Area Structure Plan

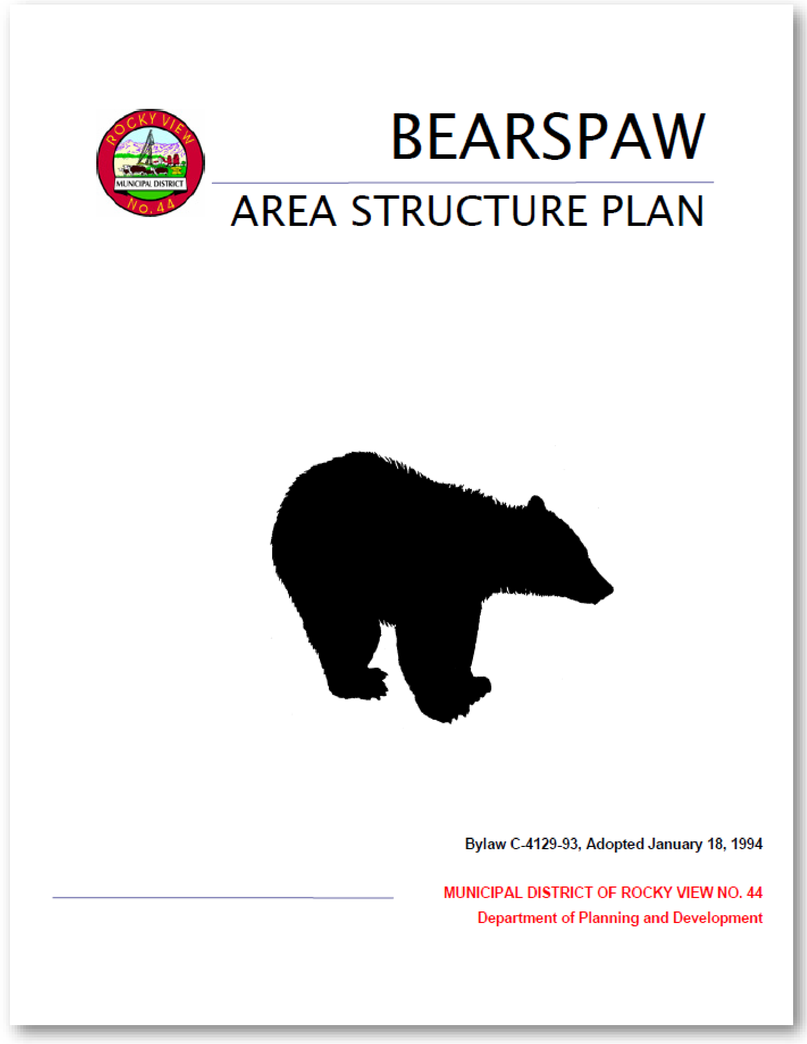
BEARSPAW

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!

Process Overview

We are here

Phase 1
Background & Awareness
Feb - June 2019

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

Phase 2
Study Area Analysis
June - Sept 2019

- Existing Conditions Analysis
- Development Concepts
- Phase 2 Engagement

Phase 3
Preparing the Draft Plan
Sept 2019 - Mar 2020

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

Phase 4
Finalizing the Plan
Mar - Sept 2020

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

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.

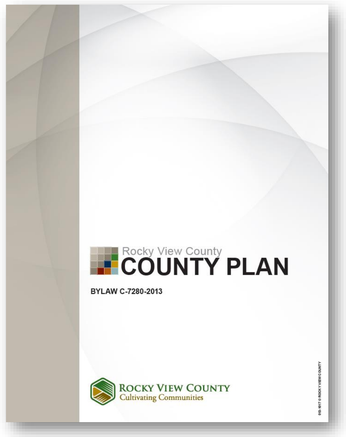
It contains maps, goals and policies, which establish general locations for major land uses (e.g. residential, commercial, institutional and parks), major roadways, utility servicing and recreation.

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:

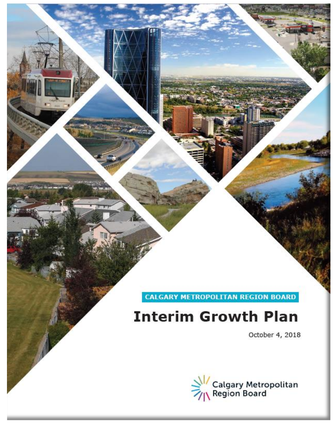
Rocky View County Municipal Development Plan (MDP)

- Balance of social, environmental, and economic factors
- Guides the development of country residential area structure plans



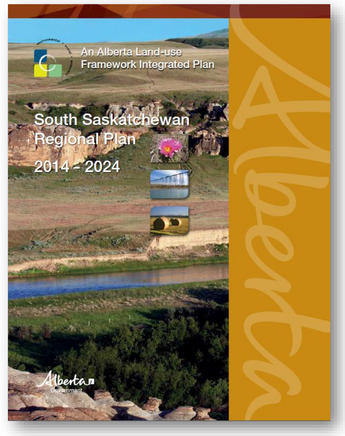
Interim Growth Plan (IGP)

- 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



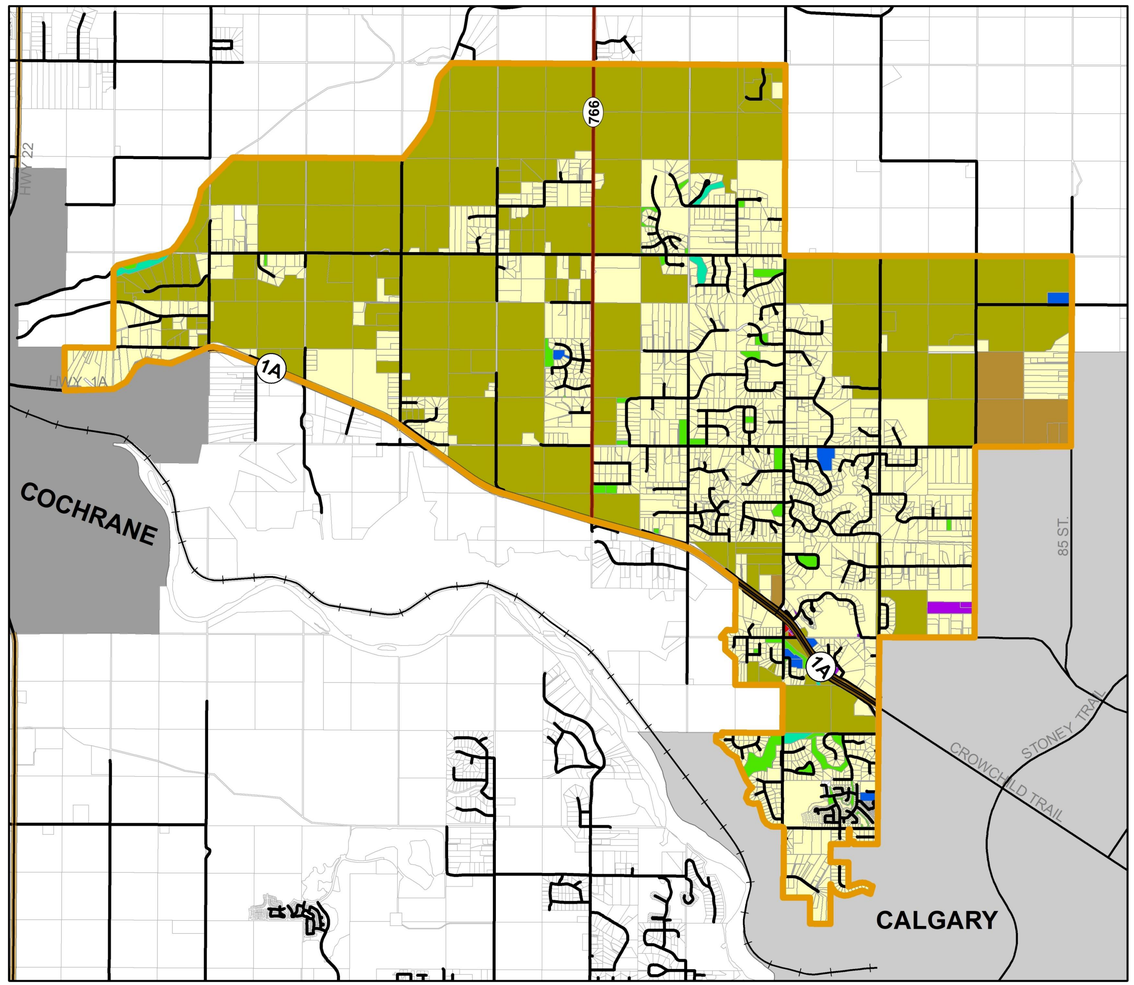
What are your thoughts?

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

Existing Land Use

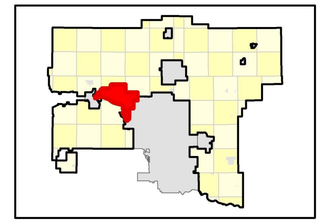
- Feedback provided will help inform the future land use strategy for the area
- What type of development do you envision in Bearspaw? Glendale?
- How much development do you think is appropriate? Where should it be located?
- Let us know on the map



ASP Boundary
Environmental Reserve
Municipal Reserve

Existing Land Use

Agriculture
Business
Commercial
Industrial
Public Service
Residential



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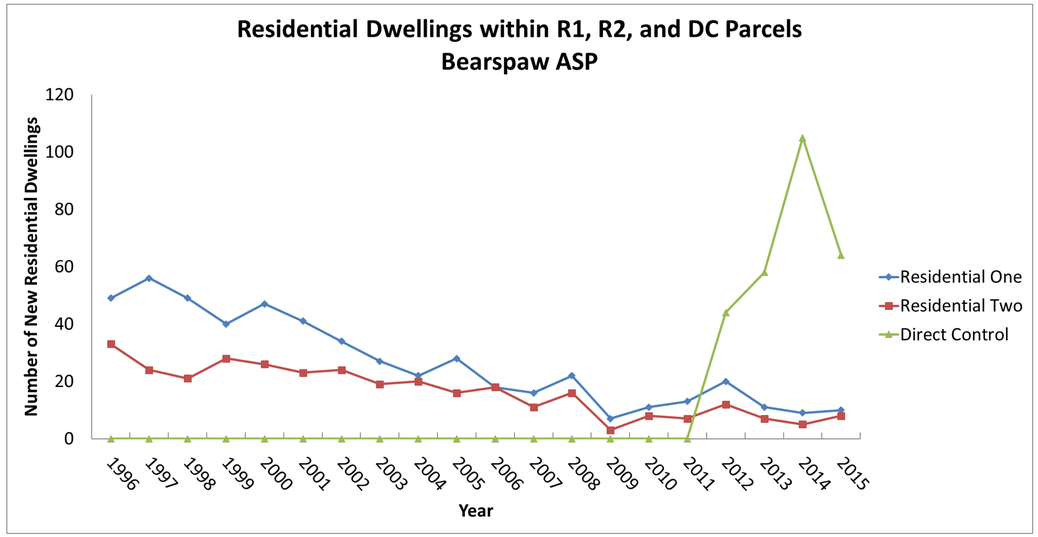
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

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**

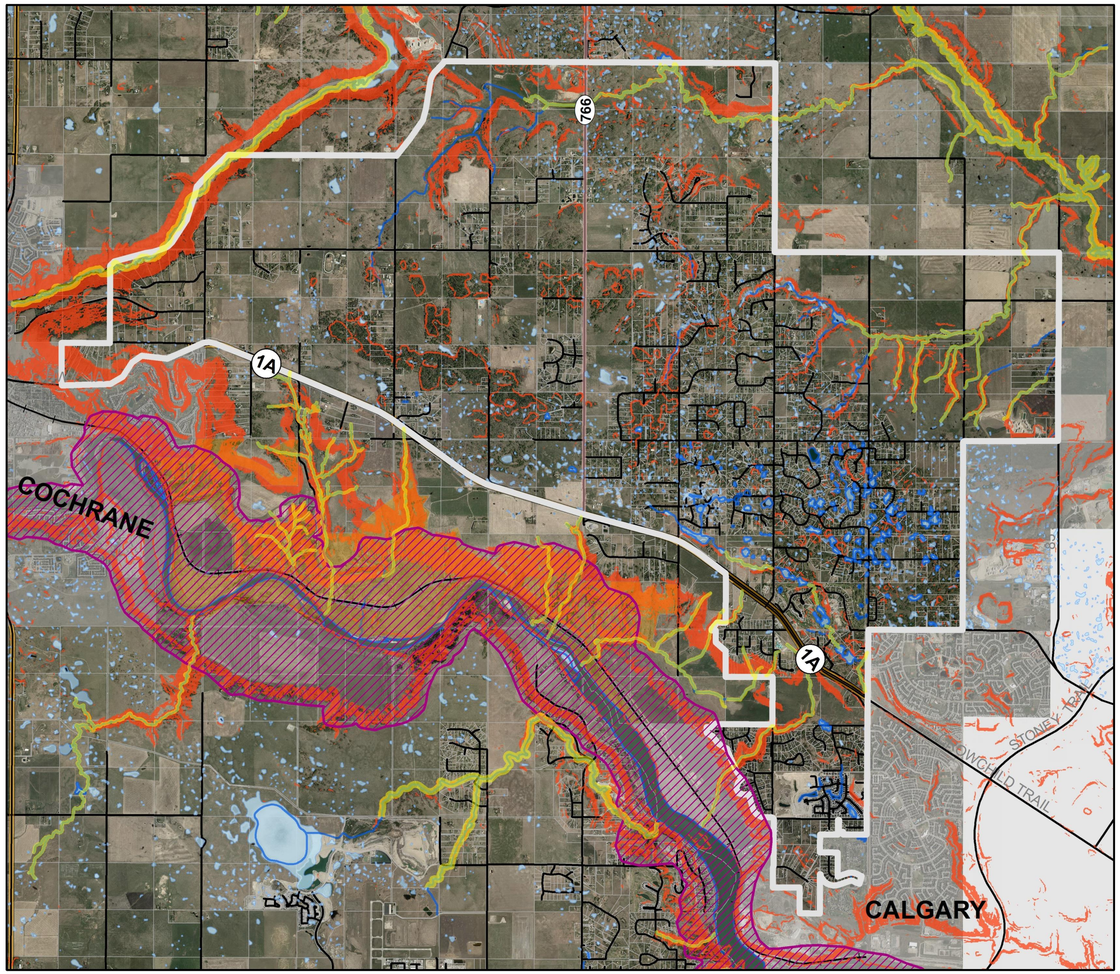


- This table reflects the findings of the 2016 Residential Land Inventory
- Indicates the area, number of dwellings, and number of vacant parcels for each land use district
- Subdivision potential reflects lands that are designated for further development, but have yet to be subdivided

- 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?

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



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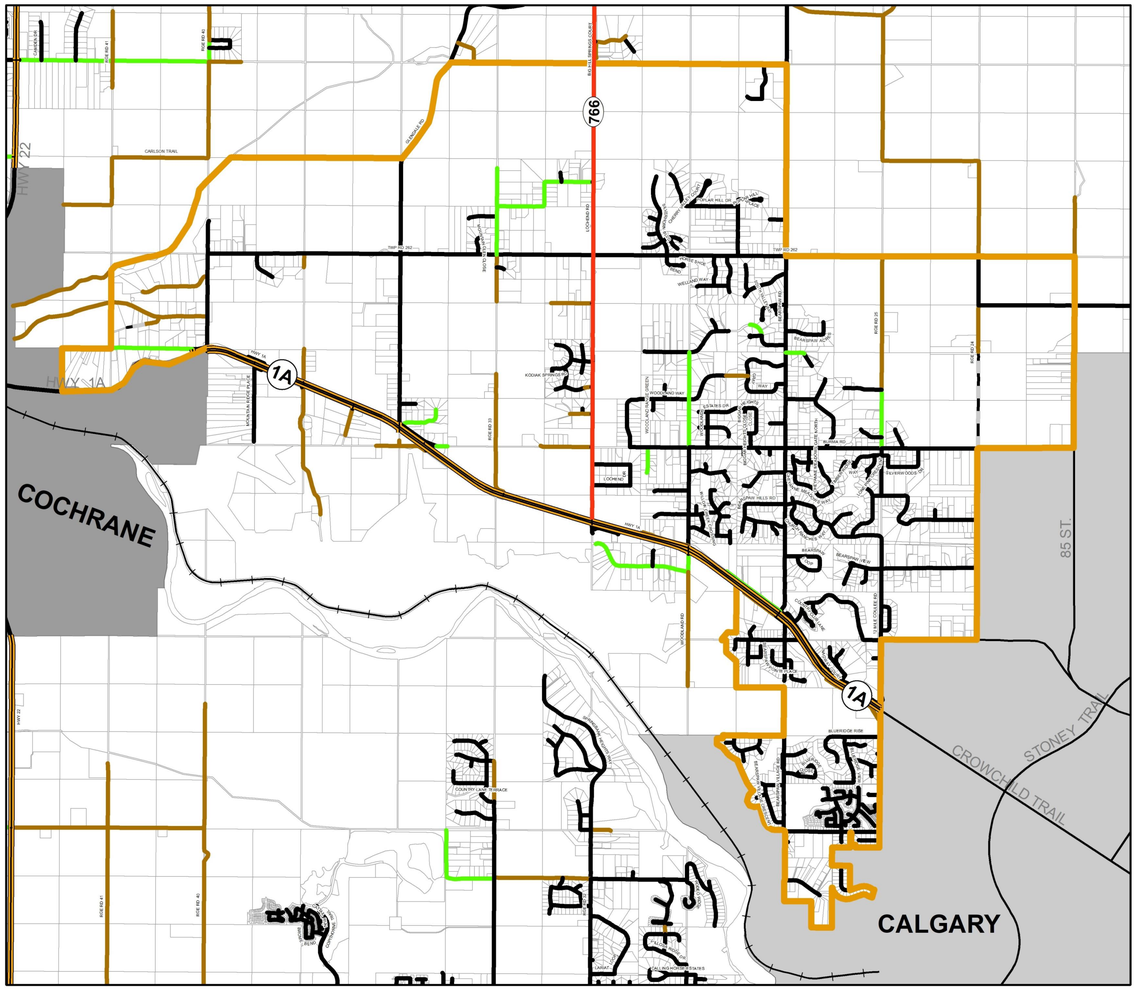
Transportation Network

- 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



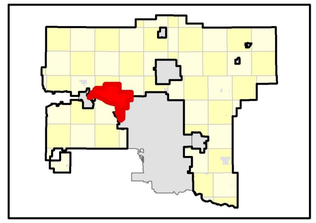
ASP Boundary

Road Surface

- ChipSeal
- Dirt
- Gravel
- Oil
- Paved

Highways

- PRIMARY HWY
- SECONDARY HWY
- Railway Lines



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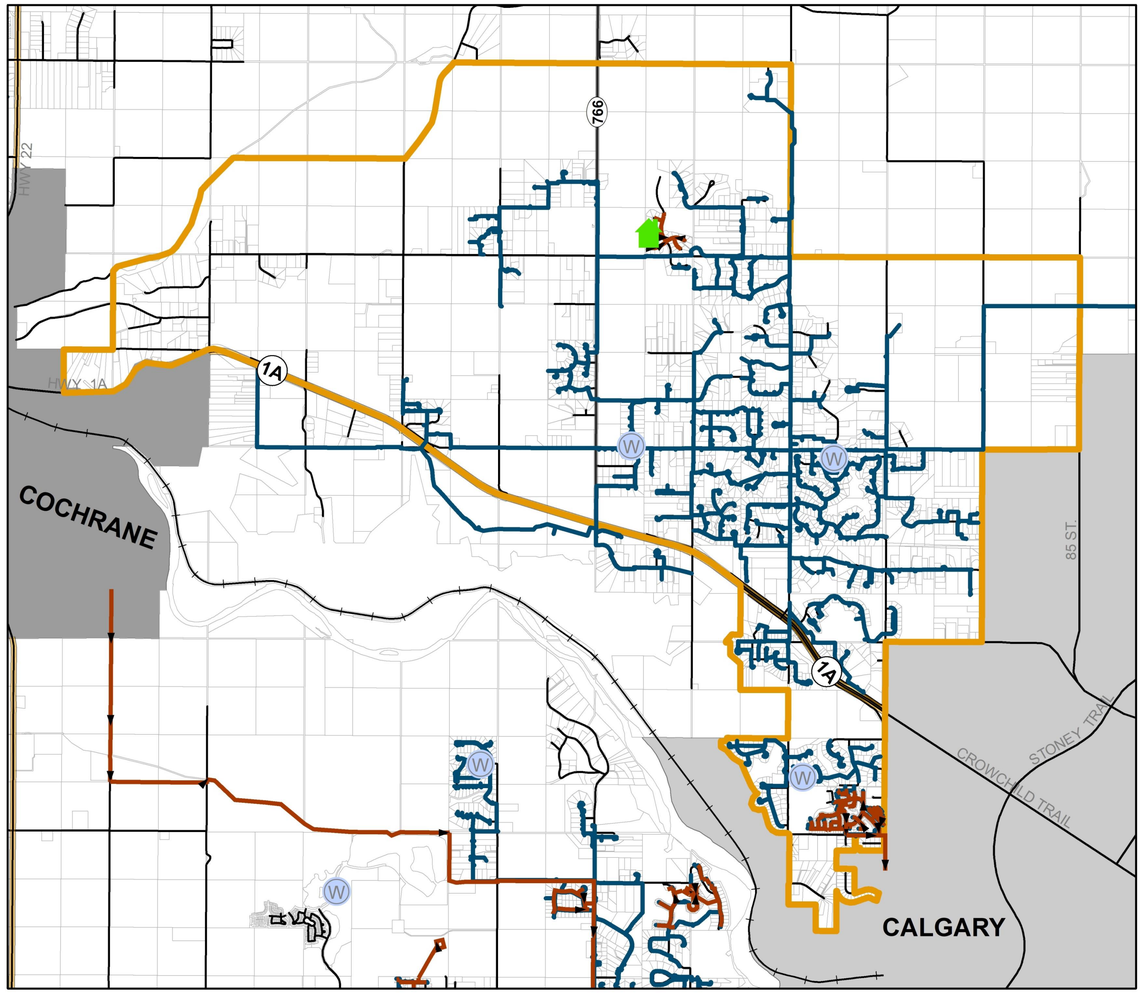
Water & Wastewater

- Water and wastewater servicing availability will inform land use strategy
- Environmentally and fiscally sustainable servicing options
- Protection of Bow River drinking water sources



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Now, Wow, How

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

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

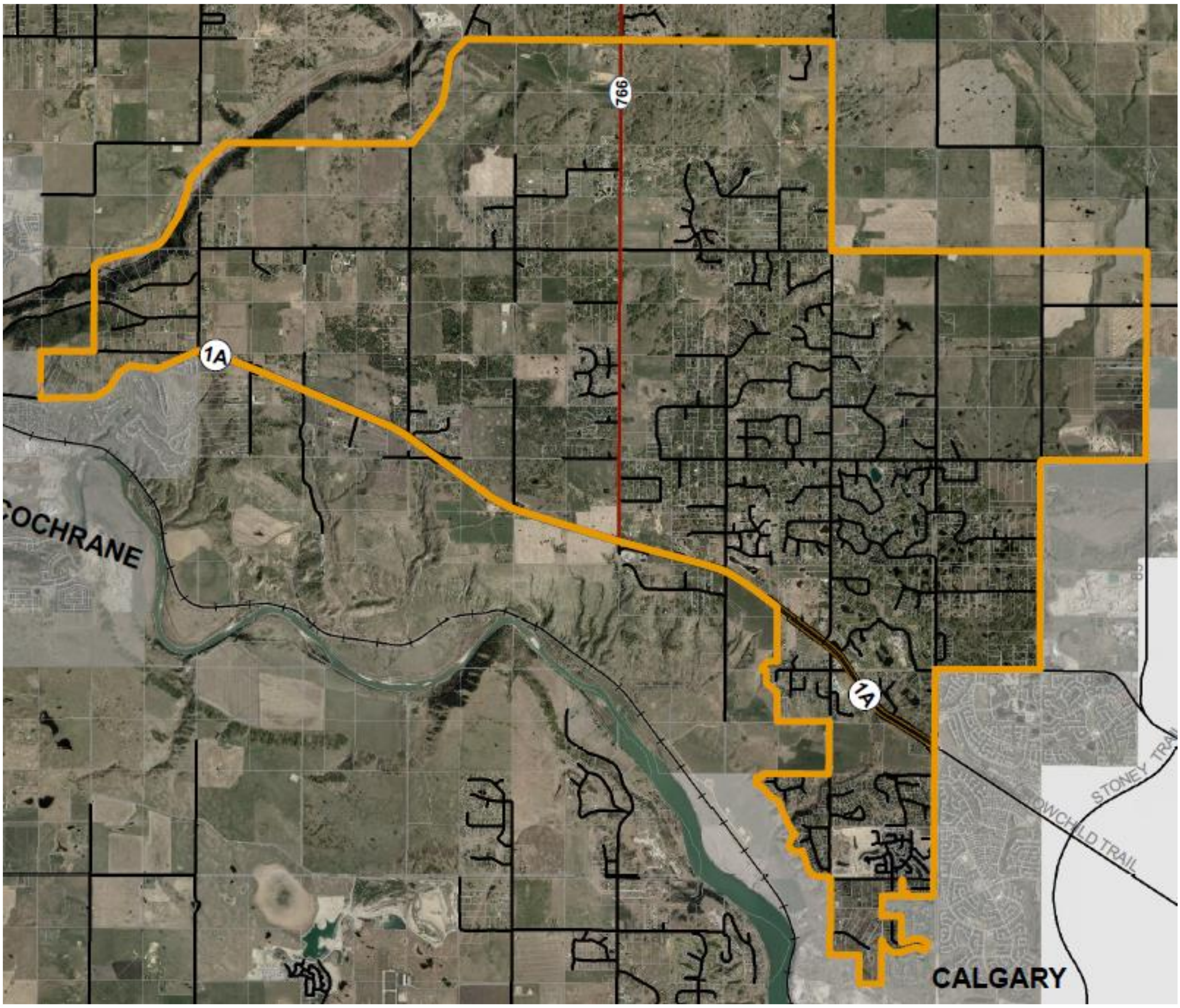
How do we get there?

Now	Wow	How?

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?

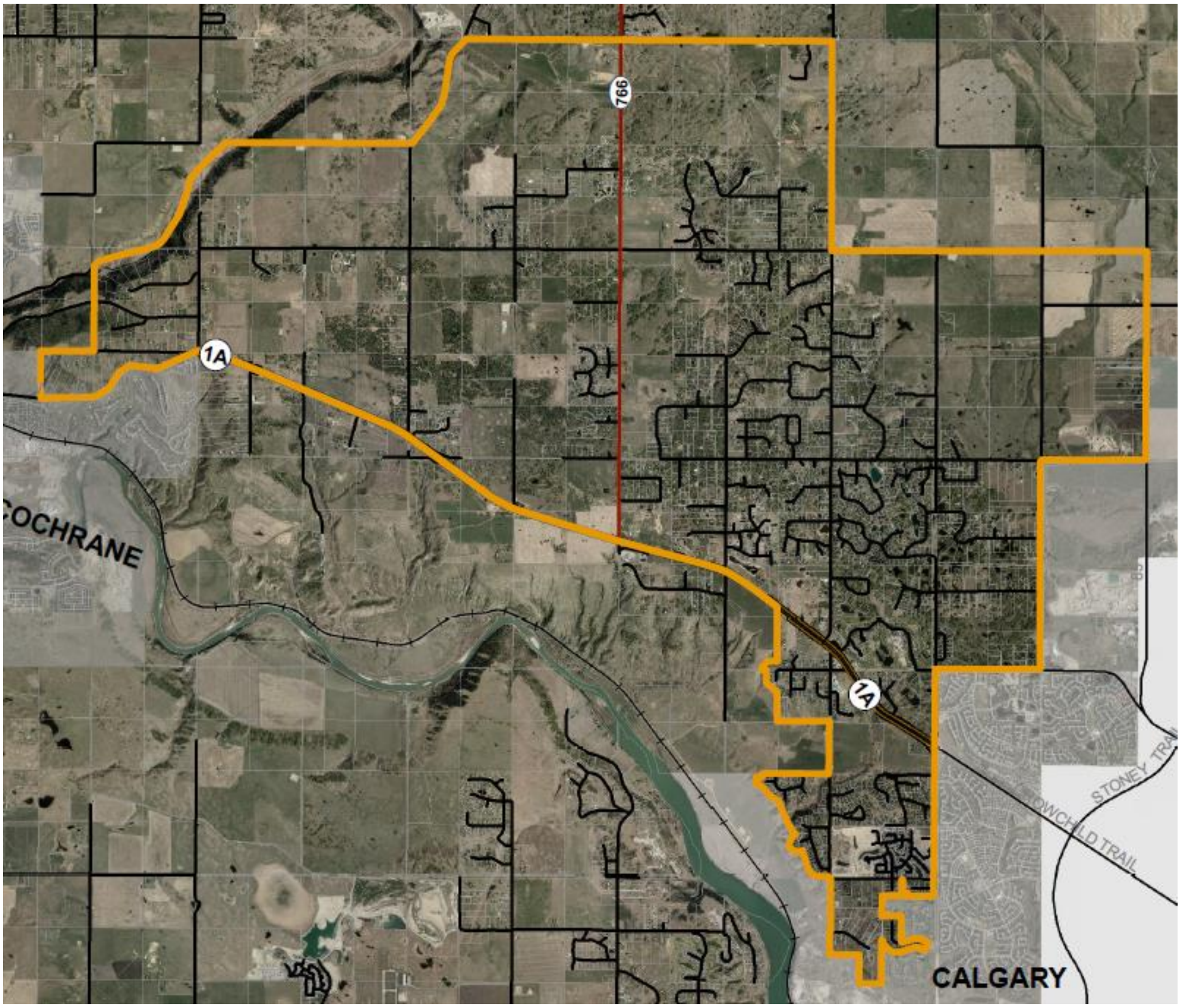


Welcome to the Bearspaw Area Structure Plan review!

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

ROCKY VIEW COUNTY

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.

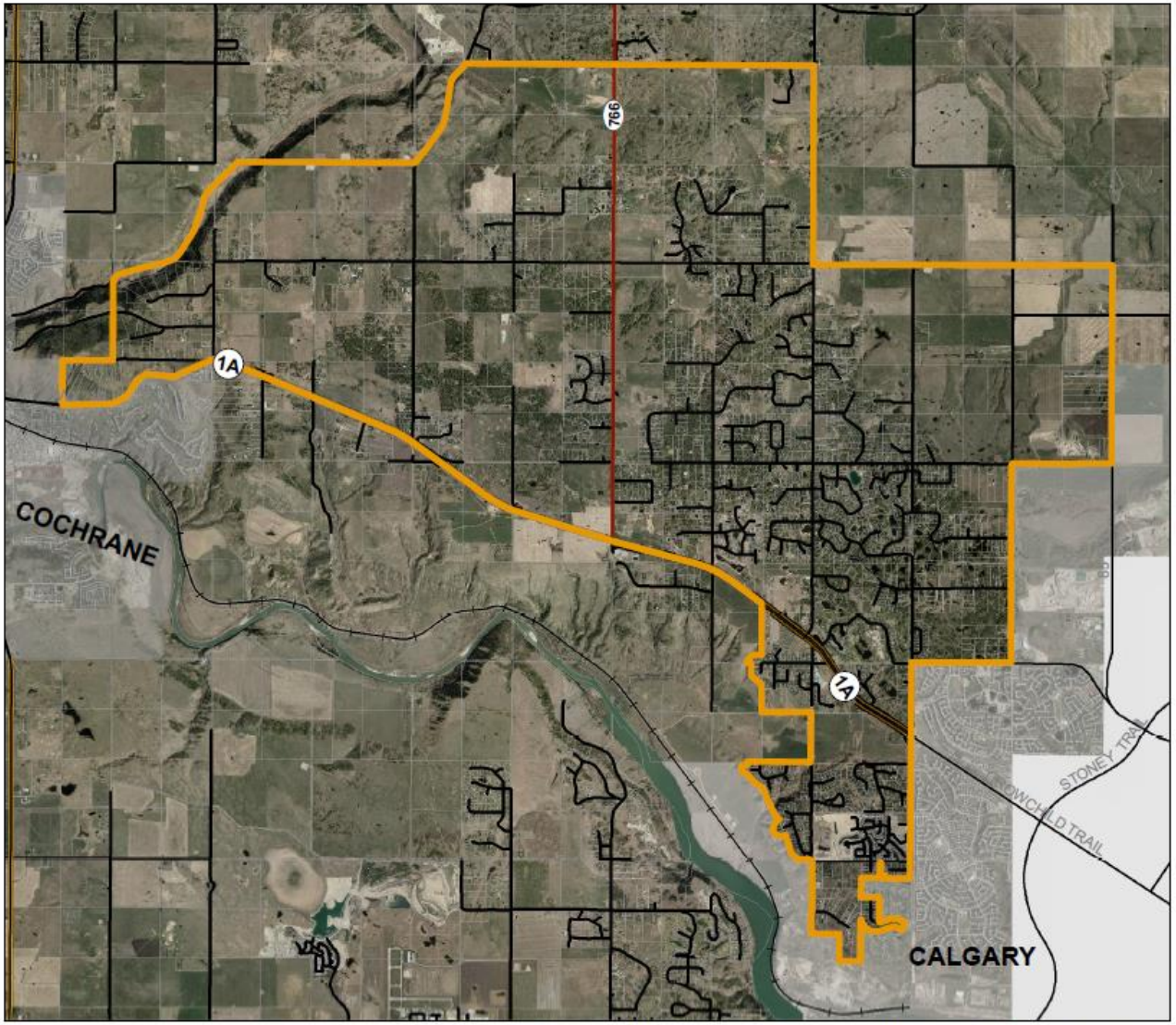
ROCKY VIEW COUNTY

Area Structure Plan

BEARSPAW

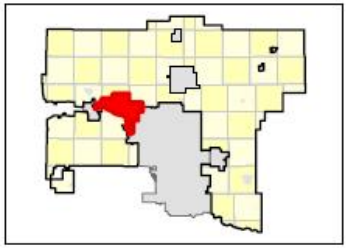
Today's Agenda

- Welcome & Introduction
- ASP Context & Policy Framework
- Project Timeline
- Vision & Goals



Air Photo

ASP Boundary



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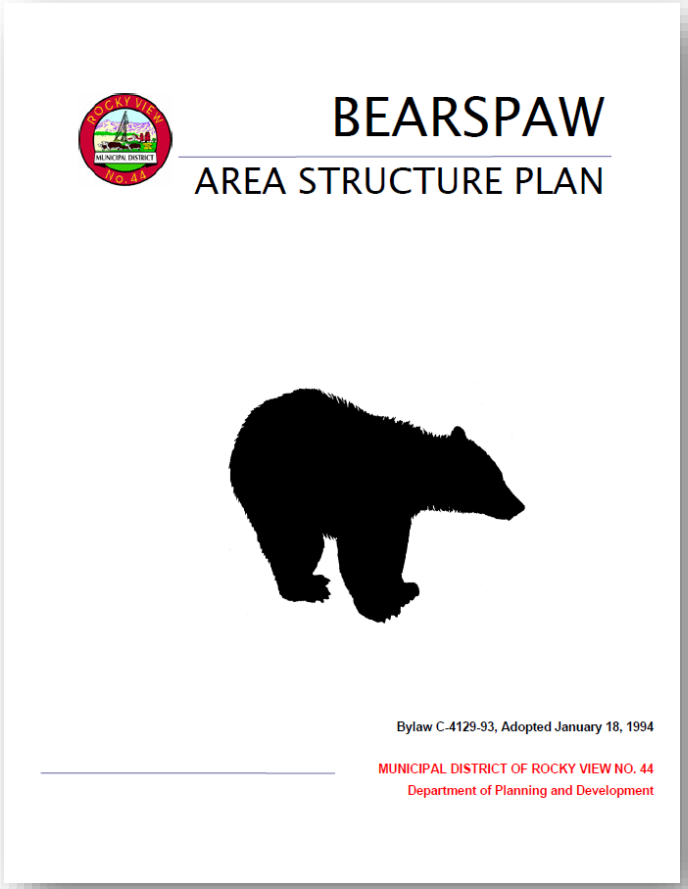
What is an Area Structure Plan?

- Focus is on physical development
- Vision for future development
  - What goes where?
  - How much?
  - What does it look like?
- Roadmap for achieving the vision

Bearspaw ASP

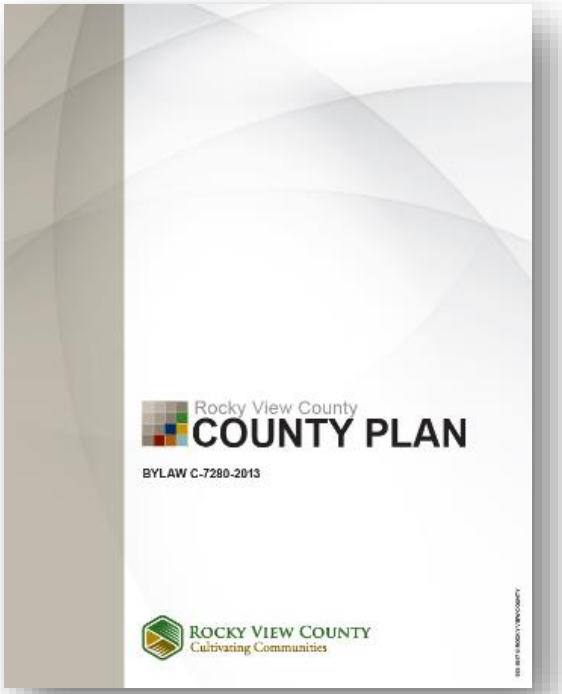


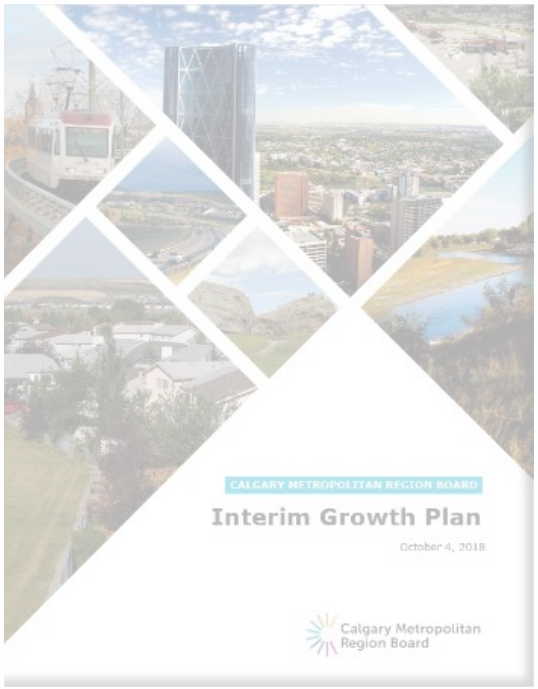
- Adopted 1994
- Still a valid plan
- Provides land use & development guidance

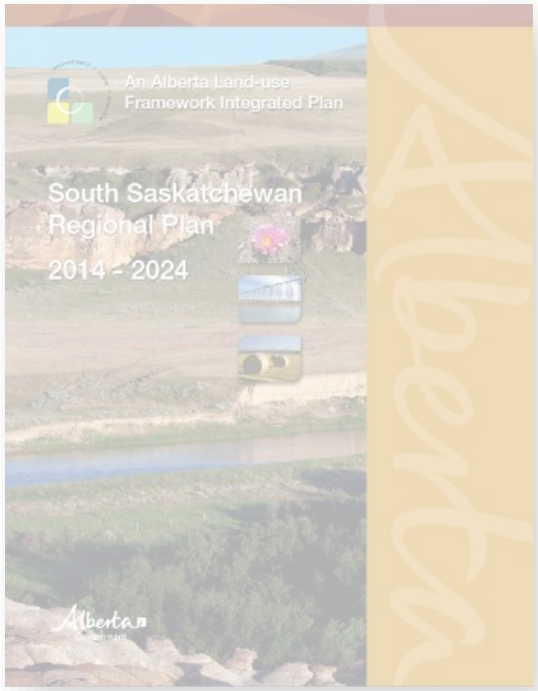
- BASP Objective 6.5

"protect, conserve and/or enhance the unique natural features of the Plan Area by ..."

Planning Framework



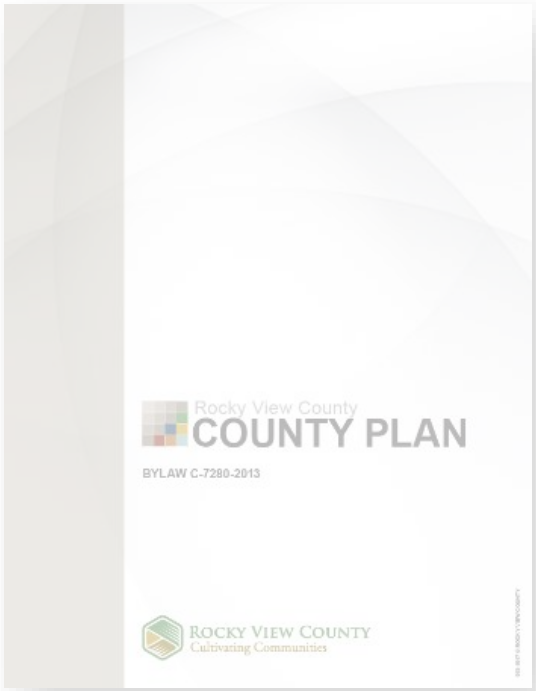


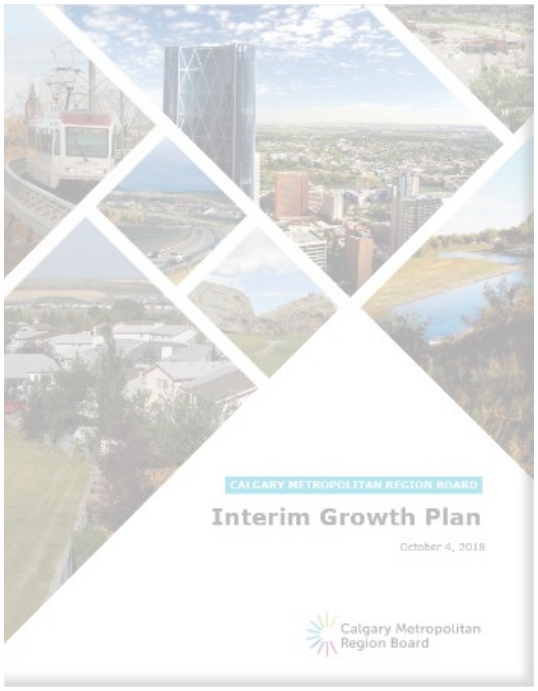


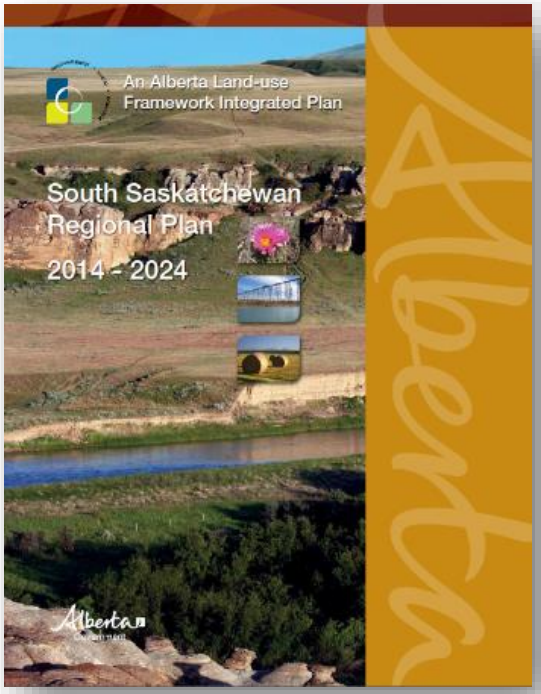
Municipal Development Plan (MDP) – County Plan

- Direct development to growth areas, preserve agricultural land
- Vision – “Inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities”

Planning Framework



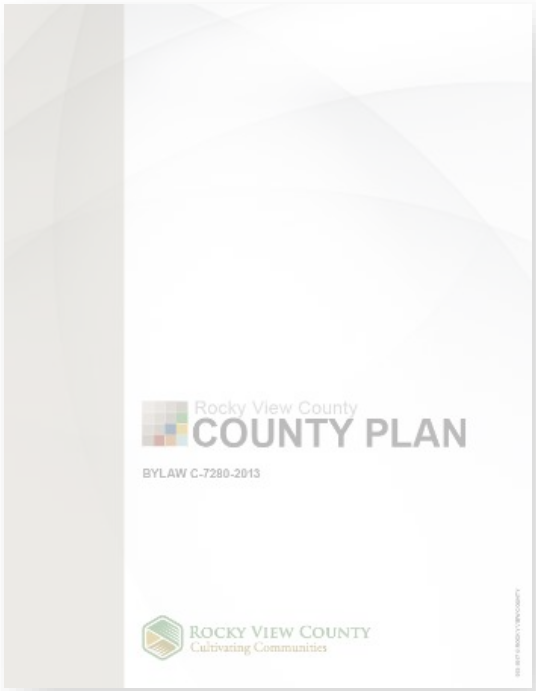


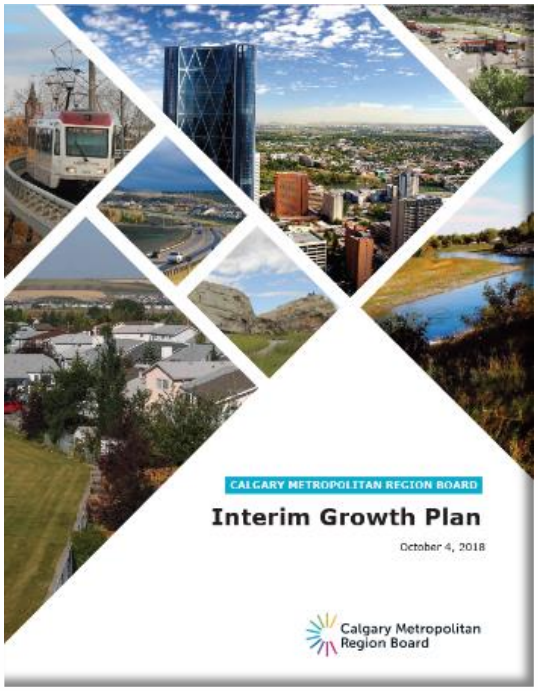


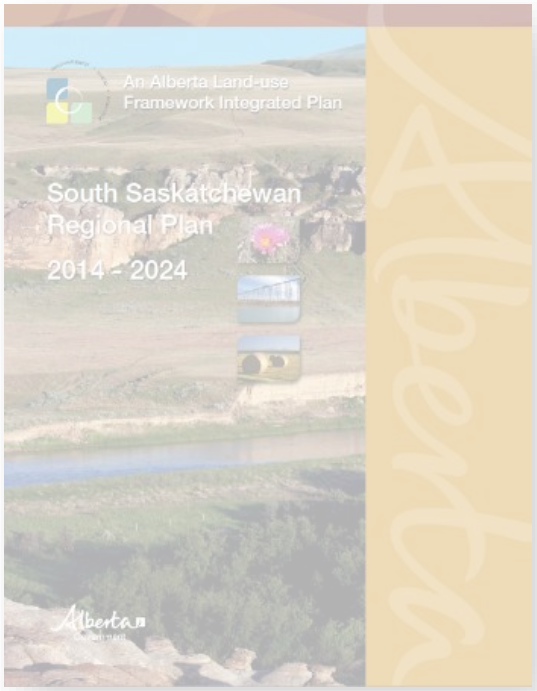
South Saskatchewan Regional Plan (SSRP)

- Reduce amount of land taken up by development
- Explore alternate methods of development (eg. conservation design)

Planning Framework



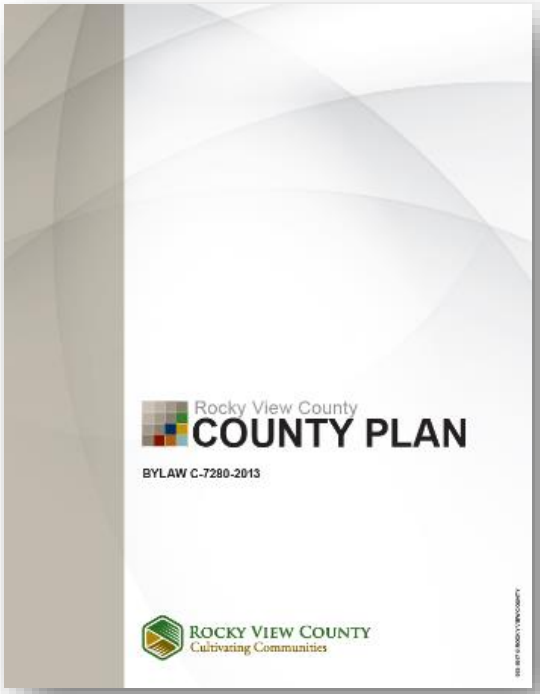




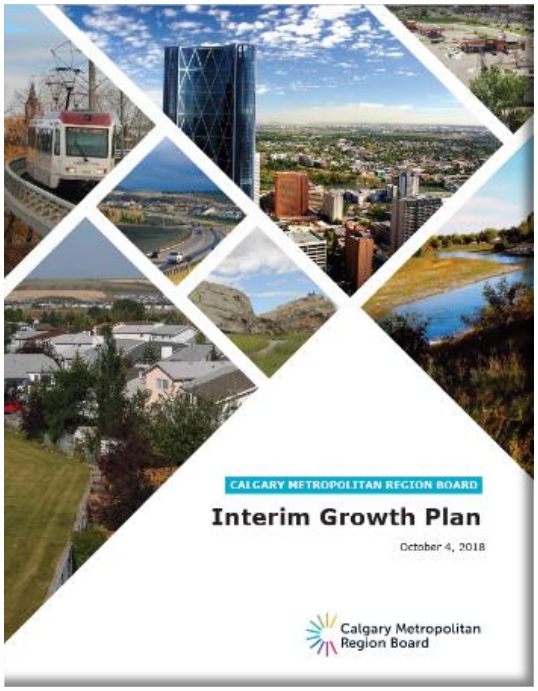
Interim Growth Plan (IGP)

- Environmentally responsible land-use planning and growth management
- Economic wellbeing and competiveness of the Region
- Calgary Metropolitan Regional Board

Planning Framework



Municipal Development Plan (MDP)



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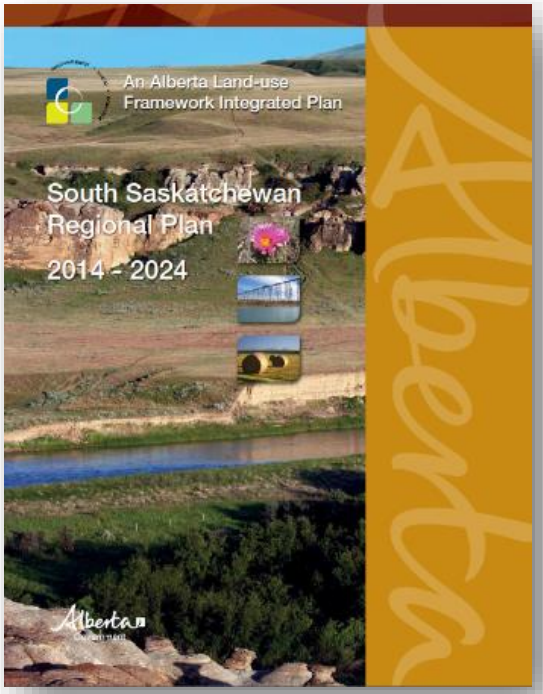

South Saskatchewan Regional Plan (SSRP)

- Balance of social, environmental, and economic factors
- Strong economy creates development pressure
- Ensure growth is sensitive to existing area

Process Overview

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Phase 1
Background & Awareness
Feb - June 2019

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Phase 4
Finalizing the Plan
Mar - Sept 2020

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

Upcoming Engagement

- Notification & Website Launch
- Introductory Open House
- Coffee Chats
- Questionnaire
- Questions? Comments? Let us know!
  - rockyview.ca/BearspawASP

Today's Format

- Information Boards & Feedback Boards

- What do you like about living in Bearspaw/Glendale? What could be improved? What is your vision for your community 10-15 years in the future?

- Write it down!

- County staff available for questions and comments

Area Structure Plan
BEARSPAW

Stakeholder Coffee Chats – June 20, 21, 24, 27, 2019, Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1

Rocky View County is updating Bearspaw's Area Structure Plan (ASP), a process which will confirm a vision for the community to guide future growth and development, complimenting Bearspaw/Glendale's unique character.

The ASP will have to consider the objectives of other plans, such as the County Plan, the County-City Intermunicipal Development Plan and the South Saskatchewan Regional Plan.

In addition to the community's vision for the future, the County must address technical and practical considerations. Examples of such constraints include servicing, land ownership, the environment, and the impact to other jurisdictions (municipal, provincial, or federal).

We kindly ask that you bear these matters in mind when providing input at the coffee chat and throughout the review process.

Each meeting will last 45 minutes and will be structured around the following questions:

1. What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)? (10 mins)
2. How should development pressure be accommodated within Bearspaw/Glendale? (15 mins)
    a. Where are the areas with future growth potential? Why?
    b. Where are the areas that should not accomodate future growth? Why?
3. Open discussion. Is there anything you would like to share with the project team? (15 mins)
4. How can we reach people who would like to provide feedback? (5 mins)

It is important that we address each topic in order to effectively gather information. County staff will be taking minutes from each meeting for the purposes of reviewing the feedback we receive. A summary of the minutes will be publicly available at the conclusion of Phase 1 of the project (Fall 2019).

Finally, please remember to be respectful of others at the meeting, especially if attending as part of a group chat. County staff will attempt to ensure that everyone has time to comment on each question.

We look forward to meeting with you.

Stefan Kunz, Municipal Planner

Email: skunz@rockyview.ca

Tel: 403-520-3936

Bearspaw Area Structure Plan
Phase 1 Engagement Summary

Area Structure Plan
BEARSPAW

Contents

Phase 1 Engagement Findings

From June to August 2019, Rocky View County hosted an Open House, held a series of Coffee Chat sessions, and distributed a questionnaire to kick off review of the Bearspaw Area Structure Plan. The purpose of the engagement undertaken in Phase 1 was to raise awareness of the project, and to gather feedback on issues, opportunities, and priorities that should be recognized when preparing an Area Structure Plan for Council's consideration.

This report summarizes the feedback from approximately 196 attendees at the Open House, 17 coffee chat sessions, and several individual letters received via email. Feedback gathered in Phase 1, along with technical research and Council direction, will inform the draft Vision and Goals for the Area Structure Plan.

Phase 1 feedback indicates that Bearspaw/Glendale area residents and landowners value nature and the agricultural character of the area, and overwhelmingly want to maintain its integrity. Priorities related to the natural environment include:

- Light and noise pollution
- Rural Character
- Wildlife Habitat
- Wetlands, waterbodies, and drainage courses
- Pathways & open spaces

While feedback also indicates that residents and landowners generally support well-planned and logical development in the study area, comments concerning density were mixed. Issues raised with respect to the intensity, location, and type of development include:

- Business & Commercial uses
- Seniors Housing
- Servicing Availability
- Traffic & Roadways
- Cycling & Pedestrian safety

The most common concerns regarding the future of the area include high density development, loss of rural character, and the protection of natural areas. Aggregate extraction, specifically concerns regarding noise, dust, and traffic safety, was a frequent area of concern as well.

In the next phase of engagement, the County will work with area residents and landowners to further explore these issues and will attempt to balance priorities.

Project & Process Summary

The County is undertaking a review of the Bearspaw Area Structure Plan (BASP), updating the current plan that was adopted in 1994. The objectives of the new BASP are to:

1) To establish a future land use scenario for the Plan Area that, in concert with sound land use planning principles, will provide a future reference for the achievement of an efficient development pattern, while balancing and protecting the character of the Bearspaw community;
2) To guide growth and change within the Plan Area through the implementation of sound land use planning policies;

3) To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies;
4) To achieve the goals and objectives of the Municipal Development Plan through the implementation of sound land use planning policies;
5) To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts;
6) To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area; and,
7) To preserve the archaeological, historical and/or cultural heritage within the Plan Area.

This document provides a summary of the Phase 1 Engagement, which launched the ASP and invited residents to provide early direction for the plan.

Phase 1

In Phase 1 of the project, the County hosted an introductory Open House, circulated a questionnaire, and hosted a series of Coffee Chats. Engagement in Phase 1 aimed to raise awareness about the project and to hear directly from area residents regarding their vision for the future of Bearspaw/Glendale. Information and feedback gathered in this stage will be used to set the direction for the rest of the project.

Phase 2

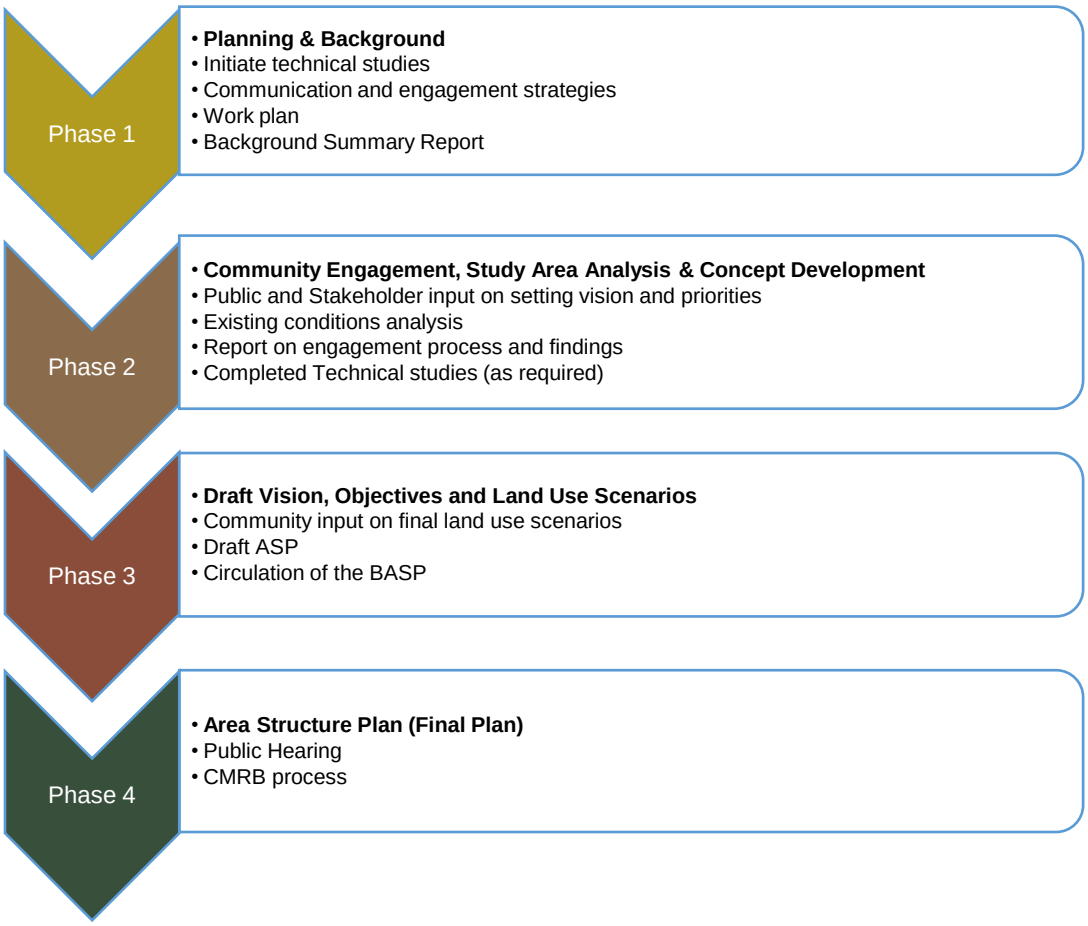
In the upcoming Phase 2, the initial feedback will be shared by the County and refined with the help of area residents. Review and confirmation of the vision and goals of the Bearspaw/ Glendale area will allow for more detailed exploration of key directions and draft land use strategies.

Phase 3

In Phase 3, the County will prepare a Draft ASP, based on community and technical input. Opportunities to review the draft and provide feedback will be available.

Phase 4

Phase 4 of the project concerns finalizing the Area Structure Plan. This includes completing the final draft document, presentation of the dcoument to Council for consideration at a public hearing, and review by the Calgary Metropolitan Region Board.



What We Did

Phase 1 featured an Open House, a questionnaire, and a series of Coffee Chats.

The purpose of Phase 1 Engagement was to:

- Raise awareness about the project.
- Introduce the project team.
- Promote the engagement process (how to get involved).
- Gather diverse feedback on issues, opportunities, and priorities to inform the development of an overarching ASP vision and goals.

Open House

The County held an Open House on June 6, 2019 at the RockPointe Church. The event was organized as a drop-in format from 6.00 to 8.00pm, with a short presentation made by County staff at 7.00pm to introduce the ASP and inform residents on how they could participate. Over 120 people attended.

The Open House featured a number of information panels, which were displayed in order to provide background information, facilitate conversation and discussion, and gather feedback regarding key items of concern. The primary focus of this was to hear directly from area

residents and landowners, in order to establish the vision and goals for the future of Bearspaw/Glendale.

This event was complemented by a questionnaire available from June 6, 2019, to July 31, 2019. Additionally, a series of Coffee Chats were held in order to allow residents to provide feedback in a smaller group setting.

The Open House panels and feedback forms are included in Appendix A.

Questionnaire

In order to provide a diverse range of opportunities for feedback, the County created a questionnaire that was available at the Open House, the Coffee Chats, and online. Keeping with the overall theme of Phase 1, the questions aimed to establish what people like about living in Bearspaw/Glendale, what could be improved, and how they see the future of the area.

27 questionnaires were submitted, with responses coming from a variety of landowners. Responses from the questionnaires are included in Appendix B.

1. **What do you like about living in Bearspaw/Glendale?**

   Share your thoughts on the particular areas, features, and characteristics that attract you to Bearspaw/Glendale.

2. **What about the Bearspaw/Glendale area could be improved?**

   Are there any particular areas, features, or characteristics that are cause for concern?

3. **What is your vision for the future of Bearspaw/Glendale?**

   Picture Bearspaw/Glendale in the year 2035, what type of community do you envision?

4. **What is your vision for *your* lands?**

   What are your long term plans for your lands? Do you wish to maintain them as they currently are, or do you wish to develop them further?

Coffee Chat Sessions

The County held a series of Coffee Chat sessions at the Bearspaw Lions Club on June 20, 21, 24, and 27. In total, 18 sessions were held, with 64 participants attending.

Four questions were provided to the participants, however the sessions encouraged open dialogue and provided opportunity for the participants to share their ideas.

Sessions were structured around the following questions:

1. **What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?**

2. **How should development pressure be accommodated within Bearspaw/Glendale?**

a. **Where are the areas with future growth potential? Why?**

b. **Where are the areas that should not accommodate high future growth? Why?**

3. **Open discussion. Is there anything you would like to share with the project team?**

4. **How can we reach people who would like to provide feedback?**

After the sessions, the Coffee Chat minutes were provided to the participants via email to verify their feedback and to provide additional information as they saw fit.

Minutes of each session are included in Appendix C.

What We Heard

This section summarizes the feedback received from the Open House, Coffee Chats, and several individual letters/emails. The community's feedback can be summarized in three major areas: Development & Density; Environment, Wildlife & Rural Character; and Servicing & Transportation.

Development & Density

Bearspaw/Glendale Character:

- Many participants expressed that they were drawn to the area for peace and quiet, acreage/rural lifestyle, and the proximity to the natural environment. Participants indicatedthat any future development must reflect this existing character. Others highlighted the area's schools and sense of community, making the area ideal for raising a family.

Residential Lot Sizes:

- While many participants indicated that country residential lots are the preferable form of development in the area, feedback in this regard was rather mixed. Responses ranged from not allowing any further development, to allowing further development at the current 2-4 acre size, to allowing smaller parcel sizes. The majority of responses fell in the middle of this range.
- Respondents who indicated support for higher densities typically expressed that if it is to occur, it would be more appropriate adjacent to existing developed areas, and should match existing development patterns.
- Some participants saw merit in allowing smaller parcels in the context of conservation design or cluster development, as these tools can allow for the preservation of natural areas.
- There was a general desire, with some exceptions, to allow for seniors development so those that no longer wish to maintain a large acreage can remain in the area rather than moving to nearby urban centres.

Commercial Development:

- Responses regarding commercial uses were mixed. Many did not see the need, citing the proximity of nearby urban centres. Others see the area hosting some businesses in order to serve local residents – particularly in the vicinity of the existing commercial area at Bearspaw Rd. and Highway 1A – so long as the rustic character could be preserved.
- There was no appetite for larger-scale regional commercial areas.

Aggregate Extraction:

- The aggregate deposits located in the area drew a significant number of responses from participants. Many felt that aggregate extraction is not appropriate in the Bearspaw Glendale area, citing proximity to residential areas, noise and light pollution, traffic safety, and dust as areas of concern.

Environment, Wildlife, & Rural Character

- A significant proportion of respondents highlighted the importance of wildlife, open space, and environmental features. Several participants recounted viewing wildlife, indicating that the environmental areas and open space provides habitat to a variety of creatures.
- Many participants suggested the importance of continuity of these natural areas, not only to retain the rural nature of Bearspaw/Glendale, but to protect this wildlife habitat as well.
- Protection of agricultural lands was another key consideration, albeit not as significant as protecting key environmental areas.

Servicing & Transportation

Servicing:

- There was a general consensus that development should be accountable for itself, with any servicing infrastructure, stormwater conveyance, and transportation upgrades supported by the developments.
- Comments regarding servicing largely concerned potential new developments, particularly ensuring that any new servicing systems be confirmed to be adequate, and to be paid for by the developer. Many participants highlighted the capacity of water coops and ensuring new development has access to comprehensive servicing solutions.

Transportation & Pathways:

- Many comments expressed concern regarding traffic safety. While some highlighted speed limits in this regard, most pointed to alternate forms of transportation as a potential solution. Pathways and bike paths were a popular solution to this problem, as they would allow connectivity between communities, and increase the safety for cyclists and pedestrians on area roads.
- Traffic lights and intersections were another popular topic. Some respondents prefer the use of signals in order to increase road safety, others preferred corridors without signals in order to maintain ease of use.

Conclusion and Next Steps

The project team is in the process of initiating Phase 2 of the Bearspaw Area Structure Plan review process. Phase 2 will focus on confirming the community priorities identified in Phase 1, and exploring potential directions for the future of Bearspaw/Glendale. This will help the project team begin to craft land use strategies for the Plan area that will guide future development.

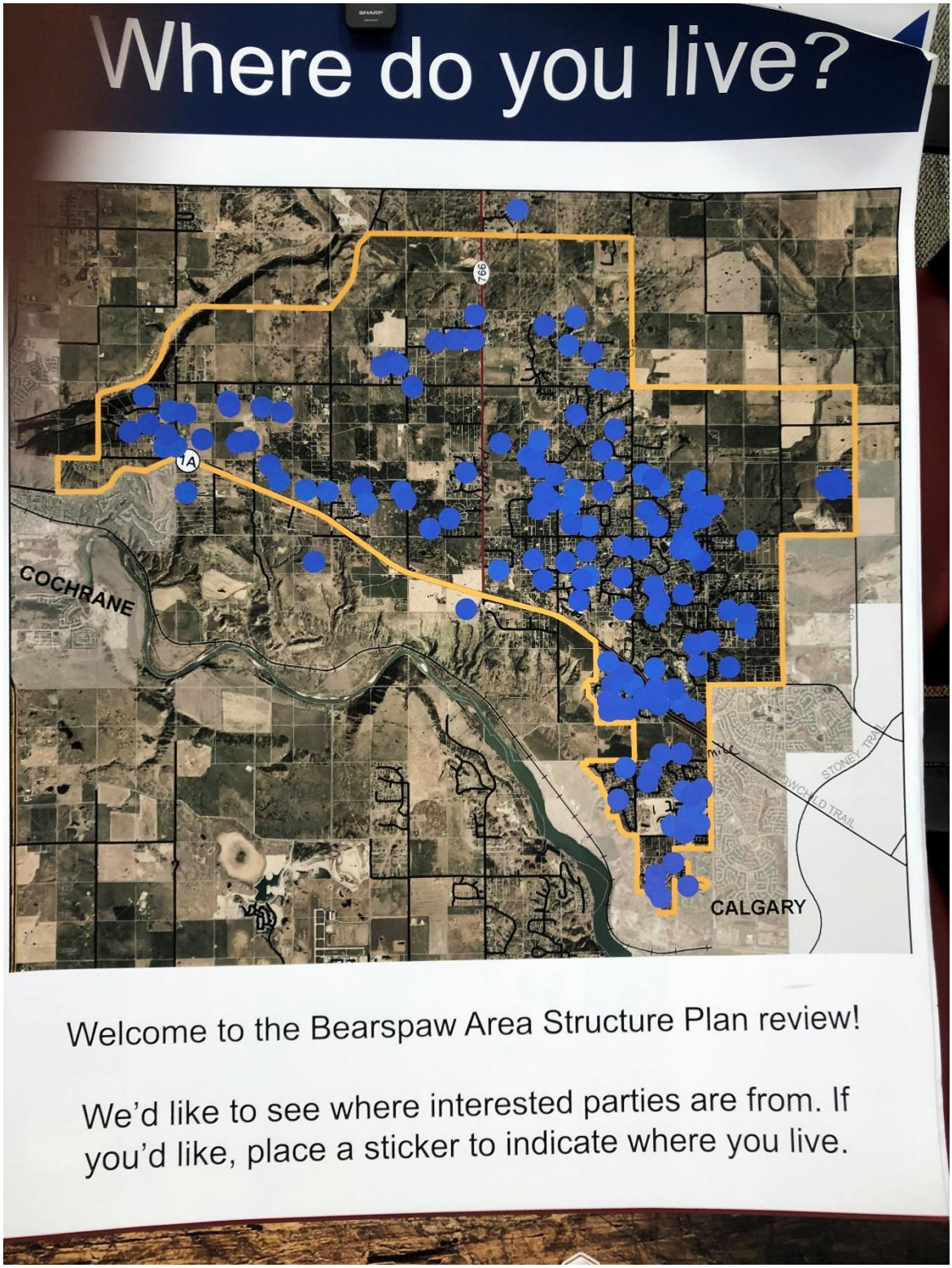
The project team is hosting an open house and coffee chats for November/December, 2019, to gather feedback for Phase 2. Further public outreach will occur in Phases 3 & 4.

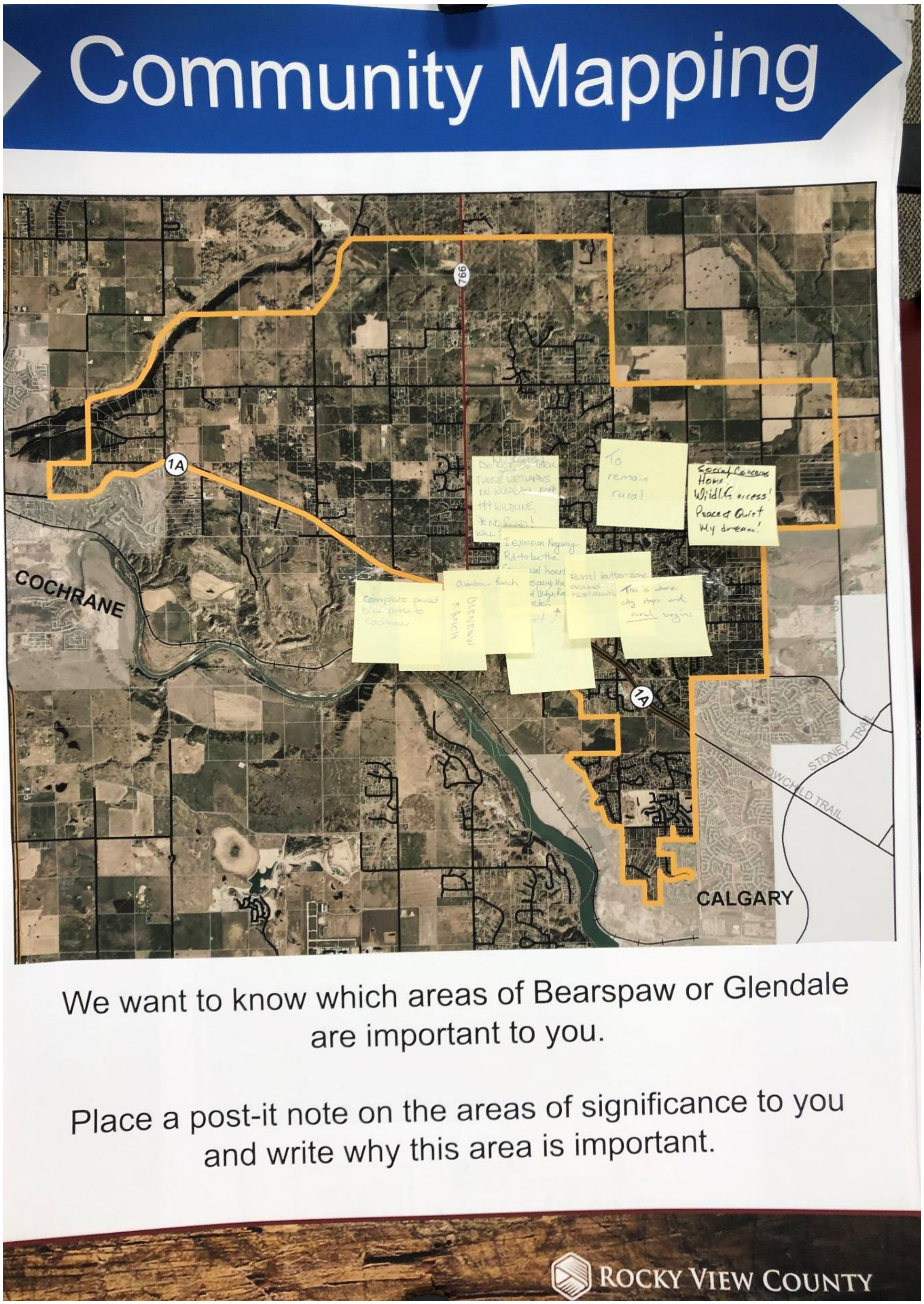
Please contact Stefan Kunz at skunz@rockyview.ca or 403-230-1401 for questions, updates or further information. You can also sign up on the project email list and we will send you regular email updates about the Bearspaw Area Structure Plan review process.

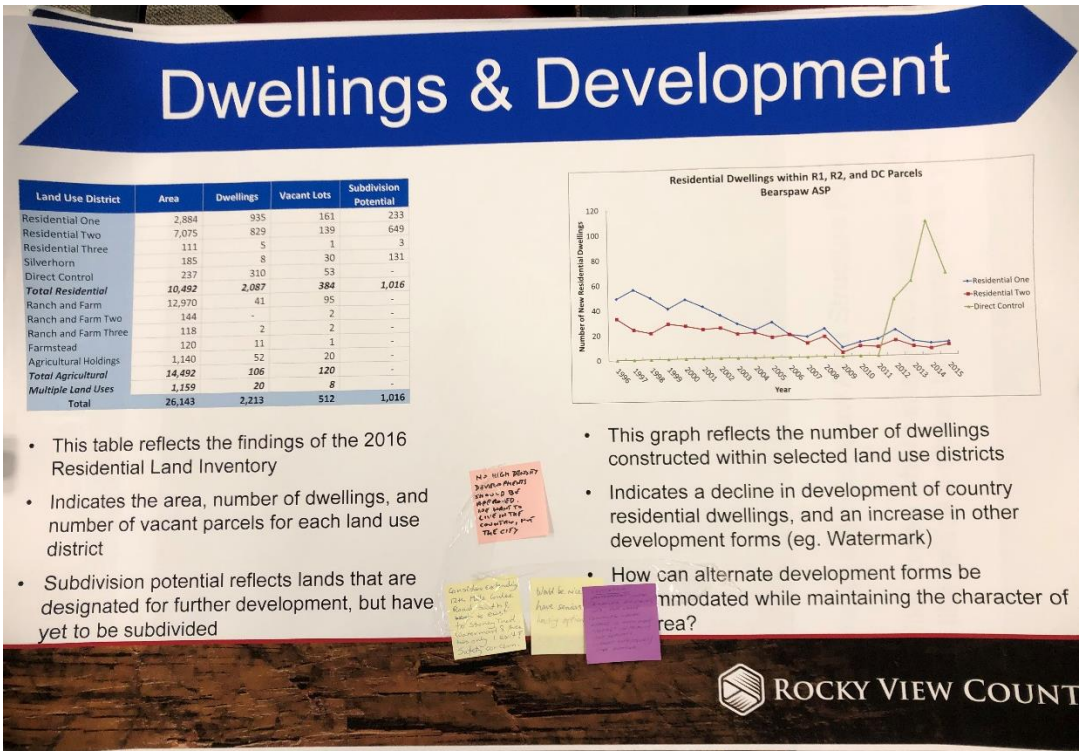
www.rockyview.ca/BASP

Thank-you for your time, input and interest in the Bearspaw Area Structure Plan.

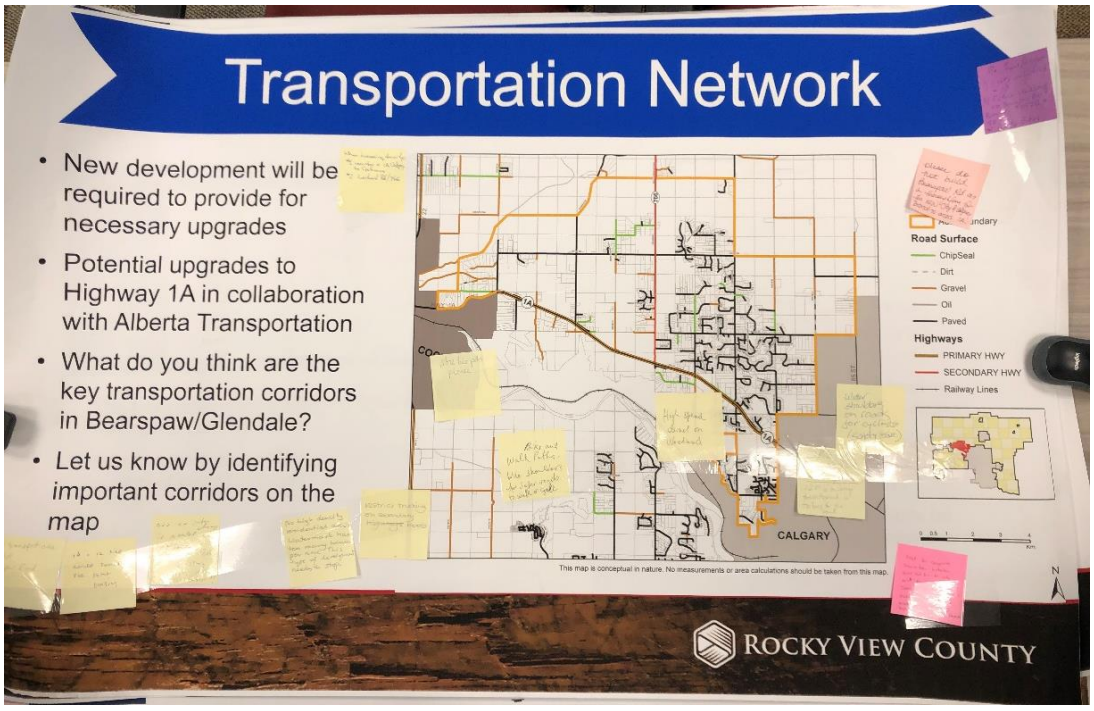
Appendix A: Open House Materials & Feedback

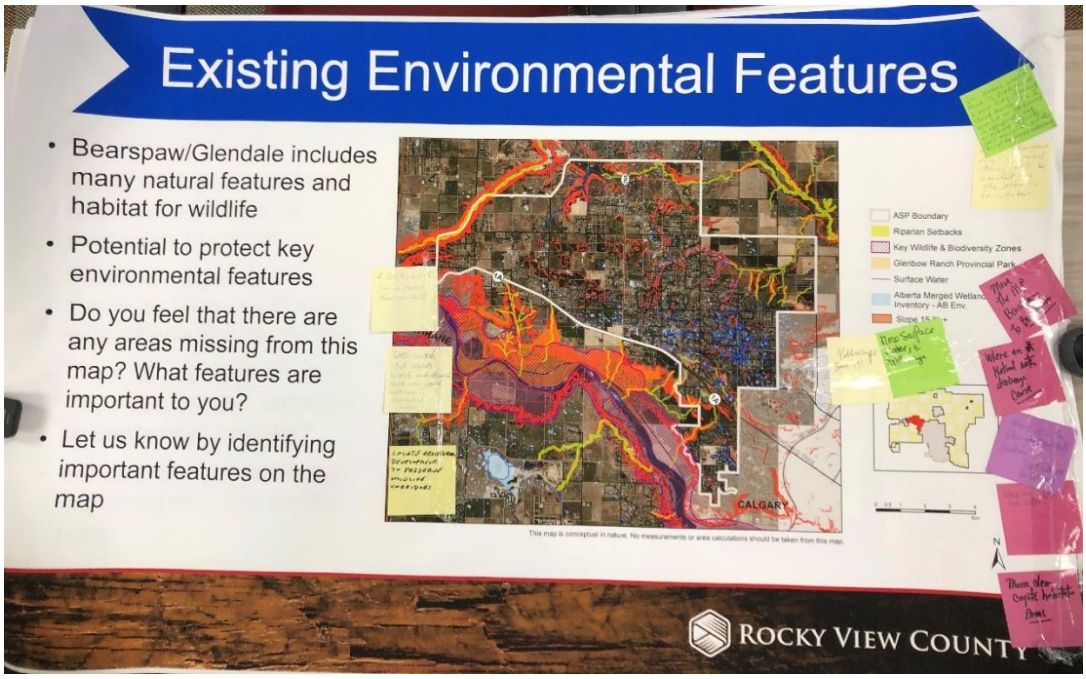


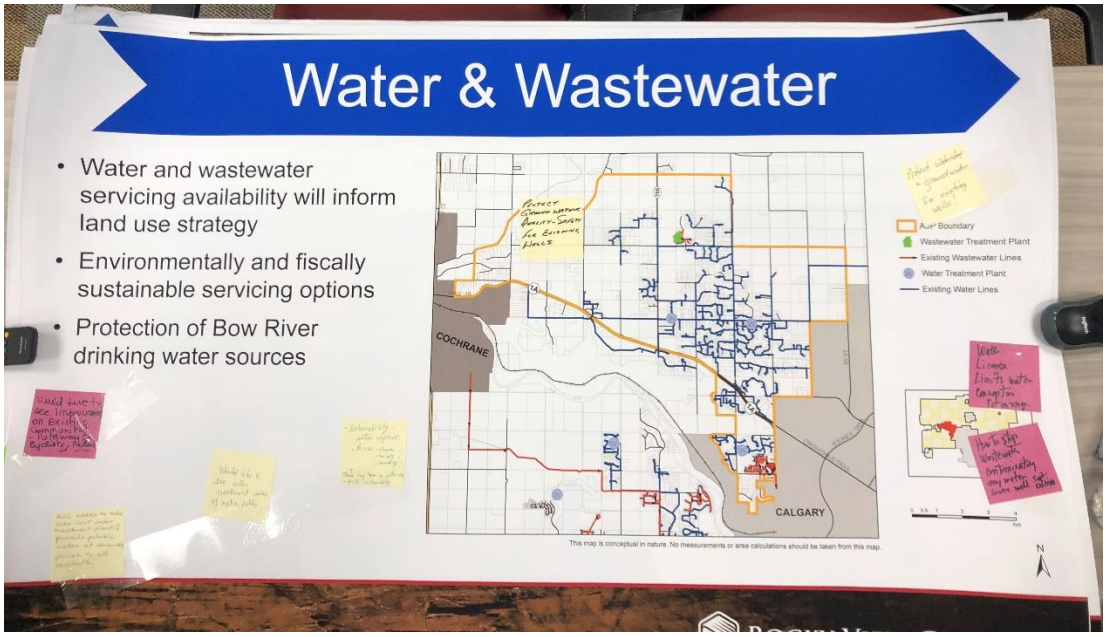

Community Mapping
COCHRANE
CALGARY
1A
766
STONEY TRAIL
CROWCHILD TRAIL
To remain rural
Social Concerns
Home.
Wildlife access!
Peace & Quiet
My dream!
I envision Nagway Rd to be the
Rural buffer zone around
This is where city stops and rural begins
Complete paved bike path to Cochrane
We want to know 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

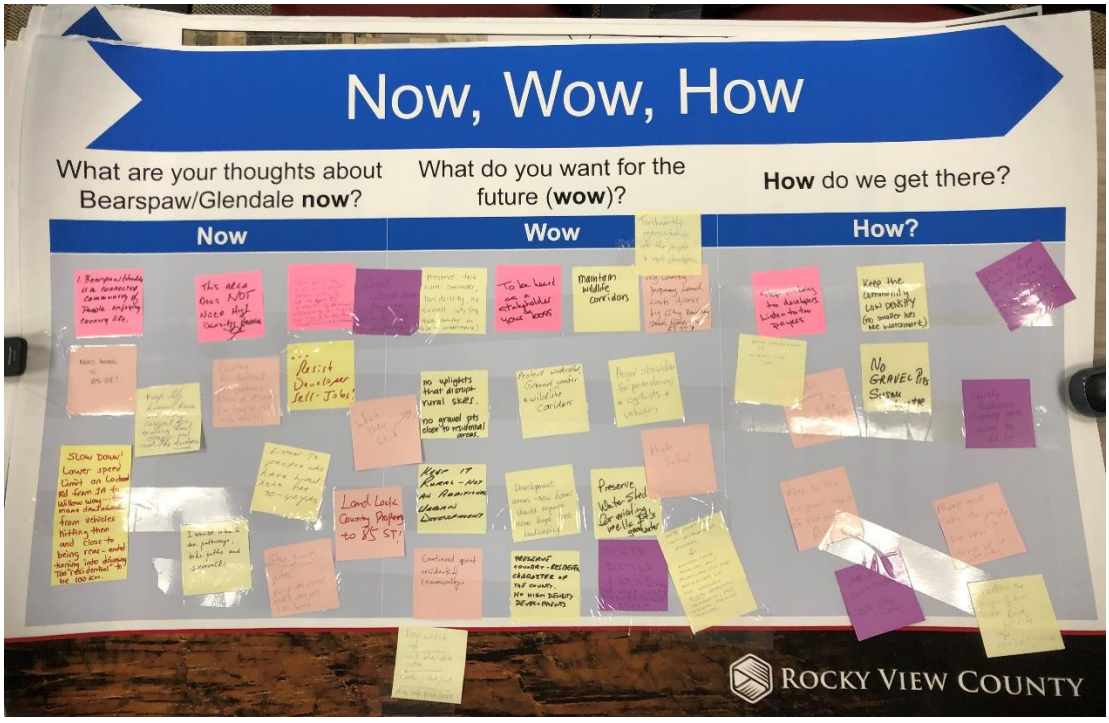


Land Use District	Area	Dwellings	Vacant Lots	Subdivision Potential
Residential One	2,884	935	161	233
Residential Two	7,075	829	139	649
Residential Three	111	5	1	3
Silverhorn	185	8	30	131
Direct Control	237	310	53	-
Total Residential	***10,492***	***2,087***	***384***	***1,016***
Ranch and Farm	12,970	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

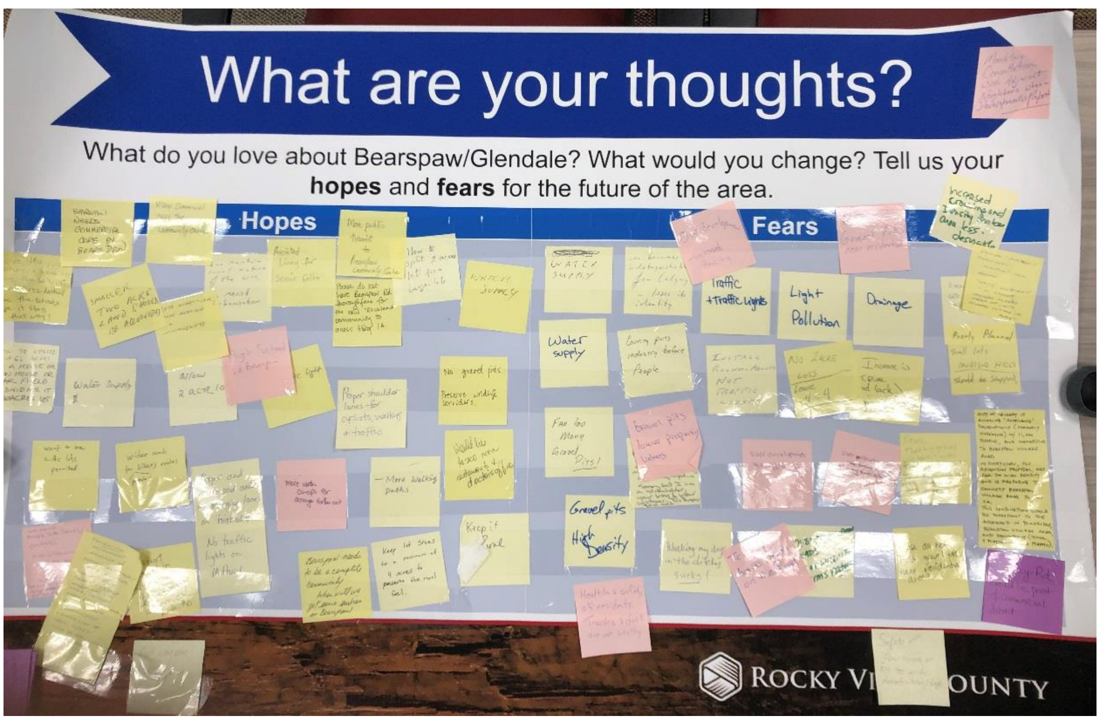

Transportation Network
New development will be required to provide for necessary upgrades
Potential upgrades to Highway 1A in collaboration with Alberta Transportation
What do you think are the key transportation corridors in Bearspaw/Glendale?
Let us know by identifying important corridors on the map
Road Surface
ChipSeal
Dirt
Gravel
Oil
Paved
Highways
PRIMARY HWY
SECONDARY HWY
Railway Lines
CALGARY
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
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
ASP Boundary
Riparian Setbacks
Key Wildlife & Biodiversity Zones
Glenbow Ranch Provincial Park
Surface Water
Alberta Merged Wetland Inventory - AB Env.
CALGARY
This map is conceptual in nature. No measurements or area calculations should be taken from this map.
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
COCHRANE
CALGARY
Wastewater Treatment Plant
Existing Wastewater Lines
Water Treatment Plant
Existing Water Lines


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 __________ .
ROCKY VIEW COUNTY


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

Hopes (Transcribed)	**Fears** (Transcribed)
• Bearspaw needs commercial core by Bears Den. • Village commercial near the Community Centre. • More public transit to Bearspaw Community Centre. • Love the quiet nature and tranquility. Love the wildlife. Country Residential. Love the schools. Hope it stays that way! • Smaller two acre land should be allowed. • Less NIMBY-ism, more realism and inclusiveness. • Maintain rural nature of the area. Resist urbanization. • Assisted Living for Senior folks. • Please do not have Bearspaw Road thoroughfare for the new Rockland community to access Hwy 1A. • Allow to split 2 acres lot from larger lots. • Water supply. • Allow to utilize my 4.66 acres for a house or greenhouse or solar field by dividing it into 2.33 acres lot. • Water supply. • Allow 2-acre lot. • High school in Bearspaw. • Traffic light. • Proper shoulder lanes for cyclists, walkers & traffic. • No gravel pits. Preserve wildlife corridors. • Want to see 2-acre lots permitted. • Wider roads for popular bikers' routes. • Proper and increased amt. of merging lanes on highway. No traffic lights on 1A Hwy. • More water co-ops for acreages further out. • More walking paths. • Would like to see more restaurants & doctor's office. • We need more bike lanes/paths! Not allowing riders to ride side by side near roadways. No one should feel safe with cars driving 80+km/hr past them. • Thoughtful development considered on project-by-project basis, in keeping with	• Water supply. • … Becomes indistinguishable from Calgary – loses its identity. • Overdevelopment – increased density. • Traffic + traffic lights. • Light pollution. • Drainage. • No Gravel Pits near residential. • Mandatory consultation with adjacent neighbours when a development is proposed. • Increased crowding and density makes area less desirable. • Existing – and new – traditional acreages will become "white elephants" – no market, original owners aging out, with nowhere to "age in place." • Smaller 2 acres lots should be allowed. • Poorly planned small lots Indigo Hills should be stopped. • Water supply. • County puts industry before people. • Installed roundabouts, not traffic lights. • No 2 acre lots. Leave 4 = 4. • Increase in crime and lack security protection (RCMP). • Far too many gravel pits! • Gravel pits lower property values. • Attitude counts – to quote your info doc. "The County invites community input…." Sorry but I am a stakeholder, your boss & your customer. This language says much. • Overdevelopment & traffic. • Overdevelopment – we moved here to get away from city living. • Traffic. • Fears – That big gravel will harass until they get their way. That there will be more noise, dust and trucks. • City of Calgary is allowing "Rockland" development (formerly Haskayne) w/ 11,000 people, and connecting to Bearspaw Village Road.

Hopes (Transcribed)	**Fears** (Transcribed)
lifestyle trends – clustered development with large, contiguous green spaces, rather than continued fragmentation & sterilization of large areas of land by traditional acreage format. • Foremost need in Bearspaw is Central Seniors with services/Amenities. • Get way more RCMP/police. • Bearspaw needs to be a complete community. When will we get some services in Bearspaw? • Keep lot sizes to a minimum of 4 acres to preserve the rural feel. • Keep it rural. • Keep municipal reserves. • Keep agriculture land. • Preserve habitat for wildlife. • Keep rural character of Bearspaw. • Creating bike paths without jeopardizing making roads into our backyards. • Keeping the rural character. • Allowing 2 acres but not for condo's or apartment buildings. • Restrict commercial or retail business as we are in close proximity to Calgary & Cochrane. • Keeping the green space. • Reduce speed to protect wildlife & children. • Property taxes are not unreasonable, * hopes to keep them affordable.	• In Rocky View, the Ascension proposal was far too high density and is proposing to connect Bearspaw Village Road to the 1A. • This combination would be disastrous to the acreages in Blueridge, Bearspaw Village Area, and dangerous (school & playground zone traffic). • Gravel pits. • High density. • Walking my dogs in the ditches sucks! • Too many Gravel trucks on the Road. • Overdevelopment leads to lack of wildlife and harms nature. • Please do not build gravel pits near residential areas. • Nagway Rd. should be part of commercial district. • Safety • Low crime • Not too much densification/traffic. • There will be an increase in taxes for costly government services. • More traffic if roads are widened. Already a problem with cars racing in area especially with kids & wildlife. • Commercial development not required, we have close access to Calgary & Cochrane for amenities, don't want it to look like Beacon Hill & Sage Hill area. • Rocky Ridge YMCA is close enough that recreational area not required @ this time.

Now (Transcribed)	**Wow** (Transcribed)	**How** (Transcribed)
• 1 - Bearspaw Glendale is a connected community of People – enjoying country life. • Need access to 85 St.! • SLOW DOWN! Lower speed limit on Lochend Rd from 1A to Willow Way… too many dead animals from vehicles hitting them and close to	• Land Lock County property access by city roadway. • Land Lock County Property to 85 St.! • Preserve the rural character, low density, no small lots (e.g. those similar in size to Watermark).	• Stop pandering to developers. Listen to tax payers. • Stop pandering to nimbyism. • Careful planning + listen to the

Now (Transcribed)	**Wow** (Transcribed)	**How** (Transcribed)
being rear-ended turning into driveway. Too “residential” to be 100 km. • Keep the Rural area and show respect for existing land owners and not the developers. • This AREA Does NOT NEED High Density Housing. • Country Residential designation = Peace of Mind (as long as not high density). • I would like to see pathways, bike paths and sidewalks. • We paid to live in a rural community & not to pad the pockets of developers allowed to put density housing & burden the infrastructure & environment. • Resist Developer Sell-Jobs! • Listen to people who have lived here for 30-40 years. • Stop travel pits. Keep as rural that’s why we live here.	• No up-lights that disrupt rural skies. No gravel pits close to residential areas. • What they said (above) • Keep it Rural – not an Additional Urban Development. • Continued quiet residential community. • Keep wildlife safe. • Create bike/walk paths. • Create culture/art. • Make Safe From Crime. • To be heard as a stakeholder & your boss. • Protect watershed, Ground water & wildlife corridors. • Development areas – new homes should require more large-tree landscaping. • Preserve country-residential character of the county. No high density developments. • Maintain wildlife corridors. • Trustworthy representation of the people & not developers. • My County property Land Lock Access by city roadway – need access to 85 St.! • Proper shoulders for pedestrians & cyclists & vehicles. • High school. • Preserve Water Shed for existing wells. It’s good water. • More bicycle paths (and/or just more bike-friendly roads). • Less knee-jerk, anti-development rhetoric. Common sense, realism, and recognition for the aspirations of the genuinely rural Bearspaw residents; the original farming families.	people that live there. • Keep to the original intent of the area – rural. • Land lock county property / city roadway. • Keep the community low density (no smaller lots like Watermark). • No gravel pits. • Allow the Planning Dept. do the planning, not bitching neighbours who just moved in! • County subdivision property needs access to 85 St. • Always ask “why do people live here?” To not be in the city. • Maintain the origin of our area Rural Wildlife Safe Low light + noise.

Existing Environmental Features (Transcribed)

- I love the wildlife. Can we protect their corridors?
- Water control that respects wildlife and doesn't create more groundwater issues in residential areas.
- Locate residential developments to preserve wildlife corridors.
- In areas where there is predominant 2-acre lots planning should decide if a 2 acre lot or re-zoning is appropriate, not neighbours. Typically, last move-ins are the first resist redesignation.
- A current bio-physical assess will be needed as the plan is formulated.
- Pathways please!!!
- More surface water, & pathways.
- Move the ASP Boundary to Bow River.
- Where are the Natural water drainage course.
- Where are the future gravel extraction locations.
- Where are the oil and gas wells?
- Moose, deer & coyote habitat areas.

Dwellings & Development (Transcribed)

- No high density developments should be approved. We want to live in the country, not the city.
- Consider extending 12 Mile Coulee Road south & east to Stoney Train. Watermark and area has only 1 exit! Safety concern.
- Would be nice to have seniors' housing options.
- Clustered development with smaller individual lots, and large communal green spaces is much more "rural," in reality, and reflects current lifestyles/thus demand.

Existing Land Use (Transcribed)

- Only acreage low, low density.
- ONLY ACREAGES Please!
- Clustered development with large, contiguous green spaces incorporated is preferable to traditional acreages – more "rural," not less!
- Traditional acreage format is based on baby-boomer lifestyle, with one stay-at-home parent. This does not reflect current reality! (And I am a baby-boomer)
- A rural feel should be maintained, with no small city lots (acreages only).
- Only acreages! (We came to get away from the city!)
- Only acreages. No gravel pits.
- Commercial/Industrial etc. is NOT appropriate. Acreage/rural wildlife ONLY.
- Acreages only!
- Keep Rocky View County rural - ~ 4 acre lot spacing should be the smallest.
- Keep rural feel. Improve safety.
- A high school. More 1-2+ acre residential perhaps incorporating lots of natural spaces.

Existing Land Use (Transcribed)

- How does the bankruptcy of the Bearspaw Country Club affect the land use plans?
- No gravel pits please!
- Wildlife protection?
- Glendale M.V. C.S. is 673 acres with 47% open space close to urban centre.
- Keep Rocky View rural, keep green areas for agriculture & wildlife.
- County Planning department to consider this “island” (arrow pointing to area on 85 St. on NE side of map).

Transportation Network (Transcribed)

- When increasing density: 1. Corridor = 1A Calgary to Cochrane. 2. Lochend Road/766.
- Key transport area is 1A, Bearspaw Road.
- 1A & 12 Mile Coulee should see some density.
- …an interchange is needed at 12 Mile Coulee Rd & 1A Hwy – pressure Alta Transportation!!
- No high density residential areas. Watermark has too many houses per acre. This type of development needs to stop.
- Restrict trucking on secondary roads.
- More bike paths please.
- Bike and walk paths. Wide shoulders for safer roads to walk or cycle.
- High-speed internet on Woodland.
- Wider shoulders on roads for cyclists (safety issue).
- 12 Mile and Country Hills Blvd is dangerous. 12 Mile on way to Watermark is too busy for the road.
- Re Transportation: 1. Lights on Lochend + 1A. 2. Future shoulders on Bearspaw Road between Twp. Rd 262 and 567.
- Please do not build Bearspaw Rd as a thoroughfare for the new City of Calgary District to access 1A.
- Need to complete connection between Nose Hill Dr. to the west to 12 Mile Coulee. Currently 12 Mile Coulee is only entry/egress to Watermark, which is a safety issue for First Responders.

Water & Wastewater (Transcribed)

- Would love to see improvement on existing community – pathway for cyclists, pedest.
- RVC needs to take over coop water treatment plants & provide potable water at reasonable prices to all residents.
- Would like to see water treatment instead of septic fields.
- Sustainability - Water capture - Re-use: shower; toilets; laundry. Think long term on water use – build sustainability.
- Protect Ground water Quality-Safety for existing wells.
- Protect Watershed & groundwater for existing wells!

Water & Wastewater (Transcribed)

- Water License Limits water consumption put on map.
- How to stop wastewater contaminating my water source well.

Community Mapping (Transcribed)

- Complete paved bike path to Cochrane.
- Glenbow Ranch
- Glenbow Ranch
- NO ROADS! DO NOT GO THRU THESE WETLANDS ON WOODLAND ROAD
- ttt WILDLINE,
- NO ROAD! WILL TRAFFIC!
- I envision Nagway Rd to be the Commercial heart of Bearspaw, Housing Professional Bldgs, Restaurants, Theatres etc.
- I don't
- Rural buffer zone around residential areas.
- This is where city stops and rural begins.
- To remain rural.
- Social Concerns
- Home!
- Wildlife access!
- Peace & Quiet
- My dream!

What is your Vision for Bearspaw? (Transcribed)

- Continue with rescinding gun etc. discharge bylaw. Don't know who started this but somewhat ridiculous. Designed for city-dwellers, not rural.
- No gravel pits for sure. K. Luetge
- No grave pit pls.
- 2 acre lots min.
- 4 acre preferred.
- No gravel pits.
- No gravel pit.
- Do not allow BASP to make this area another G.T.A.
- Safe. Low Crime. Rural. Wildlife.
- No traffic lights on 1A Hwy.
- County retains rural character with low density housing development and limited industrial.
- A peaceful tranquil home for us + future generations.
- Seniors Center with services & amenities.
- Turn Bearspaw golf course into an "active adult" community.
- Need dark sky policy. Limit outdoor lighting.

What is your Vision for Bearspaw? (Transcribed)

- Quiet acreages – no high density. Please NO gravel pits.
- "Rural character" architectural controls on new homes.
- Need Community Commercial Core.
- No changes to firearm regulations. Keep it as is.
- Preserve abundant & diverse wildlife.
- Bearspaw Rd should NOT become a thoroughfare for high densities.
- Limit Development. Keep large acreages.
- Like it used to be. Resident since 1942.
- Want low density of housing. No small lots.
- We deserve: status quo on density (no ultra density); value for taxes paid; recognition as the most import opinion.
- Peace & quiet.
- Burma + Woodland should not become a through Rd. for City – LOTS of traffic increase with Nolan Hill.
- Residential/Rural – 0 (zero) Gravel Pits.
- No gravel pits. Lower speed limits.
- Rural alternative to Calgary. No commercial, no street lights, no high density.
- Firearm ban.
- No gravels pits for sure.
- Residential w/ no gravel pits.
- No gravel pits!
- No high density.
- Limited traffic noise.
- 1 – Acreage community. 2 – It's not like the city. Which is why we live here.
- 1 – Rural & free of gravel pits. 2 – It is peaceful, rural, wildlife.
- Complete communities need services, commercial.
- 1 – Gravel pit free. 2 – Air is fresh and community is evident.
- Residential densities that are greater than current.
- No high density.
- 1 – Rural character of the community to be maintained.
- Where is Centre of Community – Town Center & Services.
- Need for development must be justified. Too many vacant lots now.
- No gravel pits AND related truck traffic.
- Density to match the community and environment. No Annexation by City.
- Acreage community. No gravel pits.
- Quiet, acreage community. No gravel pits or other large-scale commercial dev.
- No high density. Quiet rural living.
- Blazer Estates Ridge to be annexed to city of YYC.

Appendix B: Questionnaire Responses

This section provides transcribed responses from the questionnaire.

How much land do you have in the Plan area?

Number of responses.

Less than 8 acres	44
8 to 20 acres	9
More than 20 acres	3

What do you like about living in Bearspaw/Glendale?

- Good proximity to an urban centre (Cochrane) and good transportation options from this location. Our view to the west and access to Glenbow Provincial Park.
- Moved here 40 years ago to leave the city and bright lights.
- Quiet, natural, agricultural. We have chickens, bees and horses in the summer. Moved here to get away from high density residential.
- Rural living, low density.
- Nature, privacy, quiet, dark (lack of street lights) can see stars
- Peaceful, non-industrial, good water
- Quiet, semi-rural living, close, but not too close to Calgary.
- Purchased out home here 19 years ago. The area has changed in our time here. We have fabulous views both south and south west and north looking over the now in receivership “Bearspaw Golf Couse”. This whole ridge would make the finest location (from the farmers market to Notowry Court Road) for a top notch retirement development – the land owners would support this and with our aging population, so would the people of Bearspaw/Glendale – Bungalow style properties/ no grass cutting, low maintenance problems – water is now available and sewer would have to replace for this type of density. We need this for future development!
- Proximity to Calgary and Cochrane
- Quiet and space.
- Country living, abundant wildlife, dark nights
- Beautiful area
- Rural, parklike, road plow in winter is good (snow)
- Like minded neighbors and acreage size (min 4 acres)
- Rural farming and ranching, high wildlife values, zoned country residential
- Low traffic, sense of community, no commercial development
- Proximity to services
- Low population, peaceful, clean
- Grew up here
- The rural character, neighbors are not crowded together, wildlife aspects
- Country residential, wildlife, quiet, away from industry, country markets, walkways, local arts and crafts, employment in Calgary and Cochrane
- We love the school and teachers within it.

- I like the larger than city lots and quietness of the neighborhood, the short commute to town.
- Low density, well treed, quiet, no traffic concerns
- Great weather and wildlife I love. Nice neighborhood with very few issues
- Quiet roads, treed lots, close proximity to city without city noise, great space between neighbors.
- Elbow room. Lots of open space. Wildlife. Country living. Mountain Vistas, Fresh air. Quiet.
- Potential to have an urban lifestyle in a county setting
- We live in the area for over 20 years.
- Our children all grown up in the area. So far we have 8 grandchildren. They love the area each time they come visit grandma grandpa. Everything that we need is around our neighbourhood. We love it. We do not want to move
- Country / rural lifestyle. Low density, quiet roads, dark skies, acreage living.
- Good quality education
- No pollution, green space, privacy, and greater sense of community despite living further apart.
- We enjoy the large acreage size lots, the peace and quiet, the natural surroundings, the wildlife, the walking trails and the low traffic.
- The fact that this is a community based area with a friendly safe family vibe.
- Serenity and Peacefulness and to be away from mass buildings, commercial and especially gravel pits.
- No multi-dwellings
- No gravel pits and trucks
- Moved to Bearspaw for the rural lifestyle; no city trucks, no industrial, peace and quiet, the smell of freshness, no close neighbors, my kids can play in the neighbourhood without worrying about traffic, the wildlife, sitting outside, and enjoying the stars.
- We love the peacefulness of county residential living. We used to live in the city and had trouble sleeping due to sirens, traffic etc. We love the privacy that our location provides to us and we and our children feel safe. We enjoy the abundance of wildlife and the proximity to Calgary and its amenities.
- Great access, good roads and the water coop
- Slower pace, rural character (quiet, wildlife, unobstructed views, ability to get away from it all), limited traffic through area, no industrial/commercial development where we live, close to public transport connection (Crowfoot),
  Glenbow Ranch Park, manageable traffic to get to work, i.e. HW1A not congested.
- The feeling of living in the country and all that is wonderful about that.... the deer, the moose, the rabbits, the space, the stars at night, the low traffic, the agriculture nearby, the country feeling at the school and in the community, the greenery, etc. We like that we can live in the country but still access the city for things like work, medical, etc.

What about the Bearspaw/Glendale area could be improved?

Are there any particular areas, features, or characteristics that are cause for concern?

- Hands down, my biggest concern is policing services. I know this is not related to the ASP, but perhaps it is. I really, really, really want to have an RCMP station somewhere

near Rock Pointe Church, or the Bearspaw School or somewhere in between there. We have had an unfortunate run of criminal activity randomly hit us in the past year and so we have had the opportunity to see how totally inadequate the RCMP service is. One time it took 70 minutes for RCMP to respond to an intruder on our property. When our home was broken into, it was a different situation but it was very apparent that our RCMP officers themselves are incredible people but they are supremely under staffed. How can 2 teams of RCMP cover the entire area sufficiently when the area is to large? It's not safe for the RCMP and it's not safe for Bearspaw residents. We have seen a massive influx of trouble in our part of Bearspaw because we are closer to the city and having the RCMP stationed in Cochrane is not good enough.

- There needs to be a regional wastewater and stormwater solution.
- Better dark sky policy and maintaining lower density.
- I am concerned about proposed urban star cluster housing. Bad idea.
- A plan that eliminated raising (2 acre) density development in rural areas. We are not a town, hamlet or city; that's why we are here.
- Growth of traffic. Increasing density.
- More walking/bike paths.
- To some extent, I have the perception that folks believe that they have a "right" to subdivide/maximize value. I think they have the right to continue to enjoy what they bought as they bought it. Subdivision (density) should be planned and controlled to minimize costs.
- Higher density adjacent to Cochrane should be allowed. Easier process to subdivision with Land Use redesignation.
- Speed limits dropped to 40 km/h, within communities.
- Security.
- Community approval for secondary (parent) homes.
- No more gravel pits in our area. Already too many and they are getting closer.
- Improve fire and EMS services.
- Roads, amenities and infilling to justify the improvement of services. No transitional product (to attract younger families are in place).
- Gravel pit development concerns, no positive aspects for residents.
- Subdivision is easy to understand and friendly to the owner.
- A tendency by developers to accept building too many houses on acreage and to call us NIMBY's which is incorrect, we are not against development; just over density.
- Leave as is under current zoning. Single/multi family, sub-divisions and commercial developments are not an improvement nor necessary here.
- Concerned that encroachment of industry on residential lands.
- Bike paths or wider shoulders.
- Bylaws that reflect the blend of rural-municipal such as firearms bylaw.
- Too much red tape. You cannot please everyone, so stop trying.
- Keep population steady – less development.
- Southern Alberta is running out of water.
- High density is not what I want to see.
- Very poor bush league Council (Governance).
- Very thin bylaw enforcement.
- Water supply and waste water treatment.
- Concerned about developments under 2 acres.
- Lack of facilities and services for senior population.

- The Indigo development is going to be a nightmare for everyone near it – pollution, congestion, traffic, you name it,, nearby residences that opposed were ignored (so much for long term planning).
- Commercial area beside Bear Den close to school needs to be improved (prettier).

What is your vision for the future of Bearspaw/Glendale?

- Peri-urban or semi-urban communities that target 40 to 50% open space using conservationclluster subdivision design techniques.
- Similar to now and preserve high-class agriculture. Maintain water supply and ground water.
- Growth of population is likely. Need to retain country culture (agri-equestrian) during planning of growth.
- A development Board that values citizens over developer; an MD that spends my money to benefit the community and not their friends the developers.
- Natural areas and well planned traffic systems. Minimal development of high-density areas. High School.
- Continued acreages; no big developments.
- No long term plans beyond continued occupation. Specifically, disinclined to sub-divide – too costly, too many hoops to jump through, even if I wanted more neighbors.
- This area is prime for acreages averaging 2 acres. It is no longer agricultural. It has already changed!!
- Environmentally responsible; maintain small acreages and no large scale corporate (no gravel pits etc).
- Country living to continue quiet, wildlife, dark nights. That's why we live here!
- Including seniors, some multi-family, some opportunities for higher density. More housing mix to bring in families, give diversity of housing forms.
- Maintain and protect country residential living. Protect the environment, water supply and people from industrial development like gravel pits.
- More people; keep rural style.
- Similar to what it is now only more acreages reinstated aggregate plan with some changes to distances and monitoring by County, not the extractors. Limit the number of pits working at a time.
- I would like to see the area remain as a country/residential rural area. Maintain this zoning (min 4 acres). I think most current residents moved here because of this zoning.
- Largely rural, but with dedicated areas to permit safe, regulated development (industry) that do not encroach our existing communities. Adherence to a philosophy where we are not simply duplicating amenities that are readily available in nearby towns/cities.
- Do not want high density (condominiums). Access to 1A that provides safety as traffic volume grows, proper development control so business/commercial are located in areas provided. Add to the general park area.
- Let it stay as country living as much as possible.
- Similar place to what it is now. It is not our job (Rocky View) to deal with population increase in Calgary.
- Smaller farm lots.
- Vibrant, well governed semi-rural with residential lots – 2 acres.
- The same or similar to how it is now.

- A mixed agricultural and residential community with the same population as now. Population growth is a major concern that no one in the world ever wants to consider officially. So I know….it will not happen; we will just grow until we bust.
- 95% residential, 5% retail, 0% industry/gravel. Local community pride and involvement.
- More residential; less farm feeling.
- Stays small acreages. No high-rise or high density living. Area next to the river from my house is a park, not a development.
- I would have no issue with further development and amenities being allowed in the neighbourhood but not “Lafarge” type business. No problem with restaurants etc.
- Environmentally protected – waste-water, no filling in of wetlands.
- Well planned neighbourhood with less traffic.
- I picture it to have grown significantly, with most agricultural land within developed with housing. Again, we would love if this were limited to 5 acre parcels.
- Residential integrity is maintained and people are put first before business/profits.
- A well planned and appropriately zoned community to provide commercial/industry/business/healthcare/senior housing option/recreation and various densities of residential development (both high and low). Provide employment for residents of RVC.
- Breath taking hilly scenery and winding road overlook from Highway 1A.
- Unchanged Rocky Mountain View.
- It is a beautiful upscale community with great connection with many outdoor sport and training centre. Especially horses.
- The growth needs to be centered around highway 2 North and 1A going West. Acreage sizes need to remain at 2 acres or larger unless done with a concept plan like Silverhorn etc. Gravel pits need to be limited and the heavy haul routes need to be on Lochend not Bearspaw road. I would like to see an access road on both sides of highway 1A with access to commercial development.
- Supportive of development that maintains “Country Residential” lifestyle with development limited to 2 acre (or more) sized lots and with high-density development permitted with very limited commercial and retail development given Bearspaw’s proximity to Calgary.
- A large acreage sized lot community, In harmony with the natural surroundings, with peace and quiet surroundings as well as a high school with improved recreational facilities.
- No further gravel pit development, extraction or processing within Division 8 especially across the street where children and families live!!
- A rural residential community; commercial pockets along highway. Watermark and Harmony are not rural in character. Bearspaw Road not becoming a through road south of Crowchild – maintain current status; wildlife corridors and downlights.
- A residential one with no more gravel pits!!! This is where we live, there is absolutely no benefit to the residents in having a gravel pit put beside our homes. With all of the studies being done on the negative health concerns in regards to the silica dust, plus the increase in traffic on our residential roads where we live and play is not wanted.
- I would love to say keep it the same as it is beautiful how it is. I understand if some residents want to subdivide and put in 2 acre lots but that should be the smallest amount allowed. Keep the country, country. If you want more amenities and development, move back to the city. Bearspaw and Glendale is so close to the city already.
- No more gravel trucks! Broken windshield 3 times.

- Still country living and try to maintain healthy pathways for wildlife. Maintain the acreage style living. Good smart land development to ensure proper water flow and not the water damming we have in many places now. I do not want to see gravel pits or other unhealthy industrial growth. Maybe some high-end seniors housing would be nice for people wanting to downsize but stay near their family and friends in Bearspaw even when they can no longer care for an acreage. I do like how places like Banff have created controls to ensure the look and feel of their community is maintained even if it's a big chain going into a retail space - it would be nice if Bearspaw developed with a well-planned branding/style guide to maintain the character of the area well into the future.
- Country residential living with clean air, less noise, less traffic and wildlife and NO MORE GRAVEL PITS PLEASE!
- Rocky View needs to stop accepting applications for gravel pits.
- That we will maintain large acreages (no less than 4 acres), no gravel pits.
- Unfortunately, should further gravel development continue, I see it as an area that all existing residents are going to want to move out of. These pits have an operation life of 50 plus years. The health risks from increased dust, noise and truck traffic will make the area a place this is undesirable for anyone to live and raise a family.
- Green Corridor that separates Calgary from Cochrane to the west and Airdrie to the north and which is sustainably developed. Great public transport connection to what will then be big cities/metropolitan areas (LRT connects Cochrane to Calgary)
- -Commercial and Business areas located in logical areas (i.e., airport, near Public School)
- What is not: What the suburbs are in Houston now, with traffic congestion and delays to get from where we are to Calgary downtown or Cochrane, due to too dense build up and failed public transport.

What is your vision for your lands?

- Our vision for our land is outlined in the proposed Glendale Mountain View Conceptual Scheme in great detail.
- To develop them with higher density uses for residential, some commercial, senior housing, healthcare, and potential for affordable housing.
- To provide tax revenues for the success of RRC.
- We want to remain on our 4 acres. However, we are finding 4 acres increasingly difficult to maintain as we age. We are a sorry dwelling.
- To provide an opportunity for us. We have heard that cost, associations, with subdividing and servicing are cost prohibitable.
- 4.5 acres; leave as is.
- When I bought, I accepted that my property was the minimum size and I didn't plan to reap a financial reward from subdivisions. Plans to put ultra-high density development in my back yard assures that my property value will diminish. I played by the rules, why hasn't the County?
- We wish to expand our land and hold as a natural oasis.
- No long term plans beyond continued occupation. Specifically disinclined to subdivide – too costly, too many hoops to jump through.
- Want to subdivide my 18 acres (with highway access) into at least two parcels. More homes will give you more tax money.
- Maintain as is without further encroachment from gravel operations.

- I am not in the plan area, but am in Glenbow Ranch. I would respond positively to development.
- Limit heavy industrial.
- Probably subdivide eventually.
- Allow smaller divisions to existing residents compromises the whole zoning rationale.
- It would be a shame for the character of my neighbourhood to change.
- Maintain as is. No development. It should not be RVC's position that it has to accept population pressure from Calgary. All that would do would be to enrich developers.
- Develop further.
- Possible secondary suite or subdivide or carriage house.
- Stay as open land, don't want for houses or buildings.
- Would appreciate a little more develop. I would love to see an active adult community here (master plan adult community"
- We are adamant Woodland Heights remains a "no through" road.
- Our land is developed and we have no plans to increase our footprint (other than adding a living space above an existing garage.
- Maintain. It's what brought us here.
- Maintain for now with possible subdivision of a 4-6 acre parcel down the road, not high density by any means.
- No more gravel pits and big trucks on Burma.
- We wish to continue to enjoy the home we purchased with a vision of country residential living and the implied social contract of the community.
- We wish to maintain our lands as they are, for country residential use. We hope to retire on this property but if the Scott Property project goes forward, we would strongly consider selling our property and moving our or Rocky View County.
- Can we all not say this enough? No further gravel pit development, extraction, or processing within Division 8. We as a community have said this time and time again and yet you still keep trying to push to put in the gravel pits. How many times do people have to say no before you finally stop the development on the Lehigh Hanson Scott Property? The only thing that land should be used for is residential use. Please excuse Division 8 from any further new gravel pit development. Who else in the world is surrounded by so may "PITS" of gravel?
- DO NOT DEVELOP any more please! These "pits" interfere with family life and our quality, noise, traffic etc. etc.
- Leave our land as is. The MD needs to live into it's vision, which is the same vision as the residents. As per the MD of Rocky View website "Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city. Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions." THIS IS EXACTLY WHY WEMOVED TO BEARSPAW AND MOST OTHER RESIDENTS.

Appendix C: Coffee Chat Materials & Feedbacks

Session 1

9:00 – 9:45 AM – June 20, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Liked schools in the area (Bearspaw School).
- Had friends here in the community.
- 3 communities in Bearspaw: ranches, acreages, urban. Each has unique needs, not one size fits all.
- Recognize need for seniors housing, choice of product. There needs to be a choice for people who want to downsize…it's about socialization. They should not have to move away.
- We came out for the rural atmosphere/lifestyle. Non-urban community is special.
- Recognize that things have changed especially in acreages. Development is a reality but needs to reflect Bearspaw.
- High density should be directed to the city or the hamlets.
- Wanted to get out of the city but have the convenience of city amenities.
- Support seniors housing, age in-place.
- Allow for local commercial like groceries and doctors.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Development is driven by market forces. Two urban centres adjacent to Bearspaw, pressure builds between them.
- Development nodes: Bearspaw Rd., Hwy 1A, Country Hills/Rocky Ridge Road.
- Development should reflect the beautiful landscape. Particularly along Hwy 1A, not like Calaway Park. Architectural controls, styling, dark sky considerations.
- Rustic style inspired by Bragg Creek/Cochrane.
- Development must respect adjacent acreages. Buffering, tapering densities, etc.
- The two development nodes should provide variety of housing choices, which are not readily available in Bearspaw and will help the residents to stay in the community. Furthermore the densities need to be realistic in the growth areas so that the communities are designed and developed professionally. I am sure none of us want another Monterra in Rocky View County.
- Does not support sprawl.
- Must fit with environment: protect agricultural areas and environmental features (wetlands, etc.).
- Higher density…appropriate next to the city and slowly buffer it out to the rural.
- Cluster development is too urban.
- Supports architectural controls.
- Upscale area.

- How to protect agricultural land?

Open discussion. Is there anything you would like to share with the project team?

- Questions RVC ability to create ASP.
- Not satisfied with Aggregate Resource Plan: drafting was not clear, not satisfied with engagement. Highlights listening as an important part of engagement.
- Glad ASP started by gathering broad feedback.
- Understands need to balance interests of residents and other stakeholders, but residents are paramount.
- Concern about sanction of area Councillor, impact on ASP process.
- Indicated that gravel mines were not compatible with residential development and should be precluded by the ASP.
- Aggregate situation: area is faced with a market challenge. Balancing acreage living with the existing gravel seam.
- Retain/create identity of who we are as a community, not just acreages that people drive through (i.e. Bowness retained their identity).

How can we reach people who would like to provide feedback?

- Coffee chats are great. This shows that you are actually listening and input has value.
- Meaningful engagement, not just another checkbox otherwise people will just disengage or use it as an opportunity to vent.
- Planners and residents need open dialogue.
- Long term plan, don't want to be fighting amendment after amendment.

Session 2

10:00 – 10:45 AM – June 20, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Acreage lifestyle for our kids and us.
- Maintain character, but understand that you can't fight progress.
- Concerns about traffic.
- Ensure that commercial applications address traffic and other technical matters.
- Concerns about traffic as well.
- Acreage lifestyle.
- Nice to have the wildlife and all other critters.
- The quiet, concern about aggregate operations.
- Amenities available in the city.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Ensure that traffic, servicing, etc. is addressed.
- Understand that can't fight future progress, but has traffic concerns:

- 80th Ave.
- Watermark.
- Discussed provincial gravel policies and actions.
- Do not see need for commercial/recreation as they are available in the city.
- Understands progress, but does not see the need for development:
- Does not favour growth.
- Consider overall population and growth.
- Is economy able to support growth?
- Traffic concerns:
- Need better regulations.
- Need technical studies done prior to development.
- Long-term traffic plan.
- Secondary access to areas.
- Servicing, etc. Key points need to be addressed prior to approval.

Open discussion. Is there anything you would like to share with the project team?

- Concerns with RVC planning reputation
- Bad experience from previous applications in area.
- No gravel.
- Maintain ASP boundary.

How can we reach people who would like to provide feedback?

- Email….social media is nice.
- Coffee chats are great.
- The huge meetings are not great as it is always the one or two people that hijack the discussions. Have both but prefers coffee chat.
- Likes Bearspaw Lions Club venue.
- Smaller group settings. As residents, we want assurance that these meetings don't fall on deaf ears.
- We want you to be upfront.

Additional Comments/Questions

- I still have concern about the population forecast of 2%/year growth - I used to be the head of planning at Canada's largest oil producer and also at Canada's largest exporter and, when you are off-base on a basic premise, as I suggest Rocky View is here, people laugh at the plan (and the planners). I also offered to exhibit copies of a 2600+ petition of Rocky View citizens seeking a plebiscite on a 1994 decision to approve a gravel pit on Burma Road (Burnco) and a 1600+ signature 'Open Letter' from 1993 seeking two mile setbacks between new gravel and existing country residential land uses. There are numerous copies of this document around, including with our ARP people. Copies originally sent to Councillors (and so identified) were hijacked by Rocky View Staff (for some, as yet, unexplained reason). Those things actually did happen and, I submit, emotion is at least as high in the community about the gravel issue as it was back then.
- Other written pieces communicated to Rocky View include:
    - "Mixed Messages" note of August 8, 2019 regarding Inland statements to Alberta Infrastructure (STAR)
    - Note of July 28 containing a quote from previous Councillor Eric Lowther about Division 8 being a "gravel free zone". We need our ASP to state that!

- Note of July 27 which contained:
  - Bearspaw Area Structure Plan (BASP) letter - attached (again)
  - Staff Reports from 1994 and 2010 applications
  - A description of Staff Actions ("hanky panky") at and prior to the 2010 gravel 'festivities'
  - An old note to the policy and priorities people about truck traffic on Burma Road.

Session 3

10:00 – 10:45 AM – June 21, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Both grew up in the area and in Cochrane.
- Edge of Calgary is almost completely built out to the City limits – limited commercial in Bearspaw so people are having to travel to Calgary and Cochrane to access shops and services – to avoid traffic they go to Cochrane.
- There should be a reasonable amount of local services for Bearspaw residents – growth is inevitable.
- Bearspaw is a satellite community – there is going to be residential growth, and there should be a reasonable amount of compatible commercial shops and services where appropriate.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Non-residential development is probably most acceptable along eastern boundary of Bearspaw (western boundary of city) and/or along the 1A highway corridor.
- Phasing map in current Bearspaw ASP has not been followed.
- No particular concerns about how the community has evolved.
- Tim Hortons and gas station would likely have had significant opposition 10 or more years ago. Most residents now more receptive to local shops and services if properly approved and developed.
- Documentation such as land use maps within the area structure plan can affect property value since they are used by buyers contemplating a purchase.
- Water and wastewater important components of residential and commercial development. New Bearspaw Area Structure Plan should identify and develop strategies for regional water and wastewater servicing.
- Character of development is important for commercial in Bearspaw.
- Specific guidelines for design should be evaluated at concept plan stage, not ASP stage.
- Document should be more general and allow local plans to provide specifics.
- General statements/guidelines with the BASP can allow flexibility and concept plan stage is where specifics can be incorporated.
- General rural theme for character is good, but still can allow some modern architectural innovations.
- Growth is inevitable – will likely evolve down highway 1A corridor initially.
- Seniors' housing is a major requirement – would likely be acceptable almost anywhere within Bearspaw.

- Dentist, doctor, professional services important to residents should be encouraged.
- So long as technical requirements specified by BASP are addressed, and neighbours are involved and not significantly opposed, then not really any areas in Bearspaw that should be off-limits to development – market will dictate.

Open discussion. Is there anything you would like to share with the project team?

- Lack of water/wastewater servicing is a significant deterrent for development in rural areas such as Bearspaw.
- Prospective property developers/buyers and their agents require clarity in documents such as the BASP. They are often confused by icons, etc. on maps or descriptions in wording on what locations are acceptable for certain types of development and what are not. New BASP should strive to better define areas of acceptable development in its descriptions and mapping.
- Servicing is a key component, especially wastewater servicing.
- Compatibility with neighbourhood for further development is important.
- What are the wastewater servicing opportunities? Until this is solved, it will limit most residential or higher density residential extensive development. New BASP should specify future strategy.
- Until a water/wastewater system is built in Bearspaw, BASP should specify that larger decentralized wastewater systems should be oversized to allow future adjacent development to tie-in.
- Seems logical that a strategy for County water/wastewater servicing would evolve along the 1A highway corridor. New BASP should identify water/wastewater utility plans on mapping.
- Descriptions and maps in new BASP should indicate acceptable commercial/non-residential development areas as regions, zones or corridors rather than as the icons currently being used by both the County Plan and existing BASP. Existing icons have created confusion for land owners and potential buyers/developers.

How can we reach people who would like to provide feedback?

- Area Councillor is doing a good job of keeping everyone in the loop – past ones too.
- Coffee chat meetings are a lot better than the open houses – open houses information can be accomplished with online information.
- Question/answer session should be incorporated into open house presentations.

Session 4

11:00 – 11:45 AM – June 21, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Quiet, privacy, dark sky, more land.
- Access to the city.
- Supports services adjacent to Hwy. 1A.
- Further away from Hwy should be larger lots.
- Supports pathways.
- Developments and communities should work together (physical connections).
- Like sense of community, dark sky, 2-acre parcels.

- Likes pathways within Church Ranches, wants them to connect to areas outside of that community as well.
- This would allow for an extended sense of community.
- Returned to area to allow children freedom to be outside.
- Access to the city.
- Supports smaller commercial areas.
- Recognizes that servicing is needed, but likes open space.
- Like sense of community, dark sky.
- Was agricultural area, now with many acreages it is not appropriate for farming anymore.
- Difficulty due to crime (break-ins, theft).
- Traffic concerns.
- Supports sustainability.
- Connections between developed lands.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- No “no go areas.”
- Big Hill Springs area, potential to be protected.
- Development must consider traffic, etc. Road standards.
- If higher densities are necessary, should be along major roads.
- Build with existing contours of the lands.
- New developments have all been to Direct Control District, not using existing designations.
- Not satisfied with developer’s engagement.
- Developments need to fit within the surrounding area. Consider topography, more expansively.
- Supports gradual development out from existing areas.
- Road standards.
- Need more detailed, longer-range planning.
- Make best use of existing infrastructure such as highways.
- Buffering from highways.
- Site specific design to account for topo., vegetation, natural areas, etc.
- Not enthused about more growth, but understands inevitability.
- Development should move east to west.
- Encourages responsible use of municipal reserve to create open space, preserve mountain views.
- Lower densities should blend with surrounding areas.
- Servicing challenges: wastewater, access to potable water.
- Appreciates perspectives of other meeting attendees.
- Development should expand from existing areas.
- Ensure connectivity with existing roads, new or existing pathways.
- Utilize environmental reserve areas: riparian areas, use for pathways.
- Sense of community.

Open discussion. Is there anything you would like to share with the project team?

- Concern about Councillor sanctions.

How can we reach people who would like to provide feedback?

- Like email notifications, safe and sound, road signs.
- More notice.
- Like coffee chats.

Session 5

1:00 – 1:45 PM – June 21, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- 20 ac./ 40 yr.
- Looked for seniors' option/lifestyle (moved to city).
- Lack of seniors' housing.
- Long-time resident.
- Amenities in city.
- Nature/ privacy.
- Sufficient services.
- Character and feel.
- Commuting distance for work.
- Maintain different feel.
- Cluster.
- Another 20 years of "hodgepodge."
- Transition zones close to city.
- Country Hills Blvd. (4 lane).
- Villa (Bearspaw Golf Course units) – higher density.
- Gradual change.
- Small medical/dental.
- Look at city context in 2010 to now

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Understanding.
- More social fabric may be created by having different age groups/economic status.
- Green space/cluster.
- Community gathering spaces.
- Identify gateways.
- Grow from existing comm./retail.
- Some areas of the plan maybe existing policy makes sense

Open discussion. Is there anything you would like to share with the project team?

- Servicing.
- No gravel.

- Noise from city/Country Hills.
- Review existing.
- Comm. Assoc. for events.
- Consider diverse nodes.
- Calgary regional context study.
- When gravel is reclaimed.

How can we reach people who would like to provide feedback?

- No comments

Session 6

11:00 – 11:45 AM – June 24, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Nature of land; 2 acres away from your neighbour.
- Area is quiet. Convenient to get access to city of Calgary shops.
- County is easier to deal with for inquiries than with the city of Calgary.
- Schools.
- Would like commercial development along highway within existing business area.
- Max smallest density preferred is 2 acres – no less.
- Close proximity to the city.
- View of mountains, country lifestyle and wildlife interaction.
- Area is quiet.
- Location is not a factor in regards to commuting because the rest of amenities override the distance outside of the city.
- City amenities within Rocky Ridge, Crowfoot close enough.
- Does not believe that additional schools, recreation amenities are required as they are existing and located close within Calgary.
- No high density development; no property sizes under 4 acres.
- Seniors' housing in the area or close to Cochrane area.
- Concerns that voice won't be heard - Ex. Indigo Hills had large opposition from the area but was still approved by council.
- Absolute minimum size of a lot should be 1 acre; with a large development where they wanted to leave lots of open space, so they cluster the lots & make them small, however the average should be no less than 1 house per 4 acres.
- Rural lifestyle; dark skies; space to live; landscape view.
- Likes its uniqueness as it maintains the rural lifestyle but is very close to urban amenities at Crowfoot, Rocky Ridge and Cochrane.
- Country residential growth predominately over the last 20 years with minor commercial development such as Rock Pointe Church, the RVC fire hall, the RVS Bearspaw school, the new Bearspaw Centex gas station, the Lions Club farmers market, and other small business area developments.
- Wants "Minimalist lifestyle with community services" to get basics "coffee, milk and loaf of bread."
- Concern that the country residential lifestyle will be lost.

- Concerns about the high-density component of Glenbow Ranch ASP Hamlet component; wants to try to ensure that the Bearspaw ASP is not automatically tied to the Glenbow ASP in regards to density.
- Does not want another “Watermark density (2.0upa).”

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Closest to city limits; therefore would transition from urban, to moderate, to rural.
- Is the city annexing the north area of Rocky Ridge?
- Lynn: Nowhere should accommodate future large densities.
- Clive: Somewhere closest to 1A; once you start moving higher density away from 1A… more traffic; more density. With the creation of Stoney, it has helped significantly with decreasing traffic patterns in the area.
- Where are the people coming from?
- Can’t think of any area that they want preserve at the moment.
- Lynn: Big Hill Springs area; anywhere that there is an important aquifer.
- Looking at the BASP map, the proposed Ascension Conceptual Scheme on the South ½ Section 19-25-2 W5M area by Highfield Land Management should only be developed with densities to match with similar development within the area;
- For example: If the majority of the area is developed with 2 acre lots, the remainder of the area should be 2 acre lots... - The last piece of infill should match the rest of the area.
- If you are looking at increasing densities, look around the proposed Glacier Ridge, Calgary area, Cochrane East (proposed by Urban Star), and the Glenbow hamlet area. However these areas should be within the limits of the existing county residential land use.
- Is Cochrane considering annexing any of the BASP area?
- Has the city started an annexation process around the Haskayne area? Would like the ASP to include Woodland Road access to Haskayne Park.
- Would like to preserve the north-east area of the ASP as it has had a lack of development for some reason. Possibility there is a hindrance out there or something that is limiting that area.

Open discussion. Is there anything you would like to share with the project team?

- Water and Sewage? Very fortunate as they are existing on a well and the water co-op does not extend to their roadway. Will there be a development of these resources?
- How many houses in the area are on the existing Rocky View Water Co-op service area? 2,000 dwellings in the area are predominately serviced by the Co-op.
- Chair of the Bearspaw Glendale Community Association (BGCA); building located just north of the school; Allen would like to retain the association involvement with the community as it is an active association and would like to have room for a community centre/school site. The BGCA would like to be involved with discussions about the future location and planning of the public institution/buildings. He would not like to see more commercial developments with the ASP area.
- He wants to limit random locations of public services; wants to maintain viability within the current Bearspaw Country Crossroads area. There are a few homeowner

associations but there is only one Community association; access funds through the RVC Recreation Board, etc.
- Questions regarding water co-ops and water reservoirs.

How can we reach people who would like to provide feedback?

- Email works well.
- They like the coffee chat forum; they are small sessions and can hear the feedback and can provide input/comment.

Additional Comments/Questions

- Looking at the Glenbow Ranch ASP, it was an extensive three-year long process. We were 80% through the process before the proposed population density information was released. Felt that the community was surprised with these numbers and that it was far too late in the process. Density should be discussed much earlier in the process. The community was able to make their arguments during the Public Hearing and afterwards our Councillor proposed some amendments to the density which were accepted. Density discussions should have happened earlier in the process and not at the Council meeting.
- The political side is a problem as the Bearspaw area is only 2 councillors and if the rest of the council disagrees with that for a number of reasons could be a problem.

Session 7

3:00 – 3:45 PM – June 24, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Worked in county, wanted long-term residence.
- 20 acres.
- Shopping and services are available in Calgary.
- Like things as they are.
- Amazon provides shopping needs.
- No need for more services in Bearspaw area as all services available in Calgary and Cochrane.
- 4 acres should be minimum lot size.
- Want to keep the privacy of the 4 acre lot we paid for. Do not want townhouses built to block mountain view.
- More dense development will drastically increase highway and local traffic.
- Originally paid a premium for a 4 acre lot outside of city as was safe place for children, schools with less violence.
- No need for more stores in Bearspaw area as all services available in Calgary and Cochrane. Small shops = more expensive goods.
- Had acreage in Edmonton. Wanted same here.
- Happy with lack of services, available in Calgary.
- Likes country residential.
- How to resist high density?

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Nowhere with clusters of high density.
- Calgary has annexed areas.
- Why any development at all?
- Fine with 2 acres.
- Protect drainage areas, development shouldn't block drainage.
- No to a design with small green space and high density housing around it.
- No to rezoning farmland into new residential lots.
- Wetlands should be protected; drainage will be disrupted if construction happens there.
- North of highway, Woodland to Glendale, high water table will cause any building to sink.
- No lot to be less than 4 acres.
- Council could want to propose a development which might serve their interest but not the community.
- Feels pressured by people looking for him to sell.
- Totally against everything.

Open discussion. Is there anything you would like to share with the project team?

- Wants more advance notification of applications to allow for community feedback.
- The present economy will not support these new commercial or high density developments.

How can we reach people who would like to provide feedback?

- Like email notification.
- Like coffee chats.

Session 9

6:00 – 6:45 PM – June 24, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Moved out here to get away from the city.
- We don't need any amenities as we are already close to the city and most of us work in the city.
- After 20 years of being here, we are noticing people are not taking care of their properties. So there is room for transition depending on the location.
- Retirement facility is in high demand. We need a high-end retirement villa. Some type of alternative (small, gated community). No condos but somewhere comfortable in our own community with less maintenance.
- Not in favour of small businesses as we find it is an issue and is making our community messy.
- 2 and 4 acres – I support country residential.
- Commercial – Hwy. 766 and Hwy. 1A.

- We can't avoid change but it needs to be planned wisely and have the infrastructure planned – including fire/police (something that serves our community). It would be great to have local police enforcement.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Worried about future growth as we already have residents who don't take pride in their acreages.
- More people = more mess.
- Bylaws need to be updated and be clear and well written for the public.
- Along the 1A, perhaps a combination of residential (higher-density) as well as commercial.
- Higher-density of the south side of the 1A (Glenbow Area) with a fade transition.
- Need a more intricate plan; if we have more residential, we need the services.
- Seniors need practical amenities; Doctor, Dentist, Tim Hortons.
- Everywhere is fair game.

Open discussion. Is there anything you would like to share with the project team?

- We would like to see a new school. Currently we only have to Grade 5.

How can we reach people who would like to provide feedback?

- Online.
- Coffee Chats.
- Online form and questionnaire is not user-friendly.

Additional Comments/Questions

- Are there any plans for education continuation? We only have a K-8.

Session 10

7:00 – 7:45 PM – June 24, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- We came here for the peace and quiet.
- It is a beautiful place to live.
- We all love the way it is.
- Reduction in noise pollution.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- We are isolated from Bearspaw.
- The city is already at our doorstep so any development in Bearspaw will not be useful to us.
- We bought 4 acres to subdivide and then subdivide for family/friends.

- Now we face a problem as the road belongs to the city of Calgary and this a major concern.
- We have no kids so we don't feel we need any development. It is really nice just the way it is now.
- We want to preserve the wildlife corridors.
- Do not fix what is not broken. Why change it?
- Put high-density on the outside.
- Designate a place for our seniors. They have nowhere to go but the City.
- The development needs to be done responsibly and right.
- We need a place in our community to retire.
- Get us a cemetery

Open discussion. Is there anything you would like to share with the project team?

- As long-term landowners, we would like the ability to see 2 acre parcels. We want options of 2 or 4 acre parcels. We understand the Conceptual Scheme but not everyone wants the same thing. We want it rezoned.
- Take your infill and build it on the edge. Then you can have some development like seniors' housing, etc.
- 85th Street – Access is awful. We are unable to get out. Whether we use it or not, we are hoping Rocky View County will help us to deal with the interface of the city of Calgary.
- The current R2 – we are looking at an R1 modified (for the fringe area).

How can we reach people who would like to provide feedback?

- Open houses are a joke.
- Coffee Chats: we feel like we are being heard.
- Last-minute emails were found offensive.
- Public meeting was poorly planned.
- You should have your dates all planned at the public meeting.

Session 11

8:00 – 8:45 PM – June 24, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Quietness/Peacefulness.
- Avoidance of the city.
- Nature and the open green spaces/rustic feel.
- Our sanctuary after we return from YYC.
- Rural lifestyle as opposed to high-density brings a different demographic.
- I don't want things to change.
- More residential perhaps without the high-density.
- Bearspaw is our community. A very inclusive community.
- No commercial or industrial and no composting.
- Nothing that brings traffic.
- There could be additional acreage living without changing the make-up.

- Don't see a fit for a seniors' living facility as we are so close to Cochrane and Calgary and they have wonderful facilities including walkable medical and health facilities. We would not have those conveniences.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Build all you want but stay 20 miles away from John's.
- Grey area on map.
- Watermark is acceptable but with 2+ acres or more.
- Rental market is a concern.
- No commercial – we are about family.
- We have moved here for the quiet lifestyle. If we wanted more growth, we would move to Calgary or Cochrane.
- Our voice should carry more weight.
- Growth = higher traffic and we are worried for the safety of our children.
    - = noise & light pollution.

Open discussion. Is there anything you would like to share with the project team?

- What would council's motivation be to review this?
- Crime is becoming an issue.
- Cyclists own the road.
- Need traffic cops on the 564, 262 and Bearspaw Road.
- Perhaps a satellite cop shop for emergencies.
- I am opposed to pathways as this will bring more cyclists and YYC riders. It is a Catch-22.
- Where would this development population be coming from?
- We need to lower speed limits down to 70 km/hr.
- Why change it? We are content with no development.
- What are the laws on using retarder breaks on country roads?
- How do we help with minimum acreage size?
- From what I remember everyone agreed the minimum acreage size as a big deal and there was consensus that we wanted it to remain at 4 acre spacing with the exception of the watermark development. Leaving an open ended statement like how can we help with minimum acreage size does not adequately reflect the wants of the group. It could mean how do we go about making smaller parcels of land.

How can we reach people who would like to provide feedback?

- Coffee Chats are good but you don't get to hear all the other perspectives.
- Liked the Open House and then the follow up with Coffee Chats.

Session 12

9:00 – 9:45 AM – June 27, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Moved from Cochrane after 35 years to Bearspaw in 2012, for a slower-paced life, privacy, ability to get to know your neighbours, small, county residential community but still have access to city and amenities.
- Fear: Commercial/industrial development will ruin the way he feels about the community (specifically gravel, Scott Pit). Impact and dangers of gravel pits in close proximity to reservoirs, traffic and safety concerns due to gravel trucks, abuse of size and power, regard for human life and accidents prompted by gravel industry.
- Moved into the area for good schooling options, no immediate town influences, wonderful place to raise children, get to know your neighbours, privacy, noise levels, clear, bright skies, close to facilities (major shopping in Calgary).
- Fears: That the dark sky would be compromised by gravel (Scott Pit) and industrial development.
- Future: Development closer to major, existing infrastructure (road networks), commercial service area. Appreciated upgrade of the existing fire hall to better service the area and not being reliant on Calgary servicing. Look at water provisions and delivery, liabilities of existing piping infrastructure (longevity and financial implications of fixing them).
- Impact of gravel pits on existing lands and First Nations lands – gravel concerns and the impact it has on the community and people - where I understand some First Nations actively support gravel development and are therefore supportive of the industry, which may provide opportunities to current gravel operators, as opposed to lands within or adjacent to residential property (e.g. Scott Property) where residents are certainly not supportive of gravel development in this area. Clearly, any such development on First Nations land would need to pass through the usual regulatory hurdles and receive the support of the First Nations impacted.
- While area includes country estates, aware of need for higher density and light industrial that supports this. Not opposed to transportation networks (transit).
- Moved from Calgary and has lived in Bearspaw for 4-5 years. Likes the lifestyle community brings, proximity to schools, quiet area, low traffic, safe, close to Calgary and access to amenities but maintain peaceful, quiet living. Would like this to be protected.
- Concerns: Ascension development, high-density residential area adjacent to county residential communities, which impacts traffic and road networks, movement through country residential areas. Proposals for commercial development (big-box stores) and their necessity in the area. Ancillary impact of higher density development, i.e. impact on local schools with new development, capacity issues.
- Maintain consistency with current plan and not moving from one extreme to another.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Church Ranches development, which has ~70 acres of park/green space provides large benefit to the community. Gives people access to paths, green spaces, recreation areas, while maintaining higher density development.
- Importance of understanding road infrastructure in areas, schools. Moving east, limitations of developing, concern with mixing higher density and industrial development. Consider what makes something an enjoyable community.
- Pathway systems, recreation areas like the Church Ranches development.
- Access of existing provincial system, connecting to other residents. Spaces available for green, walking paths, open space.
- Opposed to higher density development (larger stories, >3, 4).

- Hard to determine what is acceptable for commercial, light industrial.
- Accepting of more local, small commercial development, fitting in with the area.
- Local services (commercial) located along highways.
- As far as higher density development, not sure where this belongs. Likes the idea of transitioning from low-density to higher-density lots.
- Questions: Benefit of green spaces but can it be achieved? What happens as you move into further phases when development pressure increases? Does density potentially affect future phasing? What criteria was used for previous "future growth" areas and will the same criteria be used with the new ASP?
- Not having higher-density traffic and business development moving through lower-density development.

Open discussion. Is there anything you would like to share with the project team?

- How is input being balanced? People living in community vs. developers.
- How are we balancing residential/non-residential development?
- Take Scott Pit off table – can RVC purchase the land? Frustration with Pit constantly being an area of contention, would the development be better suited elsewhere?
- Sanctions on Councillors (the three Councillors representing 40% of population in RVC).

How can we reach people who would like to provide feedback?

- Agree with type of format, open forum for conversation, the more the better.

Session 13

10:00 – 10:45 AM – June 27, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Allowing existing uses to move forward successfully in the future.
- That the Plan recognizes land use (protection of existing operations).
- Balance of thoughtful development around residential and industrial land uses, successful coexisting.
- Outline area appropriate to capture existing pits.
- Burma Site still has significant gravel reserves; however, end of reserve in foreseeable future (10-15 years out from completion). Allowance of non-serviced areas and flexibility of uses that may not be specifically related to gravel.
- Identifying "special development" areas.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Glacial Springs ASP and how it is structured – matching these lands (commercial/residential mix).
- STAR pit, 2 of 6 quarters mined, easily 80 million tons. Lifetime of pit exceeds ASP timeline. Industrial uses/landfills may be potential future development for the area.
- Future land use will depend on surrounding area, specifically what is occurring in City of Calgary – perhaps mixed development is more appropriate.

Open discussion. Is there anything you would like to share with the project team?

- Point of concern related to setback distances between gravel operations and residential lands.
- Greater clarity on performance standards vs. imposing setbacks.
- Impact on future development using blanket approaches in environmentally sensitive areas.

How can we reach people who would like to provide feedback?

- No comments

Session 14

3:00 – 3:45 PM – June 27, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- 12 acres near Tim Hortons.
- Beauty of the land, views of rivers, mountains, etc.
- Good for family, kids, multi-generational.
- Seniors' housing.
- Community oriented, diversity.
- Enjoy the small business centre for day-to-day activities, day care, dry cleaning, etc.
- Interested in what they can do with their RF (Ranch and Farm District) parcel.
- There is currently uncertainty with development.
- Interested in expanding commercial area.
- 40 acres on Rocky Ridge Rd. across [from] city's $200M rec centre.
- 51 years, expected city development to continue.
- Not economical to develop 4 acre lots.
- Envisions a transition from city to country residential area, opportunity for higher-density residential, commercial, recreation near boundary of city.
- Recognizes variety of land uses in Bearspaw:
- Agricultural, large and small.
- Country residential.
- Industrial/commercial.
- Urban transitional.
- Opportunity for nodes of small commercial/service/seniors' housing in various locations:
- Bearspaw Road.
- Glenbow.
- Area of Rocky Ridge Rd., Country Hills Blvd. north to Aspen Rd.
- Need to deal with urban connection of road & utilities.
- Many different community types in Bearspaw: ranching, country residential, minor agricultural pursuits.
- Country, but close to the city.

- No need to have local commercial with proximity to city.
- Services can be accessed from city.
- Concerns with traffic generated by Watermark (looking to see roads expanded here):
- 80th Ave.
- 12 Mile Coulee.
- Views.
- Proximity to Calgary and Cochrane.
- Hwy 1A as a future growth corridor for commercial.
- Concentrate development within ASPs like Bearspaw, leave outside areas to preserve agriculture.
- Sees shopping, seniors' accommodation along Highway 1A corridor.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Along Hwy 1A is appropriate area.
- Continue to expand existing developed areas.
- Need for cluster development with higher-density & uses next to city.
- Expand existing country residential area, transition density to cluster area, transition to agricultural area.
- Commercial areas should be defined appropriate, but should respect surrounding area.
- Transition density of these nodes, denser in middle, less so on periphery.
- West of city should be transitional area with higher density, adjacent to city boundaries.
- Industrial potential to north of ASP area.
- Allow marijuana production outside of country residential area.
- Likes commercial nodes in various locations.
- Protect natural areas:
- Big Hill Springs, etc.
- Church, fire hall along 1A corridor.
- Protect key environmental features.

Open discussion. Is there anything you would like to share with the project team?

- Questions re: timeline.
- Would like to see potential development concepts and node for specific uses – certainty, and residential transitional zones.
- Wants better defined development concept areas:
    - Not vague area like current BASP commercial area.
- Please consider that market forces are a very important aspect of development.
- Affordability, potential for affordable housing with higher densities.
- Ensure that infrastructure meets demands as development proceeds.
- Question regarding proposed church on 12 Mile Coulee, ensure traffic is considered.
- Question regarding development on Hwy 1A near Cochrane.
- Wants ability to create 4 acre parcel on a 20.

How can we reach people who would like to provide feedback?

- Concern about area councillors being sanctioned.
- Coffee chats.

- Email.

Session 15

2:00 – 2:45 PM – July 4, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Understand that resident concerns are valid, believe that resource extraction can operate adjacent to residential areas.
- Short-term use, can become future:
    - Residential area.
    - Park or open space.
    - Stormwater facility.
- Understand need for ongoing engagement and mutual understanding.
- Support open and transparent relationships.
- Appreciate BASP vision, how can they work with residents to contribute to it?
- ASP should not sterilize resource extraction, rather establish process and expectations.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- Recognizing the city of Calgary growth corridor to the NW of the city (NE of Bearspaw), opportunity for aggregate lands to:
    - Supply resource for construction of this area (limiting haul distances).
    - Provide buffering between city and country residential area in the long-term.

Open discussion. Is there anything you would like to share with the project team?

- Potential for lands to accommodate stormwater once resource is exhausted.
- Questions re:
    - Timeline.
    - City annexation.
    - Plan area.

How can we reach people who would like to provide feedback?

- Like email list.

Session 16

3:00 – 3:45 PM – July 5, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- More room, privacy – was looking for a 4 acre parcel where you could get a return on investment.
- Stability in price in the value of the land, proximity to Calgary was appealing.
- No need for local commercial due to proximity to Calgary.
- No need for anything along 1A.

- Lack of commercialization is part of the character of Bearspaw.
- Privacy, lack of people, lack of traffic.
- Wildlife – spacing allows for it – farmer's field adjacent to their property allows for wildlife.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- High density on north side of 1A.
- Water and sewer is critically important to be comprehensively planned.
- No fencing around 1A for wildlife.
- Logical extension of high density, development should stem from existing areas that are already developed.
- Buffer from housing development along 1A to preserve views.
- Safety implications with development along 1A.
- Road expansion necessary.
- Preserving habitat between developments for smaller forms of wildlife (amphibians, etc.) is important to maintaining biodiversity – small pockets of preserved areas with no connectivity is not enough.

Open discussion. Is there anything you would like to share with the project team?

- 766 is a corridor for wildlife, drainage, etc.
- 262 is along a main transportation corridor for Bearspaw.
- 3 distinct parts to Bearspaw – Glenbow, Bearspaw East, and Bearspaw West.
- Services north of Plan area (gas stations, etc.) is needed.
- More strict servicing standards are required – municipal servicing is ideal.
- Want to see taxes go down with more development.
- High-density along 1A corridor – higher toward city of Calgary, 2 acre+ developments as you move outward toward 766.

How can we reach people who would like to provide feedback?

- Email list.
- Coffee chats.

Session 17

2:00 – 2:45 PM – July 25, 2019

What attracted you to the area, and what is your vision for the future of your community? Does your vision include access to shops and services (recreation, amenities, etc.)?

- Been in the area since 2003.
- Open space.
- Less noise.
- Wildlife.
- Close to city.
- Less pollution.
- Close to city services – Rocky Ridge, Co-op.
- Travel to Cochrane to access main services.

- Wildlife.
- Space.
- Dark skies, away from city light pollution.
- Lives along Township Road 262.
- Rural living component.
- Grew up on a farm.
- Strong agricultural component.
- Privacy.
- No need for shops/services in Bearspaw.

How should development pressure be accommodated within Bearspaw/Glendale? Where are the areas with future growth potential? Why? Where are the areas that should not accommodate future growth? Why?

- No urban sprawl stretching from Calgary to Cochrane.
- Bearspaw should be a buffer between the two main city centres.
- Higher-density development is more appropriate in Calgary.
- Development in Glenbow should not compromise public access to the park.
- No traffic lights on Highway 1A. The practical solution is traffic circles, they work well and keep traffic moving.
- Some higher-density is okay if it is done right and located appropriately in a way that preserves and maintains the values of the existing residents (dark skies, wildlife, privacy, etc.).
- Does not support additional commercial development in Bearspaw.
- Status quo for development.
- Development in Woodland/Highway 1A area okay.
- No gravel development in Bearspaw.
- No need for extensive commercial – existing area okay.
- Allowing for some type of development, so long as it is done properly to preserve the things people in Bearspaw value (wildlife, dark skies, etc.) is okay – could provide affordable housing for younger people.
- Challenges for servicing for further development.
- Stormwater, servicing all ultimately dictates development.
- What is happening with urban star? How is servicing provided?

Open discussion. Is there anything you would like to share with the project team?

- No fencing around developments.
- Council should adopt a Voters list.
- Gravel development should not be undertaken in Bearspaw:
    - Health implications are significant.
    - Historic lack of vision to accommodate gravel development in proximity to residential development.
    - The existing Scott property has a coulee and plenty of wildlife activity and affords views from the high points. If a gravel pit went in there, reclamation would not compensate for what would be permanently lost on this land. Housing would be more appropriate if developed to complement the existing landscape, and a much better fit for the Bearspaw community.
- Takes issue that the ARP was scrapped by Council – Dominic had worked very hard and done a good job on this Plan.

- Council is currently not working – the area Councillor is currently sanctioned – how does this impact their ability to represent us?
- Issue with gravel development in Bearspaw:
    - Unhealthy.
    - Silica dust cannot be controlled and causes health implications.
    - Impacts on aquifer.
    - Truck traffic on Burma is an issue.
    - Lots of existing gravel, no need for more.
- County's plan for growth? Are we competing with other municipalities?
- Discussion of MDP for County.
- Discussion of future public consultation process.

How can we reach people who would like to provide feedback?

- Coffee chats.
- Open houses, sometimes too much information to digest.
- Email.