

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

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 sensitive 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.

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:
 - a. Preserves and enhances the existing landscape, sightlines, and natural environment;
 - b. Recognizes and blends with the immediate surroundings and vistas;
 - c. Supports efficient use of land and encourages provision of accessible public spaces.
10. 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.

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.