

## FREQUENTLY ASKED QUESTIONS

### 1. What is an Area Structure Plan?

An Area Structure Plan (ASP) sets out a 10 to 15 year future vision for 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.

### 2. I am happy with how our community is today. Why do we need a new plan?

The Bearspaw Area Structure Plan was approved in 1994, and ASPs are typically reviewed every decade. Since 1994, the Bearspaw/Glendale area has changed:

- Glenbow Ranch Provincial Park was created in 2008, and the existing 1994 Bearspaw Area Structure Plan does not adequately support the park. In 2017, the Glenbow Ranch Area Structure Plan was adopted adjacent to the Park.
- Since 2009, the population in the area has grown by 34%, and the population is aging quickly. The Bearspaw area has about twice as many people aged 65 and older today than lived in the area 5 years ago. So, the new Bearspaw Plan needs to address how residents can age in place, as well as how we can attract and keep young families. This will also organize the area's response to growth pressures and interest.
- The Municipal Development Plan (County Plan), Interim Growth Plan, and South Saskatchewan Regional Plan have all been adopted since 1994. These local, regional, and provincial plans aim to balance the social, environmental, and economic factors related to development. Review of the Bearspaw Area Structure Plan is required in order to manage residential growth and retain the rural character of the County, explore strategies to reduce the amount of land taken up by development, and encourage the economic well-being of Rocky View County in an environmentally responsible manner.

### 3. How could the Bearspaw/Glendale area grow or change?

Any change in the area will be shaped by County-wide planning policy; landowner, stakeholder, and community feedback; technical constraints; and staff and Council direction.

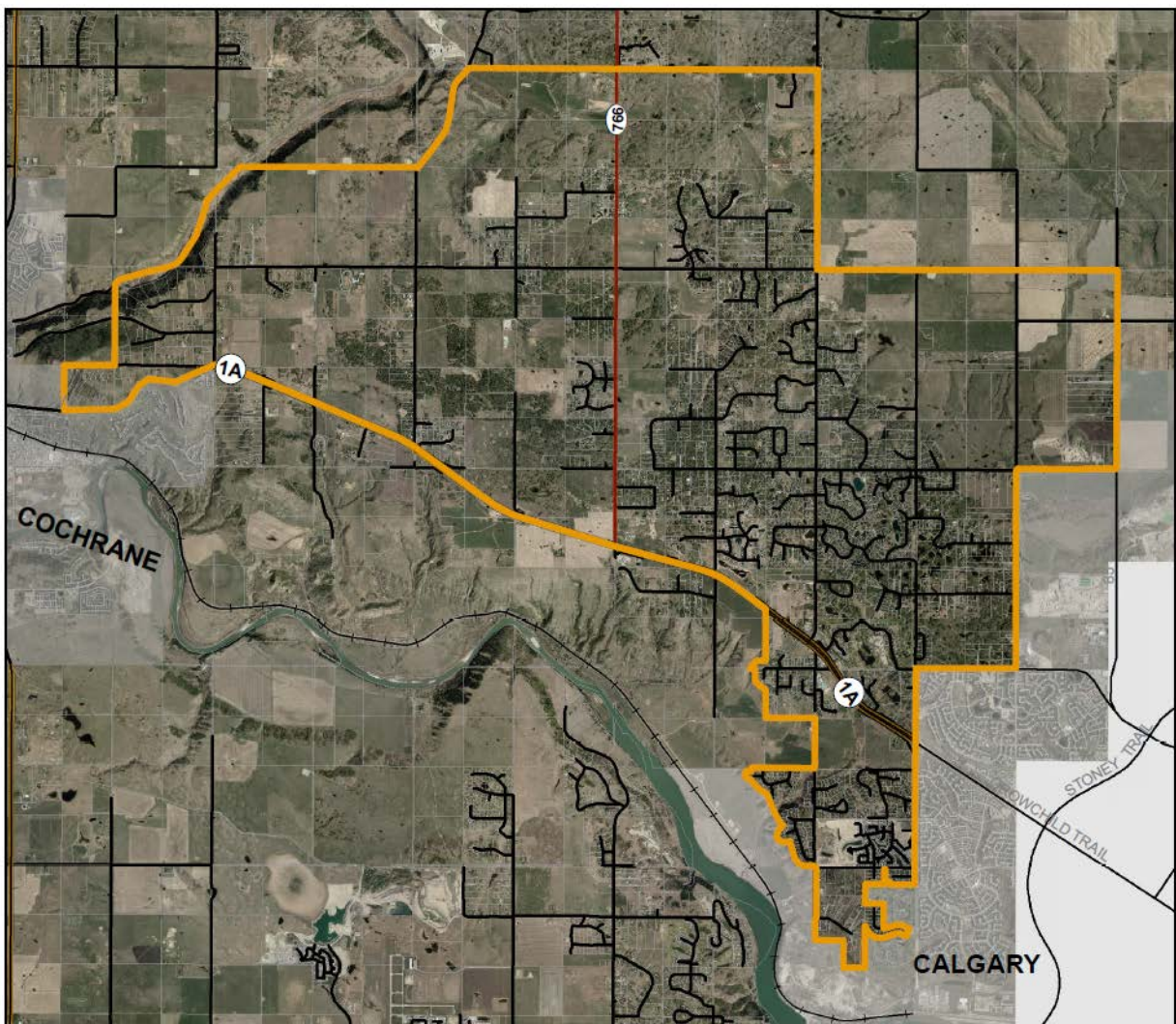
The new Area Structure Plan will be aligned with the County's direction in the County Plan. Other plans that we need to consider include the Rocky View County / City Intermunicipal Development Plan and the Town of Cochrane / M.D. of Rocky View Intermunicipal Plan.

The new Plan needs to address technical constraints, including parts of the study area with environmentally significant areas, wetlands, viewscapes, and areas of historical significance, as well as drinking water and wastewater systems, stormwater management, and transportation systems required to support new development.

#### 4. Where is the Study Area and how does it relate to the Plan?

The Bearspaw Area Structure Plan is approximately 25,000 acres in size. Located within the northwest quadrant of the County, between the town of Cochrane and the city of Calgary, north of the Glenbow Ranch Provincial Park and the Bow River, and south of Township Roads 262 and 264. The study area could grow or shrink based on technical, planning, and public input.

The County invites community input from all interested people and organizations. Community input will add to the technical and background information collected by the County to help us understand issues and constraints in the area. Feedback gathered from people living, owning land, or working in the study area will be analyzed and reported on to the public.



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

## **5. Can an Area Structure Plan fix existing issues?**

Area Structure Plans are tools for shaping future development, rather than fixing existing issues. That said, identification of existing issues is important in order for the new Bearspaw Area Structure Plan to anticipate and address future challenges.

## **6. When will development happen?**

Typically, an Area Structure Plan is a 10 to 15 year vision for the community. However, the actual pace of growth is determined by developer interest and market demand.

Once an Area Structure Plan is adopted, landowners and developers may initiate the development process by making applications for more detailed plans (Conceptual Schemes), land use (zoning), subdivisions, and development.

## **7. Who is responsible for development?**

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

## **8. What do you mean by land use?**

Land use is the term for describing the permitted and discretionary uses that may occur on private land; it is sometimes referred to as zoning. Every parcel in the County is assigned a land use that is named in the County's Land Use Bylaw. There are 4 general land use categories in the County

- Agriculture
- Residential
- Commercial/Industrial
- Public Service (schools, parks, religious worship etc.)

## **9. The land use concept for my land differs from what I am currently using it for. Do I have to change my land use?**

No. Area Structure Plans often contain a land use concept, indicating which future land uses are appropriate in a given location. Current land uses remain in effect until the landowner wishes to change them.

## **10. How will the Area Structure Plan area be serviced?**

Higher density development requires a higher standard of servicing requirements. While private wells and septic systems may be appropriate in some areas, piped servicing is preferred. The area will be serviced with drinking water and a wastewater (sewage) system that is safe, effective, and fiscally sustainable. Part of the Area Structure Plan process includes developing a Potable Water and Wastewater Plan to identify requirements, supply, and treatment for new development.

## **11. What about stormwater?**

Ensuring effective, sustainable, and responsible stormwater services both within and upstream of the Plan area, while protecting the Bow River, is an important aspect of this plan. A Master Drainage Plan for the area was completed in 2010, and the Area Structure Plan review process may update this plan to identify and protect stormwater conveyance routes.

## **12. What areas are not developable?**

Non-developable land is land where no development potential exists due to existing built homes, riverbanks, flood plains, wetlands, steep slopes, and other protected or hazardous areas that cannot be developed.

## **13. How will the County consider connectivity to areas outside of the study area boundary?**

There are many important connections between the study area and the surrounding area that may be considered, such as: wildlife connections to the south across Highway 1A, and to the north to Big Hill Springs; pedestrian and bike connections from existing neighborhoods in Bearspaw and the study area to Glenbow Ranch Provincial Park; and, regional pathway connections to Cochrane and Calgary.

## **14. How can I get more information, and stay involved in the Area Structure Plan Process?**

We've created a webpage to serve as the central point for all information on this project. You can find it at

[www.rockyview.ca/BearspawASP](http://www.rockyview.ca/BearspawASP)

There, you will find information on the background, proposed timelines, and opportunities to participate. You can also sign up to receive regular email updates regarding upcoming events.