



FREQUENTLY ASKED QUESTIONS - Phase 2

1. Will COVID-19 affect the Area Structure Plan process?

Like Rocky View residents, County staff are adapting to the challenges of COVID-19 as they emerge. The County is continuing to make progress on the Bears paw ASP and other policy documents. As staff are currently working remotely, your patience is appreciated as adjustments are made to ensure that services to County residents continue to be provided. Please keep in mind that future in-person engagement opportunities may be limited, with an increased reliance on online, email, and letter based methods.

Please refer to the link below for information on the wider response by Rocky View County to COVID-19:

<https://www.rockyview.ca/NewsEvents/COVID-19ResponseInformation.aspx>

2. What is an Area Structure Plan

An Area Structure Plan (ASP) sets out a vision for the future of a community, and a roadmap for getting there. An ASP provides high level direction to guide physical development. Specifically, it identifies the land uses (residential/commercial), roads, utility services, schools, parks, and pathways needed to create a well-designed and successful community or business area.

3. Who is responsible for development?

Development proposals are the responsibility of the landowner/developer. The County does not force development; interested parties may approach the County and make formal applications for development.

4. Aggregate Extraction

Significant feedback concerning aggregate extraction has been received during the engagement process, and it is understood that there are concerns with this type of development taking place in Bears paw. Many respondents stated that the new Bears paw ASP should not allow any aggregate extraction. While this may be an option, please keep in mind the goals and limitations of area structure plans.

Under the *Municipal Government Act*, the County is obligated to assess any application for land use change that it receives, and present it to Council for a decision. In making their decision, Council is required to take the policies of an area structure plan into consideration but Council has to balance this with the County's principal statutory plan, the Municipal Development Plan (County Plan), any regional plans, as well as economic factors. As the Bears paw ASP is expected to be in place for 10-15 years, future Councils may not be aware of the concerns

raised by residents during the drafting of the Plan. Whether or not the Plan allows aggregate development, inclusion of a detailed, high-standard set of criteria for aggregate proposals would communicate those concerns to Councillors, residents, and developers in the future.

5. Why are commercial land uses being considered within the Plan Area?

Commercial land uses vary in size and scale and include everything from regional shopping centres to small businesses. Consideration of appropriately sized and located commercial areas would provide employment opportunities and access to services. Fostering commercial development allows for access to a wider variety of services, reducing travel times and reliance on services in adjacent urban areas. We will continue to consider your feedback on the appropriate form and extent of commercial uses within Bearspaw as we draft the Plan.

6. The BASP should only allow 2 or 4 acre lots, minimum

Large portions of Bearspaw are comprised of 2 or 4 acre lot developments. Your feedback indicates that this form of development is what most people associate with the community, and there is a reluctance to see this change. Keep in mind that Area Structure Plans guide *future* development, so the plan is not likely to result in changes to existing Country Residential areas.

While small numbers of Country Residential lots are proposed each year, there has been a significant decline in this style of development over the last 20 years. Increasingly, the type of proposals received by the County have been for higher density developments, indicating an increase in demand for smaller lots in Bearspaw. However, we note from your feedback that smaller lots may not reflect the character of Bearspaw. In the next stage of engagement, we will explore how the demand for smaller lots could be provided in a manner that is respectful of existing residents.

7. Why does the County keep bringing up Conservation Design?

Feedback from residents indicates a strong desire to maintain the agriculture, open spaces, natural environment, and acreages that make up the character of Bearspaw. However, there is significant development pressure to provide alternate forms of housing, located on smaller lots. One method for providing a broader range of lot sizes while maintaining the characteristics that define Bearspaw, is conservation design. This approach has been identified by many municipalities as a way to balance growth pressure in agricultural or country residential communities. Rocky View has supported its use in various planning documents, such as the County Plan.

Conservation design concentrates the constructed area in a smaller portion of the site, allowing for open space, vegetated areas, or environmentally sensitive features to be preserved in the remaining open space areas. Preserved open space areas can be provided adjacent to roadways or existing Country Residential development to enhance the existing characteristics of the community. Open spaces can also provide opportunities for pathways and trails, something that many residents expressed support for in the feedback.

8. What is the Calgary Metropolitan Region Board?

The Calgary Metropolitan Region Board consists of 10 member municipalities within the Calgary region, including Rocky View County. The CMRB is required by provincial legislation to develop a growth plan and servicing plan for the region by 2021. Prior to adoption of any regional growth plan, the Interim Growth Plan (IGP) and the Interim Regional Evaluation Framework (IREF) are intended to ensure that regionally-significant local statutory plans and amendments are consistent with long-term regional interests. The CMRB was established in January 2018, with a mandate to:

- strive towards consensus;
- promote the long term sustainability of the Calgary region;
- ensure environmentally responsible land-use planning, growth management, and efficient use of land;
- develop policies regarding the coordination of regional infrastructure investment and service delivery;
- promote the economic well-being and competitiveness of the region.

Calgary Metropolitan Region Board website:

<https://www.calgarymetroregion.ca/>

Interim Growth Plan:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CMRB/CMRB-Interim-Growth-Plan-2018-10.pdf>

Interim Regional Evaluation Framework:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CMRB/CMRB-Interim-Regional-Evaluation-Framework-2018-10.pdf>