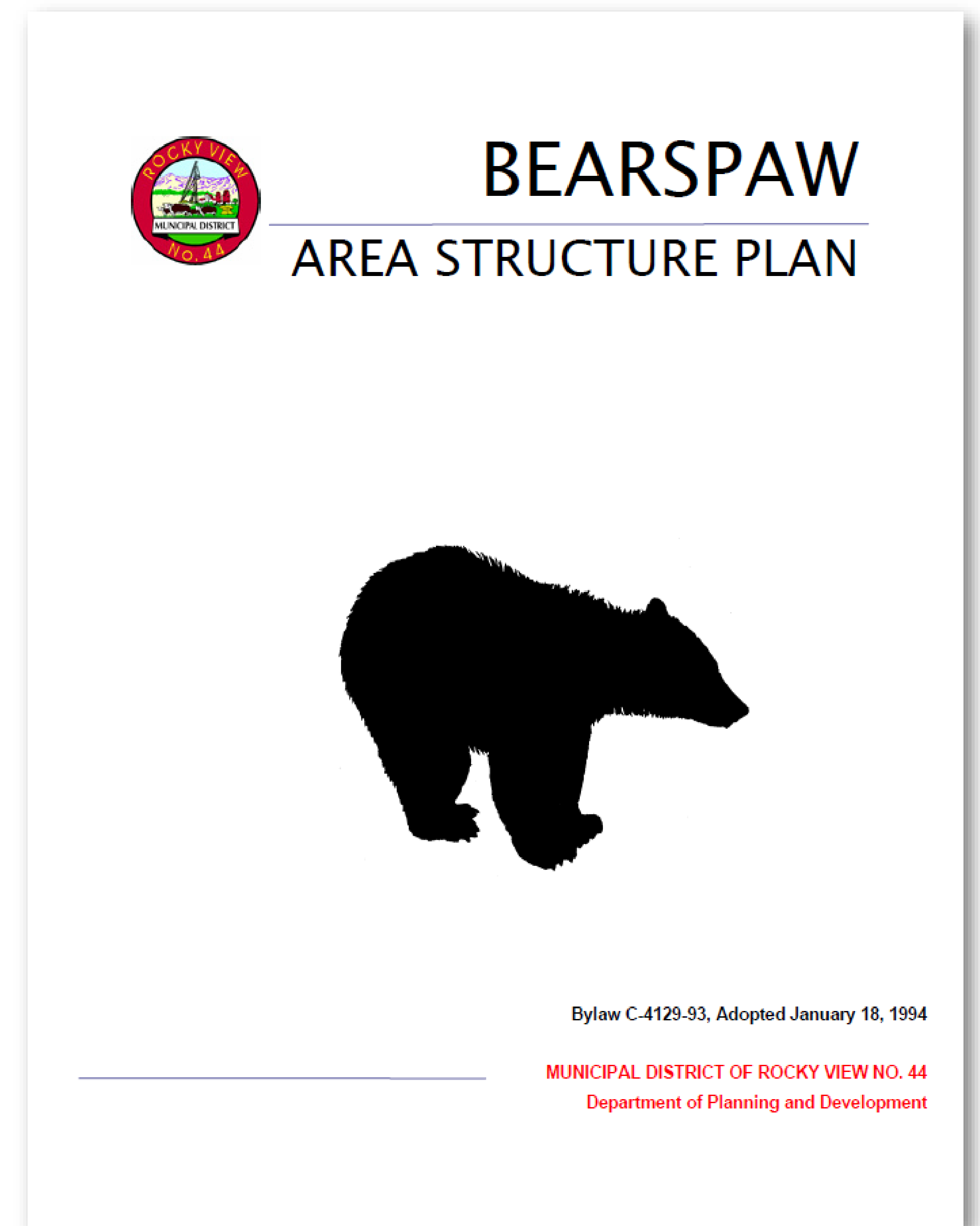Area Structure Plan
BEARSPAW

Welcome

Bearspaw Area Structure Plan Open House

Today's Purpose:
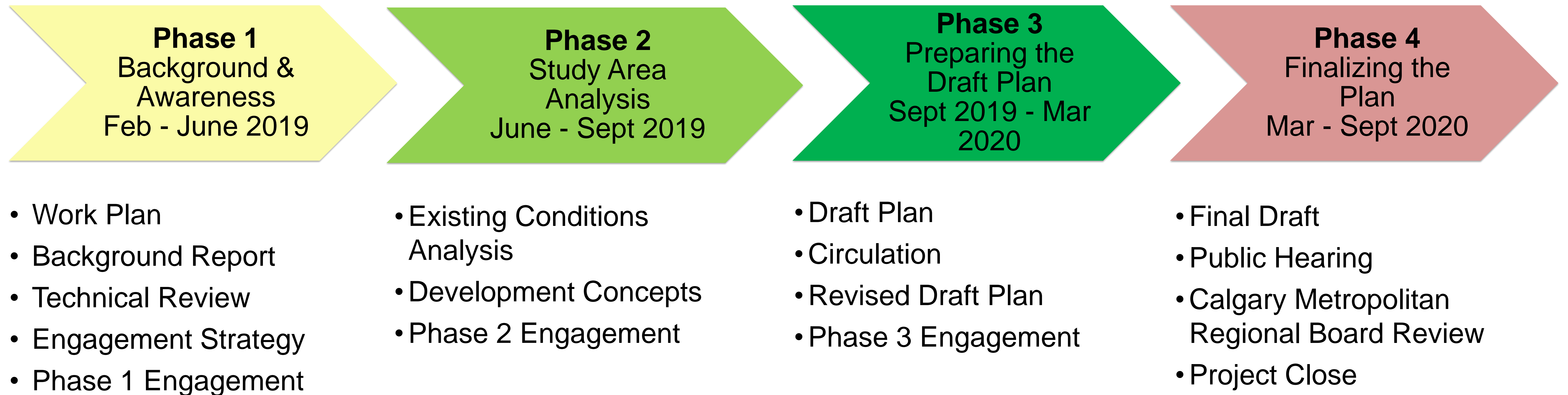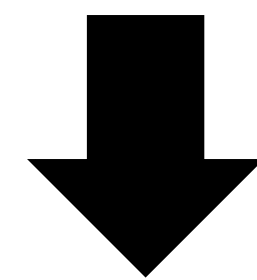
1. Introduction to Project Team

2. Share your vision for the future of Bearspaw/Glendale

Your questions and ideas are most welcome!

BEARSPAW
AREA STRUCTURE PLAN

Bylaw C-4129-93, Adopted January 18, 1994

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development

ROCKY VIEW COUNTY

Process Overview

We are here

↓

Phase 1
Background & Awareness
Feb - June 2019

Phase 2
Study Area Analysis
June - Sept 2019

Phase 3
Preparing the Draft Plan
Sept 2019 - Mar 2020

Phase 4
Finalizing the Plan
Mar - Sept 2020

- Work Plan
- Background Report
- Technical Review
- Engagement Strategy
- Phase 1 Engagement

- Existing Conditions Analysis
- Development Concepts
- Phase 2 Engagement

- Draft Plan
- Circulation
- Revised Draft Plan
- Phase 3 Engagement

- Final Draft
- Public Hearing
- Calgary Metropolitan Regional Board Review
- Project Close

ROCKY VIEW COUNTY

What is an ASP?

An Area Structure Plan (ASP) sets out our community's vision for the future and provides a roadmap for getting there.

It contains maps, goals and policies, which establish general locations for major land uses (e.g. residential, commercial, institutional and parks), major roadways, utility servicing and recreation.

ROCKY VIEW COUNTY

Planning Framework

Local, Regional, and Provincial Plans influence the development of the Area Structure Plan. Some of the key direction from these plans is as follows:
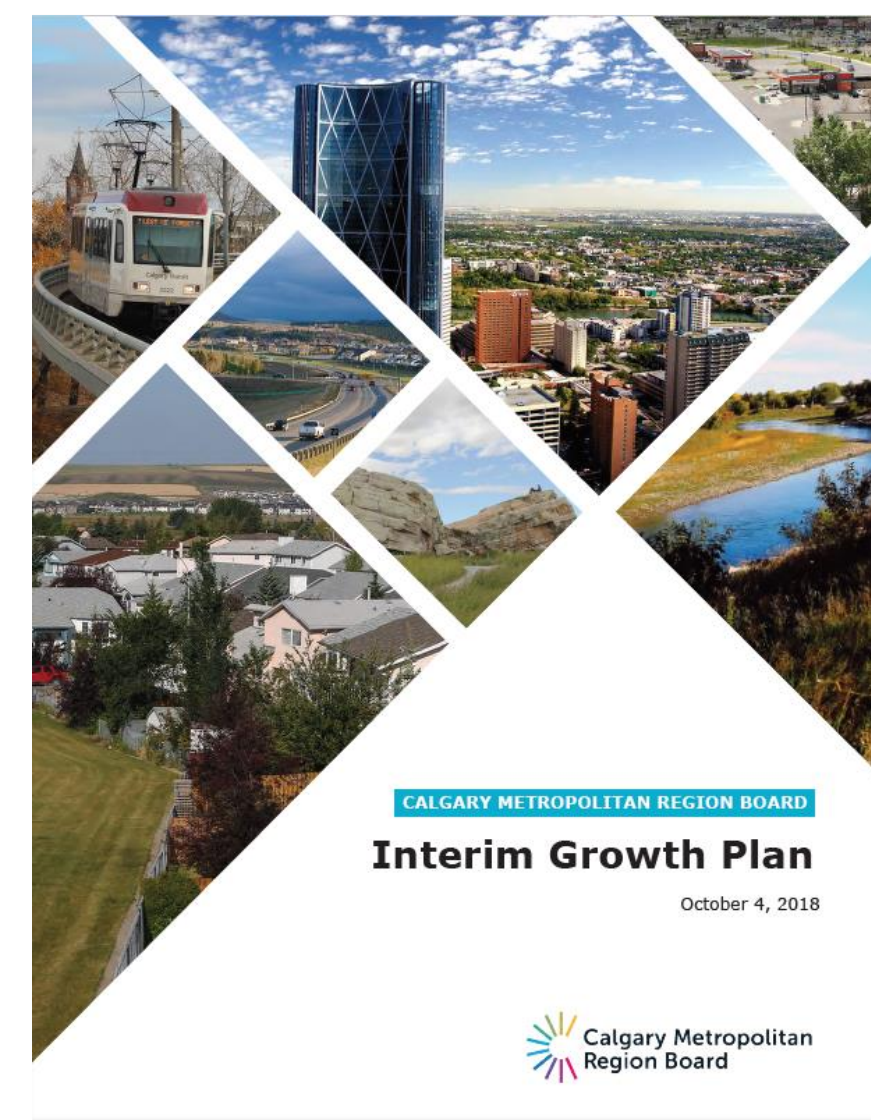
Rocky View County Municipal Development Plan (MDP)

- Balance of social, environmental, and economic factors

- Guides the development of country residential area structure plans
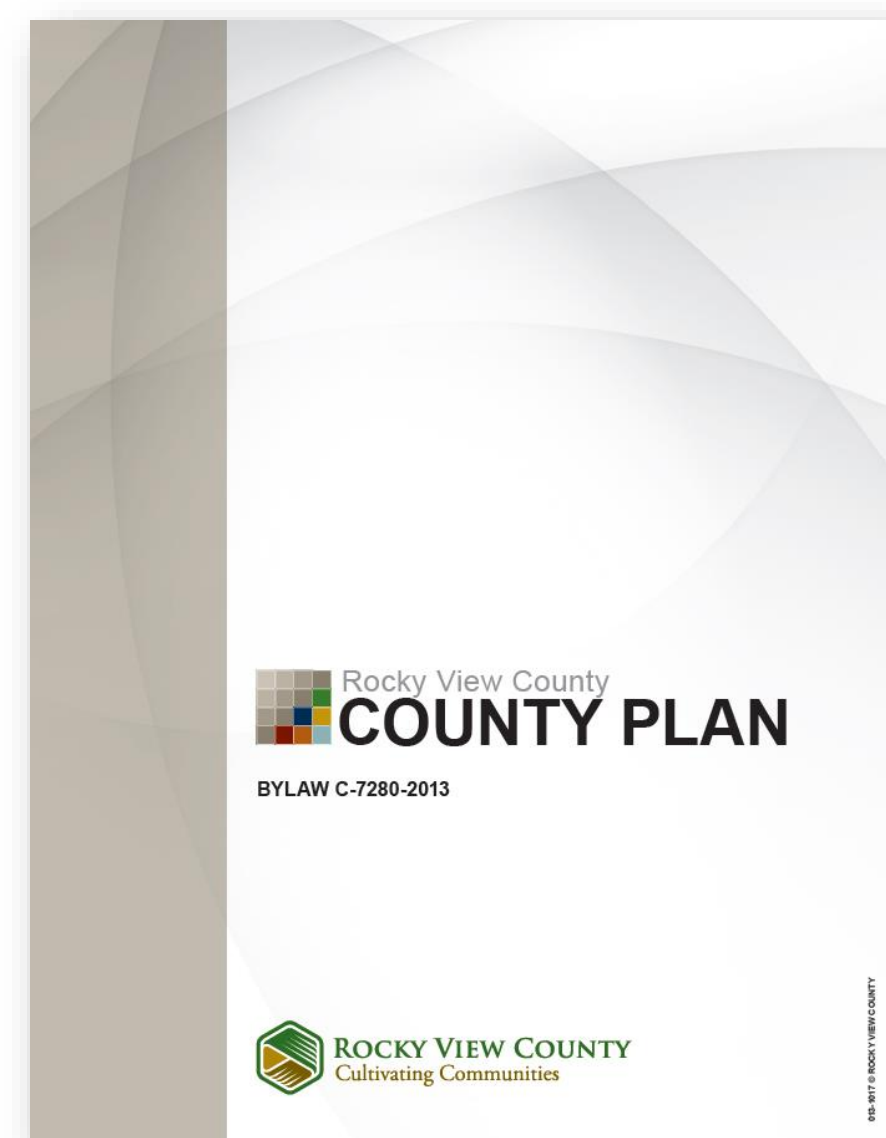
Interim Growth Plan (IGP)

- Environmentally responsible land-use planning and growth management

- Economic wellbeing and competiveness of the Region

South Saskatchewan Regional Plan (SSRP)

- Reduce amount of land taken up by development

- Conserve and maintain environmental benefits using conservation tools

What are your thoughts?

What do you love about Bearspaw/Glendale? What would you change? Tell us your **hopes** and **fears** for the future of the area.
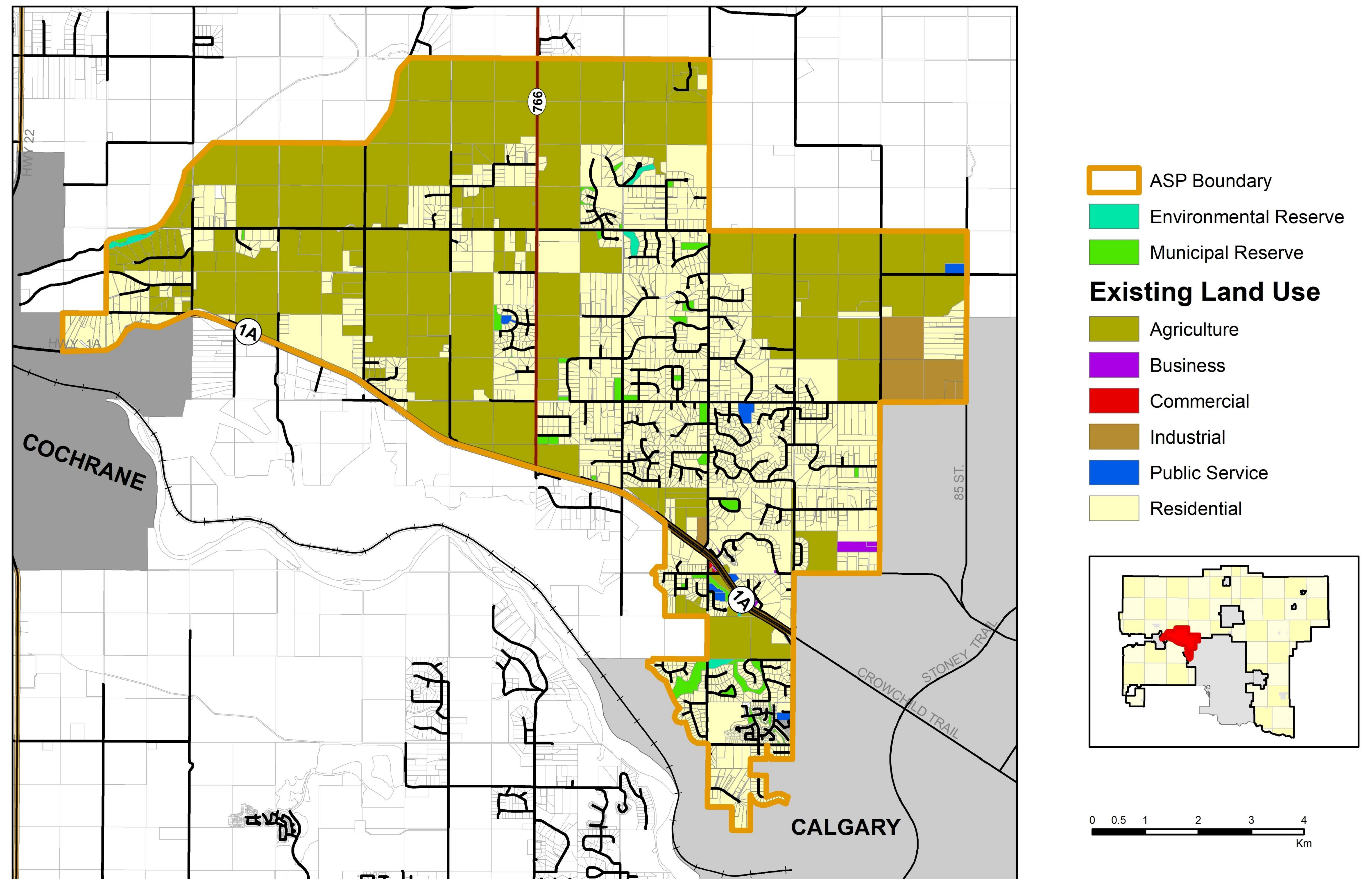
Hopes	Fears

ROCKY VIEW COUNTY

Existing Land Use

- Feedback provided will help inform the future land use strategy for the area

- What type of development do you envision in Bearspaw? Glendale?

- How much development do you think is appropriate? Where should it be located?

- Let us know on the map

Legend:
- ASP Boundary
- Environmental Reserve
- Municipal Reserve

Existing Land Use
- Agriculture
- Business
- Commercial
- Industrial
- Public Service
- Residential

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

ROCKY VIEW COUNTY

Dwellings & Development

Land Use District	Area	Dwellings	Vacant Lots	Subdivision Potential
Residential One	2,884	935	161	233
Residential Two	7,075	829	139	649
Residential Three	111	5	1	3
Silverhorn	185	8	30	131
Direct Control	237	310	53	-
Total Residential	*10,492*	*2,087*	*384*	*1,016*
Ranch and Farm	12,970	41	95	-
Ranch and Farm Two	144	-	2	-
Ranch and Farm Three	118	2	2	-
Farmstead	120	11	1	-
Agricultural Holdings	1,140	52	20	-
Total Agricultural	*14,492*	*106*	*120*	*-*
Multiple Land Uses	*1,159*	*20*	*8*	*-*
Total	**26,143**	**2,213**	**512**	**1,016**

Residential Dwellings within R1, R2, and DC Parcels
Bearspaw ASP

- This table reflects the findings of the 2016 Residential Land Inventory

- Indicates the area, number of dwellings, and number of vacant parcels for each land use district

- Subdivision potential reflects lands that are designated for further development, but have yet to be subdivided
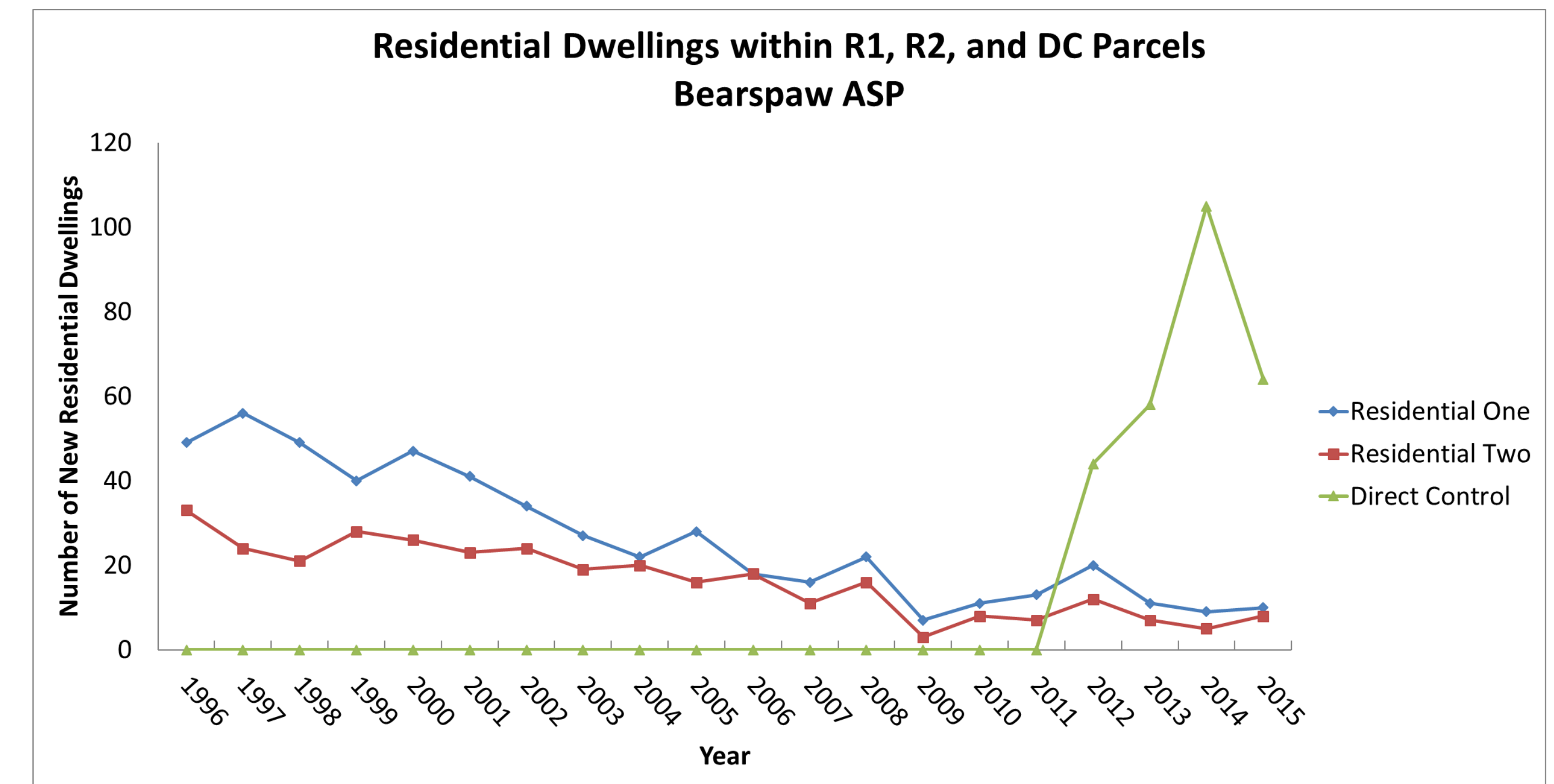
- This graph reflects the number of dwellings constructed within selected land use districts

- Indicates a decline in development of country residential dwellings, and an increase in other development forms (eg. Watermark)

- How can alternate development forms be accommodated while maintaining the character of the area?

ROCKY VIEW COUNTY

Existing Environmental Features

- Bearspaw/Glendale includes many natural features and habitat for wildlife

- Potential to protect key environmental features

- Do you feel that there are any areas missing from this map? What features are important to you?

- Let us know by identifying important features on the map
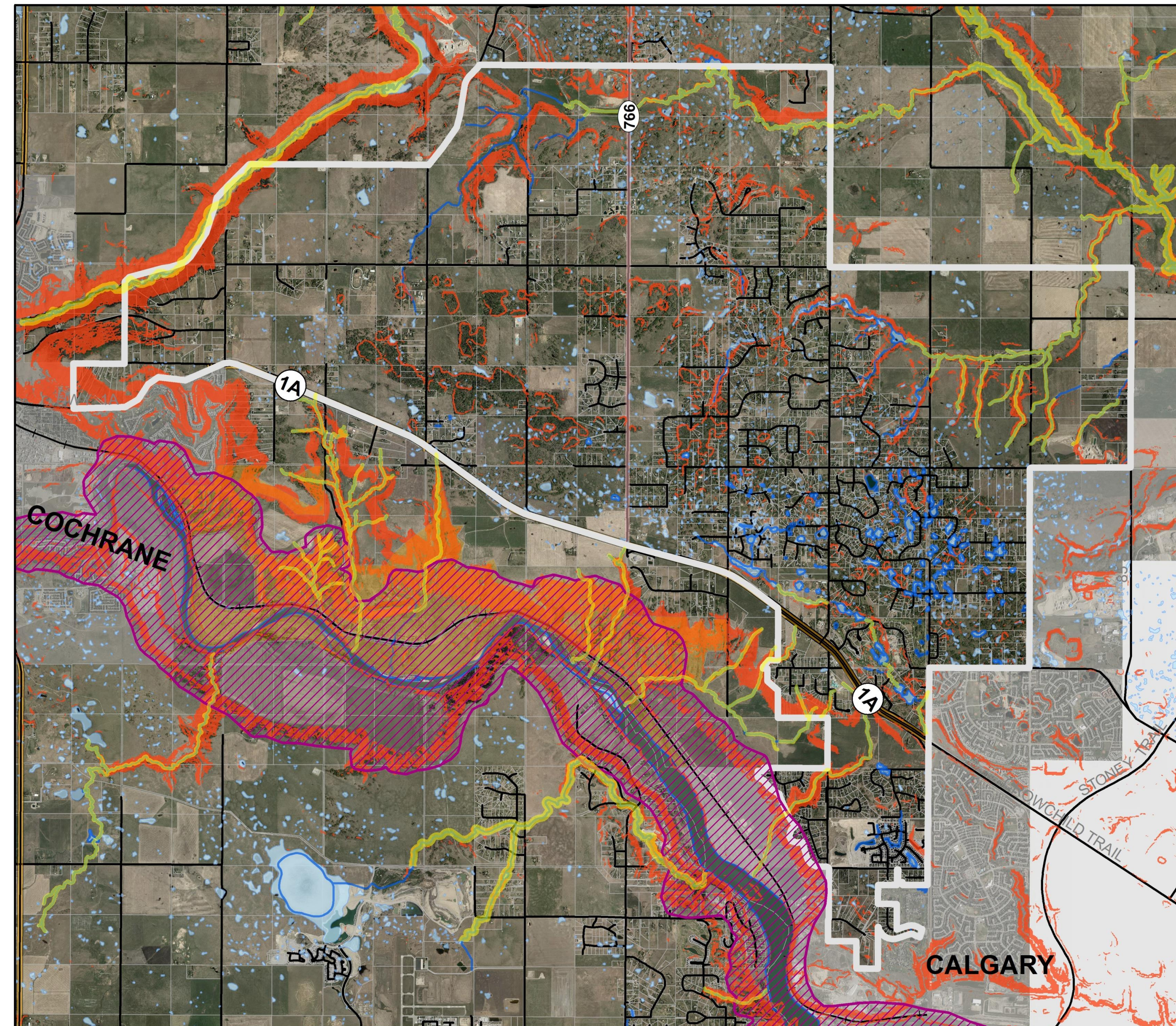
Legend:
- ASP Boundary
- Riparian Setbacks
- Key Wildlife & Biodiversity Zones
- Glenbow Ranch Provincial Park
- Surface Water
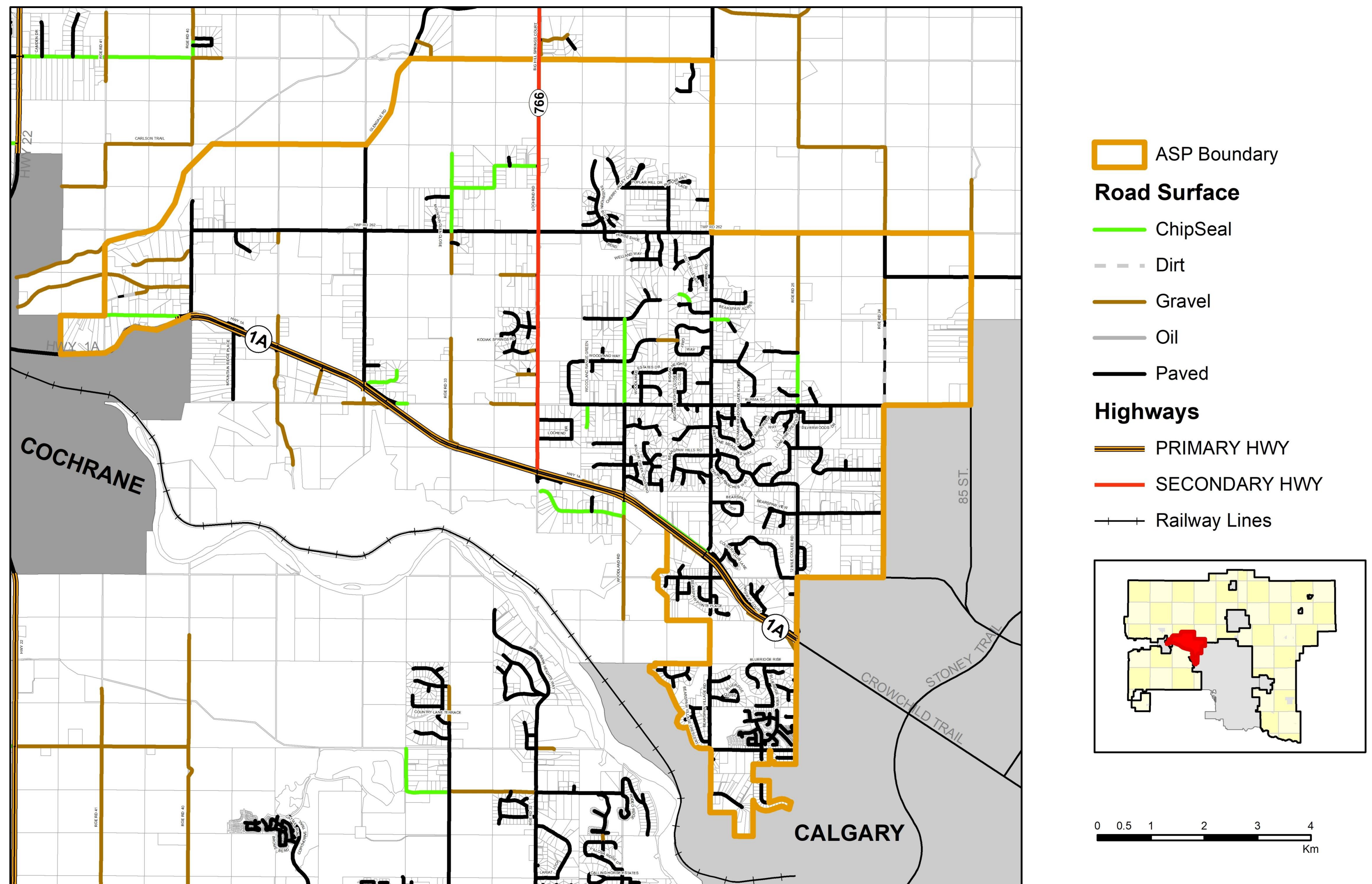- Alberta Merged Wetland Inventory - AB Env.
- Slope 15 % +
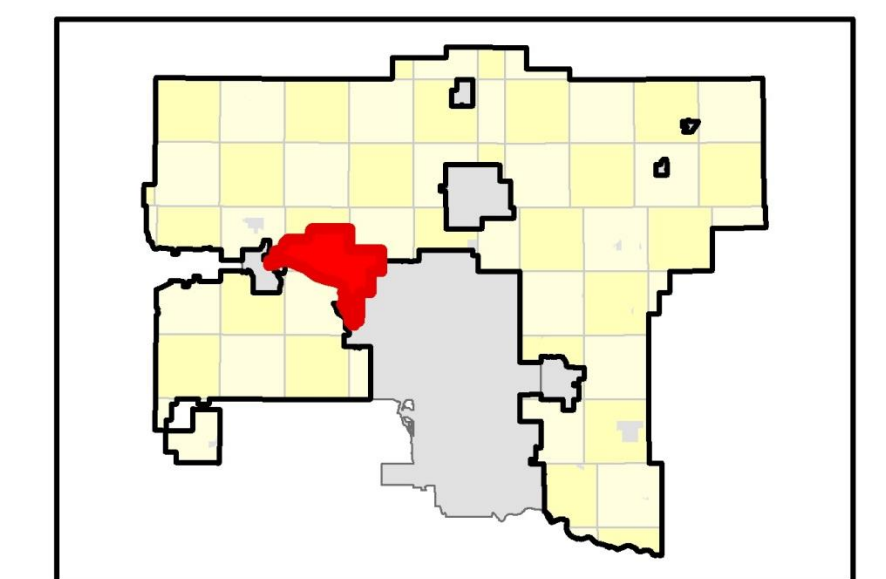
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

ROCKY VIEW COUNTY
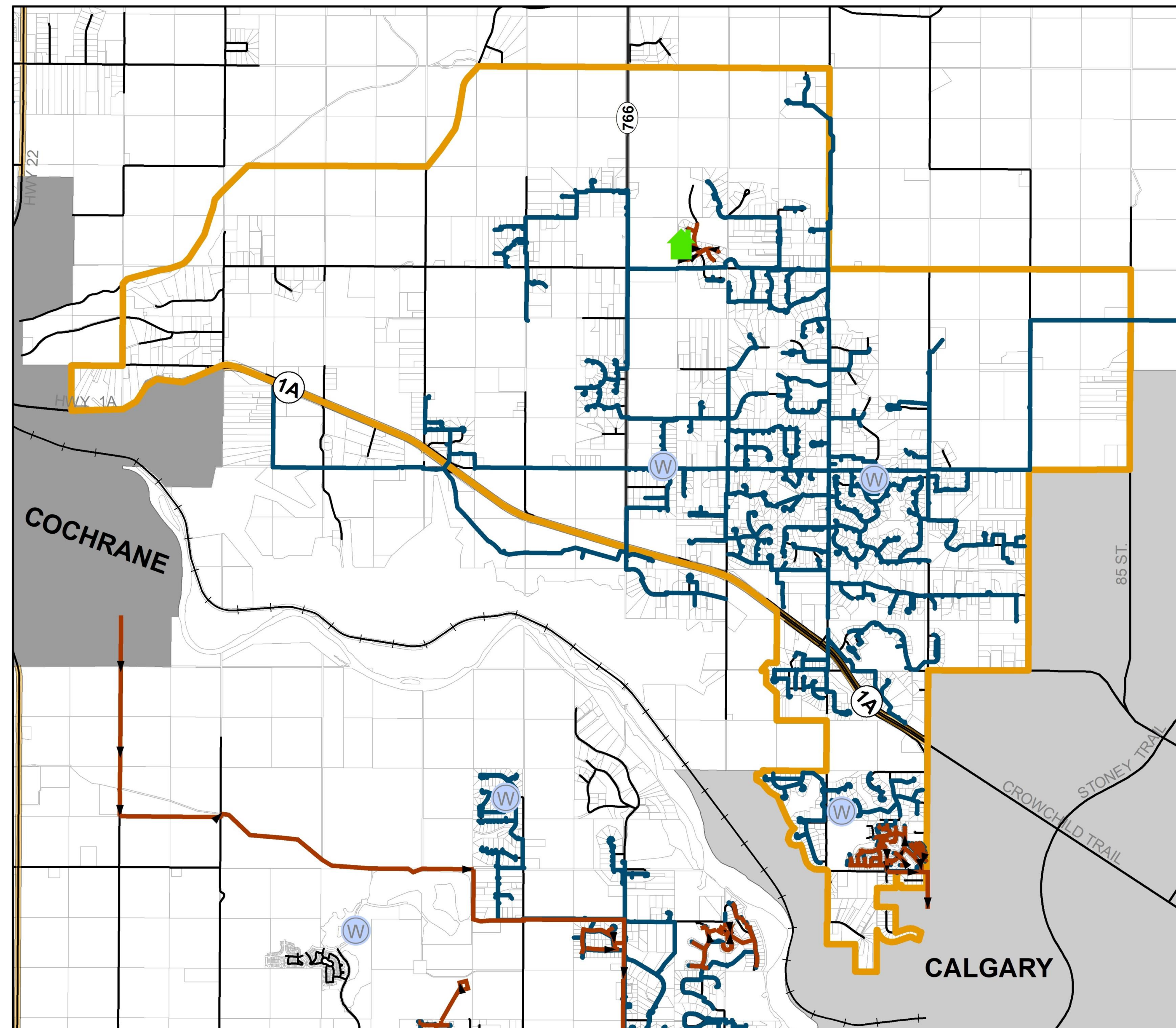
Transportation Network

- New development will be required to provide for necessary upgrades

- Potential upgrades to Highway 1A in collaboration with Alberta Transportation

- What do you think are the key transportation corridors in Bearspaw/Glendale?

- Let us know by identifying important corridors on the map

COCHRANE

CALGARY

ASP Boundary
Road Surface
ChipSeal
Dirt
Gravel
Oil
Paved
Highways
PRIMARY HWY
SECONDARY HWY
Railway Lines

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

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ROCKY VIEW COUNTY

Water & Wastewater

- Water and wastewater servicing availability will inform land use strategy

- Environmentally and fiscally sustainable servicing options

- Protection of Bow River drinking water sources

ASP Boundary
Wastewater Treatment Plant
Existing Wastewater Lines
Water Treatment Plant
Existing Water Lines

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

ROCKY VIEW COUNTY

Now, Wow, How

What are your thoughts about Bearspaw/Glendale **now**?

What do you want for the future (**wow**)?

How do we get there?

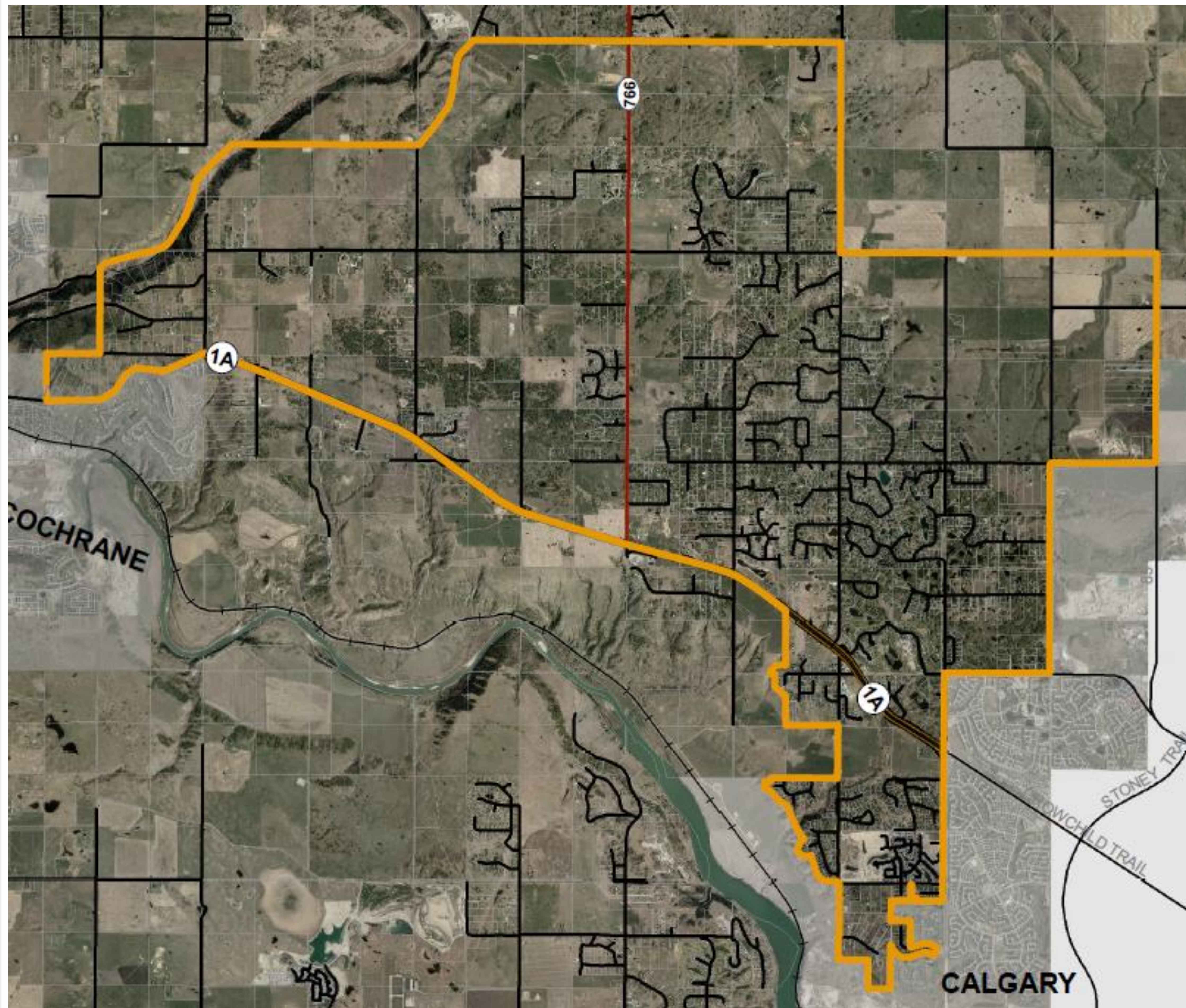| Now	Wow	How?

ROCKY VIEW COUNTY

What is your vision for Bearspaw?

In the future I would like my community to be_____?
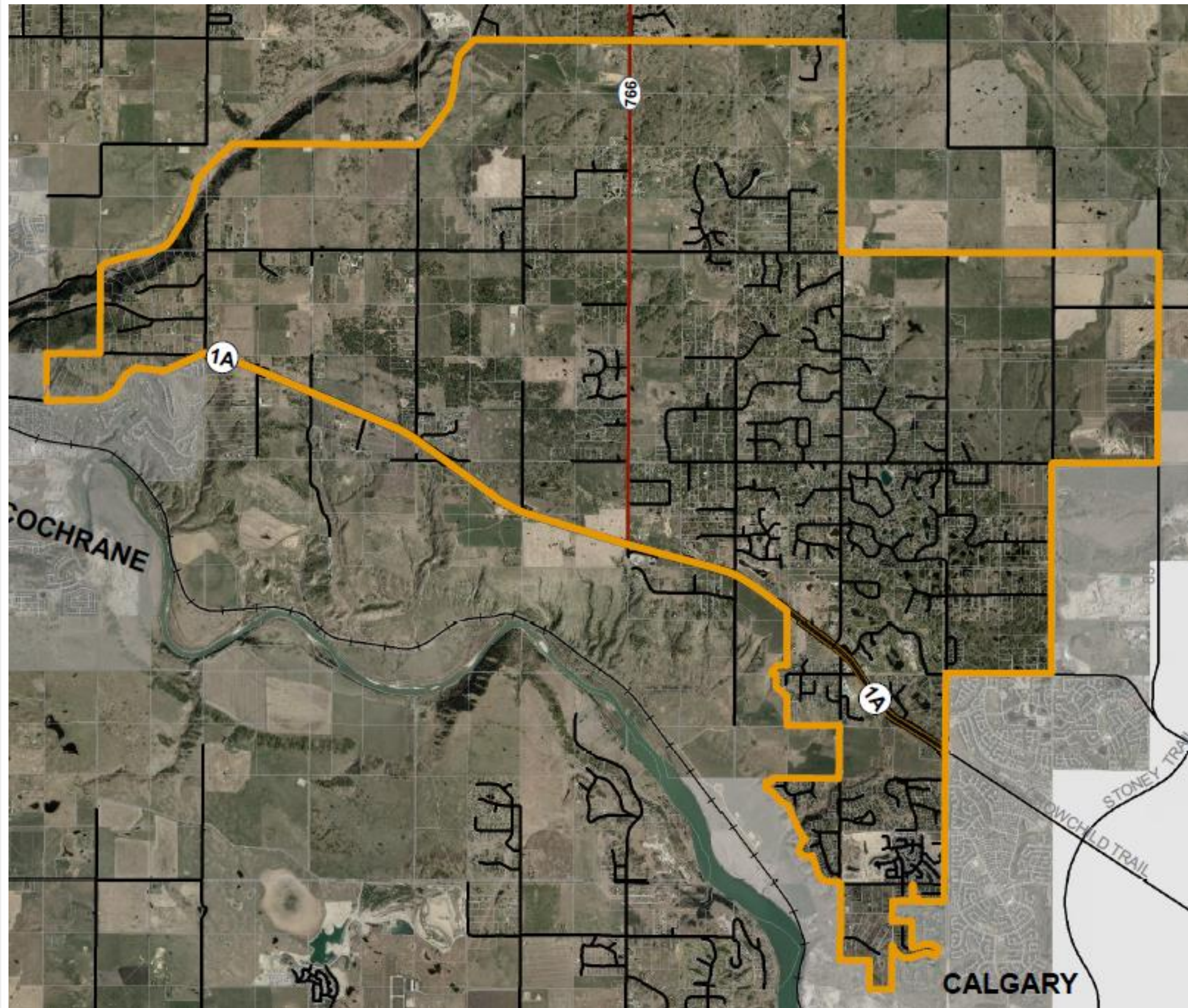In 2035, I want Bearspaw to be a place where _____ .

Where do you live?

Welcome to the Bearspaw Area Structure Plan review!

We'd like to see where interested parties are from. If you'd like, place a sticker to indicate where you live.

Community Mapping

We want to know which areas of Bearspaw or Glendale are important to you.

Place a post-it note on the areas of significance to you and write why this area is important.

ROCKY VIEW COUNTY