

Bearspaw

AREA STRUCTURE PLAN

BYLAW C-8588-2024

Approved JUNE 17, 2025



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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 vision and goals for Bearspaw, while also providing context on the existing community. It highlights the plan boundary and describes how the community has developed over time. 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: CONCEPTUAL SCHEME OR MASTER SITE DEVELOPMENT PLAN REQUIREMENTS

APPENDIX C: PLANNING BEARSPAW

APPENDIX D: RESIDENTIAL DENSITY CALCULATION

APPENDIX E: CONCEPTUAL SCHEME OR MASTER SITE DEVELOPMENT PLANS IN THE BEARSPAW PLAN AREA

2 PLAN PURPOSE

An area structure plan is a statutory document approved by Council and adopted by bylaw that outlines the vision for the future physical development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. An area structure plan provides Council with a road map for considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

The Alberta *Municipal Government Act* states an area structure plan must describe:

- proposed land uses;
- density of population;
- sequence of development;
- general location of major transportation routes and public utilities; and
- any other matters Council considers necessary.

The policies in an area structure plan form a bridge between the general planning policies contained in the Municipal Development Plan and the more detailed planning and design direction contained in a conceptual scheme or a master site development plan. Area structure plan policies must align with the Municipal Development Plan and applicable County policies. The area structure plan must be based on sound planning principles and respond to the particular natural and built form of the Plan area.

The land use strategy set out in this ASP implements the vision for Bearspaw 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. This ASP implements the higher-level policies and requirements of the Rocky View County/City of Calgary Intermunicipal Development Plan, Rocky View County/Town of Cochrane Intermunicipal Development Plan, and applicable regional planning policies, the County's Municipal Development Plan.

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 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 rural character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

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 Rocky View County/City of Calgary Intermunicipal Development Plan, Rocky View County/Town of Cochrane Intermunicipal Development Plan and applicable regional plans and policies the County's Municipal Development Plan and regional planning framework; 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 appropriate local commercial and community uses, 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. Conserve and enhance valued landscapes including views, wildlife habitat and ecological connectivity, 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:
 - Preserves and enhances the existing landscape of agricultural, country residential, and natural uses;
 - Recognizes and blends with the immediate surroundings and vistas; and
 - Supports efficient use of land and encourages provision of attractive and 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. Provide for diversification of agricultural operations as a means of maintaining 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 design.
22. Carefully integrate natural areas with active and passive recreation in areas of open space.

Intermunicipal Cooperation

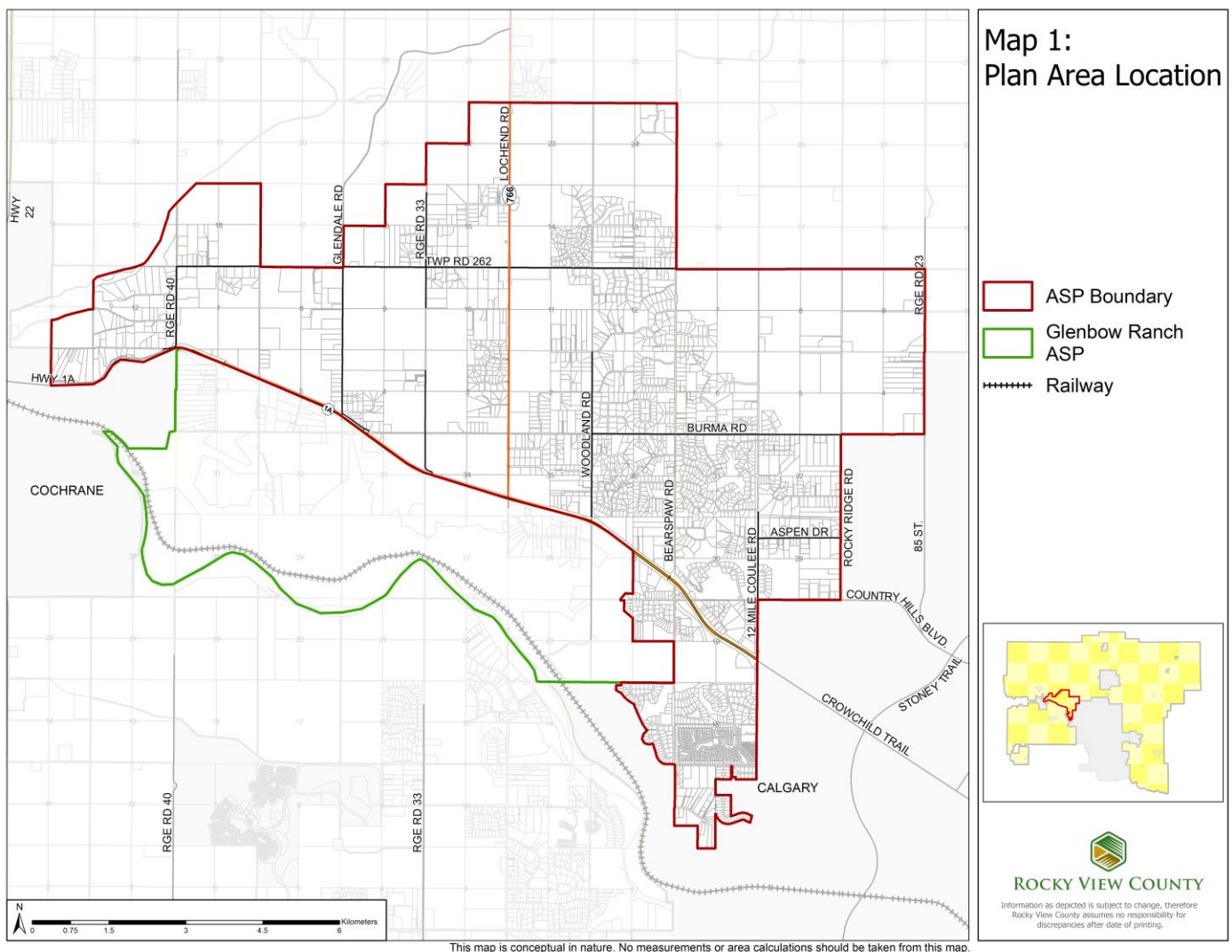
- 23.** Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth in accordance with the region-level planning framework.

3 PLAN AREA

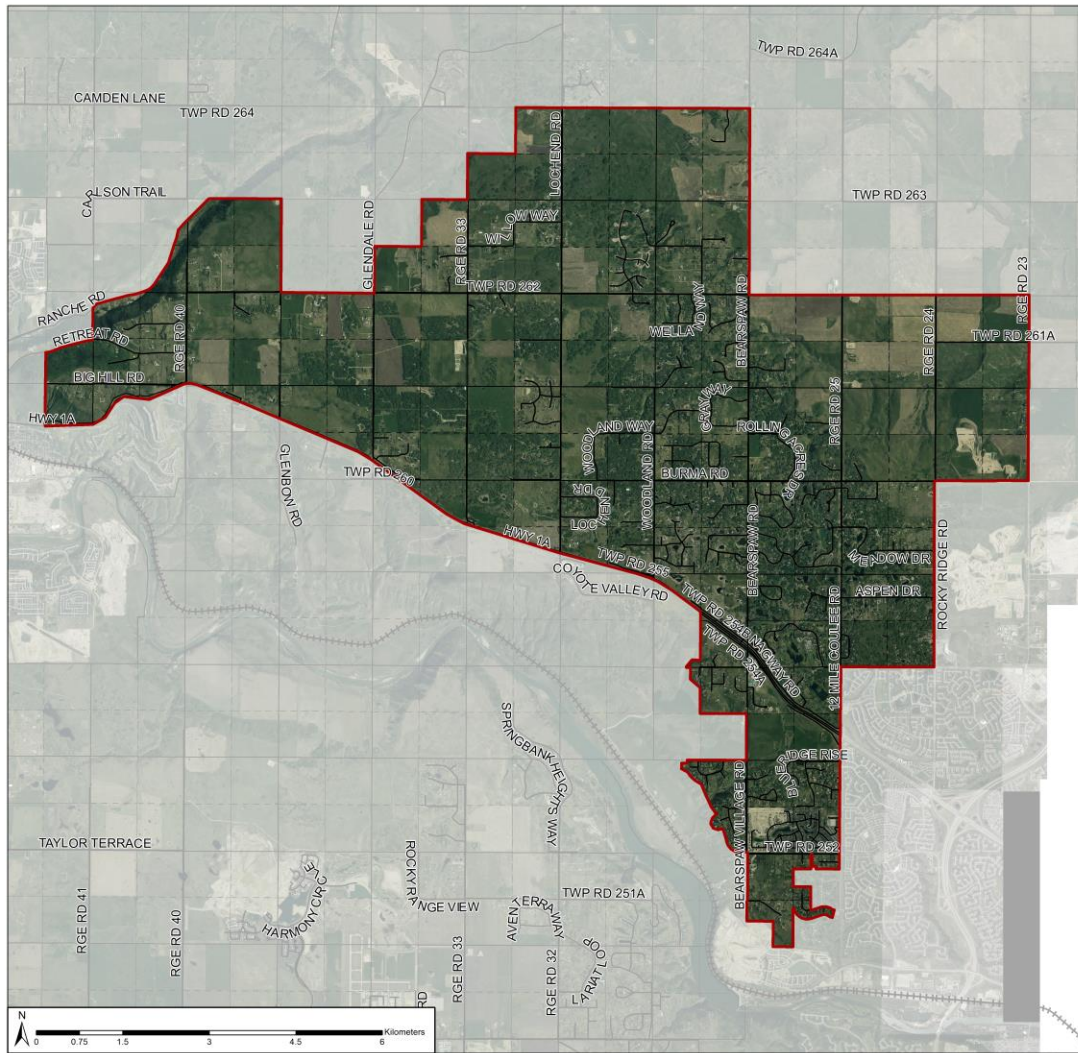
The Bearspaw Plan Area applies to the lands contained within Map 1: Plan Area Location. Map 2: Aerial Photo gives an aerial view of the landscape at the time this Plan was adopted. The policies within this plan apply to the lands within the plan boundary.

The Bearspaw Plan Area boundary is generally defined by Highway 1A to the south, except where it includes lands south of Highway 1A east of Bearspaw Road and adjacent to the City of Calgary. To the east, the boundary adjoins the City of Calgary, and to the west, the Town of Cochrane and Bighill Springs Creek.

Map 1: Plan Area Location



Map 2: Aerial Photo

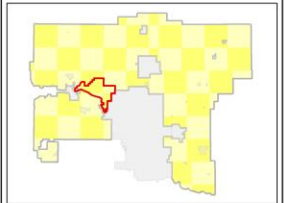


Map 2: Aerial Photo

 ASP Boundary

 Railway

Aerial Photo: 2024



ROCKY VIEW COUNTY

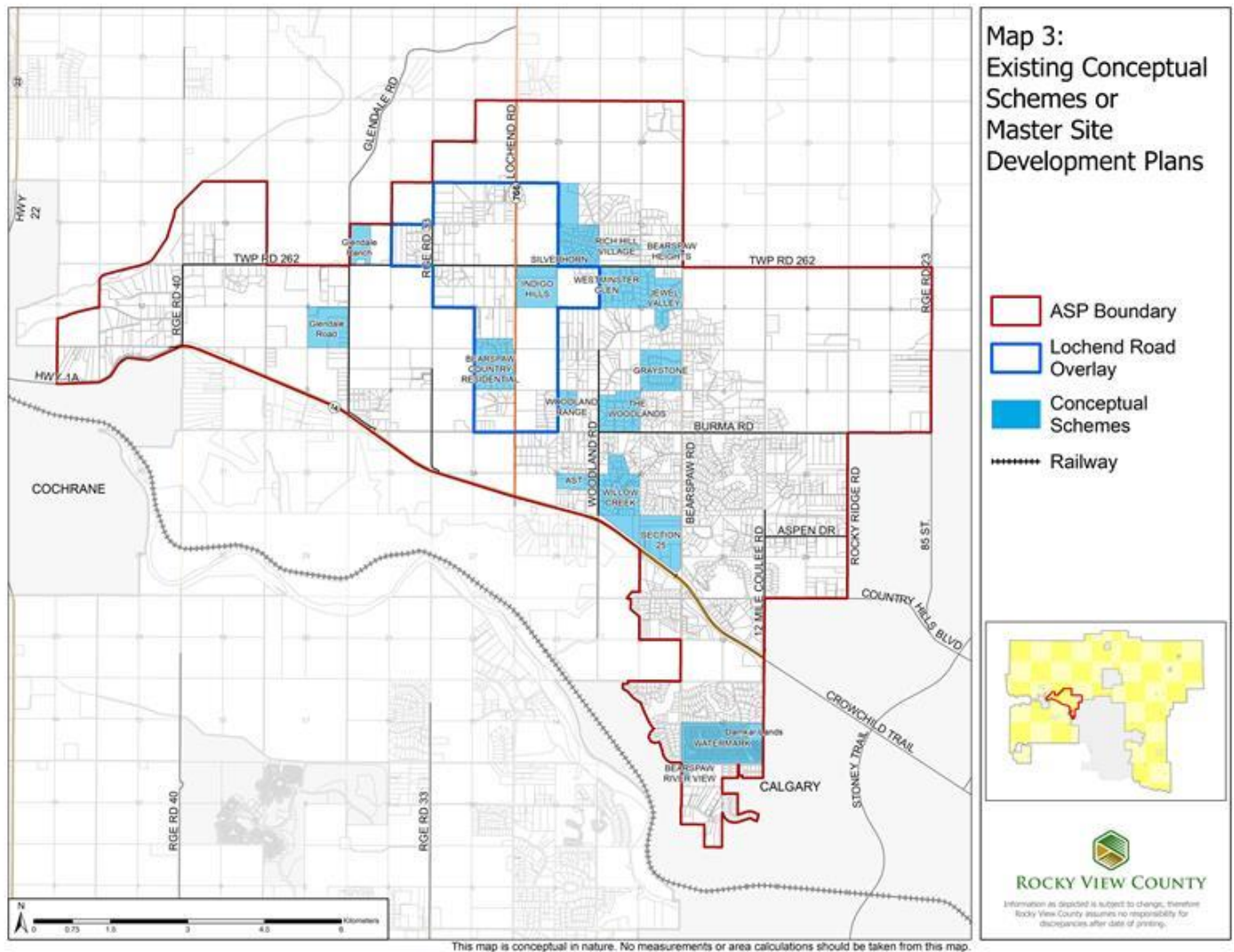
Information as depicted is subject to change, therefore
Rocky View County assumes no responsibility for
discrepancies after date of printing.

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

3.1 Existing Conceptual Scheme or Master Site Development 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: Conceptual Scheme or Master Site Development Plan



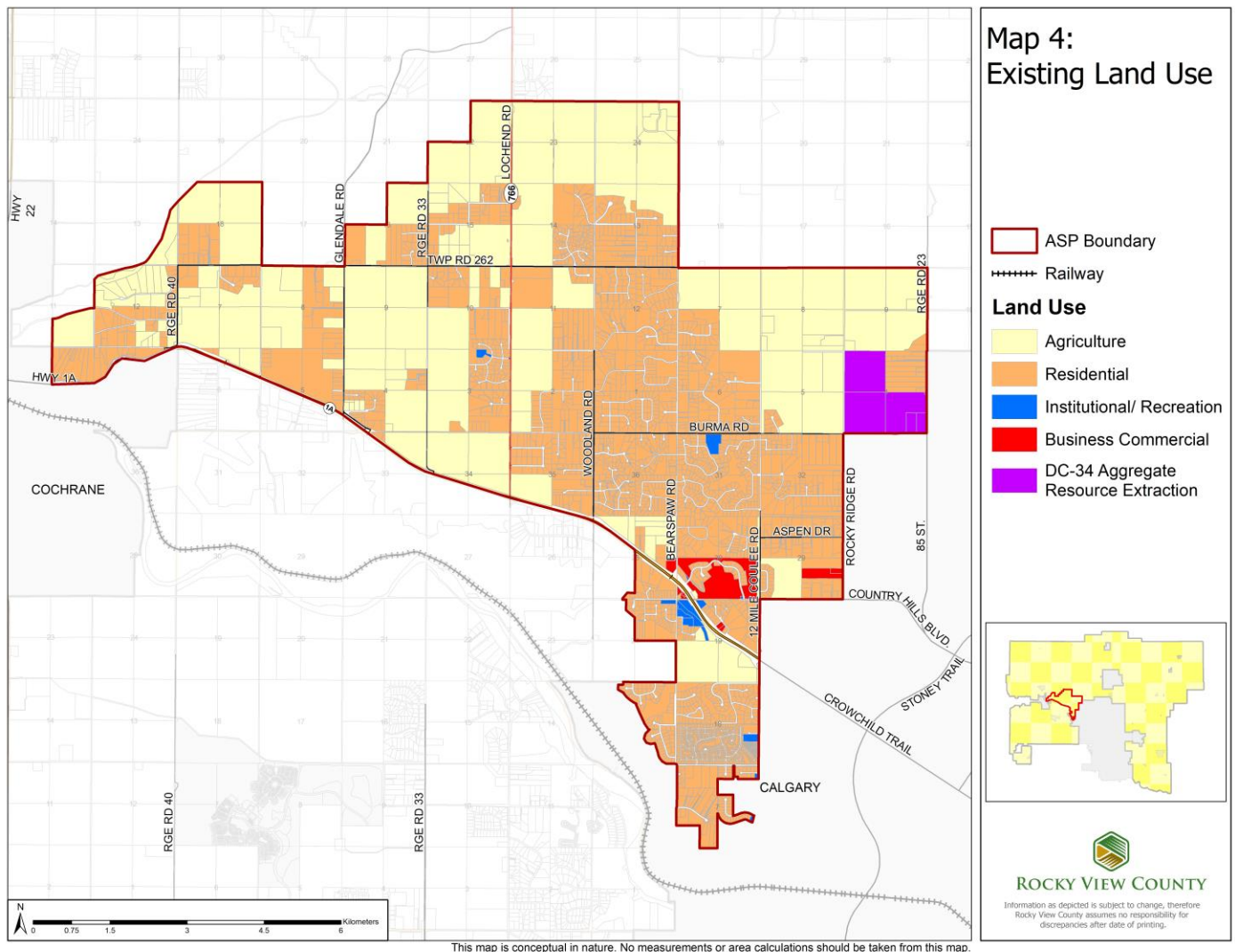
The boundaries and locations of areas shown on the maps within the Conceptual Scheme or Master Site Development Plan boundary are not intended to define exact areas – for exact Conceptual Scheme or Master Site Development Plan boundaries, consult the respective Conceptual Scheme or Master Site Development Plan.

4 BEARSPAW CONTEXT

4.1 Existing Land Use

Map 4 shows the existing land use types 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.

Map 4: Existing Land Use



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 supported future land uses, the approximate boundaries of the land use areas, and the policies that inform the development of 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 a small node of business uses exists 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 0.74 UPH (0.30 UPA) (see Appendix D for density calculation). This population and density calculation is based primarily on the potential buildout of the Country Residential Policy Area and Future Residential 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 Conceptual Scheme or Master Site Development 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.

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. The previous Bearspaw ASP did not specify growth projections and did not set population or density limits; however, the full build-out that would be allowed under the previous plan can be estimated and compared with 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 land use district; however, 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 Transition policy area.

Table 01 – Population Comparison Before/After ASP Update

Under Bearspaw ASP Bylaw C-4129-93			
	Number of Lots	Gross Acreage	Total Population (2.7 people per household)
Within Approved Conceptual Scheme or Master Site Development Plans	2,007	2,448	5,419
Outside of Conceptual Scheme or Master Site Development Plans	6,162	17,606	16,786
TOTAL	8,169	24,960	22,205

Under this Bylaw			
	Number of Lots	Gross Acreage	Total Population (2.7 people per household)
Within Approved Conceptual Scheme or Master Site Development Plans	1,124	2,214	3,035
Outside of Conceptual Scheme or Master Site Development Plans and Agricultural Transition Area	6,245	17,840	16,858
TOTAL	7,423	24,960	20,042

5.2 Phasing

Future growth within the Bearspaw ASP will follow an orderly pattern, with the Plan area divided into distinct areas defined by their topographical features and previous levels of development. The Plan prioritizes the continued infilling of the well-established Bearspaw and Glendale areas, as shown on Map 5: Land Use Strategy, while the comprehensive planning of Future Development Areas is being undertaken.

The Plan does allow for the development of fragmented quarter sections in the Future Development Areas prior to more comprehensive planning by the County; however, an applicant-led Conceptual Scheme or Master Site Development Plan will generally be required prior to further land use designation, subdivision and development to ensure that these areas effectively integrate with the surrounding plan area. The Community Core will continue to develop within the boundaries established by previous land use and development approvals, building off successful existing business and community uses.

Agricultural Transition Areas are intended to provide a buffer between country residential uses in ASP and the surrounding agricultural area, and are not supported for near-term non-agricultural development, unless the lands are identified as a fragmented residential quarter section in the Transition Area. The County shall employ additional land use regulations within the Agricultural Transition Areas (e.g. lot design, setbacks, etc.) to minimize conflicts between agricultural and country residential developments, and to limit further fragmentation of these areas.

A comprehensive ASP amendment is required to this ASP prior to the consideration of any future non-agricultural development within each of the Agricultural Transition Areas.

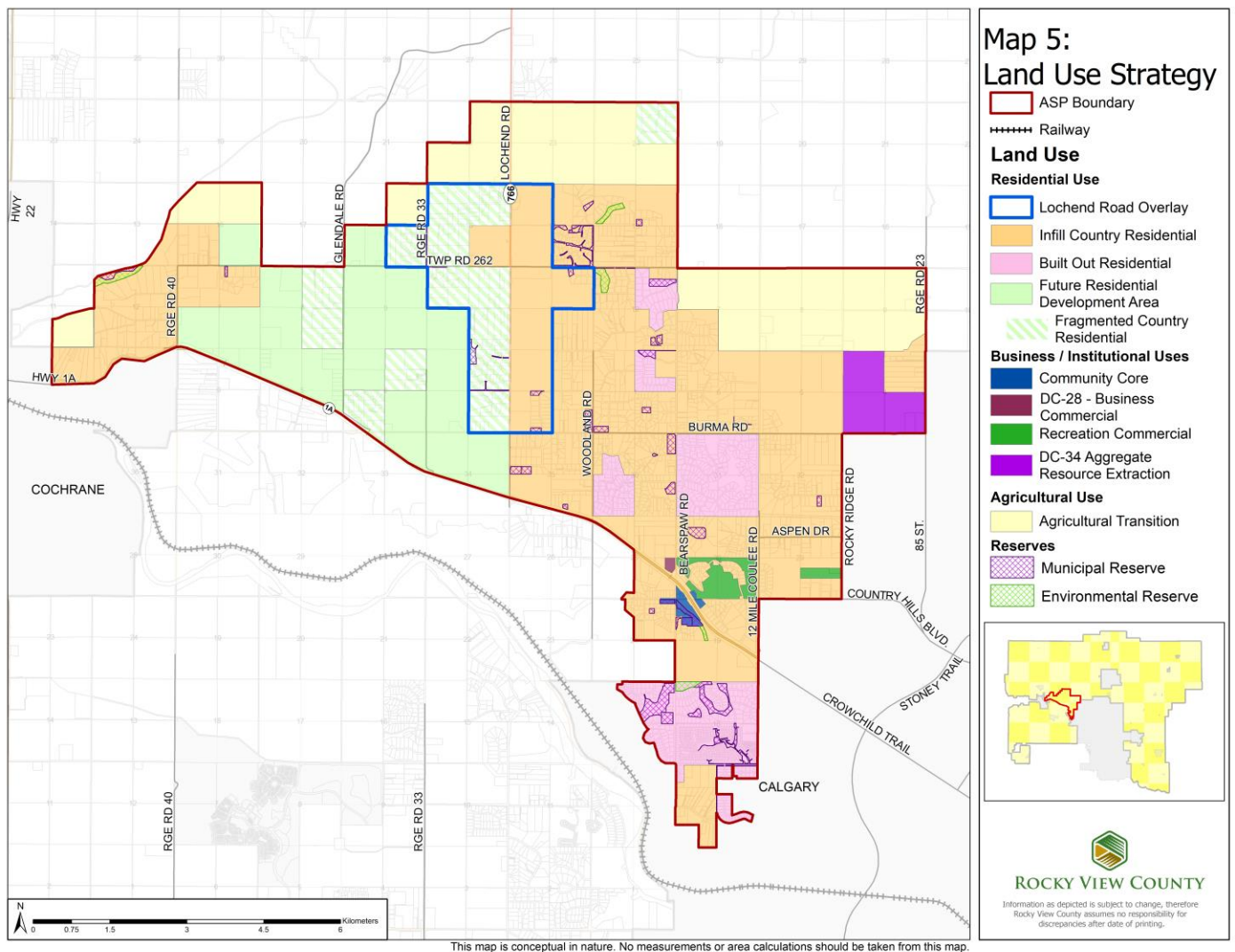


Policies

General

- 5.2.1 With reference to Map 5: Land Use Strategy, the pattern and phasing of development shall adhere to following policies:
- a) Residential development will continue be prioritized within the Infill Country Residential Areas in accordance with Section 6.2;
 - b) In accordance with the criteria listed in Section 8.2, only agriculture-related development shall be supported within the Agricultural Transition Areas, unless a future comprehensive amendment to this Plan is directed by Council; and
 - c) Notwithstanding Policy 5.2.1 b) and 5.2.1 c), the further development of Fragmented Country Residential Areas may be considered prior to the wider planning of the Future Development Areas or Agricultural Transition Areas within which they are located.

Map 5: Land Use Strategy



6 RESIDENTIAL USES

Development in Bearspaw has occurred generally at 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 areas adjacent to the City of Calgary and Town of Cochrane have understandably seen the greatest development pressures leading to the establishment of two distinct areas within the ASP: the Glendale area towards the western plan boundary and Bearspaw towards the eastern plan boundary.

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 Bearspaw. Housing types will be guided by the appropriate land use district.

Policies Applicable to all Residential Development

6.1.1 New residential development shall be planned to achieve following:

- a) Lot grading shall incorporate the natural contours and landscape features of the land into the residential design;
- b) Wildlife corridors as identified in Map 7: Wildlife Habitats & Connectivity should be recognized and accommodated in development plans in alignment with Section 10;
- c) New residential development shall be connected to piped water and wastewater systems, whenever feasible, and as directed by the other policies of this Plan;
- d) Stormwater and drainage shall be designed to be consistent with the Bearspaw Master Drainage Plan and County’s servicing standards;
- e) High-quality design secured through consistent architectural controls across subdivisions, particularly relating to building appearance, building height, lot layout, landscaping, and streetscape; and
- f) Design measures shall minimize adverse impacts on existing agriculture operations in accordance with the County’s Agricultural Boundary Design Guidelines.

6.2 Infill Country Residential Areas

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. Incremental development in these areas also divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with limited connectivity.

Country Residential acreages continue to be a desirable development form, and existing fragmented residential areas are gradually building out to their fullest extent. Few of these Infill Country Residential Areas have been planned through a conceptual scheme to guide the comprehensive development of a subdivision.

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. This Plan facilitates further development of the Infill Country Residential Areas to a minimum lot size of 1.98 acres.

This section addresses the issues related to fragmented land and provides policies to enable a transition of the remaining developable lands towards a more orderly and efficient development pattern, in alignment with the residential infill policies of this ASP.

Policies

General

- 6.2.1 The policies within this Section shall apply to all lands identified as Infill Country Residential Areas within Map 5: Land Use Strategy.
- 6.2.2 Future residential lots in the Infill Country Residential area, as defined on Map 5, shall be a minimum of 0.8 ha (\pm 1.98 acres) in size. Where residential lot sizes less than 1.6 ha (\pm 3.95 acres) are proposed within an Infill Residential area principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivision potential of the subject and adjacent lands.
- 6.2.3 Where the opportunity exists to provide connections to an existing or planned active transportation route, Municipal Reserve dedication in Infill 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

- 6.2.4 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.
- 6.2.5 For developments where Panhandles exist or are proposed, Road Acquisition Agreements should be registered at the time of subdivision to secure future road alignments.

Conceptual Scheme or Master Site Development Plan

- 6.2.6 A conceptual scheme shall be required for residential development within the Infill Country Residential Area as identified on Map 5: Land Use Strategy, unless the following conditions are met:
- a) No more than four (4) new residential lots are being created;
 - b) There is limited potential for further subdivision both within and adjoining the subject lands; and
 - c) There are no subdivision or development matters that would benefit from being directed by Conceptual Scheme or Master Site Development Plan policies, including, but not limited to:
 - i. homeowners' association requirements;
 - ii. landscape and architectural controls;
 - iii. Environmental or Municipal Reserve requirements;
 - iv. water, wastewater, stormwater infrastructure; and
 - v. lot layout, emergency access and road layout.

6.3 Built-Out Residential Areas

Some areas within Bearspaw have built out to the maximum density of two-acre lots envisioned by this Plan. These lands, identified as Built-Out Country Residential on Map 5: Land Use Strategy, are generally less than ± 1.4 ha (3.5 acres) in size and therefore, have no ability to be subdivided further to the minimum parcel size of ± 0.8 ha (1.98 acres).

Policies

General

- 6.3.1 The policies within this section shall apply to all lands identified as Built-Out Residential Policy Area within Map 5: Land Use Strategy.
- 6.3.2 Lands within areas identified as Built-Out Country Residential areas shall not be further subdivided.
- 6.3.3 Notwithstanding Policy 6.3.2, 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 6.1.1.

6.4 Future Residential Development Area

Though majority of these lands are still used for agriculture, this area also hosts contiguous areas of forests and wetlands that serve as functional habitats for plants and animals which Bearspaw residents stated they value highly. Development will be restricted in the Future Development Area until the County undertakes more detailed planning to protect these areas and to plan the skeletal transportation, pathway, and servicing networks. This will ensure that future development is planned and provided in an efficient and logical manner, and that environmental features are protected where their integrity depends on large contiguous areas.

Within the Future Development Area, there are quarter sections which have been fragmented by historical subdivision, leaving clusters of lots that have been converted from large-scale agricultural uses to smaller-scale agricultural uses, or country residential uses. The size of these lots is not conducive to continued large-scale agricultural operations, and it is expected that these lands will continue to transition to residential uses as development pressure expands toward the centre of the plan area.

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 regional and County policies.

Policies

General

- 6.4.1 The policies within this section shall apply to all lands identified as Future Residential Development Area within Map 5: Land Use Strategy.
- 6.4.2 The minimum allowable parcel size is ± 0.8 ha (± 1.98 acres).
- 6.4.3 No redesignation or subdivision of lands within the Future Development Area may occur until a comprehensive amendment to this Plan is adopted, except for the following:
- a) Land use redesignation or subdivision that would create a single lot from an unsubdivided quarter section for the purposes of a first parcel out in accordance with the Municipal Development Plan; and
 - b) Land use redesignation, subdivision, or development of land that is identified as a Fragmented Country Residential Overlay area and aligns with the relevant Overlay policies of this plan.

Future Residential Development Area Planning

- 6.4.4 In preparation of an amendment to the Future Residential Development Area, comprehensive planning work shall identify and provide direction on:
- a) Land use pattern, distribution, and types;
 - b) Open space, environmental features, and recreation;
 - c) Transportation alignment, including active transportation and pathways;
 - d) Supporting services and infrastructure; and
 - e) Opportunities to facilitate the orderly infilling of Fragmented Country Residential areas, supporting integration of these areas into the wider Future Residential Development Area.
- 6.4.5 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) A public engagement process involving area stakeholders shall be undertaken;
 - b) It shall be demonstrated that appropriate potable water and wastewater servicing

solutions are available to service the anticipated development form and country residential densities in the area;

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

Fragmented Country Residential Overlay

- 6.4.6 Development of lands identified as Fragmented Country Residential within the Future Residential Development Area on Map 5: Land Use Strategy may be subdivided, redesignated and developed before a comprehensive plan for the Future Development Area is adopted, if that subdivision, redesignation, or development occurs under an approved Conceptual Scheme or Master Site Development Plan.
- 6.4.7 Notwithstanding Policy 6.4.6, a conceptual scheme is not required for agricultural development or residential development within the Fragmented Country Residential Overlay areas as identified on Map 5: Land Use Strategy when all of the following conditions are met:
 - a) Direct road access is available, without the use of a panhandle;
 - b) One (1) lot is being created from the parent parcel in place at time of adoption of this Plan;
 - c) The proposed lot is ± 0.8 ha (± 1.98 acres) or greater in size; and
 - d) The creation of the new lot will not adversely affect or impede future subdivision of the balance lands or the wider Future Residential Development Area.
- 6.4.8 Where lands identified as Fragmented Country Residential on Map 5: Land Use Strategy are proposed for subdivision, redesignation or development after the adoption of any amendment to provide for the comprehensive planning of the Future Residential Development Area, such proposals shall demonstrate compliance with the Future Residential Development Area policies.

6.5 Lochend Road Overlay

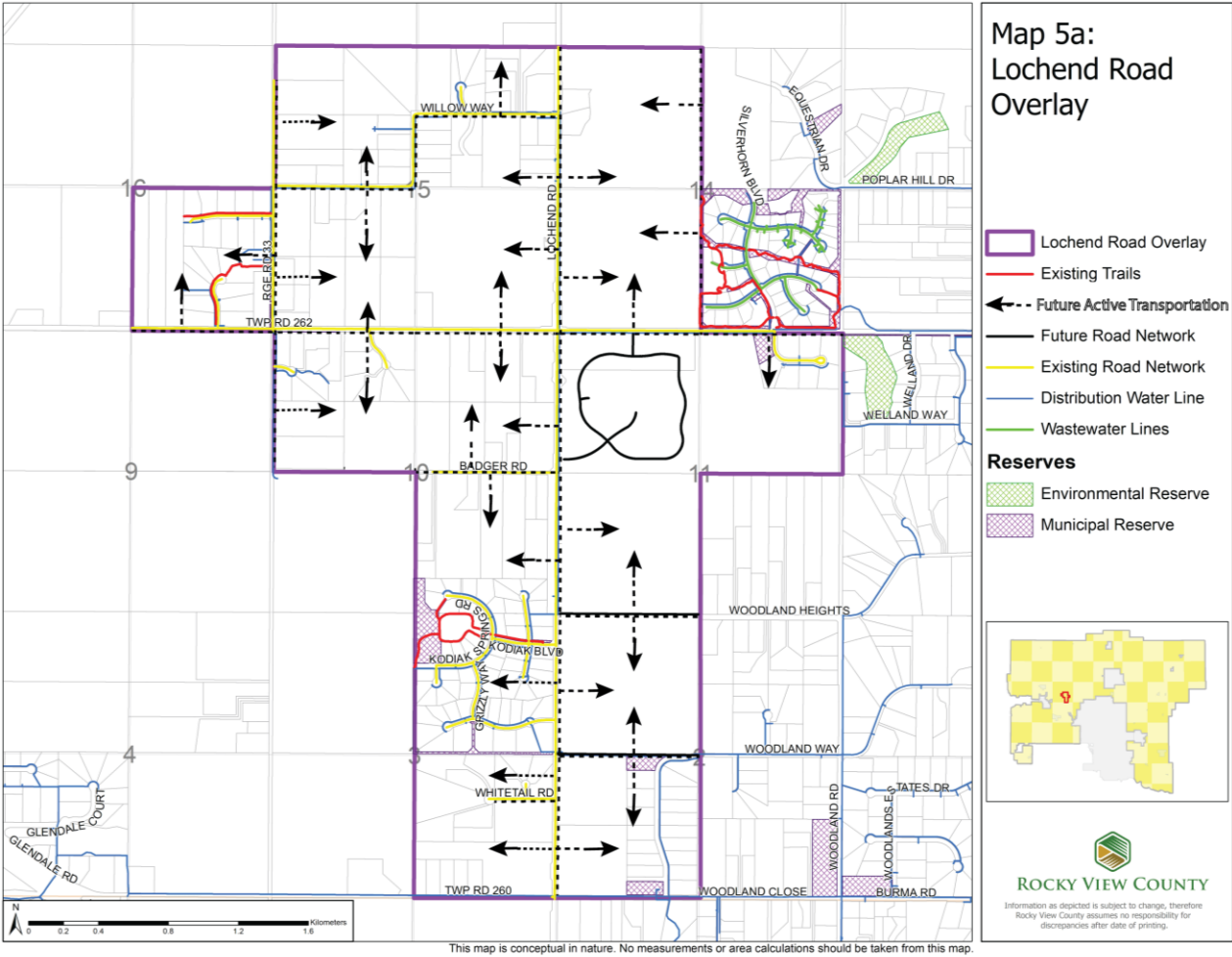
The Lochend Road Overlay covers an area of several contiguous quarter sections that are heavily fragmented or surrounded by country residential development. Characterized by its environmental features and existing developments, such as the Silverhorn and Bearspaw Country Residential Conceptual Schemes, the area have incorporated trail networks that are designed to extend into adjacent lands. This overlay applies specific planning considerations to ensure that this area develops in a cohesive manner that allows for high-quality pathways, servicing connections, and environmental conservation.

Policies

General

- 6.5.1 Development applications identified within the Map 5a: Lochend Road Overlay area shall adhere to the policies within this section, in addition to the policies of the underlying Infill Country Residential land use policy area.
- 6.5.2 Conceptual Scheme or Master Site Development Plans shall provide road networks and pathway networks that connect directly to adjacent developments. In general, road and pathway networks shall align with the conceptual outline in Map 5a: Lochend Road Overlay.
- 6.5.3 Conceptual Scheme or Master Site Development Plans shall prioritize linear Municipal Reserve dedications that facilitate trail connections throughout the Overlay area.
- 6.5.4 Conceptual Scheme or Master Site Development Plans shall consider connectivity between developments in facilitating the installation of efficient water, wastewater, and stormwater servicing through appropriate sizing and routing of servicing infrastructure.
- 6.5.5 As part of the Conceptual Scheme or Master Site Development Plan application, assessments and technical studies identifying current connections to support future developments and subdivisions may be required.
- 6.5.6 Conceptual Scheme or Master Site Development Plans shall be required to incorporate subdivision design which integrates environmentally significant areas and environmentally sensitive areas identified in Map 6: Environmental Features.

Map 5a: Lochend Road Overlay



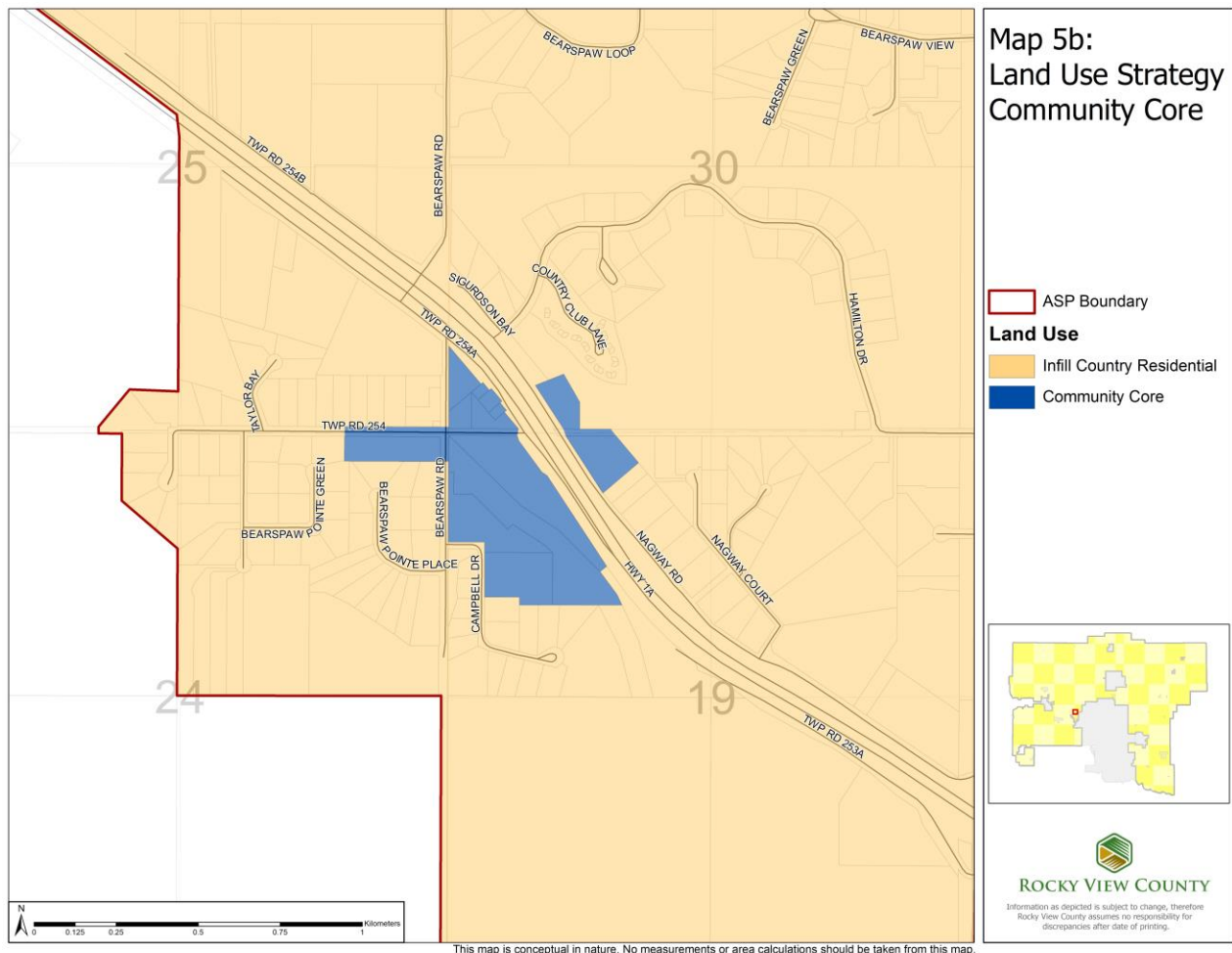
7 BUSINESS AND INSTITUTIONAL USES

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

7.1 Community Core

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 local commercial land uses around the Highway 1A/Bearspaw Road Intersection.

Map 5b: Land Use Strategy Community Core



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 on Map 5b: Land Use Strategy Community Core.
- 7.1.2 Institutional and commercial uses 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, if it meets the following criteria:
- a) Local commercial development shall be focused on complementing existing 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 will provide a consistent and high quality design that contributes to the appearance of the Community Core and Community Corridor; and
 - c) Local commercial uses shall be limited in scope and shall be in full alignment with the Municipal Development Plan and any applicable regional plans.
- 7.1.5 All new commercial and residential development within the Community Core should be required to connect to piped regional wastewater services, where feasible.

Land Use

- 7.1.6 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.
- 7.1.7 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.
- 7.1.8 Outside Display Areas are permitted provided they are limited to equipment, products, or items related to the site's primary use.

Design and Layout

- 7.1.9 Lot size for commercial and institutional uses in the Community Core shall be a maximum of 1.21 ha (3.0 acres).
- 7.1.10 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.
- 7.1.11 Commercial areas shall be designed and oriented in such a way that ensures safe and efficient access from adjacent roadways.
- 7.1.12 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle-friendly linkages between building entrances, sites, and, where applicable, adjacent areas.
- 7.1.13 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.
- 7.1.14 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.
- 7.1.15 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 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 local 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 Business uses on the lands identified as DC-28 – Business Commercial on Map 5 may continue to be used for business uses as allowed under the DC-28 Direct Control Land Use Bylaw.
- 7.2.3 All redesignation and subdivision proposals facilitating a business use shall be supported by concurrent or prior approval of a Conceptual Scheme or Master Site Development Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County’s Municipal Development Plan.

Home-Based Businesses

- 7.2.4 Notwithstanding Policy 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.
- 7.2.5 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

- 7.2.6 Redesignation proposals and/or applications for subdivision and development approval to accommodate recreation commercial land uses should be considered appropriate on those lands identified as Recreation Commercial on Map 5: Land Use Strategy.
- 7.2.7 Recreation Commercial land uses (e.g. golf courses, campgrounds) may be considered appropriate within the Plan Area pursuant to the provisions of this Plan.
- 7.2.8 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 County 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 Municipal Development Plan;
 - e) An Archaeological/Historical Impact Assessment; and
 - f) Any other matter deemed appropriate by the County.

Conceptual Scheme or Master Site Development Plans

- 7.2.9 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 County's Parks and Recreation Master Plans and policies.
- 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 and Map 5b: Land Use Strategy Community Core, 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 Bearspaw 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 Conceptual Scheme or Master Site Development Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

8 AGRICULTURE

In the late 1800s, the opportunity to own land drew homesteaders from Europe, who began widespread agricultural pursuits across the prairies. Today in Bearspaw, 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 Bearspaw'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 Bearspaw, 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 Bearspaw for agriculture is appropriate and desirable; however, this Plan acknowledges that the location of Bearspaw, and the relative ease of development of farmland, means that demand will continue to transition agricultural lands into developed areas. The Bearspaw 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

- 8.1.1 In support of the Agriculture Right to Farm Policy and the *Agricultural Operations Practices Act*, Conceptual Scheme or Master Site Development Plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.
- 8.1.2 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.

8.1.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.

8.1.4 Agricultural use and/or development 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.

8.1.5 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.

8.1.6 All existing or proposed agricultural uses shall follow best management practices for storm water run-off.

8.1.7 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any Conceptual Scheme or Master Site Development Plan, redesignation, subdivision, or development application.

8.1.8 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.

8.1.9 Applications for Confined Feeding Operations shall not be supported within the ASP area.

8.2 Agricultural Transition Area

The Agricultural Transition area is intended to provide a buffer between country residential uses in ASP and the surrounding agricultural operations outside the plan area. Near-term non-agricultural development is not supported in this area, unless the lands are identified as a fragmented residential quarter section in the Transition Area. The County shall emphasise additional lot design and boundary measures within the Agricultural Transition Areas to minimize conflicts between agricultural and country residential developments.

Limited agricultural subdivision may be supported within the Agricultural Transition Area to allow the potential for a diverse range of agricultural activities on smaller lot sizes and to allow for the gradual change from country residential uses in the ASP to traditional and more intensive farming operations.

A major amendment to this ASP would be required prior to the consideration of any significant future non-agricultural development within each of the Agricultural Transition Areas. This amendment would be directed by a Council's Terms of Reference and only proceed where it is in alignment with the County's Municipal Development Plan and regional policy framework.

Policies

General

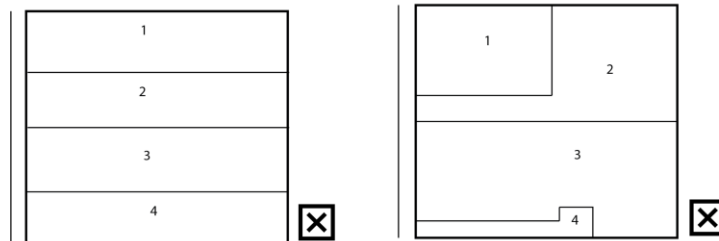
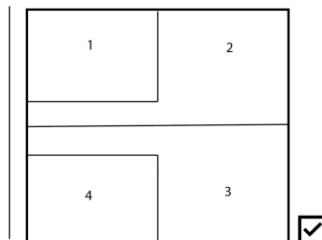
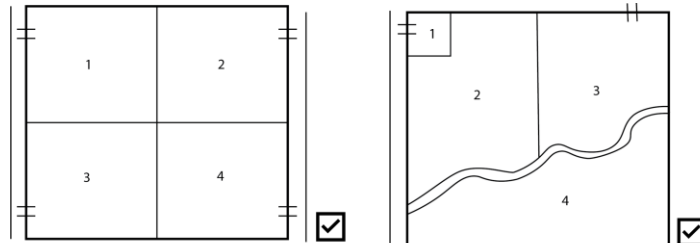
- 8.2.1 The policies within this section shall apply to the lands identified as "Agricultural Transition" on Map 5: Land Use Strategy.
- 8.2.2 No Residential or Business development shall be supported within the Agricultural Transition, unless a major amendment has first been approved by Council in full alignment with applicable policies of the Municipal Development Plan and regional policy framework.
- 8.2.3 Within the Agricultural Transition Area, the limited subdivision of up to four lots (including existing agricultural parcels) per quarter section may be considered, subject to any subdivision complying with the following criteria:
 - a) All new parcels shall be a minimum of 14.2 ha (35 acres) in size.
 - b) Notwithstanding a), one of the four parcels may be below the 14.2 ha (35 acre) minimum parcel size, and hold a residential or agricultural land use if:
 - i. No other agricultural parcel less than 14.2 ha (35 acres) in size exists within the subject quarter section; and
 - ii. The proposed parcel is between 1.6 ha (3.95 acres) and 4.0 ha (9.88 acres) in size.
 - c) Minimum parcel size modifiers shall be placed onto proposed agricultural lots at time of redesignation to prevent further subdivision from taking place.
 - d) Narrow or irregular lot designs shall not be supported, especially where they:
 - i. Preclude future comprehensive subdivision;
 - ii. Adversely affect the ability to efficiently undertake a range of agricultural operations, either within the proposed lots or on surrounding lands;
 - iii. Adversely affect the protection of environmental features such as wildlife corridors, habitat areas, riparian areas, and steep slopes; and
 - iv. Include panhandles, unless the panhandle design accommodates the future provision of a public road; and
 - e) All subdivision proposals shall align with the County's Agricultural Boundary Design Guidelines, particularly in providing sufficient space for adequate setbacks from other agricultural operations and residential uses.
- 8.2.4 Any agricultural development within the Agricultural Transition area shall comply with the County's Agricultural Boundary Design Guidelines.

Fragmented Country Residential Lands

8.2.5 Notwithstanding Policies 8.2.3 and 8.2.4, the lands identified on Map 5: Land Use Strategy of this Plan as Fragmented Country Residential within the Agricultural Transition Area (NE-24-26-03-W5M), may be supported for further residential subdivision and development, subject to the prior approval of a Conceptual Scheme and required redesignation application.

- a) In meeting the Country Residential Conceptual Scheme submission requirements listed in Appendix B of this Plan, measures to minimize agricultural and environmental impacts shall be emphasized and implemented through policies and architectural controls.

Examples of Acceptable Potential Subdivision Layouts within the Agricultural Transition Area



9 AGGREGATE RESOURCE EXTRACTION

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

- 9.1.1 No redesignation of land shall be permitted for any new or expanding aggregate resource extraction operation.

Existing Aggregate Resource Use Under Direct Control Bylaw DC-34

- 9.1.2 Notwithstanding Policy 9.1.1, the existing operation approved under Land Use Bylaw DC-34 and identified on Map 5 of this Plan as “Existing Aggregate Extraction” may continue to operate under the authority of that Bylaw. Any applications for development within these lands shall ensure:
- a) Compliance with relevant County plans, guidelines, and requirements;
 - b) Mitigation of impacts to adjacent properties, which include impacts due to noise, dust, traffic, and any other nuisance;
 - c) No impact to the surface water or groundwater of the surrounding area; and
 - d) Continued compliance with a valid Development Permit.

PLAN POLICIES: NATURAL & COMMUNITY INFRASTRUCTURE

10 NATURAL ENVIRONMENT

The natural and historic features of the Bearspaw 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 Bearspaw landscape, and to sensitively manage impacts on the areas wetlands and the overall watershed.

There are many areas within Bearspaw that serve as functional habitats for plant and animal wildlife. Aside from the inherent value these have, Bearspaw 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, ecological network/wildlife corridors 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 Bearspaw.

Policies

Natural Environment

- 10.1.1 At the time of Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plans should enhance natural areas by retaining and integrating natural features into the subdivision design, to the County's satisfaction.
- 10.1.5 Conceptual Scheme or Master Site Development Plans shall demonstrate the connectivity and function of all retained natural features.
- 10.1.6 At the time of Conceptual Scheme or Master Site Development 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 & 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: Wildlife Habitats & Connectivity, 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; and
 - c) Subject to Policy 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plans shall 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 Conceptual Scheme or Master Site Development Plans shall 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 shall be minimized within wildlife corridor/habitat areas.
- 10.1.19 Where temporary or permanent access is required, its design and alignment shall minimize disturbance to the integrity of the wildlife corridor/ habitat.
- 10.1.20 All Conceptual Scheme or Master Site Development Plans within wildlife corridors/ habitat shall 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 Conceptual Scheme or Master Site Development 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 6: Environmental Features and Map 7: Wildlife Habitats & Connectivity, to avoid conflict with the passage of wildlife.

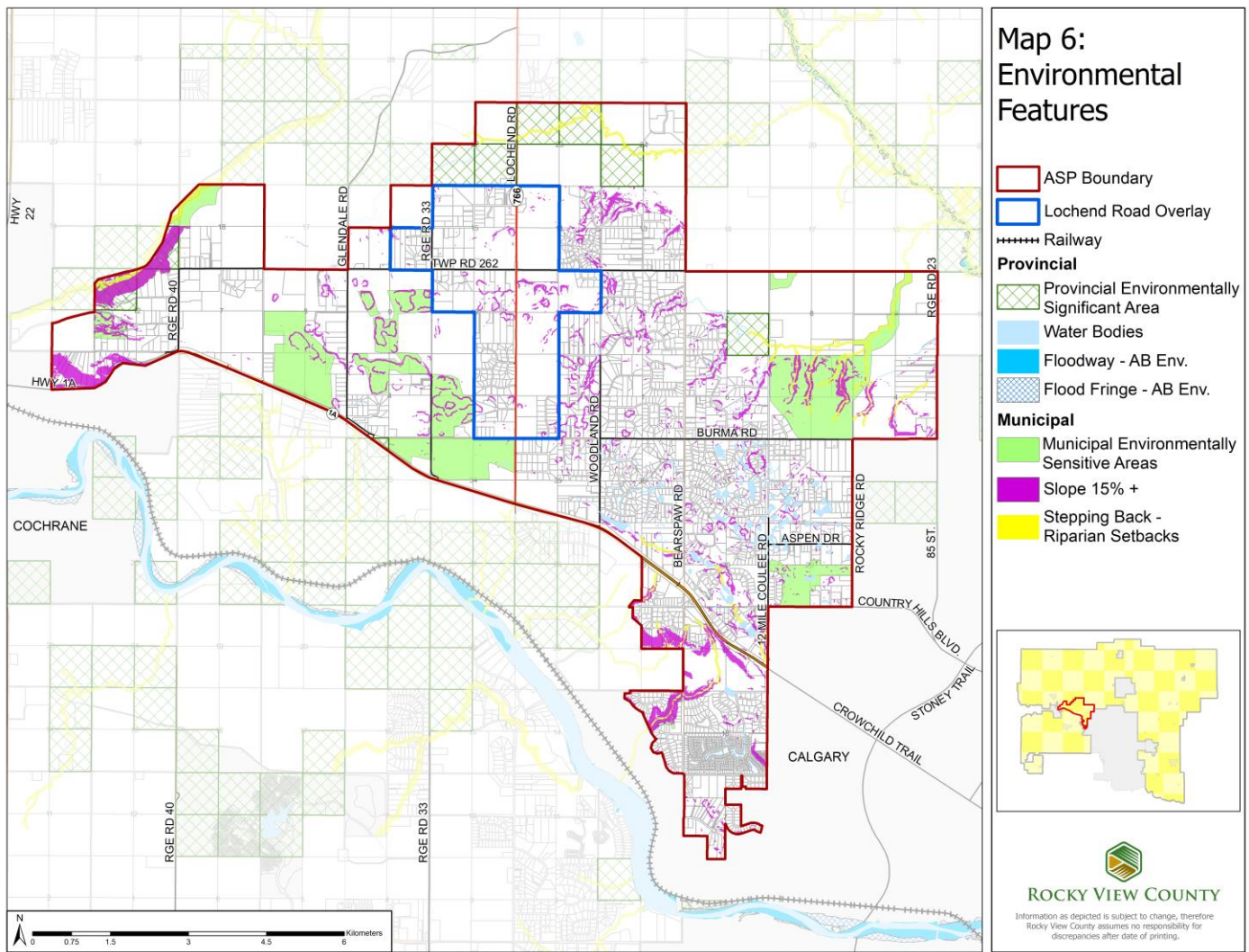
Wetlands

- 10.1.24 Wetland protection shall be guided by County, regional, and provincial policy.
- 10.1.25 Conceptual Scheme or Master Site Development Plans shall identify wetlands using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 10.1.26 Conceptual Scheme or Master Site Development 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

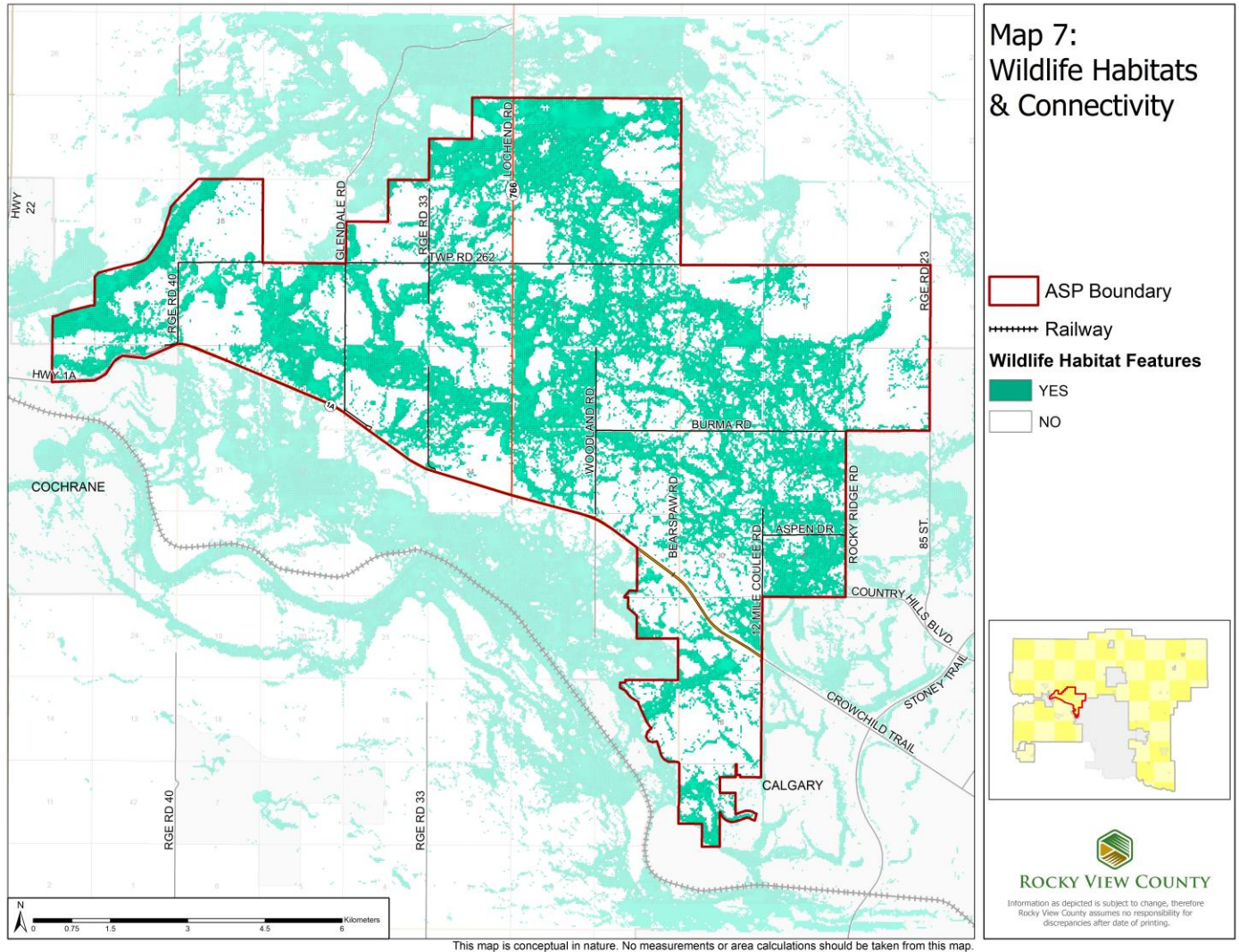
- 10.1.29 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.
- 10.1.30 The riparian protection area may be publicly or privately owned.
- 10.1.31 A Conceptual Scheme or Master Site Development 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



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

Map 7: Wildlife Habitats & Connectivity



11 HISTORIC RESOURCES

With millennia of human history – and even longer natural history – in the area now known as Bearspaw, 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 Bearspaw.

Policies

- 11.1.1 In preparation of a Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plan.
- 11.1.3 Until a Historic Resources Impact Assessment of the Plan Area is completed, Conceptual Scheme or Master Site Development Plans should identify the impact of the proposal on any heritage or landscape features either within the Conceptual Scheme or Master Site Development 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, Bears paw 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 County in consultation with the school board(s) within the Plan Area pursuant to the provisions of this Plan.
- 12.1.2 As Conceptual Scheme or Master Site Development 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 County.
- 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 5: 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 County 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 County 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. 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 Parks and Recreation Master Plans and policies.

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, 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plans shall align with the County’s Parks and Recreation Master Plans and policies and consider the appropriate type, size, and scale of recreational, cultural, and community services.

- 13.1.2 Conceptual Scheme or Master Site Development Plans shall consider and, where required, provide for the location of lands for recreation uses.
- 13.1.3 Conceptual Scheme or Master Site Development Plans should consider generational and cultural needs and life balance in the planning and development of parks and open spaces.
- 13.1.4 Conceptual Scheme or Master Site Development Plans should identify and develop destination off-leash areas.
- 13.1.5 Conceptual Scheme or Master Site Development 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 Bearspaw 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

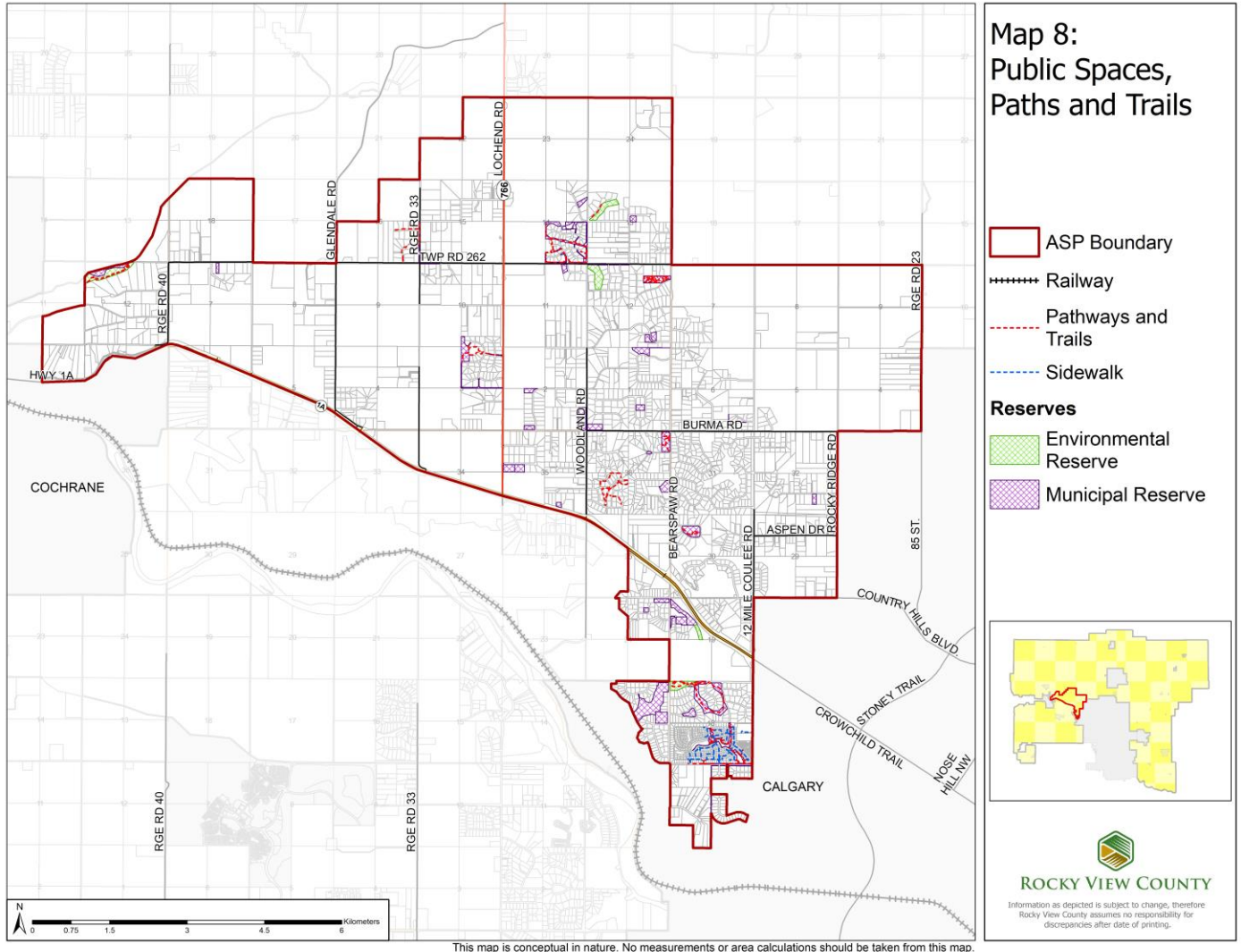
- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- Provide 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, Conceptual Scheme or Master Site Development 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 Parks and 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

Map 8: Public Spaces, Paths, and Trails



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, **open space**. 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 Conceptual Scheme or Master Site Development 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, applicable parks and recreation master plans and policies, the Conceptual Scheme or Master Site Development 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 County 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 Bearspaw 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 Bearspaw 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 Bearspaw Network Analysis as amended. The classification of the County road network may be refined through further transportation analysis and/or at the Conceptual Scheme or Master Site Development Plan stage.
- 15.1.2 A Traffic Impact Assessment shall be required as part of the Conceptual Scheme or Master Site Development 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 County, 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 and the Bearspaw Transportation Network Analysis.

- 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, Conceptual Scheme or Master Site Development Plans shall:
 - a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 9: Transportation Network, 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 arterial and collector roads within Bears paw Transportation Network Analysis are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to arterial and collector roads should be avoided.
- 15.1.12 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.
- 15.1.14 Pursuant to 15.1.11, Bears paw Road south of Highway 1A should not be extended and/or upgraded to provide direct access/egress to Highway 1A.

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 Conceptual Scheme or Master Site Development 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

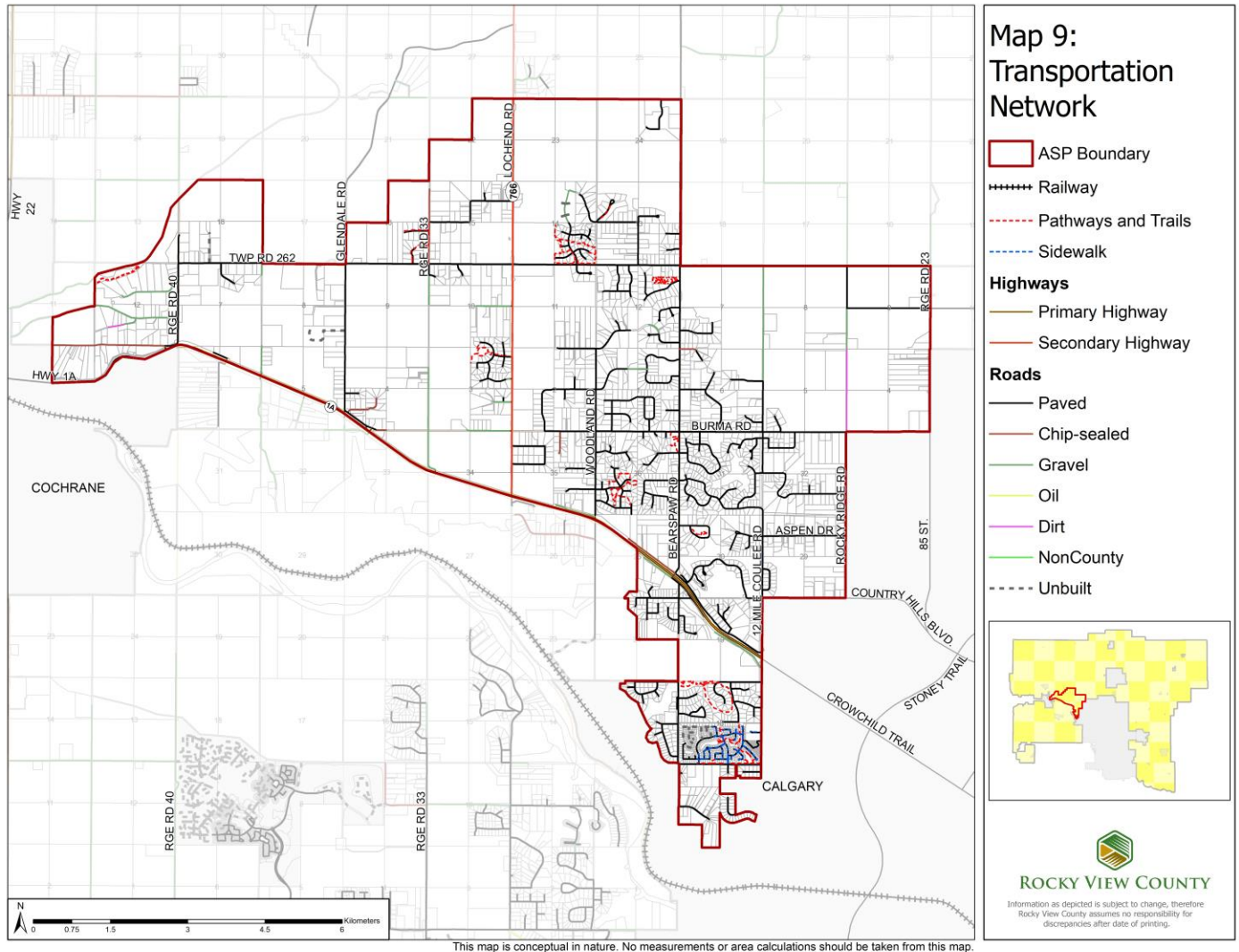
- 15.1.17 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.
- 15.1.18 Road acquisitions that take into consideration future network connections shall be supported.
- 15.1.19 The type of road cross section (urban or rural) for country residential development shall be determined at the time of Conceptual Scheme or Master Site Development 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 Connection to a road within an adjacent municipality may be supported through submission and approval of a Conceptual Scheme or Master Site Development Plan to the satisfaction of the county and adjacent municipality.

Map 9: Transportation Network



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. 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 Conceptual Scheme or Master Site Development Plan preparation.

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

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 Conceptual Scheme or Master Site Development 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 will be used for potable water and waste water service delivery, in accordance with provincial legislation and regulation.
- 16.1.6 Where the County considers it appropriate, the extension of infrastructure required to service a proposed subdivision shall be the responsibility of the applicant for subdivision approval.

Water

- 16.1.7 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*.
- 16.1.8 The use of water saving devices is encouraged in future residential development and should be addressed in Conceptual Scheme or Master Site Development Plans in accordance with County policies and standards.
- 16.1.9 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 Conceptual Scheme or Master Site Development Plans.
- 16.1.10 All commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.
- 16.1.11 A Phase 1 Supply Evaluation shall be provided for any Conceptual Scheme, Master Site Development Plan, or land use redesignation application as per the County's servicing standards.
- 16.1.12 Any application for Conceptual Scheme, Master Site Development Plan, land use redesignation or subdivision shall not be supported if the water supply evaluation shows insufficient supply as per the County's servicing standards.
- 16.1.13 All water systems serving developments within the Bearspaw 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 Conceptual Scheme or Master Site Development Plans, and provided at the time of development, to the satisfaction of the County.

Waste Water

- 16.1.14 All wastewater utility systems must meet the legislative and regulatory requirements of the Government of Alberta.
- 16.1.15 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.
- 16.1.16 At the time of Conceptual Scheme or Master Site Development 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.
- 16.1.17 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.
- 16.1.18 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.
- 16.1.19 New connections to Watermark Wastewater Treatment System shall not be supported except for connections that have been granted under the Watermark Conceptual Scheme and Appendices in place at the time of this ASP coming into force.
- 16.1.20 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, including impacts to

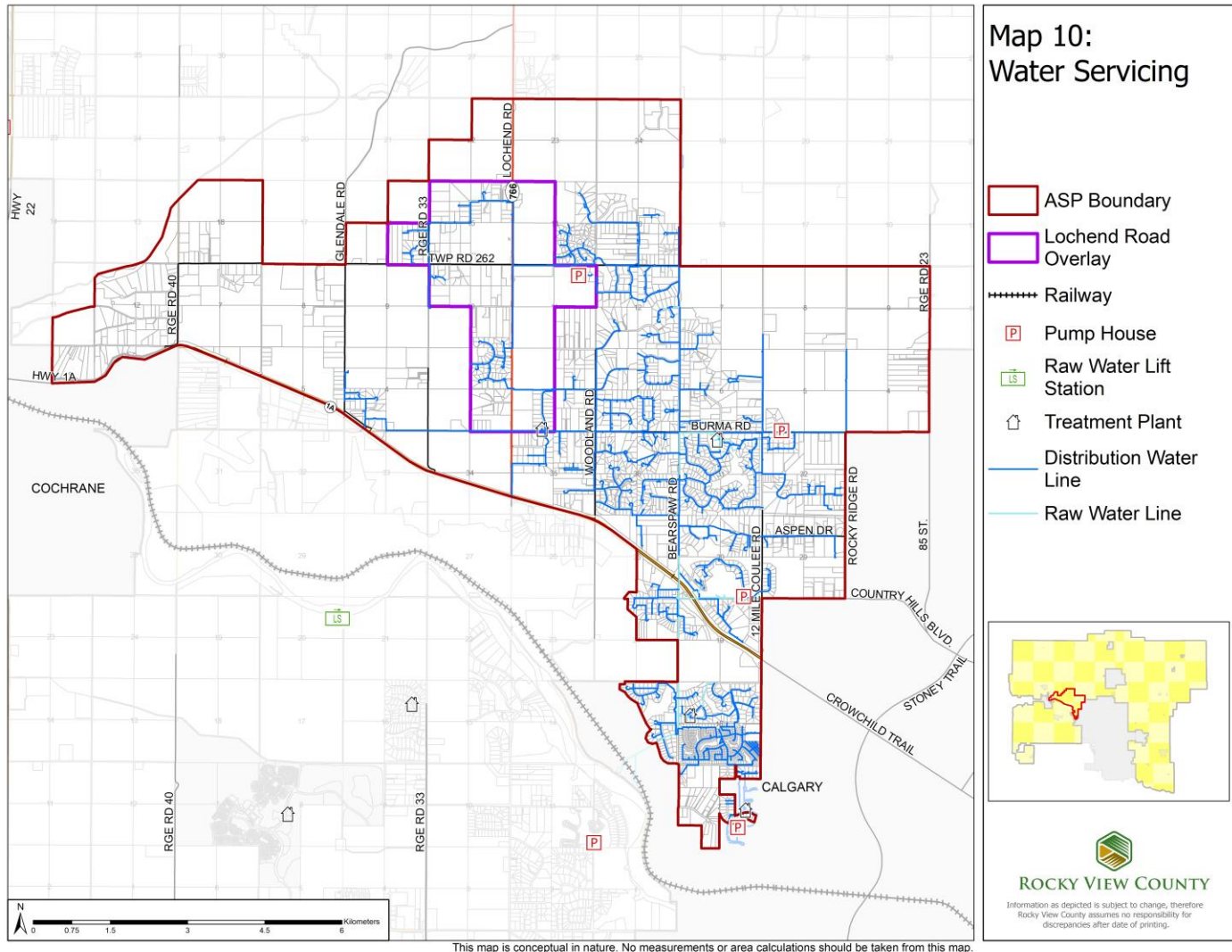
drinking water sources.

- 16.1.21 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.
- 16.1.22 The County reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the Bearspaw area.

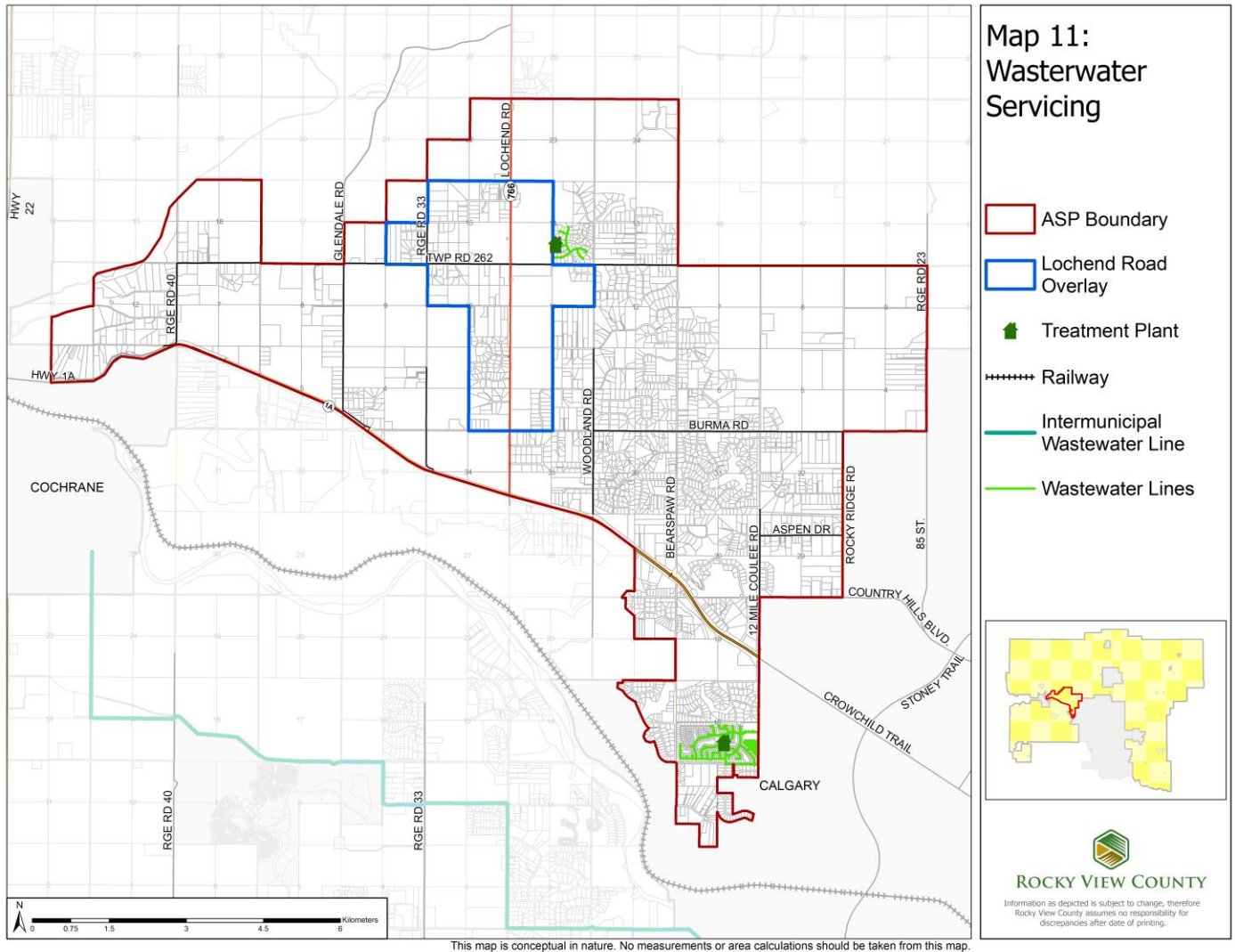
Shallow Utilities

- 16.1.23 Shallow utilities should be located in common locations to maximize the developability or functionality of lands and to reduce any off-site impacts.
- 16.1.24 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.
- 16.1.25 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.
- 16.1.26 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.

Map 10: Water Servicing



Map 11: Waste Water Servicing



17 STORM WATER

The Bearspaw 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 Bearspaw, but all downstream municipalities.

The Bearspaw 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, with particular emphasis on water quality and quantity.
- 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 Conceptual Scheme or Master Site Development 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 Bearspaw 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 Conceptual Scheme or Master Site Development 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: Stormwater Servicing
- 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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.

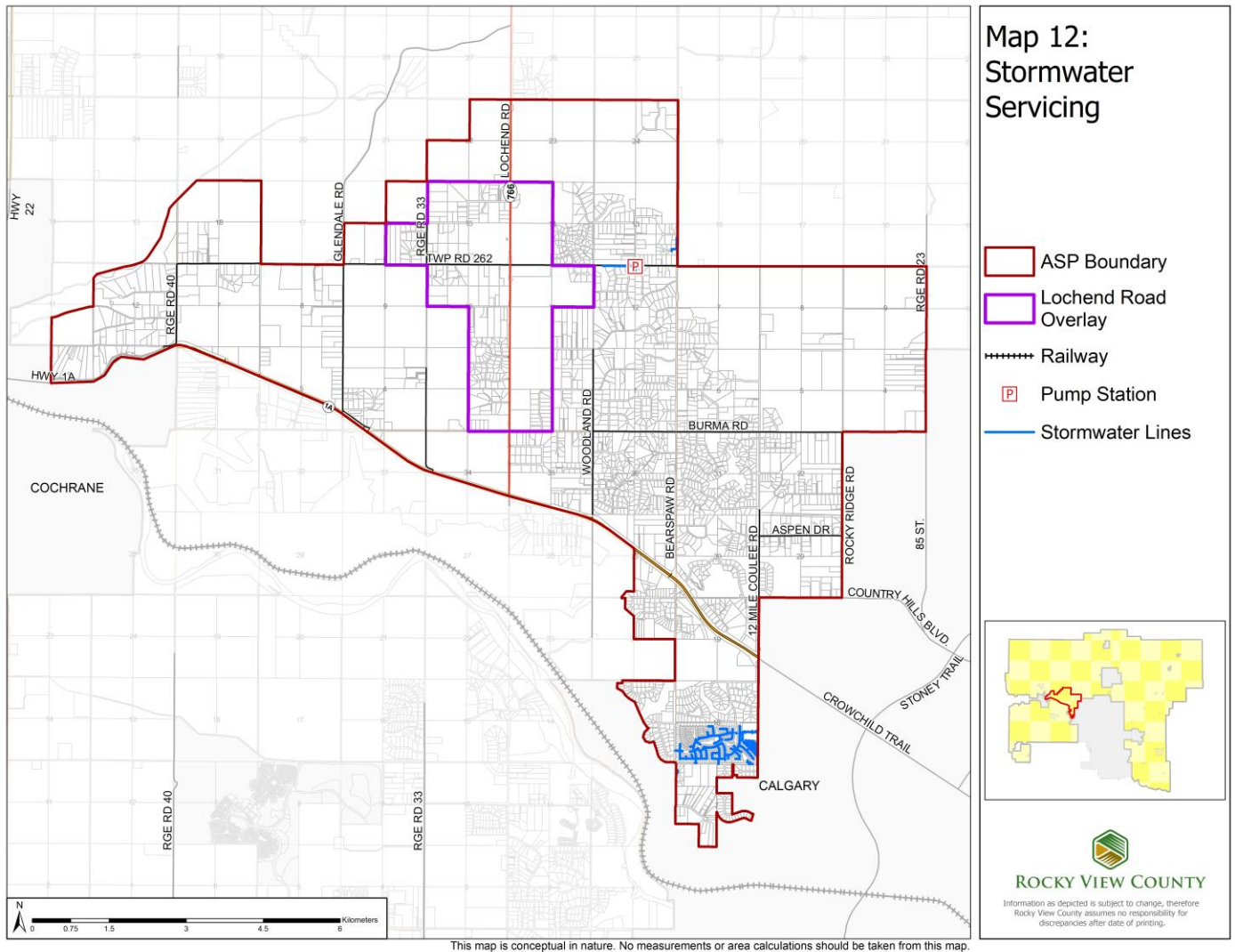
Reduce, Reuse, and Recycle

- 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: Stormwater Servicing



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 (CPTED) 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 The 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 Conceptual Scheme or Master Site Development Plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.
- 19.1.5 Conceptual Scheme or Master Site Development 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 Bearspaw 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 Bearspaw 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 Conceptual Scheme or Master Site Development Plan requirements.
- Ensure Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 (i.e. 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 Conceptual Scheme or Master Site Development 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; and
- i) Any other matter deemed appropriate by the County.

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 Conceptual Scheme or Master Site Development Plan, unless otherwise directed by the policies of this Plan.
- 20.1.6 Conceptual Scheme or Master Site Development 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~~ Conceptual Scheme or Master Site Development Plan and the policies of this Plan.

Conceptual Scheme or Master Site Development Plan Requirements

Conceptual Scheme or Master Site Development Plans are considered by the County 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; and
- Facilitate community input.

20.1.8 Conceptual Scheme or Master Site Development Plans adopted under this Plan shall contain:

- a) A description of all lands contained within the Conceptual Scheme or Master Site Development Plan Area;
- b) The proposed uses of lands within the Conceptual Scheme or Master Site Development Plan Area;
- c) Proposed parcel size and density for the Conceptual Scheme or Master Site Development Plan Area;
- d) The proposed internal road hierarchy;
- e) A servicing proposal including, but not limited to, public and private utilities for the Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plan Area;

- g) Any other matters deemed appropriate by the County.
- 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 Conceptual Scheme or Master Site Development Plan Area;
- l) An evaluation of any on-site hydrological conditions;
- m) An evaluation of proposed servicing;
- n) A Traffic Impact Analysis; and
- o) Any other matter deemed necessary by the County.

20.1.9 Conceptual Scheme or Master Site Development Plans 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 Conceptual Scheme or Master Site Development Plan boundaries, with consideration to ensuring:

- a) The alternate Conceptual Scheme or Master Site Development Plan area is comprehensive in nature;
- b) The implications of development proceeding within an alternate Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development 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 4 (Appendix E) and Map 3: Existing Local Plans 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 or Master Site Development Plan.
- 20.1.17 Phasing of development within the Bearspaw ASP should follow the availability of efficient, cost effective, and environmentally responsible utility services.

Future Residential Development Policy Area

- 20.1.18 Planning of the Future Residential Development Areas should not proceed until the criteria listed in Section 6.4 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 Bearspaw Area Structure Plan.

Table 3: Non-Statutory Implementation Actions

ACTION	SECTION
1	Prepare a comprehensive amendment to coordinate the planning of lands within for the Future Residential Development Area.
2	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.
3	Manage Natural Assets in the Bearspaw area, and monitor ongoing cumulative impacts of development on the natural environment.
4	Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.
6	Explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.
8	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 applicable Intermunicipal Development Plans. The County will maintain open communication with its municipal neighbours circulating relevant Conceptual Scheme or Master Site Development 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, subdivision, development permit or Conceptual Scheme or Master Site Development 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 Conceptual Scheme or Master Site Development Plans and subsequent planning processes 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.

Conceptual Scheme or Master Site Development Plans, Redesignation, and Subdivision

- 21.1.4 Rocky View County shall ensure that Conceptual Scheme or Master Site Development Plans and applications for redesignation and subdivision of lands and development permits 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; and
- e) Other appropriate policies of this Plan.

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.

“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.

“Council” means the Council of Rocky View County.

“Conceptual Scheme” means Conceptual Scheme as defined by the County’s Municipal Development Plan. They are non-statutory, unless they are appended to and form part of this Bylaw.

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

“Crime Prevention Through Environmental Design (CPTED)” means a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.

“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.

“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.

“Master Site Development Plan” means Master Site Development Plan as defined by the County’s Municipal Development Plan. They are non-statutory, unless they are appended to and form part of this Bylaw.

“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.

“Piped Water Servicing” means the supply and distribution of water via water co-ops or other local utility providers.

“Piped Wastewater Servicing” means a system that collects sewage from large developed or developing areas and conveys the sewage to a treatment facility.

“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.



APPENDIX B: CONCEPTUAL SCHEME OR MASTER SITE DEVELOPMENT PLAN REQUIREMENTS

21.2 Conceptual Scheme or Master Site Development Plan Requirements

Conceptual Scheme or Master Site Development Plans should address the following items:

Table B-1: Conceptual Scheme or Master Site Development Plan Requirements

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

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

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

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 Bearspaw ASP has focused on limiting future development to specific areas to ensure the natural environment and lands being utilized for agricultural uses are preserved.

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. Bearspaw 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.

Bearspaw Area Structure Plan – Public Engagement

Rocky View County sought meaningful input from the Bearspaw 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 Bearspaw. 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
Project 1 Project Launch	June -August 2019	To kick off the review of the Bearspaw 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.
Phase 2 Setting the ASP Direction	February 2020	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 responses. 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.
Phase 3 Draft Plan	June 2024	Combining the information collected from the previous public engagement, 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. An Engagement Summary report was also provided to inform individuals/groups on the results of engagement used. On October 1, 2024, there were 2164 letters/notices that were mailed out, informing residents/landowners of the updated Bearspaw ASP. Landowners/residents were allowed 30 days to comment on the draft Bearspaw ASP. During this time, administration received 28 responses to the draft, where some provided support but majority were against the circulated draft Bearspaw ASP. Additionally, notices of the updated Bearspaw ASP were circulated along with supporting documents to internal and external agencies and allowed 30 days for them to comment. Administration has received three responses from external agencies while three responses came from internal/County departments/agencies.
Phase 4 Final Draft and Council	January 2025	After Administration incorporated changes the feedback that they have received from the circulation, a draft Bearspaw ASP was finalized. This draft Bearspaw ASP was also presented in an online information session, which were held on January 8, 2025. This allowed interested landowner/residents to know more about the highlighted changes made to the documents, post-circulation. The Public Hearing was held on January 28, 2025.

Intermunicipal Engagement

Administration also circulated the Bears paw to adjacent municipalities, City of Calgary and Town of Cochrane, where the deadline to respond to the ASP was on November 4, 2024. The County received a letter responding to the draft Bears paw ASP last November 7, 2024 from the City of Calgary but did not receive any feedback from the Town of Cochrane, during this circulation period.

After the draft Bears paw ASP was revised based on the feedback received, this proposed Bears paw ASP was recirculated to the City of Calgary and the Town of Cochrane, to further ensure that County has incorporated the adjacent municipalities' comments where applicable.

APPENDIX D: RESIDENTIAL DENSITY CALCULATION

Step 1: Calculate the gross developable area

$$1 \quad \text{Gross Total Area (all lands)} - \text{Non-Developable Areas (environmental reserves, expressways, railways, other non-developable lands)} = \text{GROSS DEVELOPABLE AREA}$$

Step 2: Calculate the gross residential area

$$2 \quad \text{GROSS DEVELOPABLE AREA} - \text{Regional Land Uses (regional open spaces, major commercial centres (>4ha/10ac), major institutional sites, senior high schools, industrial areas, public lakes and water bodies, other regional uses)} = \text{GROSS RESIDENTIAL AREA}$$

Step 3: Calculate the gross residential density

$$3 \quad \text{Total number of residential units} \div \text{GROSS RESIDENTIAL AREA} = \text{GROSS RESIDENTIAL DENSITY}$$

What do you 'keep'/what's included in the gross residential area?

- Single unit residential
- Multi unit residential
- Local commercial
- Local parks & open space (municipal reserve)
- Elementary & junior high schools
- Local roads including majors & lanes
- Church sites
- Daycare centres
- Community centres
- Small indoor recreation centres
- Small site fire and police stations
- Private lakes, wet/dry ponds
- Public utility lots (PULs)
- Other local uses

The chart below summarizes calculated density of the ASP.

Table D-1: Bearspaw ASP Density Calculation

	Acres	Hectares
Gross Total Plan Area	24,960	10,101
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
Gross Residential Area	24,628	9,967.5
Total Number of Residential Units	7,423	
Density	0.30 UPA	0.74 UPH

APPENDIX E: CONCEPTUAL SCHEME OR MASTER SITE DEVELOPMENT PLANS IN THE BEARSPAW PLAN AREA

Table E-1: Conceptual Scheme or Master Site Development Plans in the Bearspaw Plan Area

CONCEPTUAL SCHEME OR MASTER SITE DEVELOPMENT 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
Section 25 Conceptual Scheme	C-8592-2024	May 20, 2025

These conceptual schemes and master site development 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: Existing Conceptual Schemes and Master Site Development Plans updated accordingly.

