
Water Servicing

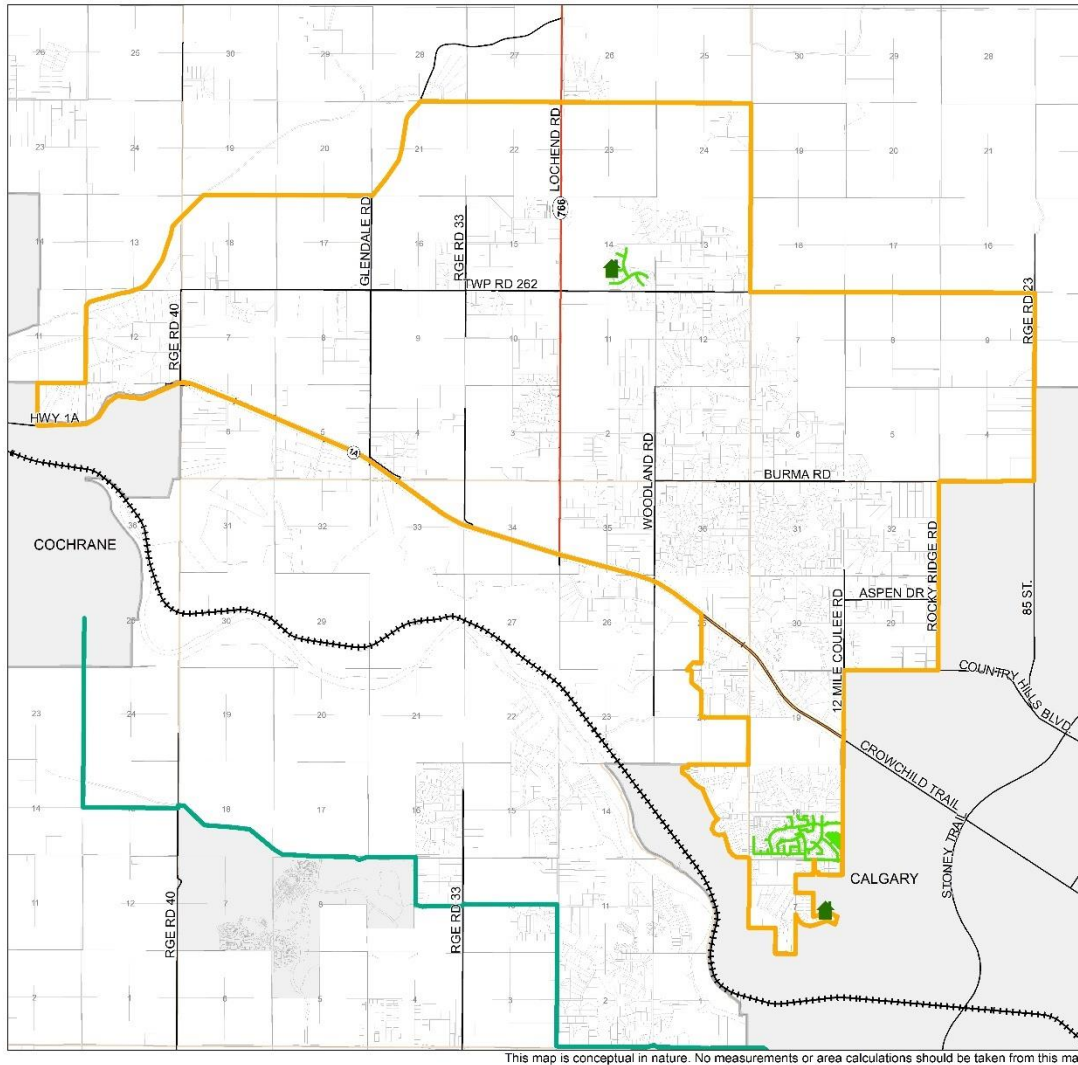


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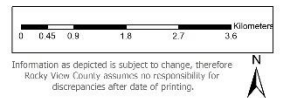


# Map 11: Waste Water Servicing



## Map 11: Wasterwater Servicing

- ASP Boundary
- Railway
- 🏠 Treatment Plant
- Intermunicipal Wastewater Line
- Wastewater Lines



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

# 17 STORM WATER

The Bears paw area includes portions of three drainage catchments – Big Hill Springs Creek to the northwest, Nose Creek to the northeast, and the Bow River to the south. Within these catchment areas, the topography of the landscape creates wetland areas which serve to filter water and manage flow rates, as well as distribute water through the ecosystem to be taken up and by plants and animals. Protection of water resources is imperative for the sustainable growth and development of not only Bears paw, but all downstream municipalities.

The Bears paw Master Drainage Plan was prepared to provide guidance for future development within the Plan area. Map 12: Storm Water Management Infrastructure shows the main drainage system in the Plan area.

## Objectives

- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure in the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

## Policies

### Watershed Management

- 17.1.1 The County will prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting appropriate monitoring programs;
  - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
  - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
  - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.
- 17.1.2 The County shall continue to work with adjacent municipalities and external agencies to create strategies and planning tools for watershed management.
- 17.1.3 The County shall continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

### Master Drainage Plan

- 17.1.4 As part of a Local Plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Bears paw Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the

policies of this Plan, and adheres to provincial legislation and regulation.

- 17.1.5 A sub-catchment master drainage plan or storm water management plan for a Local Plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.
- 17.1.6 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 12: Storm Water Management Infrastructure.
- 17.1.7 All development shall conform to the recommendations outlined in the Bearspaw Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.
- 17.1.8 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the Local Plan area.
- 17.1.9 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.
- 17.1.10 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

#### **THE BEARSPAW MASTER DRAINAGE PLAN:**

The Master Drainage Plan provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow River and Nose Creek.

#### **LOW IMPACT DEVELOPMENT (LID):**

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

#### **BETTER MANAGEMENT PRACTICES (BMPS):**

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

### **Storm Water Ponds, Constructed Wetlands, and Wetlands**

- 17.1.11 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 17.1.12 As part of the preparation of a Local Plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:
- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
  - b) use of Low Impact Development (LID) methods, such as bio-swales, rain gardens, Constructed Wetlands, green roofs and permeable pavements;
  - c) minimal use of impervious surfaces;
  - d) the re-use of storm water; and
  - e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.
- 17.1.13 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

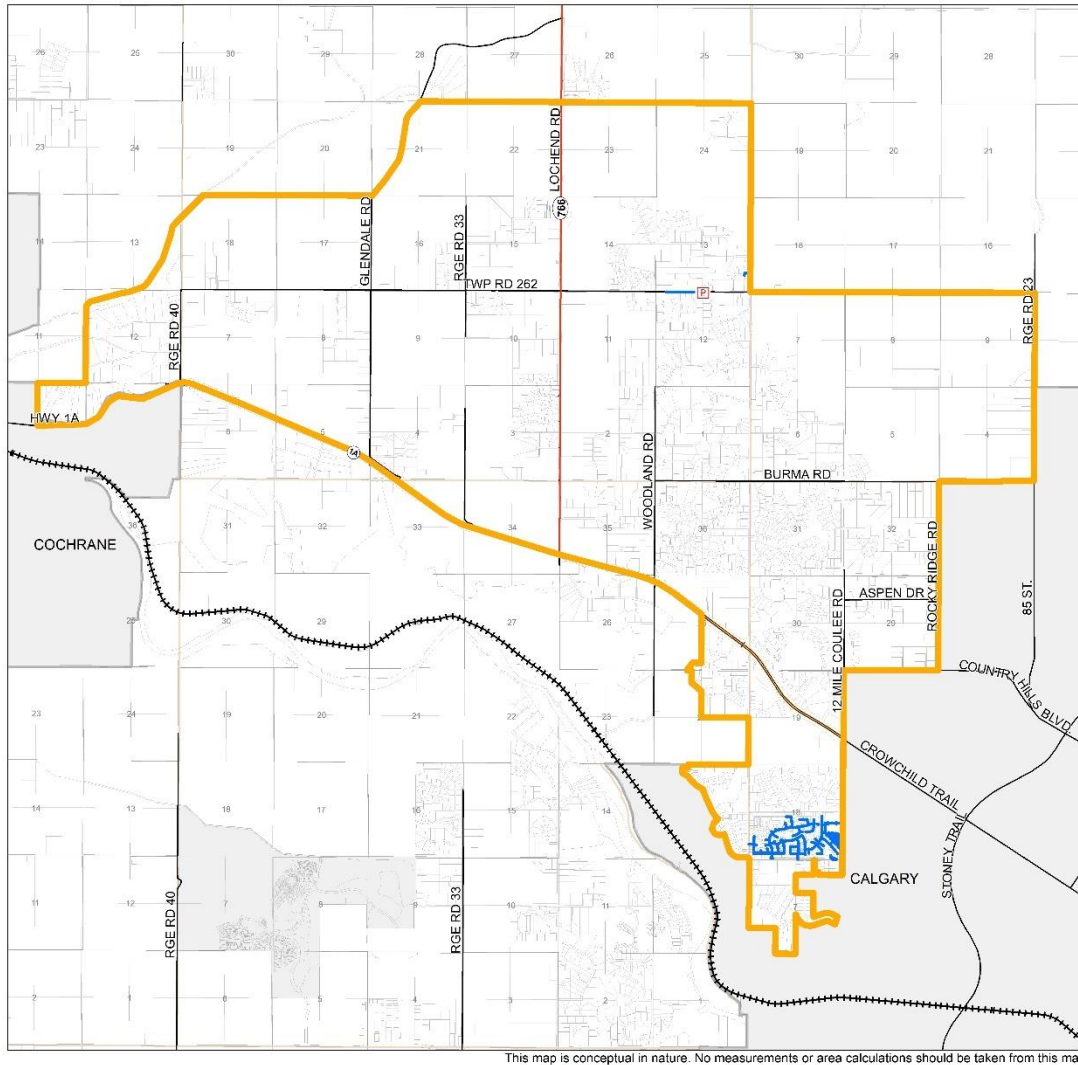
### **Reduce, Reuse, and Recycle**

- 17.1.14 The County shall support site specific best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.
- 17.1.15 The County shall support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.





### **Standards and Design**

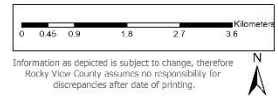
- 17.1.16 The storm water management system should be designed to:
- a) operate on a gravity basis; and
  - b) accommodate storm water flows from the adjacent road network.

# Map 12: Storm Water Management Infrastructure



Map 12:  
Stormwater

-  ASP Boundary
-  Railway
-  Pump Station
-  Stormwater Lines



# 18 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

## Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County’s Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

## Policies

### General

- 18.1.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

### Commercial/Institutional

- 18.1.2 Commercial businesses and institutional uses shall be responsible for providing their own solid waste services and shall include waste minimization and waste diversion practices.
- 18.1.3 Commercial and institutional developments may be required to provide justification for the amount of space allotted for waste management based on the volumes and types of material generation anticipated, the type of diversion infrastructure planned for, and the overall systems proposed for managing waste.

### Residential Areas

- 18.1.4 Solid waste management will be the responsibility of property owners and/or lot owner associations within Bearspaw until such time as a County-sponsored waste management program is available in the area.

# **PLAN POLICIES: COMMUNITY SAFETY**



# 19 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the intersection of Lochend Road and Highway 1A. The low density of Country Residential development means that emergency response times are typically longer than urban areas. This means that extra emphasis must be made to design consideration that work to mitigate and prevent emergencies at the site. For example, Crime Prevention Through Environmental Design principles can be employed to discourage rural criminal activity. In the case of wildfire or other natural disasters, evacuation can be facilitated by ensuring that there are multiple routes of access to any development.

## Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.
- Employ design features, such as CPTED principles, to mitigate or prevent emergencies.

## Policies

### General

- 19.1.1 Fire services in the Plan Area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.
- 19.1.2 Rocky View County shall explore partnerships for the delivery of emergency services, where appropriate.
- 19.1.3 All commercial buildings shall provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.
- 19.1.4 In preparing Local Plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.
- 19.1.5 Local Plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of factors such as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.
- 19.1.6 Crime Prevention Through Environmental Design (CPTED) features should be considered and incorporated into the design and construction of all new development wherever possible.
- 19.1.7 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

**Part III**

**IMPLEMENTATION**

# 20 IMPLEMENTATION

The Bears paw ASP outlines the vision for growth in the community and how existing and future public and private space will be managed and supported by appropriate infrastructure. The purpose of this section is to describe how this vision will be implemented; it provides detail on the sequencing of development, how compliance with the ASP policies and strategies will be ensured, and the follow-up actions required to support the Plan's success.

## Objectives

- Implement the Land Use Strategy and policies of the Bears paw Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on Local Plan requirements.
- Ensure Local Plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

## Policies

### Subdivision Applications

- 20.1.1 Applications for subdivision shall require the concurrent or prior adoption of a Local Plan, unless otherwise directed by the policies of this Plan.
- 20.1.2 Subdivision applications shall address and adhere to the requirements of the supporting Local Plan and the policies of this Plan.
- 20.1.3 When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:
- a) The natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;
  - b) The serviceability of the proposed parcels by private and public utilities;
  - c) The suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;
  - d) The context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;
  - e) The intensification potential of the Tentative Plan of Subdivision and the flexibility of the proposed design to accommodate future subdivision;
  - f) The conformity of the Tentative Plan of Subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;
  - g) The design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;
  - h) Conformity to this Plan, which may necessitate an amendment to the Plan;
  - i) Any other matter deemed appropriate by the Municipality.

20.1.4 Subdivision design and servicing shall comply with the County's Servicing Standards.

### Redesignation Applications

20.1.5 Applications for redesignation shall require the concurrent or prior adoption of a Local Plan, unless otherwise directed by the policies of this Plan.

20.1.6 Local Plans are to be prepared as per the policies of this Plan and to be deemed complete, and should include the applicable information set out within Appendix B of this Plan.

20.1.7 Redesignation applications shall address and adhere to the requirements of the supporting Local Plan and the policies of this Plan.

### Local Plan Requirements

Local Plans are considered by the Municipality to be an important component of long-range planning for the development of lands within the Plan Area. These Plans are generally focused at the quarter section scale, strategic in character and intended to:

- Establish the appropriateness of land uses proposed for the quarter section;
- Identify development issues (i.e. storm water management, sewage disposal, aesthetics, densities), assess their impact on surrounding land uses and establish appropriate and comprehensive mitigation measures;
- Facilitate the phasing of subdivision and development through the establishment of a comprehensive phasing plan;
- Facilitate efficient and comprehensive development by encouraging innovative subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities;
- Facilitate community input.

20.1.8 Local Plans adopted under this Plan shall contain:

- a) A description of all lands contained within the Concept Plan Area;
- b) The proposed uses of lands within the Concept Plan Area;
- c) Proposed parcel size and density for the Concept Plan Area;
- d) The proposed internal road hierarchy;
- e) A servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;
- f) Any special policies that may be required to give guidance to the preparation of Tentative Plans of Subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;
- g) Any other matters deemed appropriate by the Municipality.
- h) An evaluation of any on-site hazard(s);
- i) An evaluation of on-site geotechnical features;
- j) An evaluation of on-site environmental conditions;
- k) An Environmental Audit of lands within the Concept Plan Area;
- l) An evaluation of any on-site hydrological conditions;
- m) An evaluation of proposed servicing;

- n) A Traffic Impact Analysis;
  - o) Any other matter deemed necessary by the Municipality.
- 20.1.9 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative Local Plan boundaries, with consideration to ensuring:
- a) The alternate Local Plan area is comprehensive in nature;
  - b) The implications of development proceeding within an alternate Local Plan boundary have been examined; and
  - c) It has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.
- 20.1.10 Where a Local Plan is not required, or is silent on a subject, the relevant policies of the Bearspaw ASP and Municipal Development Plan shall apply to redesignation and subdivision applications.
- 20.1.11 Applications for redesignation, subdivision, development, and Local Plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:
- a) Bearspaw Master Drainage Plan
  - b) Recreation and Parks Master Plan;
  - c) Rocky View County Solid Waste Master Plan;
  - d) Rocky View County Servicing Standards; and
  - e) Fire Services Master Plan.
- 20.1.12 Prior to approval of Local Plan and redesignation applications falling within the Policy Area of the Rocky View County / City of Calgary Intermunicipal Development Plan or the Rocky View County/town of Cochrane Intermunicipal Development Plan, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.
- 20.1.13 All conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 04 (Appendix E) and Map 03 of this Plan updated accordingly.

### Phasing

- 20.1.14 The Plan recognizes that development within the Bearspaw Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.
- 20.1.15 Development in the Country Residential and Community Core Policy Areas will continue to be driven incrementally by individual landowners, with applications to be evaluated based on the policies within this Plan.
- 20.1.16 Development of the Future Development Policy Area will not occur except under an approved Conceptual Scheme.
- 20.1.17 Phasing of development within the Bearspaw ASP should follow the availability of efficient, cost

effective, and environmentally responsible utility services.

#### **Future Development Policy Area**

20.1.18 Planning of the Future Development Areas should not proceed until the criteria listed in Section 8 (Future Development Area) have been met.

#### **Plan Review and Amendment**

20.1.19 The Future Development Area outlined in the Bearspaw Area Structure Plan will principally be driven by market demand and is subject to availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the Municipal Development Plan. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

20.1.20 The Bearspaw Area Structure Plan shall be subject to an assessment and possible full review every 10 years, or in accordance with the Municipal Development Plan, County policies, and the Municipal Government Act.

## 20.2 Non-Statutory Actions

Non-statutory actions are activities to be carried out by the County to achieve the goals, objectives, and policies of the Plan. All actions in this Plan are non-statutory in nature. The following is a summary of recommended County actions to assist in the implementation of the Bears paw Area Structure Plan.

**Table 03: Non-Statutory Implementation Actions**

ACTION	SECTION
1	Develop design guidelines for the development of the Community Core area, promoting high quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.
2	Manage Natural Assets in the Bears paw area, and monitor ongoing cumulative impacts of development on the natural environment.
3	Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.
4	Establish further tools and strategies to address regional source water issues and opportunities in partnership with other municipalities.
5	Explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.
6	In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary and the Town of Cochrane to explore joint modeling and any shared service delivery opportunities.
7	Monitor and report on the Plan implementation as part of the yearly Municipal Development Plan reporting.



# 21 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Bearspaw Area Structure Plan borders the City of Calgary, and the western boundary borders the Town of Cochrane. The Plan contains several provisions relating to matters including storm water, utility service, transportation, and open space that provide for compatible development and promote a coordinated and cooperative approach to planning for these cross-jurisdictional matters.

It is recognized that the Highway 1A corridor provides an important connection between the Town of Cochrane and the City of Calgary, in addition to being a primary transportation route to and from the Bearspaw area. Undeveloped lands within close proximity of the municipal boundary have largely been designated as Future Development Area. Prior to proceeding with any further planning of these lands, further collaboration with the Town of Cochrane and the City of Calgary will be required to define appropriate development forms and densities that provide for mutual benefits and minimize cross boundary impacts.

The implementation of the Bearspaw ASP will proceed in alignment with the CMRB Growth Plan and the applicable Intermunicipal Development Plans. The County will maintain open communication with its municipal neighbours circulating relevant Local Plans and development applications, sharing technical information, and identifying cross boundary issues and opportunities.

## Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals.

## Policies

- 21.1.1 Any applications within the Plan area adjacent to the Town of Cochrane or the City of Calgary, together with all relevant supporting technical documents, shall be circulated in accordance with the applicable Intermunicipal Development Plan; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential intermunicipal impacts.
- 21.1.2 Prior to approval of any land use amendment or Local Plan application, collaboration shall be undertaken with the adjacent municipality to establish appropriate land use compatibility and interface measures in alignment with the applicable IDP. Agreed-upon measures shall be included within approved Local Plans and adhered to in subsequent subdivision and development permit approvals within the Plan area.
- 21.1.3 The County shall continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

## Local Plans, Redesignation, and Subdivision

- 21.1.4 Rocky View County shall ensure that Local Plans and applications for redesignation and subdivision of lands within the Policy and Notification areas of the Rocky View County / City of Calgary and Rocky View County/Town of Cochrane IDPs address:
- a) Servicing requirements, regional drainage and storm water quality;
  - b) Access agreements to community services including transit;

- c) Alignment and connectivity of pathways and roadways with Calgary and Cochrane regional mobility corridors, together with potential infrastructure improvements;
- d) Land use compatibility with adjacent municipal land uses;
- e) Other appropriate policies of this Plan.

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# APPENDICES

# APPENDIX A: DEFINITIONS

“Active transportation” means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County.

“Aggregate” means all sand, gravel, clay and marl as defined as part of a landowner's surface right under the Law of Property Act.

“Agriculture” means the business of growing, raising, managing and sale of livestock, crops and directly-related value-added processing, products and services.

“Area Structure Plan” means a statutory plan, adopted by by-law, which provides a policy framework for subsequent redesignation, subdivision and development of a specified area of land in the County.

“Calgary Metropolitan Region Board Growth Plan” means the regional strategy for sustainable growth within the Calgary Metropolitan Region.

“Collector Road” means a road which collects traffic from local roads and provide connections to other local road networks or to the regional transportation system.

“Community Services Reserves” means lands dedicated to a municipality, to be used for the following purposes:

- a public library;
- a police station, a fire station, or an ambulance services facility;
- a non-profit day care facility, senior citizens’ facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

“Constructed Wetland” means an artificial wetland created as a new or restored habitat for native vegetation and wildlife, providing the same function as a storm water pond.

“Contemporary Agriculture” means small-scale agricultural pursuits that are specifically designed to integrate into a residential community. May include a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table eating establishments, markets, and agri-tourism.

“Council” means the Council of Rocky View County.

“Country Residential” means residential uses whose built forms are intended to integrate and incorporate the existing natural and/or agricultural landscape.

“Direct Control District” means a district in the Land Use Bylaw which is subject to guidelines established by Council for control over the use and development of a defined area and pursuant to the provisions of the Municipal Government Act.

“Environmental Audit” means an evaluation of any adverse effect that may qualify the site as contaminated pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.

“**Environmental Reserve**” means lands defined in the Municipal Government Act and dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental Reserves are dedicated as public land.

“**Environmental Reserve Easement**” means lands defined in the Municipal Government Act for the purposes of Environmental Reserve, and dedicated as an easement on the title of the lands.

“**FireSmart**” means the development and landscaping design principles outlined by the FireSmart program, which aims to reduce the effects of wildfire on developed areas.

“**Highway**” means a road that is designated as a primary highway or secondary highway pursuant to the Highway Development and Protection Act, as amended from time to time.

“**Home Based Business**” means a commercial use on the same site as a residential use.

“**Infrastructure**” means the public and private utility systems in the County that may include but are not limited to:

- transportation network;
- water and sewer systems;
- recreational facilities, including pathways; and
- solid waste management facilities.

“**Institutional**” means social, community, religious, educational, and health care services that cannot be considered residential, commercial, or industrial uses.

“**Land Use Bylaw**” means Rocky View County’s Land Use Bylaw C-8000-2020, as amended from time to time.

“**Land Use District**” means districts established in the Land Use Bylaw to regulate permitted and discretionary uses of land and buildings.

“**Local Plan**” means a Conceptual Scheme or Master Site Development Plan as defined by the County’s Municipal Development Plan. Local Plans are non-statutory, unless they are appended to and form part of this Bylaw.

“**Low Impact Development (LID)**” is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

“**Minimum Distance Separation**” means a setback or buffer established between an intensive livestock operation and adjacent land uses intended to minimize potential land use conflict, as per the Agriculture Operations Practices Act.

“**Municipal Government Act**” means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 with amendments in force as of April 1, 2024, and as amended from time to time.

“**Natural Features**” means landscapes and the specific features thereof which are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

“**Non-statutory**” means it does not have legal status or requirements prescribed by provincial legislation, however, may or may not include a resolution or bylaw adopted by Council.

“Open Space” means all land and water areas, either publicly or privately owned, that contribute to community building by preserving rural landscapes and providing residents opportunities for passive and active recreation. Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for recreation and community facilities, utility corridors including stormwater infrastructure, golf courses, parking areas, and small agricultural pursuits.

“Operational Plan” means an outline of the operating practices proposed for a use including, but not limited to, hours and days of operation, methods of managing potential offsite impacts, and traffic.

“Outdoor Storage” means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

“Outside Display Area” means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

“Panhandle” means a long, narrow strip of land used to provide direct lot access to a roadway.

“Private Utility” means a utility service offered to the public by a private utility company or co-op including, but not limited to, the provision of gas, electricity, water or telephone services.

“Public frontage” means the strip or extent of land that abuts a public road.

“Recreation Commercial” means commercial land uses focused on recreational activities or tourist opportunities and a fee is charged for use. Recreation Commercial uses may be for-profit or non-profit businesses.

“Redesignation” means the process of changing the land use district in the Land Use Bylaw.

“Reserves” are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the Municipal Government Act.

“Shallow Utility” means electrical, telecommunications, and gas utilities.

“Stakeholder” means individuals or organisations who can affect or be affected by the achievement of a project or application.

“Statutory” means it has legal status and requirements prescribed by provincial legislation, such as the Municipal Government Act.

“Tentative Plan of Subdivision” means a proposal detailing a site-specific subdivision design that may form the basis for an application for subdivision approval, which is subject to a decision (either approval or refusal) of the County’s Subdivision Authority.

“Traffic Impact Analysis” means an area-specific study which may include, but is not limited to, an analysis and evaluation of:

- the potential impact of a proposed subdivision and/or development on the existing transportation network; and,
- a program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.

“Wetland” means land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

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# APPENDIX B: LOCAL PLAN REQUIREMENTS

## Local Plan Requirements

Local plans should address the following items:

**Table B-1: Local Plan Requirements**

PLAN TYPE	REQUIREMENTS
Country Residential Conceptual Scheme	<p><b>TECHNICAL REQUIREMENTS AND SUPPORTING INFORMATION</b></p> <p>The County may require studies, reports, and tests to be submitted on the following matters:</p> <p><b>Design</b></p> <ul style="list-style-type: none"> <li>a) proposed land uses;</li> <li>b) development scale, size, and site design;</li> <li>c) lot grading;</li> </ul> <p><b>Emergency Services</b></p> <ul style="list-style-type: none"> <li>d) fire protection requirements;</li> <li>e) protective service requirements;</li> <li>f) emergency response requirements;</li> </ul> <p><b>Environment</b></p> <ul style="list-style-type: none"> <li>g) bio-physical impact assessment of potential impacts on the natural environment;</li> <li>h) wildlife corridors;</li> <li>i) any on-site or off-site physical constraints;</li> <li>j) geotechnical assessment (slope stability);</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>k) landscape requirements for visual appearance and/or mitigating measures;</li> </ul> <p><b>Servicing</b></p> <ul style="list-style-type: none"> <li>l) water and wastewater requirements, and service method;</li> <li>m) impact on County services and/or private utility services;</li> <li>n) nature of any on-site or off-site engineering works that may be required to support the proposed business;</li> <li>o) on-site stormwater management and off-site conveyance;</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>p) efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions;</li> <li>q) impact on the intersections, highways, roads, and road network within Rocky View County and, where applicable, other jurisdictions;</li> <li>r) access to a paved County road or provincial highway;</li> <li>s) safe access and egress from a road or highway;</li> <li>t) pathways, trails, and sidewalks.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>u) historical and archeological assessment;</li> <li>v) potential impacts from airport operations and mitigation measures;</li> <li>w) proposed maintenance plans;</li> <li>x) any other matters the County deems appropriate</li> </ul>

	<p><b>CONCEPTUAL SCHEME SUBMISSIONS</b></p> <p>Conceptual schemes should address the following:</p> <p>1. A description and evaluation of the existing plan area:</p> <ul style="list-style-type: none"> <li>a) topography, soils, vegetation, geotechnical considerations (constraints);</li> <li>b) environmental sensitivity and significance;</li> <li>c) agricultural capability, natural resources;</li> <li>d) existing land use, ownership, development, and adjacent land uses;</li> <li>e) archaeological and historical considerations; and</li> <li>f) existing utilities and transportation routes.</li> </ul> <p>2. A land use concept which includes;</p> <ul style="list-style-type: none"> <li>a) a future land use scenario;</li> <li>b) demonstration of consistency with higher order plans;</li> <li>c) design controls/guidelines, where appropriate;</li> <li>d) reserve area dedication and strategy (municipal/school/ environmental);</li> <li>e) environmental);</li> <li>f) transportation network and pedestrian network;</li> <li>g) stormwater management plan;</li> <li>h) servicing strategy;</li> <li>i) anticipated improvements to existing infrastructure;</li> <li>j) population densities, population projection, and an</li> <li>k) indication of target market to determine impact on the area’s School District;</li> <li>l) phasing of development; and</li> <li>m) landscaping and aesthetic details that will enhance the development.</li> </ul> <p>3. A summary of the Applicant’s community consultation and results.</p> <p>4. Any other matter identified by the County.</p>
<p><b>Business Commercial Conceptual Scheme</b></p>	<p><b>TECHNICAL REQUIREMENTS AND SUPPORTING INFORMATION</b></p> <p>The County may require studies, reports, and tests to be submitted on the following matters:</p> <p><b>Compatibility</b></p> <ul style="list-style-type: none"> <li>a) compatibility of the proposed development with adjacent land uses and the use of design measures to mitigate adverse impacts;</li> <li>b) compatibility of the proposed development with existing agricultural, business, or residential uses;</li> <li>c) potential off-site impacts such as dust, smell, and odour;</li> </ul> <p><b>Design</b></p> <ul style="list-style-type: none"> <li>d) proposed land uses;</li> <li>e) development scale, size, and site design;</li> </ul> <p><b>Emergency Services</b></p> <ul style="list-style-type: none"> <li>f) fire protection requirements;</li> <li>g) protective service requirements;</li> <li>h) emergency response requirements;</li> </ul> <p><b>Environment</b></p> <ul style="list-style-type: none"> <li>i) bio-physical impact assessment of potential impacts on the natural environment;</li> <li>j) wildlife corridors;</li> <li>k) any on-site or off-site physical constraints;</li> <li>l) geotechnical assessment (slope stability);</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>m) landscape requirements for visual appearance and/or mitigating measures;</li> </ul> <p><b>Servicing</b></p>

	<ul style="list-style-type: none"> <li>n) water and wastewater requirements, and service method;</li> <li>o) impact on County services and/or private utility services;</li> <li>p) nature of any on-site or off-site engineering works that may be required to support the proposed business;</li> <li>q) on-site stormwater management and off-site conveyance;</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>r) efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions;</li> <li>s) impact on the intersections, highways, roads, and road network within Rocky View County and, where applicable, other jurisdictions;</li> <li>t) access to a paved County road or provincial highway;</li> <li>u) safe access and egress from a road or highway;</li> <li>v) pathways, trails, and sidewalks.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>w) historical and archeological assessment;</li> <li>x) proposed maintenance plan;</li> <li>y) any other matters the County deems appropriate</li> </ul>
	<p><b>CONCEPTUAL SCHEME SUBMISSIONS</b></p> <p>Conceptual schemes should address the following:</p> <ol style="list-style-type: none"> <li>1. A description and evaluation of the existing plan area: <ul style="list-style-type: none"> <li>g) topography, soils, vegetation, geotechnical considerations (constraints);</li> <li>h) environmental sensitivity and significance;</li> <li>i) agricultural capability, natural resources;</li> <li>j) existing land use, ownership, development, and adjacent land uses;</li> <li>k) archaeological and historical considerations; and</li> <li>l) existing utilities and transportation routes.</li> </ul> </li> <li>2. A land use concept which includes; <ul style="list-style-type: none"> <li>n) a future land use scenario;</li> <li>o) demonstration of consistency with higher order plans;</li> <li>p) design controls/guidelines, where appropriate;</li> <li>q) reserve area dedication and strategy (municipal/school/ environmental);</li> <li>r) transportation network and pedestrian network;</li> <li>t) stormwater management plan;</li> <li>u) servicing strategy;</li> <li>v) anticipated improvements to existing infrastructure;</li> <li>w) phasing of development; and</li> <li>x) landscaping and aesthetic details that will enhance the development.</li> </ul> </li> <li>3. A summary of the Applicant’s community consultation and results.</li> <li>4. Any other matter identified by the County.</li> </ol>
<p><b>Institutional and Community Uses Master Site Development Plan</b></p>	<p><b>MASTER SITE DEVELOPMENT PLAN SUBMISSIONS</b></p> <p>Master Site Development plans should address the following matters:</p> <ol style="list-style-type: none"> <li>1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal.</li> <li>2. A master site plan addressing: <ul style="list-style-type: none"> <li>a) building placement and setbacks;</li> <li>b) building height and general architectural appearance;</li> <li>c) parking and public lighting;</li> <li>d) landscaping for visual appearance and/or mitigating measures;</li> <li>e) agriculture boundary design guidelines; and</li> </ul> </li> </ol>

	<p>f) anticipated phasing.</p> <p>3. A summary of the Applicant’s community consultation and results.</p> <p>4. Technical issues identified by the County that are necessary to determine the project’s viability and offsite impacts.</p>
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# APPENDIX C: PLANNING BEARSPAW

## Planning Framework:

### South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) establishes a 50-year vision for the region, and sets the strategic direction on a range of matters over the next 10 years, including:

- Aligning provincial policies at the regional level to balance Alberta’s economic, environmental, and social goals;
- Using a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Setting desired economic, environmental, and social outcomes and objectives for the region;
- Describing the strategies, actions, approaches, and tools required to achieve the desired outcomes and objectives; and
- Providing guidance to provincial and local decision-makers regarding land use management for the region.

The SSRP provides municipalities with strategies that allow for flexibility in their planning and decision-making. These strategies are presented in a general manner to allow for interpretation and application in a locally meaningful and appropriate fashion. Each municipality must prepare statutory plans and policies to align with the principles of the SSRP. Rocky View County’s Municipal Development Plan was prepared in alignment with the SSRP, and subsequently, all ASPs must follow the direction of the Municipal Development Plan.

The SSRP provides a number of principles to assist municipalities with strategic planning. A key premise of the SSRP is to use land more efficiently and to preserve large tracts of agricultural land. The Municipal Development Plan implements these principles by directing growth to identified growth areas and limiting development outside of these areas. The direction of Bears paw ASP has focused on limiting future development to specific areas to ensure the natural environment and lands being utilized for agricultural uses are preserved.

### Calgary Metropolitan Region Growth Plan

The CMR Growth Plan was adopted through Ministerial Order 064/22 on August 15, 2022, and applies to Rocky View County and seven other participating municipalities that form the Calgary Region. The CMR Growth Plan is a strategy for managing growth in the Region and it is focused on accommodating the next one million people and 600,000 jobs, identifying population and job forecasts for each municipality. It directs growth towards Preferred Growth Areas, which are generally identified as Urban Areas and, within the County, Joint Planning Areas (areas in and around Balzac, Conrich, OMNI, and Janet) and Hamlet Growth Areas (Bragg Creek, Harmony, and Langdon). The CMR Growth Plan requires that ASP amendments outside of Preferred Growth Areas must not result in greater population than previously allowed in the ASP prior to the adoption of the Growth Plan.

## City of Calgary-Rocky View County Intermunicipal Development Plan

A portion of the east side of the ASP area is located adjacent to the City of Calgary. Adopted by both the County and the City of Calgary in 2012, the Intermunicipal Development Plan (IDP) seeks to encourage cooperation and coordination between the municipalities on cross boundary matters. It was therefore important to coordinate and engagement with the City throughout development of the ASP. The creation of the ASP considered policies within the IDP to ensure cohesive interface between Calgary and Rocky View County; further, while the ASP was written to align with the entirety of the IDP, special care was given to ensure alignment with the Growth and Land and Water chapters.

## Town of Cochrane-Rocky View County Intermunicipal Development Plan

A portion of the west side of the ASP area is located adjacent to the Town of Cochrane. Rocky View County-Town of Cochrane IDP was adopted by both municipalities on June 26, 2001 to foster cooperation, coordination, and communication between the municipalities on matters of mutual interest and to establish policy direction and processes to address intermunicipal issues. Throughout the project, The County provided opportunities for the Town of Cochrane and its residents to engage with the vision of the ASP and to institute a collaborative approach in land-use planning.

## Rocky View County Municipal Development Plan

The Municipal Development Plan provides an overall policy framework on a variety of matters, ranging from the development of residential and business areas, to the provision of emergency services and infrastructure. A key direction of the Municipal Development Plan is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Bears paw is identified as a Country Residential Area in the Municipal Development Plan, it is also located within the Central West region of the County focuses on residential development, while also preserving open spaces, and the natural landscape. The Municipal Development Plan encourages efficient use of land in such areas by reducing the development footprint and emphasizing the importance of retaining rural character through the use of open space and conservation design principles.

# Bears paw Area Structure Plan – Public Engagement

Rocky View County sought meaningful input from the Bears paw community and worked to promote an inclusive and transparent process throughout the ASP review project. The County’s engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which formed the basis of the overall vision and policies of the ASP. An emphasis was placed on working with the community at an early stage to firstly discuss broad objectives for Bears paw. A summary of the key events within the process is found in Table C-1.

## TABLE C-1: PUBLIC ENGAGEMENT – KEY EVENTS

PHASE	DATE	ENGAGEMENT
<b>Project 1</b> Project Launch	June -August 2019	To kick off the review of the Bears paw ASP, The County hosted an Open House, held a series of Coffee Chat sessions, and distributed a questionnaire as part of Phase 1 engagement sessions. The event was attended by 196 people, 17 coffee chat sessions were held, and several individual letters and emails were also received.
<b>Phase 2</b> Setting the ASP Direction	February 2020	<p>The County held a series of engagement sessions that included an online survey, open house, coffee chats. The focus on Phase 2 and the purpose of the engagement was to introduce and hear feedback on the draft Vision and Principles. The online survey was available for a total of 6 weeks from November 25, 2019 – January 6, 2020 and received 27 respondents. The Open House was held on Monday, November 25, 2019 and was attended by approximately 90 people. A series of coffee chats were held in the first week of December 2019 that took form in scheduled meetings of 45 minutes each; 7 meetings were scheduled and 18 different individuals attended.</p> <p>The project was placed on hold to await the approval of the Calgary Metropolitan Region Board Growth Plan and a new Terms of Reference was updated which reinitiated the project on May 2023.</p>
<b>Phase 3</b> Draft Plan	June 2024	Combining the information collected from the previous public engagement, the CMRB’s Growth Plan, technical reports, and other Council policies and direction, a draft was created and published on the County webpage. Following the draft release, Administration hosted another round of public engagement from June 19, 2024 to July 22, 2024 which included an in-person and virtual open house, a general survey, and written submissions. There were 112 people who attended the in-person open house, 6 participated virtually; and there were 84 survey responses and additional 11 written letters were received.
<b>Phase 4</b> Final Draft and Council	TBD	To be completed after circulation stage



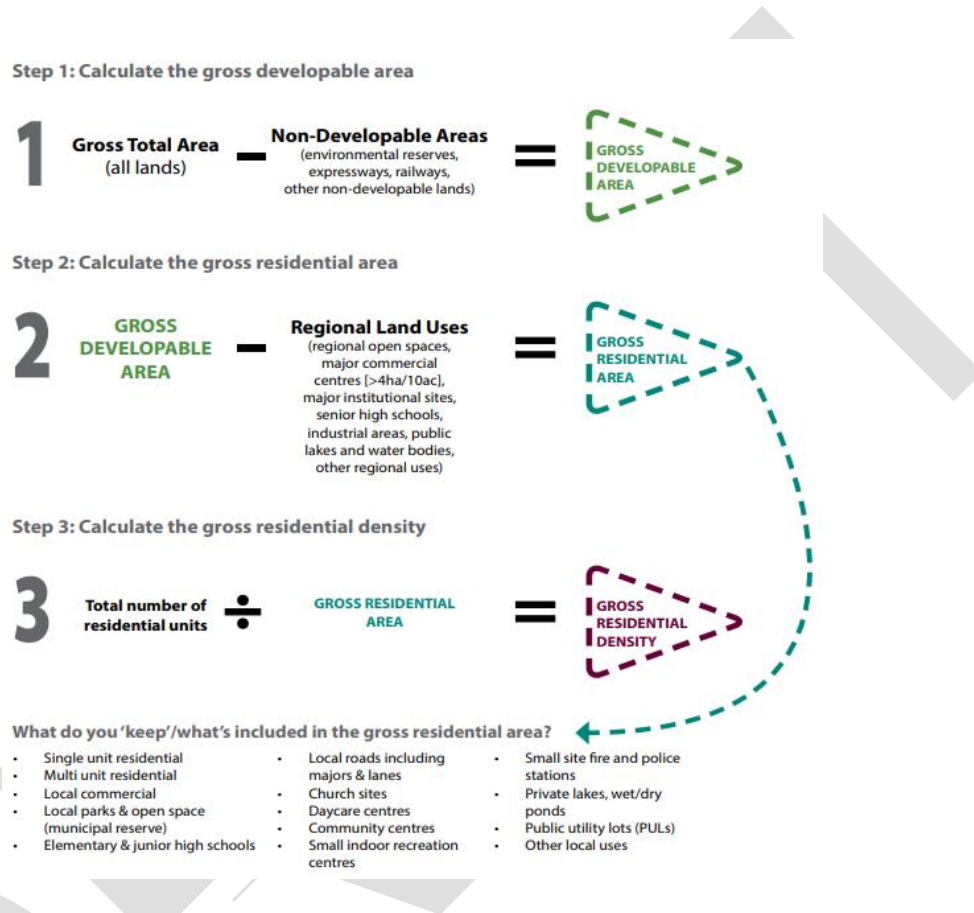
# Intermunicipal Engagement

\*to be completed after intermunicipal circulation.

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# APPENDIX D: CALGARY METROPOLITAN REGION GROWTH PLAN DENSITY CALCULATION

The diagram below was taken from the Calgary Metropolitan Region Growth Plan which defines density through the following calculation:



The chart below summarizes calculated density of the ASP using the formula provided in the Growth Plan.

**Table D-1: Bears paw ASP Density Calculation**

	Acres	Hectares
Gross Total Plan Area	24960	8,026
Non-Developable Areas	0	0
Environmental Reserve	74.87	30.3
Railways	0	0
Highways (Highway 1A)	257	104
Regional Non-Residential Land Uses Area	0	0
Parks	0	0
<b>Gross Residential Area</b>	<b>24,628</b>	<b>9,967.5</b>
<b>Total Number of Residential Units</b>	<b>7,423</b>	
<b>Density</b>	<b>0.30 UPA</b>	<b>0.74 UPH</b>

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# APPENDIX E: LOCAL PLANS IN THE BEARSPAW PLAN AREA

**Table E-1: Local Plans in the Bearspaw Plan Area**

LOCAL PLAN	BYLAW	APPROVAL DATE
Ast	C-6133-2005	October 18, 2005
Bearspaw Country Residential	C-5585-2002	February 18, 2003
Bearspaw Heights	C-7836-2018	January 8, 2019
Glendale Ranch	C-7897-2019	July 9, 2019
Glendale Road	C-8345-2022	December 6, 2022
Graystone Estates	C-5438-2001	November 6, 2001
Indigo Hills	C-7849-2018	February 12, 2019
Jewel Valley	C-4461-95	May 30, 1995
River View	C-7621-2017	June 13, 2017
Silverhorn	C-6802-2009	July 28, 2009
Watermark	C-6798-2009	July 15, 2009
Westminster Glen	C-5379-2001	July 31, 2001
Willow Creek	C-6515-2007	July 31, 2007
The Woodlands	C-4926-98	July 28, 1998
Woodland Range	C-5593-2002	July 30, 2002

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover.

All future conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table E-1 and Map 3 updated accordingly.



