

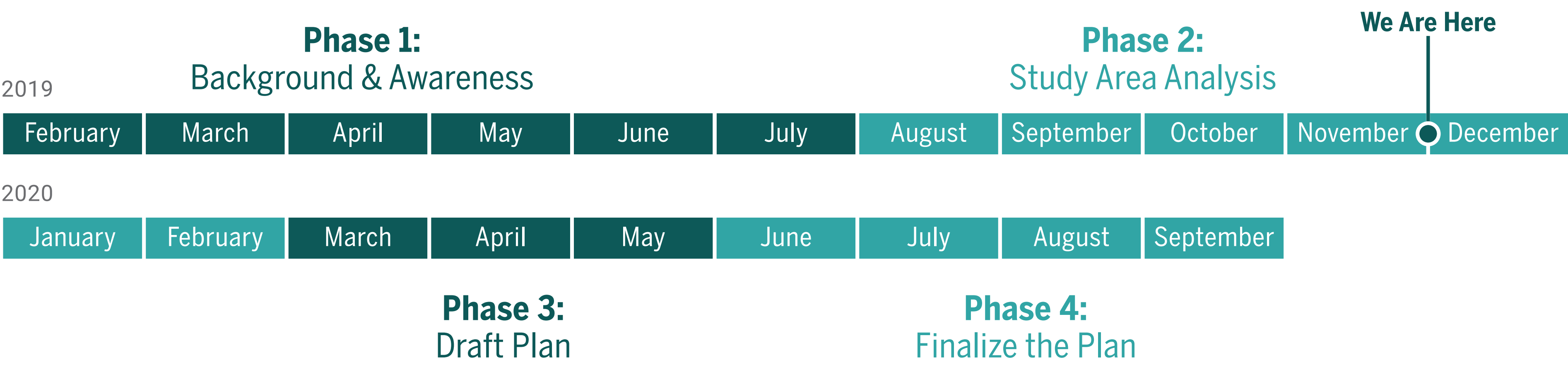
ABOUT THE PROJECT

Rocky View County has begun the process of reviewing the Bearspaw ASP. The project will seek to review and, where necessary, revise the objectives for the Plan area. In considering a vision for the community, the County will promote a balance between residential and non-residential land uses, and will investigate various land use scenarios for Bearspaw, based on public input and the findings of technical studies.

Engagement Process

We are currently in **Phase 2** of the project. Through this engagement we will use your feedback to confirm the Draft Vision and Principles that were established in Phase 1.

Join us in 2020 for the next phase of engagement.



Thank you for your participation!

For information visit www.rockyview.ca/bearspawASP



HOW TO GET INVOLVED

Find the speech bubble icon throughout the room and provide your feedback today!

Provide your feedback on:

- › The draft Vision
- › Types of development you would like to see in Bearspaw
- › Identify important areas for conservation

Take the online survey

Available from November 25 to January 6, 2019 at www.rockyview.ca/bearspawASP

Sign up for project updates

Visit www.rockyview.ca/bearspawASP to find out about future opportunities to participate.

AREA STRUCTURE PLAN

What is an Area Structure Plan?

An Area Structure Plan (ASP) is a statutory document approved by Council that sets out our community's vision for the future and provides a framework for getting there.

Why is it important?

Between 2006-2018, the Bearspaw community has **grown by approximately 34% from 4,803 to 6,442 people**, and continues to face considerable development pressure. The Bearspaw ASP will outline future land use, transportation, environmental protection, emergency services, general design, and utility service requirements. It will guide the community to accommodate and provide for future growth in an environmentally and fiscally sustainable manner.

What will it do?

The Area Structure Plan will:

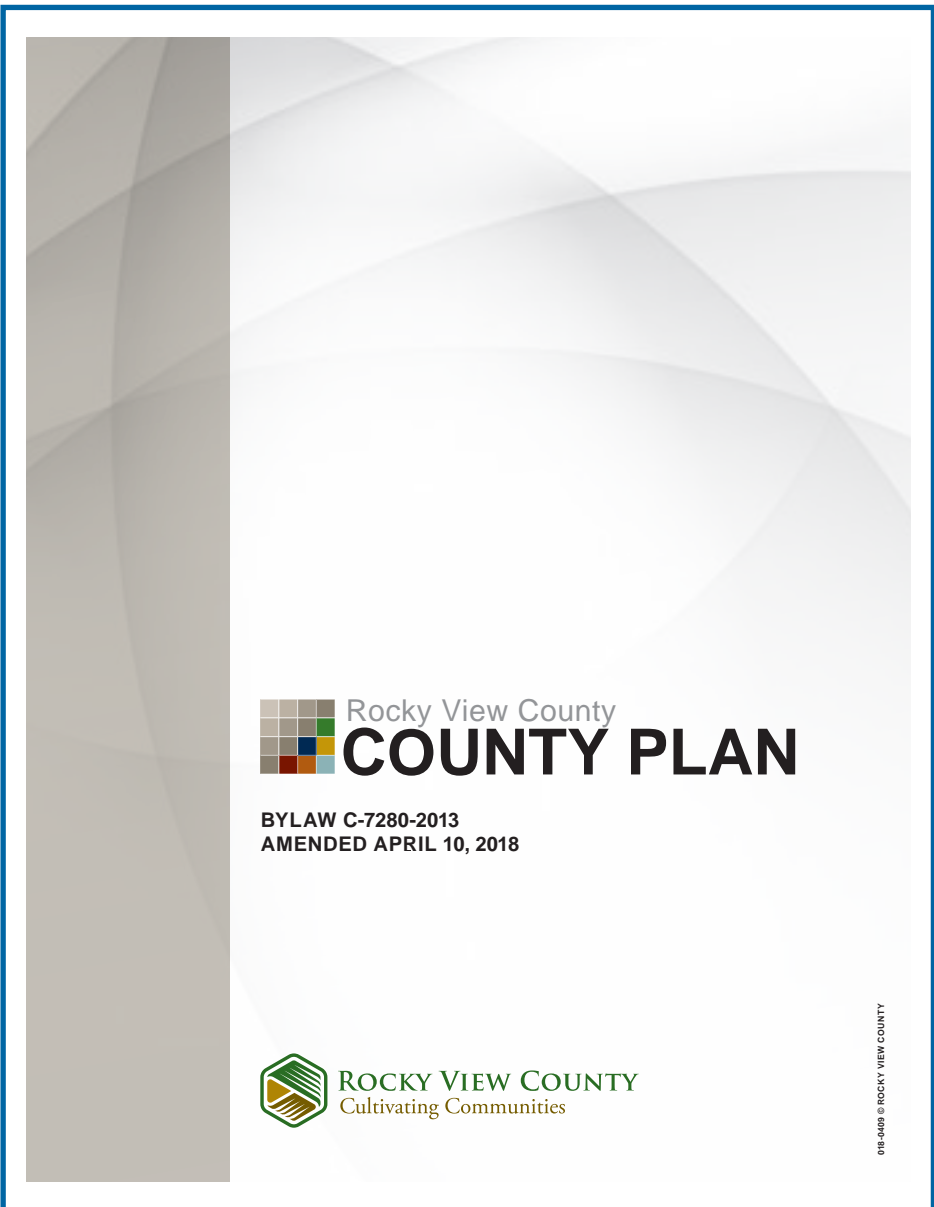
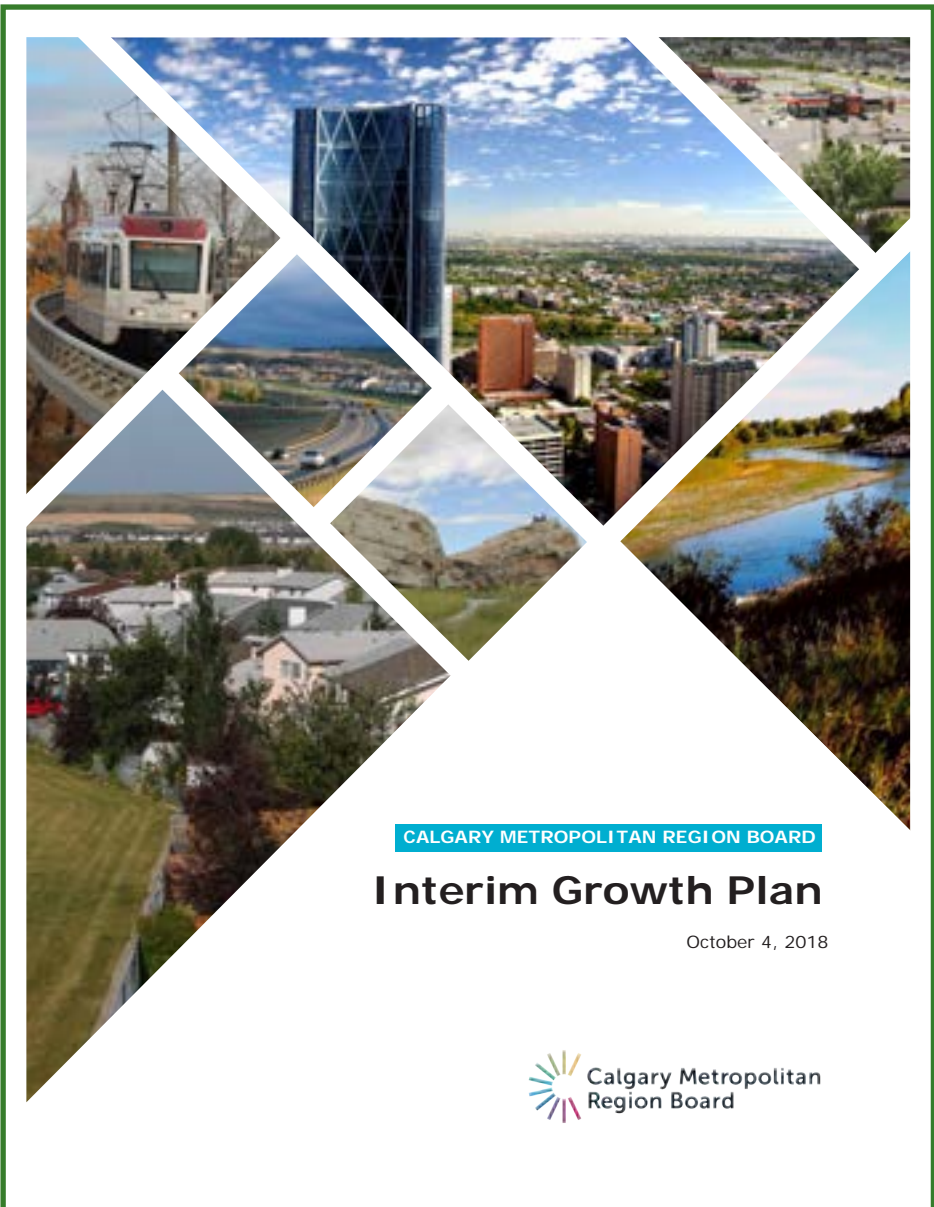
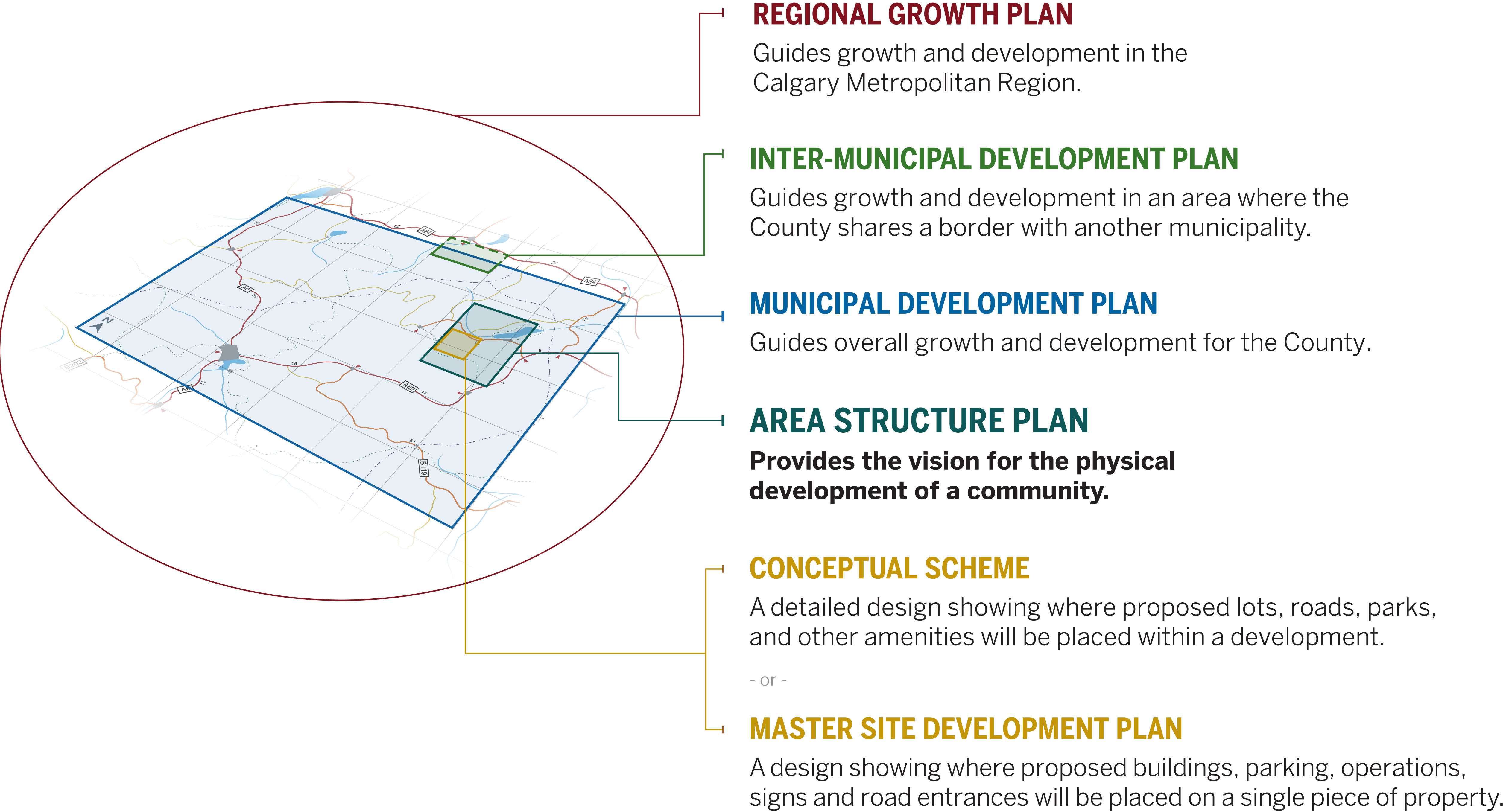
- Respect the values of the community;
- Reflect current conditions and future growth projections;
- Set out a vision for growth and development that improves our quality of life while protecting what we love; and
- Align with the important larger scale plans adopted after the original Bearspaw ASP.



Photo: Realtor.ca

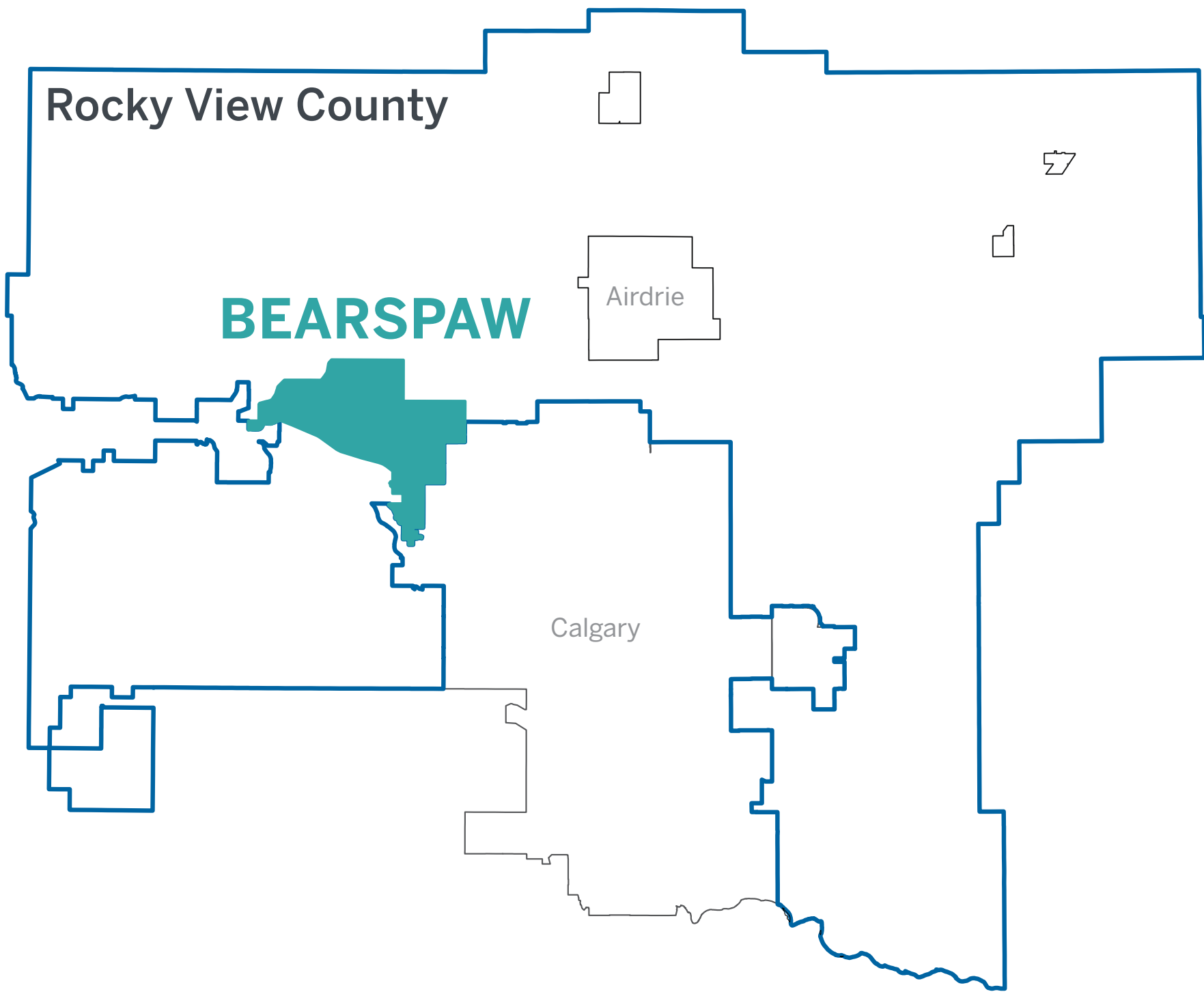
RELATED PLANS & POLICIES

There are a number of plans that determine how land is used in Rocky View County.
The diagram below illustrates the Bearspaw Area Structure Plan's relationship to other plans.

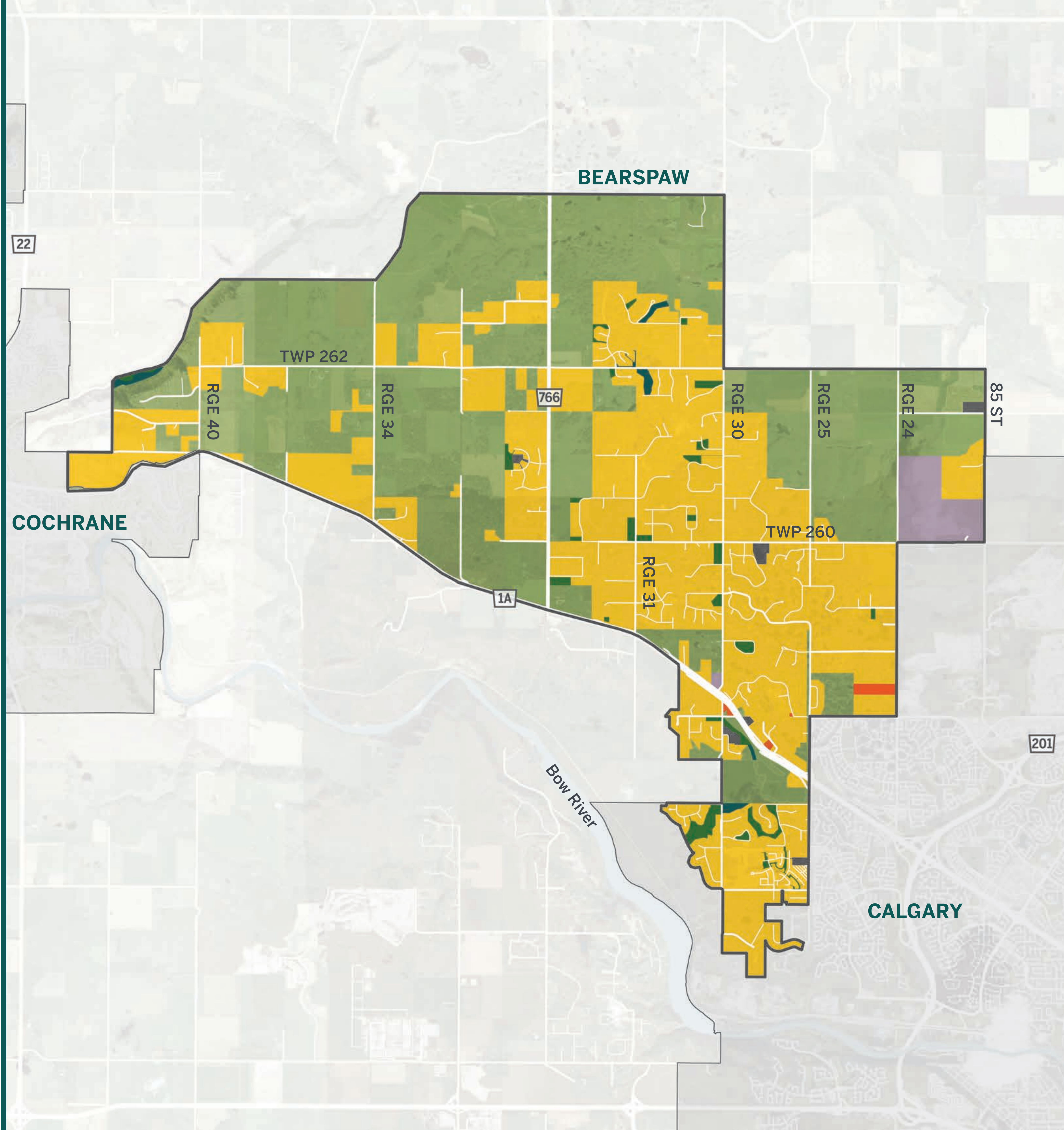


EXISTING LAND USE

This map shows the current land use designations for parcels in Bearspaw.

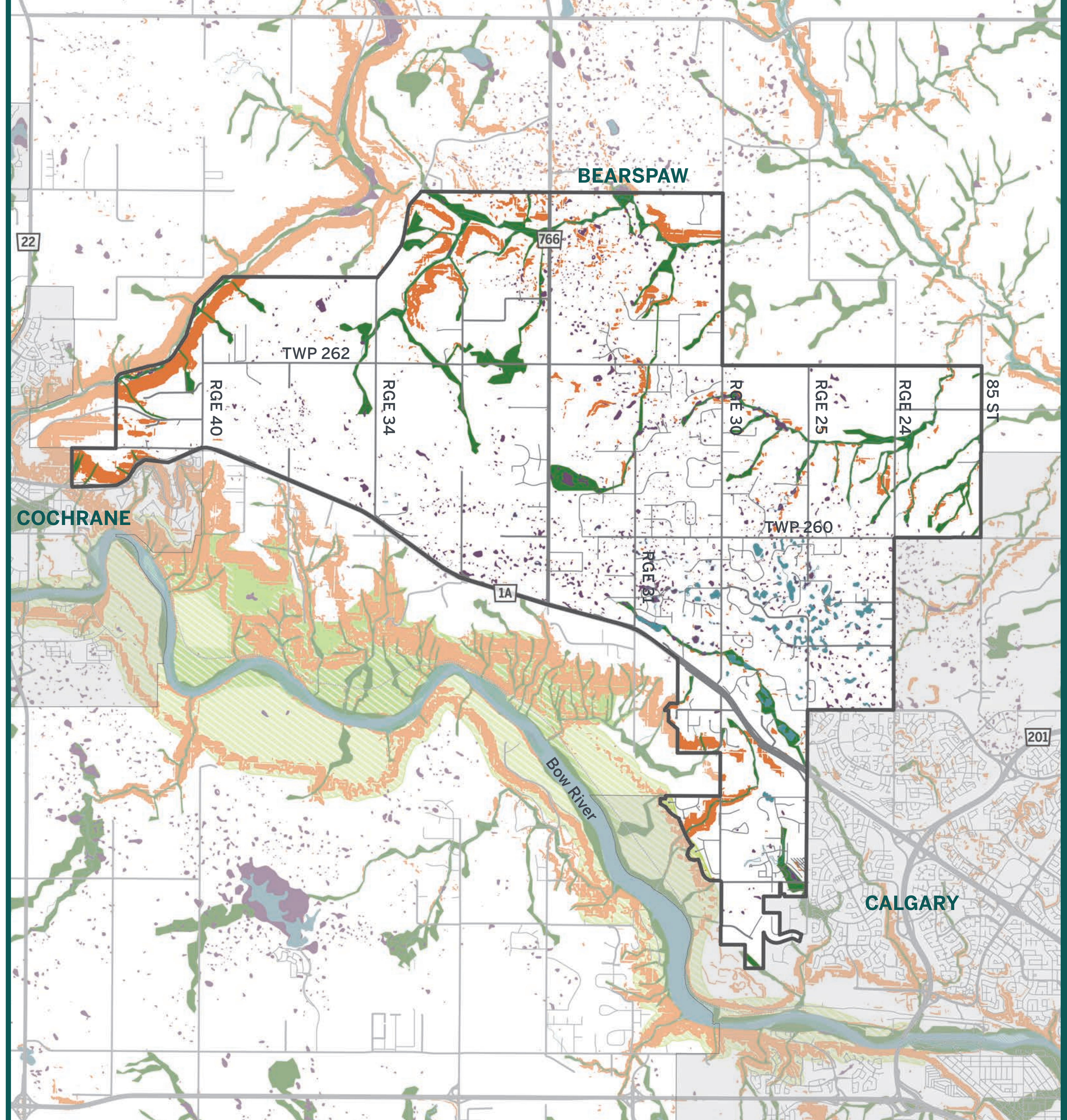
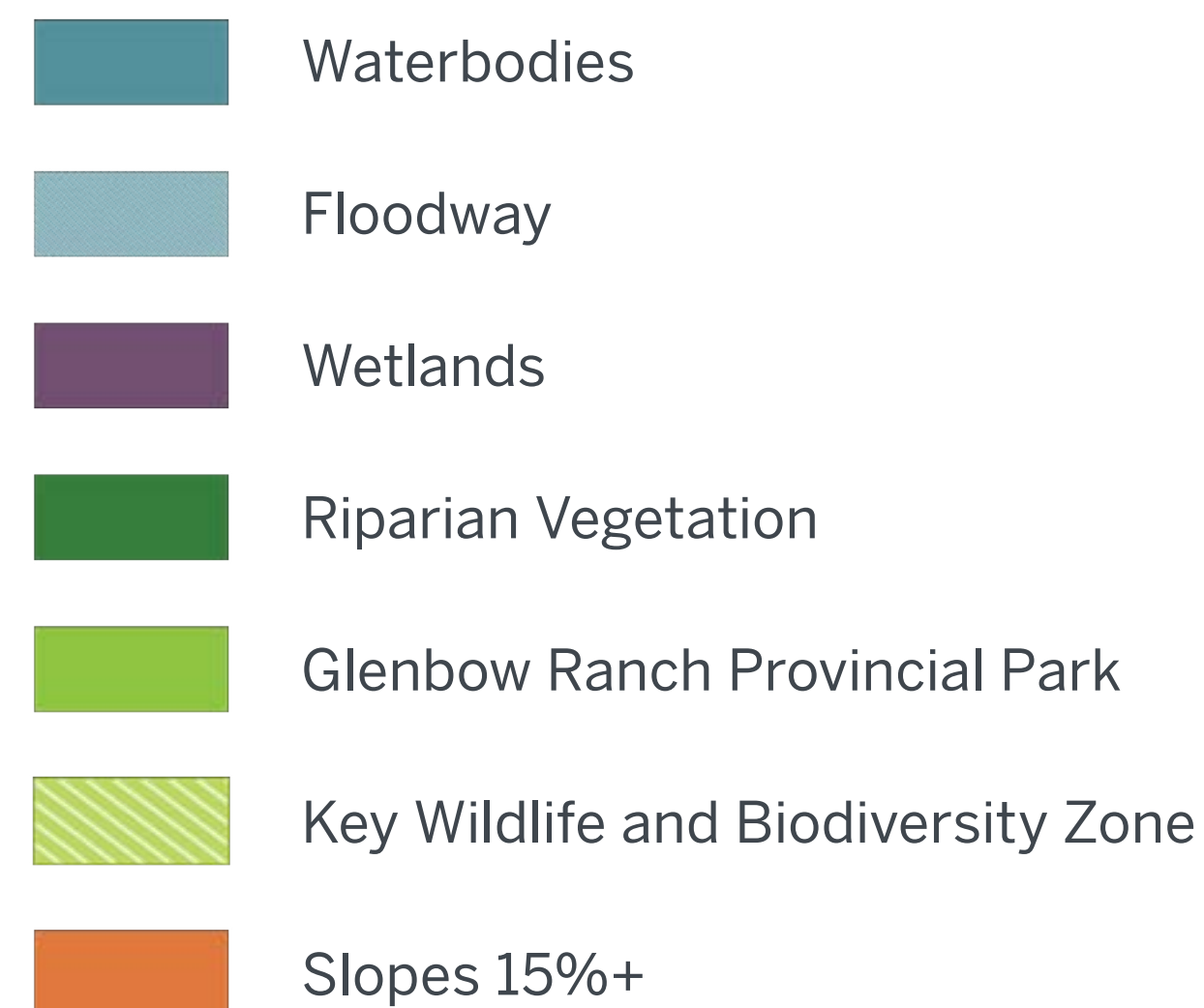


- Residential
- Business + Commercial
- Agriculture
- Industrial
- Public Services
- Municipal Reserve
- Environmental Reserve



ENVIRONMENTAL FEATURES

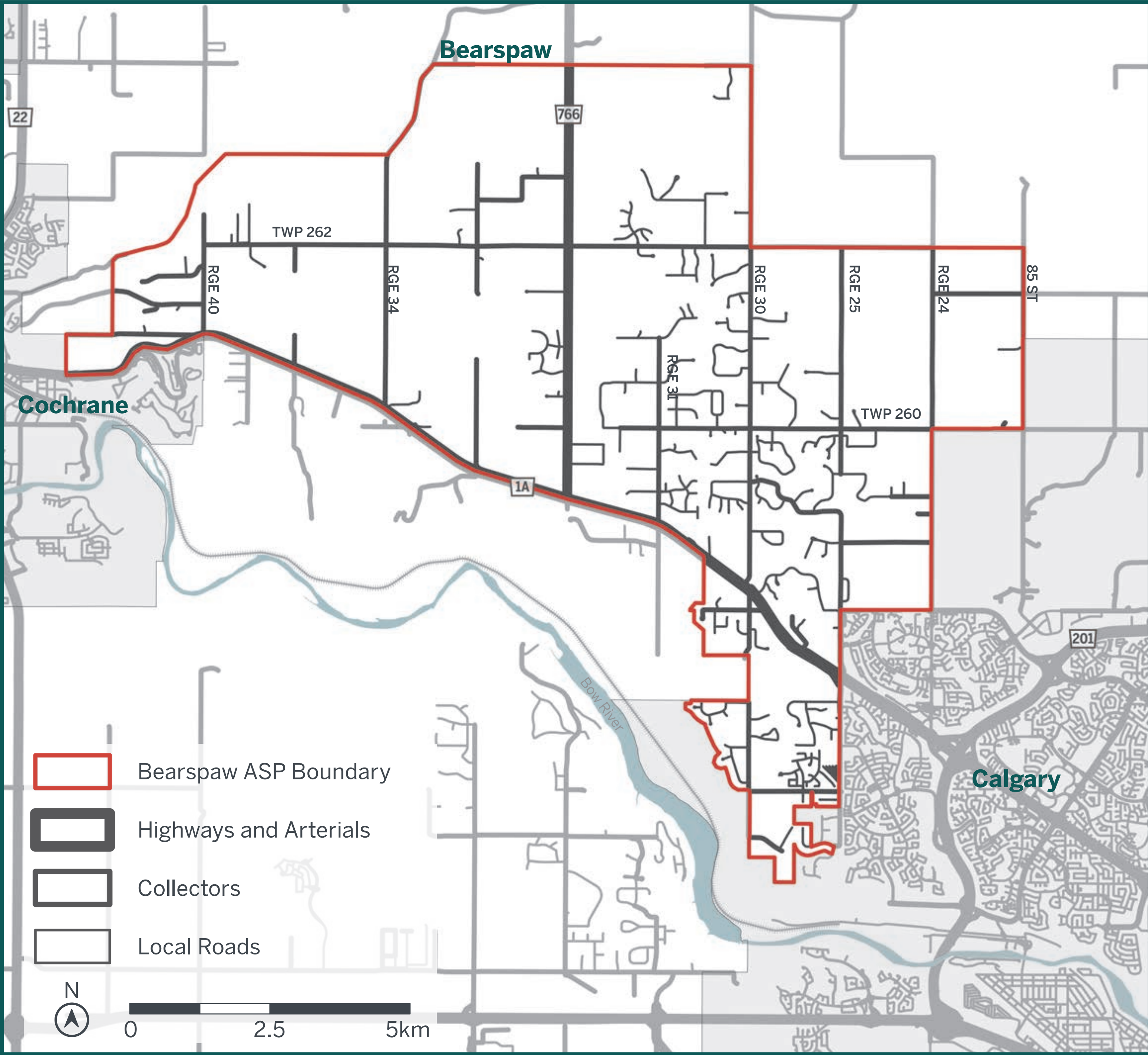
Bearspaw contains many environmental features that have innate ecological value and provide habitats for wildlife. The ASP provides potential to protect these important environmental features.



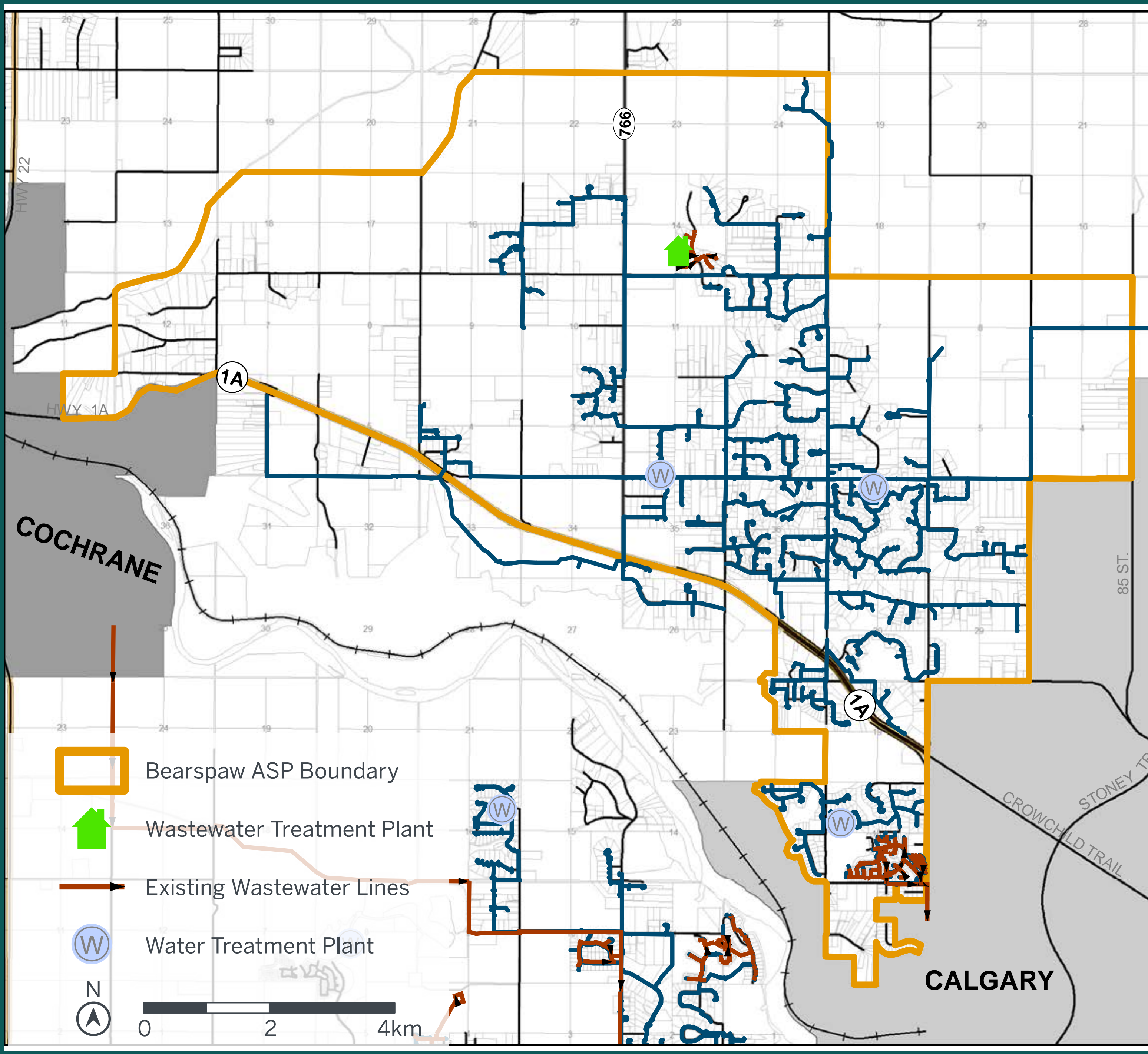
EXISTING INFRASTRUCTURE

Potential upgrades to HWY 1A are in collaboration with Alberta Transportation. New developments will be required to provide for necessary upgrades to the transportation network. The availability of servicing will inform the land use strategy.

Transportation



Water and Wastewater



PHASE 1 ENGAGEMENT

This panel summarizes the feedback received from the Phase 1 Open House, Coffee Chats, and several individual letters and emails.

Development and Density

Residential Lot Sizes

- › Supportive of country residential lots (2-4 acres).
- › Expressed that higher densities should be adjacent to existing developed areas and match existing development patterns.
- › Indication that cluster development may be useful to enable natural area preservation.
- › General desire to allow for seniors development, to encourage aging in place.

Commercial + Industrial Development

- › Supportive of local commercial uses that preserve the character of the area.
- › No appetite for larger-scale regional commercial areas.
- › Many felt that aggregate extraction is not appropriate in the Bearspaw Glendale area

Servicing and Transportation

Servicing

- › Consensus that new development should be accountable for itself, with any servicing infrastructure, stormwater conveyance, and transportation upgrades.
- › Ensure that new developments have access to comprehensive servicing solutions, and new systems must be adequate and paid for by the developer.

Transportation and Pathways

- › Many respondents expressed concern about road and traffic safety. Suggested solutions included:
 - › Pathways will increase connectivity between communities and increase safety for pedestrians and cyclists.
 - › Increase corridors without signals to maintain ease of use.

Nature and Rural Character

Bearspaw / Glendale Character

- › Peace and quiet, rural lifestyle, natural environment, and sense of community.
- › Future development must reflect this existing character.

Environment and Wildlife

- › Respondents highlighted the importance of protecting wildlife, open space, and key environmental features.
- › Expressed the importance of continuity of these natural areas, not only to retain the rural nature of Bearspaw/Glendale, but to protect natural habitats as well.
- › Protection of agricultural lands was another key consideration.

DRAFT VISION

The following vision has been developed based on the feedback your shared in Phase 1.

Bearspaw will offer a rural lifestyle where nature and the agricultural character of the area is respected. Sensitive development will safeguard Bearspaw's natural environment and prioritize watershed, wildlife, and wildlife habitat.

Bearspaw will facilitate growth that provides residents and visitors with safe access to local services, open spaces, community focal points, and one another, in a financially and environmentally sustainable manner.

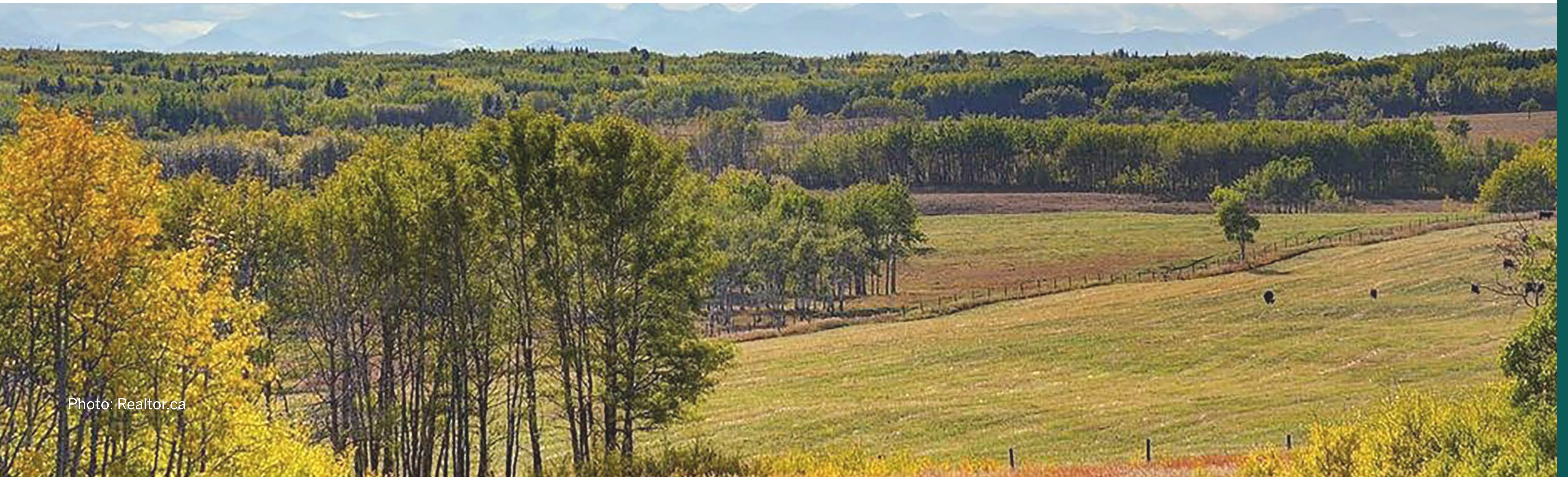


Photo: Realtor.ca

DRAFT VISION

Do you agree with the draft vision?

Please place a sticker in the category below that best fits your opinion.



<div>Strongly Agree</div>	<div>Somewhat Agree</div>	<div>Neutral</div>	<div>Somewhat Disagree</div>	<div>Strongly Disagree</div>
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Is anything missing?

Place a sticky note below to share your thoughts.

If you disagree, how could the vision be improved?

Place a sticky note below to share your thoughts.

DRAFT GOALS

The following goals have been developed based on the feedback you shared in Phase 1.

Land Use Strategy

- › Allow developments that support Bearspaw as a distinct and attractive country residential community with pockets of appropriate commercial services, while balancing and protecting the character of the Bearspaw community.
- › Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
- › To conserve and enhance valued landscapes including views, wildlife habitat, natural areas, slopes, coulees, wetlands, and riparian areas.
- › Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.

- › Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base.
- › Ensure that new development aligns with the direction of municipal and regional policies and plans.
- › Collaborate and engage with landowners throughout the planning process to build consensus on new development.

Intermunicipal Cooperation

- › Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth.

Community Character and Appearance

- › Complement the character and appearance of Bearspaw through high-quality design that:
 - › Preserves and enhances the existing landscape, sightlines, and natural environment;
 - › Recognizes and blends with the immediate surroundings and vistas;
 - › Supports efficient use of land and encourages provision of accessible public spaces.
- › Provide for attractive and high-quality gateways into the Bearspaw community along the Highway 1A corridor, at Lochend and Bearspaw Road intersections, and along 12 Mile Coulee Road.

Is anything missing? How could the goals be improved?

Place a sticky note below to share your thoughts.



DRAFT GOALS

The following goals have been developed based on the feedback your shared in Phase 1.

Housing

- › Respect the existing built environment, but explore the use of alternate forms of residential development, such as cluster, seniors housing and mixed-use development.
- › Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Environment

- › Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow River, Big Hill Springs, and Nose Creek.

Business

- › Ensure sustainable and sensitive growth of the business areas in a way that is supported by market trends, desired growth size, and limitations of servicing.

Agriculture

- › Support agricultural uses where desirable and effective. Support diversification of agricultural operations as a means of retaining an agricultural land base.
- › Promote the development of smaller agricultural operations within residential, community, and business areas to maintain the rural character of Bearspaw.

Aggregate Extraction

- › Collaborate with residents and the aggregate industry to identify criteria for potential aggregate extraction applications in the Plan Area.

Transportation Network

- › Promote a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
- › Mitigate the impacts on existing residents from traffic and new forms of residential development.
- › Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network.

Servicing

- › Provide for potable water, waste water, and storm water infrastructure within the Plan in a safe, cost effective, and sustainable manner.

Is anything missing? How could the goals be improved?

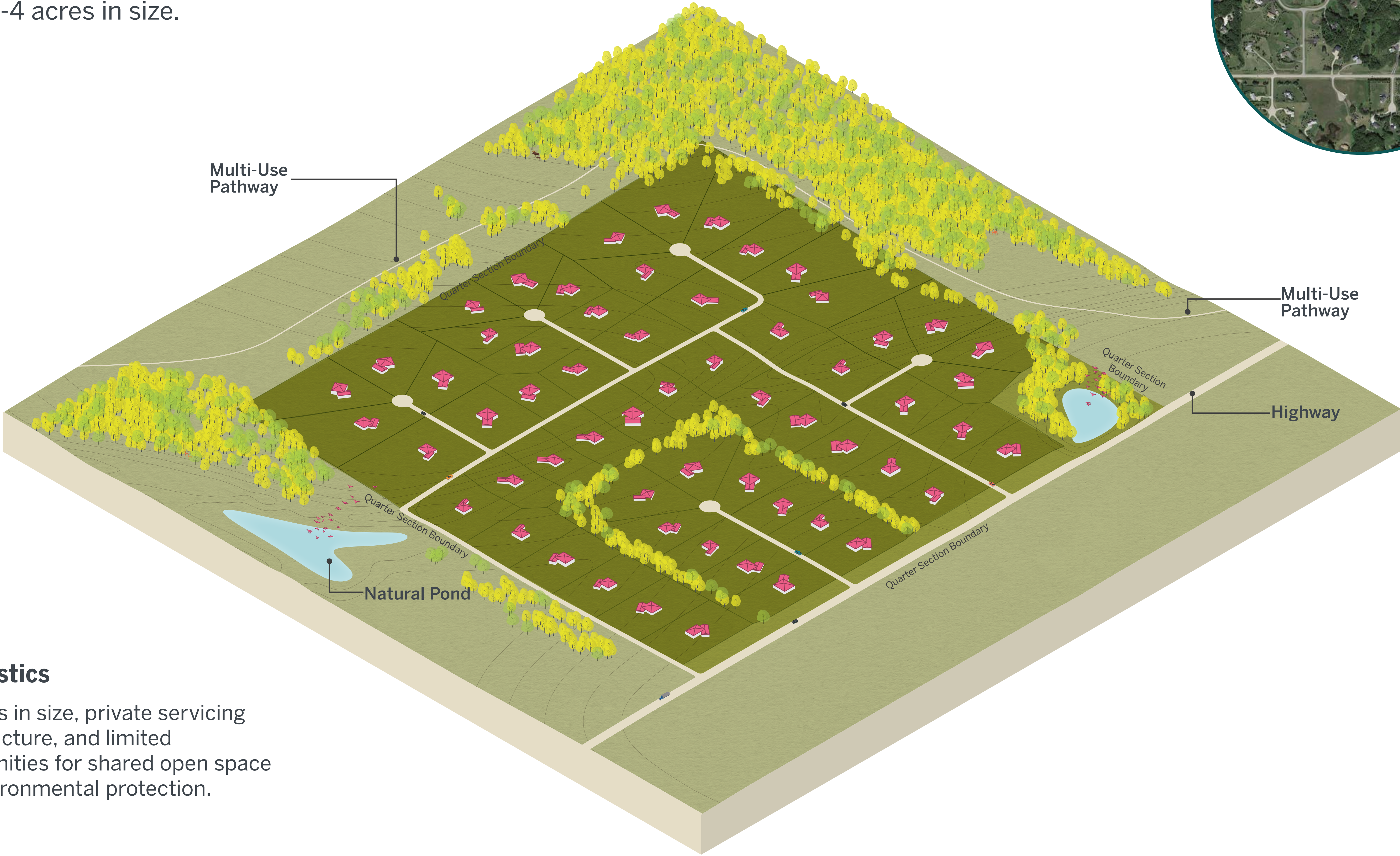
Place a sticky note below to share your thoughts.



COUNTRY RESIDENTIAL

Portions of Bearspaw have typically been developed with lots 2-4 acres in size.

Bearspaw R & Burma Rd



Characteristics

- 2-4 acres in size, private servicing infrastructure, and limited opportunities for shared open space and environmental protection.

I support this type of development.
Please place a sticker below.

I have concerns about this type of development.
Please place a sticker below.



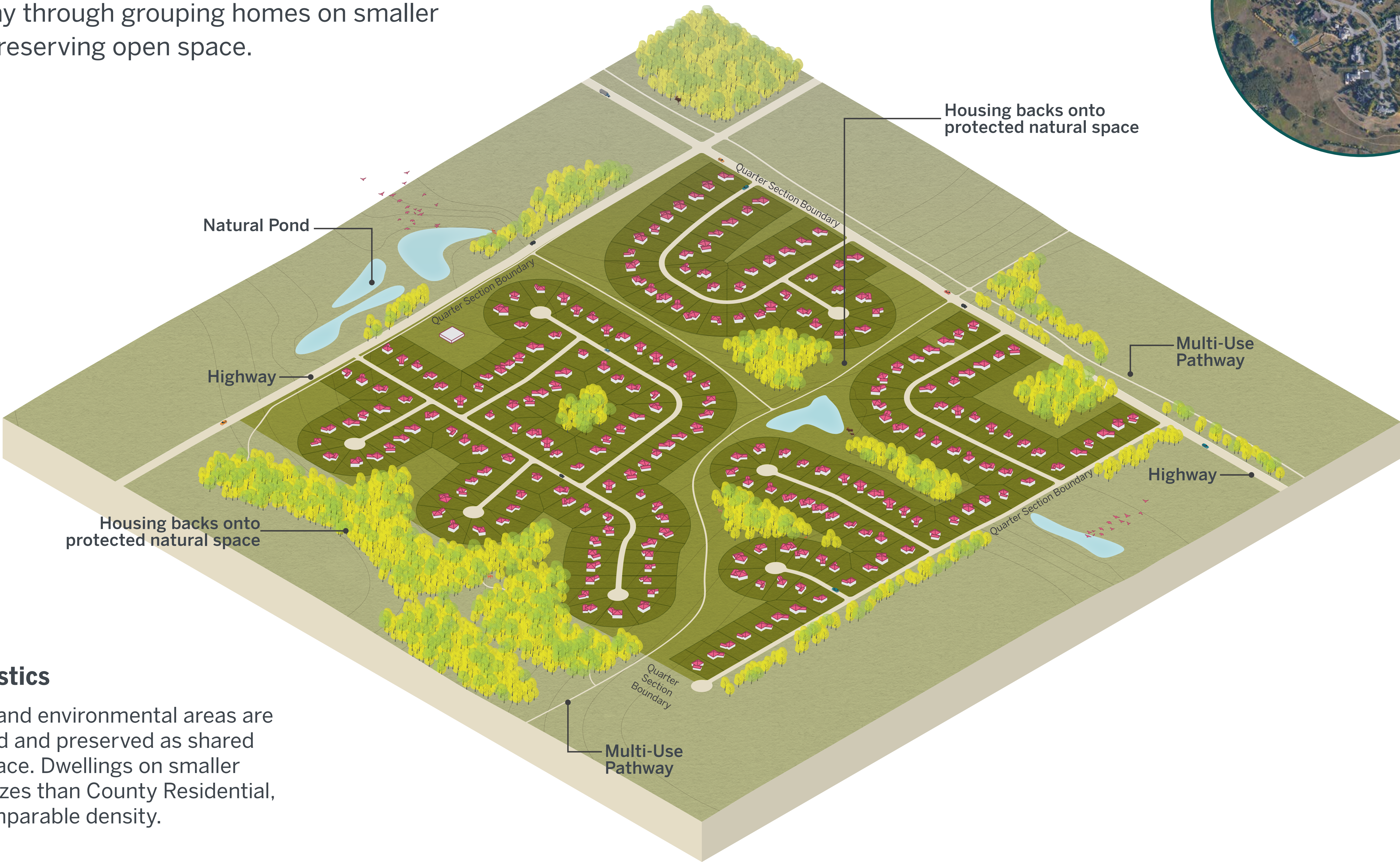
Why?
Use a sticky note to share your thoughts.

Why?
Use a sticky note to share your thoughts.

CLUSTER HOUSING

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.

Blueridge Rise



Characteristics

- Natural and environmental areas are identified and preserved as shared open space. Dwellings on smaller parcel sizes than County Residential, with comparable density.

I support this type of development.
Please place a sticker below.

I have concerns about this type of development.
Please place a sticker below.



Why?
Use a sticky note to share your thoughts.

Why?
Use a sticky note to share your thoughts.

BUSINESS / COMMERCIAL



Local Commercial



Example: The Heart of Bragg Creek, Café

I support this type of development.

Please place a sticker below.

Regional Commercial



Example: Ikea, Deerfoot Meadows, Calgary

I support this type of development.

Please place a sticker below.

Highway Business



Example: Petro-Canada Gas Station

I support this type of development.

Please place a sticker below.

Recreational Business



Example: Golf Course

I support this type of development.

Please place a sticker below.

Is anything missing?

Place a sticky note below to share your thoughts.

This area should be conserved because...

Environmental Features

Please use the **green** sticky notes to identify areas of environmental value.

Recreational Opportunities

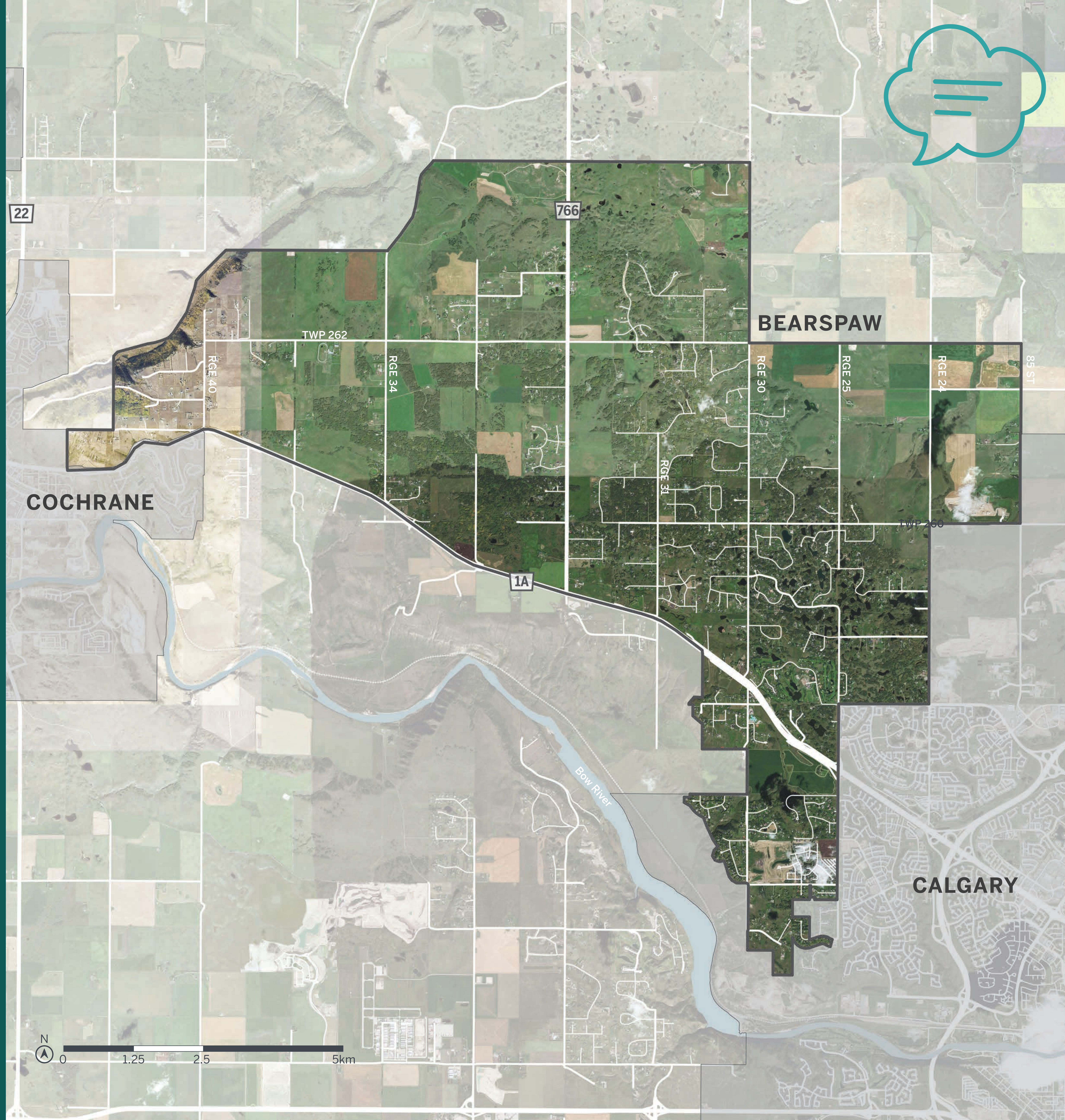
Please use the **pink** sticky notes to identify areas of recreational value.

Agricultural Value

Please use the **orange** sticky notes to identify areas of agricultural value.

Other

Please use the **blue** sticky notes to identify areas of other value.





Stakeholder Coffee Chats – December 3, 4, 5, 6, 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. Do you agree with the draft Vision & Goals that were developed based on the feedback received in Phase 1? If not, how could they be improved? (10 mins)
2. How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)
 - a. Is traditional Country Residential development appropriate in the plan area? Why or why not?
 - b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?
 - c. What types of business and commercial uses are appropriate in the plan area? Why or why not?
3. Previous feedback indicated a desire for the preservation of wildlife habitat. Which areas do you think are most important to protect and how might protection be achieved? (5 mins)
4. Open discussion. Is there anything you would like to share with the project team? (15 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 2 of the project (Winter-Spring 2020).

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

Draft Vision & Goals

Summary of Feedback shared in Phase 1

Bearspaw will offer a rural lifestyle where nature and the agricultural character of the area is respected. A strong sense of community is fostered and the natural heritage of Bearspaw is maintained.

Further development will safeguard Bearspaw's natural environment and prioritize sensitive watershed, wildlife, and wildlife habitat. Low density development will continue to be the predominant housing option in the community, but new techniques such as cluster development will balance residential areas with the preservation of natural and communal spaces. Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations.

Business uses will be carefully managed and will be predominantly focused towards the Highway 1A corridor. Residents and visitors will access a growing range of public uses and will enjoy an *active transportation* network connecting residents to local services, open spaces, community focal points, and one another. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Bearspaw's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Draft Vision

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Land Use Strategy

1. Allow developments that support Bearspaw as a distinct and attractive country residential community with pockets of appropriate commercial services, while balancing and protecting the character of the Bearspaw community.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. To conserve and enhance valued landscapes including views, wildlife habitat, natural areas, slopes, coulees, wetlands, and riparian areas.
4. Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.

5. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base.
6. Ensure that new development aligns with the direction of municipal and regional policies and plans.
7. Collaborate and engage with landowners throughout the planning process to build consensus on new development.

Intermunicipal Cooperation

8. Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth.

Community Character and Appearance

9. Complement the character and appearance of Bearspaw through high-quality design that:
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Housing

11. Respect the existing built environment, but explore the use of alternate forms of residential development, such as cluster, seniors housing and mixed-use development.
12. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Business

13. Ensure sustainable and sensitive growth of the business areas in a way that is supported by market trends, desired growth size, and limitations of servicing.

Agriculture

14. Support agricultural uses where desirable and effective. Support diversification of agricultural operations as a means of retaining an agricultural land base.
15. Promote the development of smaller agricultural operations within residential, community, and business areas to maintain the rural character of Bearspaw.

Transportation Network

16. Promote a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
17. Mitigate the impacts on existing residents from traffic and new forms of residential development.
18. Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network

Servicing

19. Provide for potable water, waste water, and storm water infrastructure within the Plan in a safe, cost effective, and sustainable manner.

Environment

20. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow River, Big Hill Springs, and Nose Creek.

Aggregate Extraction

21. Collaborate with residents and the aggregate industry to identify criteria for potential aggregate extraction applications in the Plan Area.