



ROCKY VIEW COUNTY

# BEARSPAW

## AREA STRUCTURE PLAN REVIEW

**Phase 2A: Engagement Summary**

April 2020

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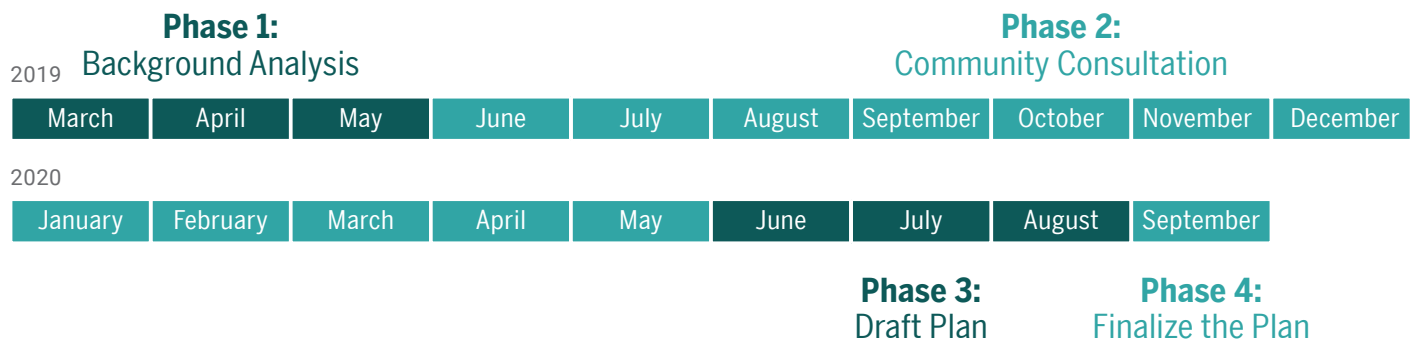
# About the Project

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. Therefore, Rocky View County (the County) has begun the process of reviewing the Bearspaw Area Structure Plan (ASP). In considering a vision for the community, the County will seek an appropriate 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. The Bearspaw ASP will outline future land use, transportation, environmental protection, emergency services, general design, and utility service requirements. It will guide future development, ensuring that growth occurs in an environmentally and fiscally sustainable manner.

The reviewed Bearspaw ASP 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
- » Align with the important larger scale plans adopted after the original Bearspaw ASP

We are currently in Phase 2 of the project, as shown in the timeline below. Community feedback from this phase will help finalize the Bearspaw ASP Vision and Goals, as well as inform the direction of the ASP.



# Approach

## Engagement Opportunities

To reach as many Bearspaw residents as possible, a variety of online and in-person engagement tactics were used.

### Online Survey

An online survey accessed through Rocky View County's project website was available from November 25, 2019 to January 6, 2020, for a total of 6 weeks. The survey included a questionnaire and interactive map that allowed respondents to identify areas of Bearspaw that they would like to conserve. A total of 27 respondents completed the survey.

### Open Houses

An open house was held on Monday, November 25, 2019, where attendees were provided with information about the project, had opportunities to speak with the Project Team, and provide their feedback. Approximately 90 people attended this open house.

### Coffee Chats

A series of Coffee Chats were held in the first week of December 2019. These chats took the form of scheduled meetings, 45 minutes each, intended to provide participants with an opportunity to ask questions and give thorough feedback to County staff. Each meeting was structured around 4 questions, regarding the Vision and Goals, preservation of wildlife habitat and an open discussion.

The County scheduled 7 meetings with 18 different individuals.



**27**  
ONLINE  
RESPONDENTS



**90**  
OPEN HOUSE  
ATTENDEES



**18**  
COFFEE CHAT  
ATTENDEES

# Key Findings

Phase 2A of engagement was intended to confirm the vision and goals of the Bearspaw ASP, derived from Phase 1 of engagement, and gauge support for a variety of land uses that may be included in the revised ASP. To do this, the project team asked the public a series of questions to determine their level of support for the draft vision and goals, and the land use types. The feedback collected highlighted important insights that will guide the development of the Bearspaw ASP.

The major themes that arose include:

- » **ASP Vision:** General support for the vision and goals.
- » **Country Residential:** Support for maintaining the country-residential character of Bearspaw, with larger 4 acre lots and low density development.
- » **Transitional Areas:** Potential to establish transitional areas along the City of Calgary boundary and Highway 1A, that incorporate higher densities (Cluster Residential) and transition into low-density Country Residential. These transitional areas could also be the location for land uses such as Cluster Residential, with various densities and housing options, and nodal commercial development.
- » **Natural Environment:** Protecting and preserving the natural environment is a priority, with the suggestion of using pathway networks and/or Cluster Residential development as a tool for conservation.
- » **Aggregate:** Reconsidering the occurrence and role of aggregate extraction within and surrounding Bearspaw.
- » **Character:** Support for the preservation and maintenance of the Bearspaw character in all future developments.

The following pages summarize these insights in further detail.



Image: realtor.ca

# Open House and Survey: Feedback Summary

## Vision

Do you agree with the draft vision?

Is anything missing?

If you disagree, how could the vision be improved?

Overall, the majority of Phase 2 respondents agree with the draft vision, with 52% of participants indicating they either strongly agreed or somewhat agreed. “Somewhat agree” achieved the highest proportion of the vote with 43%.

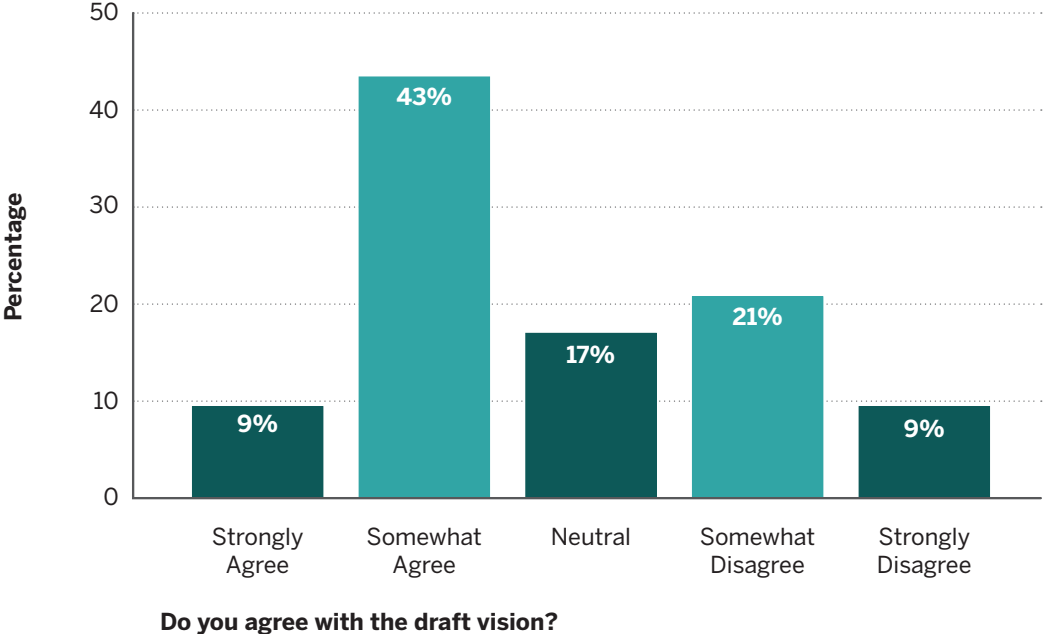
Many participants expressed a desire to maintain the current form and lot sizes of the Country Residential landscape and lifestyle, indicating the desire to maintain Bearspaw as a low density community. Others indicated that sensitive development, integrated with and respectful of the existing community context, could be considered in the future. The specific placement of increased density and/or development areas along the City of Calgary limits, or used to protect natural areas could also be explored.



Participants voiced a desire for improved traffic flow management, particularly along Highway 1A, increased pathway connections and improved access into new communities. The need for strict restrictions on aggregate extraction within and surrounding Bearspaw was expressed. The importance of improving environmental stewardship, including the protection of wildlife corridors, groundwater and wetlands, and setting aside areas for conservation through sensitive development strategies arose from the feedback.

Some participants also expressed frustration in the process with sentiments of not being well heard or well represented.

Total Participants: **62**



# Draft Goals

## (Open House Only)

### Is anything missing? How could the goals be improved?

Phase 2 engagement participants indicated topics related to land use, transportation and environmental stewardship were either missing or could be improved upon.

In regard to land use, participants expressed interest in the use of “transitional land” surrounding the City of Calgary. Within this area, increased density and developments including commercial and professional facilities, and seniors’ residences could occur, lowering in density the further from Calgary. Pockets of higher density and local commercial activity in proximity to Highway 1A was also mentioned. Participants expressed a desire for increased restrictions on aggregate extraction within and surrounding the Bearspaw community.

For transportation, there were several questions about the necessity of “gateways” and the indication that potentially 12 Mile Coulee may not be the best choice, with an alternate opportunity at Glendale Road. Participants also expressed a desire for increased pathway connections into the Glenbow Ranch Provincial Park.

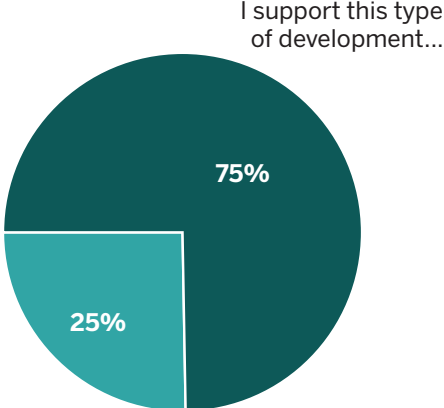
The importance of increased environmental stewardship was expressed here, with particular emphasis on the protection of wildlife corridors, and the preservation of native grasslands. There were questions of clarity of “commercial,” “business,” “open space,” and economic “diversification.”



# Country Residential

The majority (75%) of Phase 2 participants indicated their support for the Country Residential land use. Feedback suggested that the proposed lot sizes and density maintain the existing structure of the community. The large (average 4 acre) lot sizes preserves the rural character of the community, the privacy, and the dark skies. Comments indicated that the large lot sizes promote wildlife movement, however there is still a need for some areas to be preserved as natural areas.

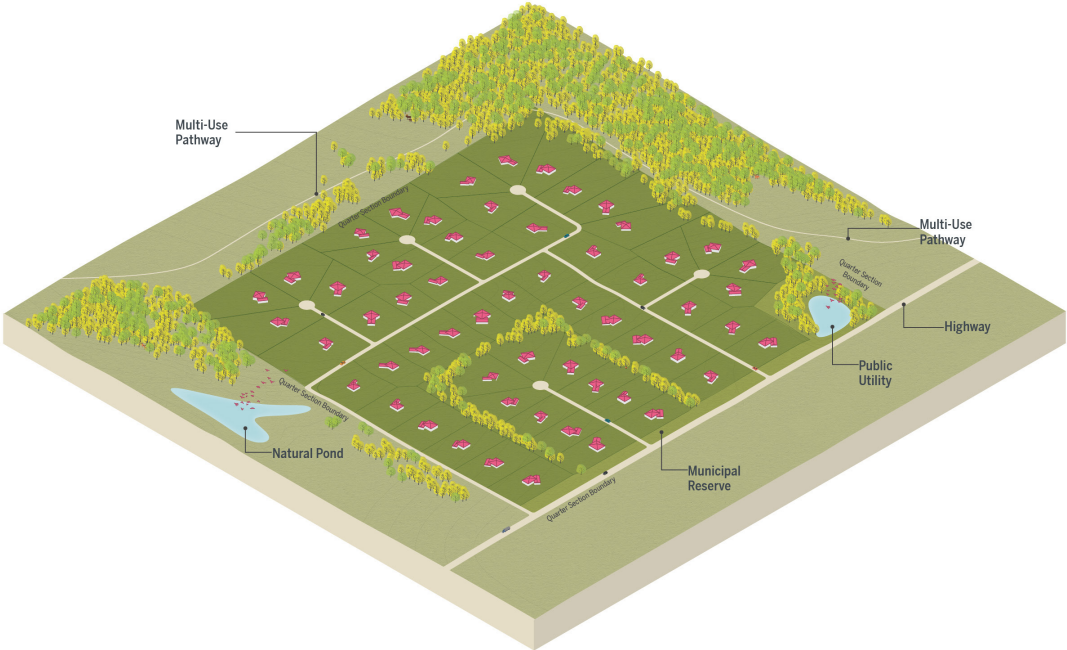
Only 25% of Phase 2 engagement participants had concerns, indicating that Country Residential may be a poor use of the land, highlighting the large expense of servicing large, low density areas, and poor walkability. Concerns about the need to preserve the natural environment were also voiced, and others requested additional clarity about the land use



I have concerns with this type of development...

Total Participants: **59**

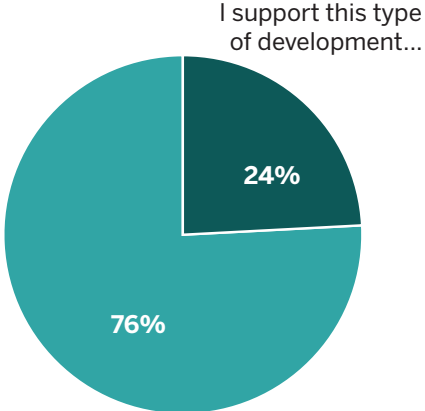
## Country Residential Example



# Cluster Housing

24% of respondents indicated support for the Cluster Residential land use, explaining that this form was good for walkability, provided good protection of natural areas, and, if used as a transition from the City of Calgary and in keeping with the character of Bearspaw, could positively contribute to the community.

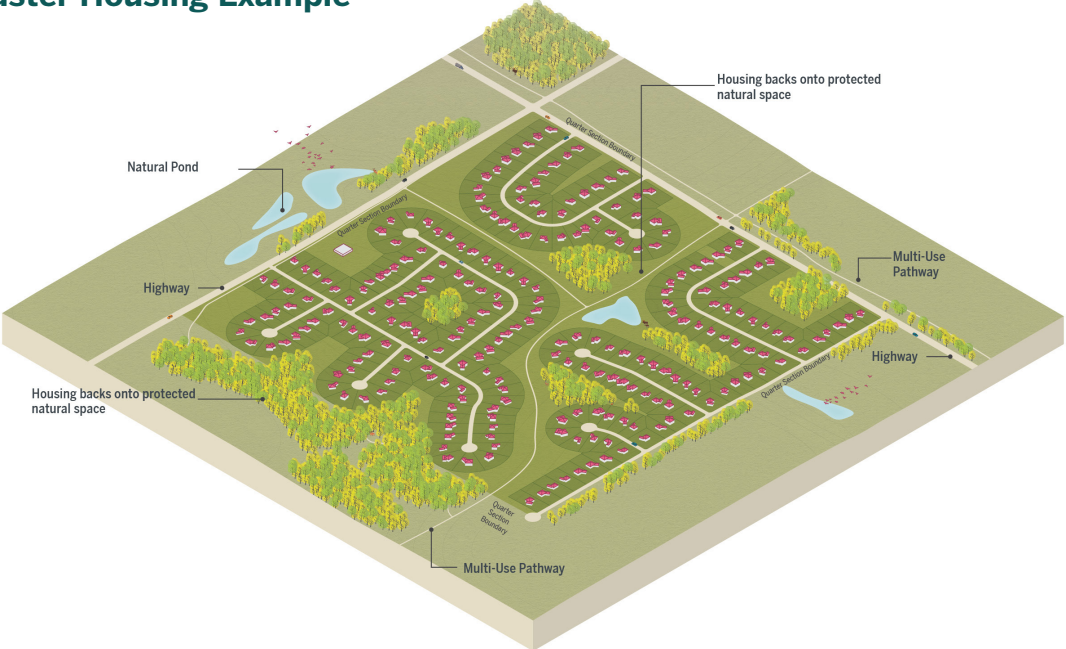
The majority (76%) of respondents indicated that they had concerns, with many of the respondents noting that Cluster Residential land use contradicts the Country Residential character that defines Bearspaw. Many of the comments indicated that the proposed density of Cluster Residential was too high and that this density belongs in the city. Many expressed that there were too many lots, and an acceptable lot size would be a minimum of 2 acres. Other comments voiced a concern of the potential “creep” of this type of development, taking over the community, they were hoping to protect the Country Residential feel of Bearspaw. Comments regarding the additional cost and responsibility of servicing and infrastructure were also brought up. Some comments highlighted the need for clarity, answering questions such as; who is responsible for the common area? What is the maximum ratio for percentage of cluster housing? General indication for clarity of lot sizes and density.



I have concerns with this type of development...

Total Participants: **62**

## Cluster Housing Example



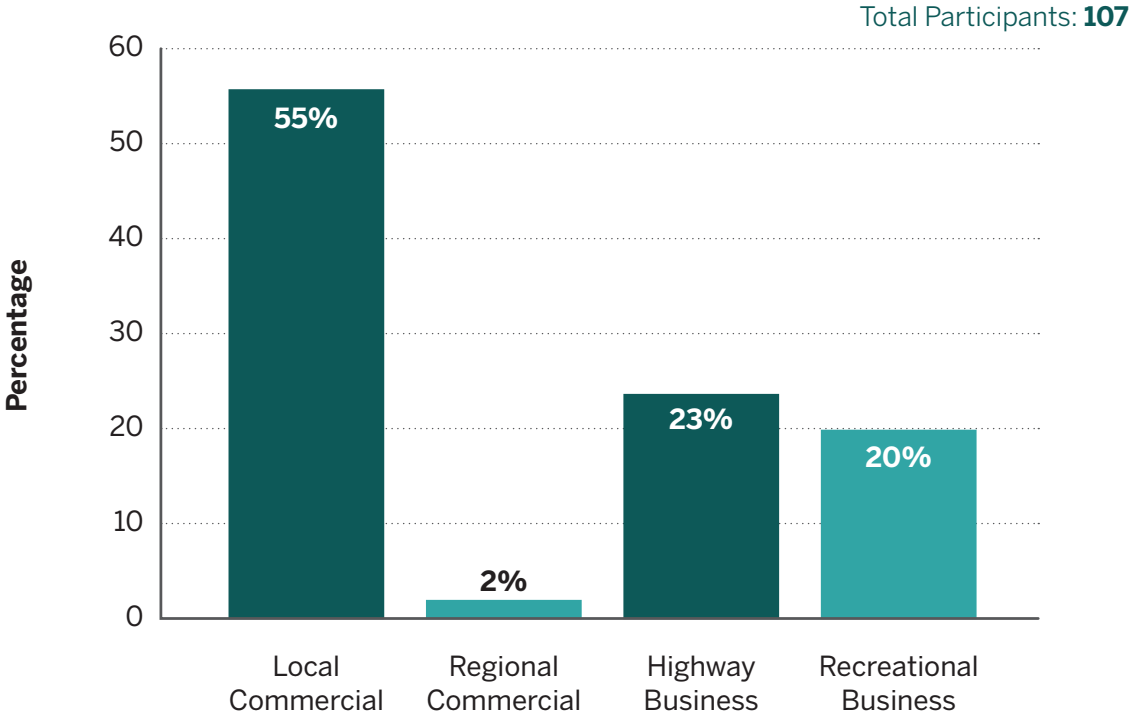
# Business / Commercial

The Local Commercial land use received the majority of support from the feedback (55% of participants), while the lowest level of support was expressed for the Regional Commercial land use (2%).

Feedback indicated that the thoughtful placement of commercial development was important, suggesting commercial/business growth along Highway 1A and establishing nodal growth rather than scattered throughout the countryside. Others expressed opposition to any kind of commercial or business development in Bearspaw. There were conflicting opinions on whether or not a golf course would be a good recreational business in the future.

Elements participants felt were missing included:

- » Regulations for access, signage, and lighting
- » Restrictions on industrial land uses, especially in regard to aggregate
- » Monitoring of home-based businesses
- » Limited small-scale commercial in specific places



I support this type of development...

# Mapping Conservation

This area should be conserved because...

**Environmental Features:** Participants highlighted various natural areas to be conserved, such as water courses, wetlands, drainage channels, grasslands, and wildlife corridors. Feedback suggested using pathways to maintain natural reserves and environmental spaces.

**Recreational Opportunities:** Respondents highlighted that pathways should be conserved in Bearspaw and noted that there is an opportunity for a public golf course, recreation centre and/or baseball and soccer fields in the eastern area of the community.

**Other Considerations:** Individuals highlighted a desire to preserve the Country Residential lifestyle within Bearspaw, integrating new neighbourhoods into the community, and establishing transitional density along the City of Calgary boundaries. Feedback suggested that future business developments should be limited to local and low-impact businesses, and that the future of aggregate within and surrounding the community should be reconsidered.

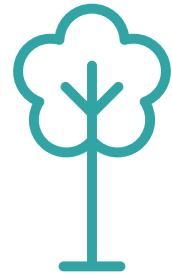
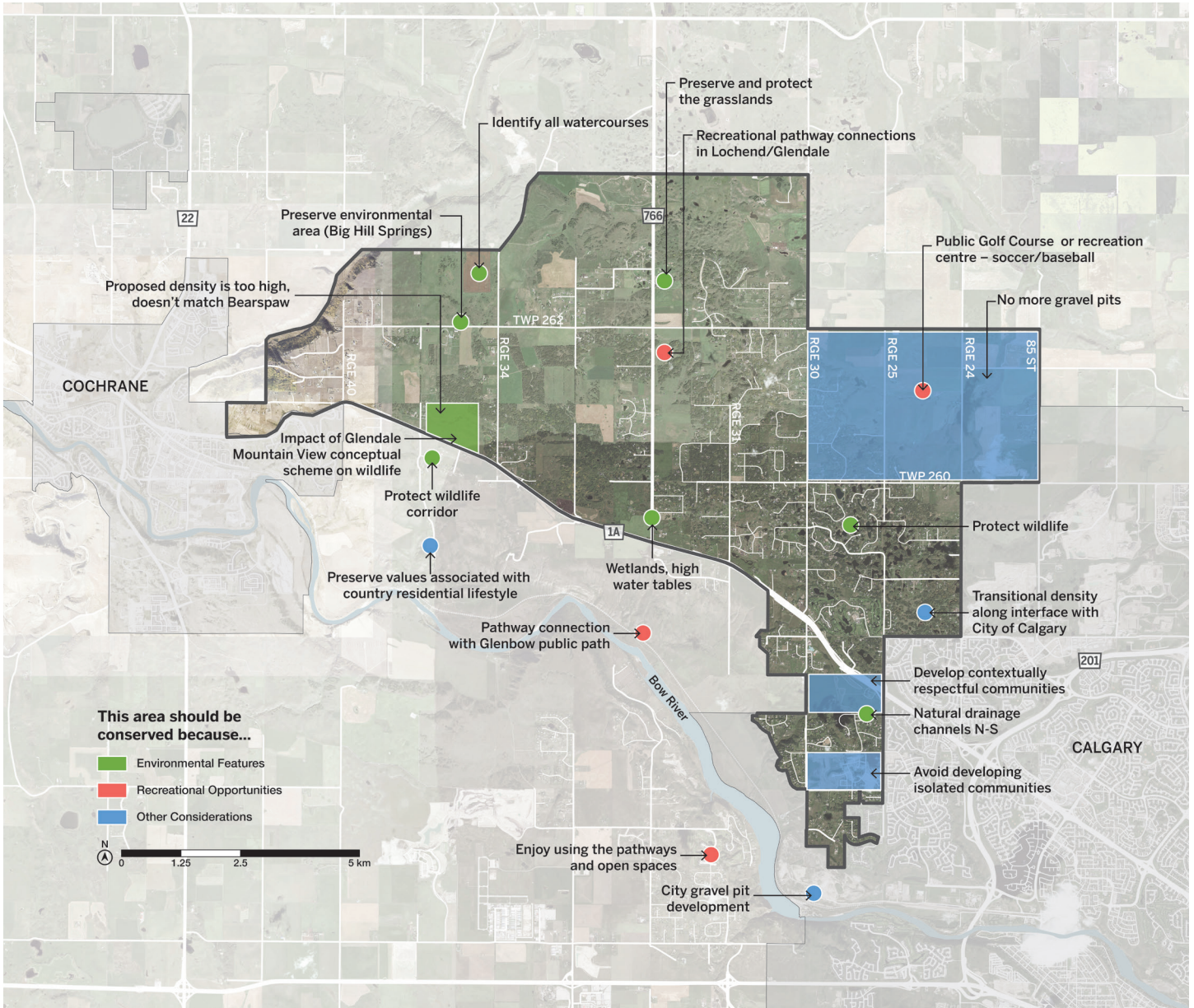


Image: Jack Borno

## This area should be conserved because...



# Coffee Chats: Feedback Summary



The coffee chats offered an alternative, conversational format to discuss concerns with residents. The following summarizes the topics discussed at these meetings.



# Vision and Goals

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?

Participants reported that they were mostly satisfied with the proposed vision and goals. However, there was some commentary that the vision may be slightly biased towards the rural, Country Residential lifestyle, and may be less suited to areas closer to the City. Those who made these remarks also expressed that the vision does not address any potential future housing or density changes.

All participants touched on topics regarding **lot sizes and density**, which can be organized into two main categories:

- » **Maintain large lots and a low density residential community:** These participants prefer for a quiet, Country Residential lifestyle and believe that with additional densities comes increased traffic, reduced safety, and increased crime.
- » **Allow for flexibility in lot sizes and densities:** Those in favour of flexibility voiced that the current density is too low, there needs to be fewer development restrictions, and that increased densities would result in a larger tax base. Opportunities for higher density areas were identified in the vicinity of the City of Calgary. Allowing higher densities in strategic areas could allow for the protection of natural spaces.

The other recurring theme was **the need for clarification:**

- » Some participants thought the vision and goals were not detailed enough and required additional clarification.
- » Goal 1: Consistency and differentiation in the use of “Country Residential” as a descriptive term versus a land use.
- » Goal 10: Clarification on what gateways are and why they are necessary.
- » Goal 17: Clarify what the “mitigation of traffic impacts” means.
- » Goal 19: Clarify how the area will be serviced.
- » Goal 21: When discussing aggregate, stronger language is required and a focus on setting clear standards. Some were of the opinion that this goal should be removed.

Other discussion around the vision and goals included:

- » General concern about the need for commercial development within Bearspaw
- » The development of agricultural land and the potential to facilitate natural area preservation
- » Most thought the land use goals were appropriate, however the compatibility of aggregate and residential was a point of contention

# Potential Land Uses

How do you expect future potential developments to reflect your vision for the future of Bearspaw / Glendale?

## Residential:

There was general agreement that both Cluster Residential and Country Residential are appropriate in certain areas of Bearspaw.

- » **Country Residential:** There were conflicting opinions supporting the current 4 acre lot sizes versus expressing that the current lots were too large.
- » **Cluster Residential:** There were conflicting opinions over whether the proposed density was too high, too low, or unclear. Many expressed that the Cluster Residential option may provide more flexibility for transitional density areas, additional housing options, and the ability to accommodate various needs.
- » **Transitional Density Areas:** Participants also expressed that there is an opportunity for the ASP to incorporate areas of higher density that transition to lower densities, especially near the City of Calgary, and/or surrounding potential commercial nodes. Some of the participants expressed a desire for Bearspaw to provide more options for senior housing, younger families, and distinguish estate homes and more affordable options, all of which could potentially be accommodated in transitional areas.

### Country Residential

Bearspaw RD + Burma Rd



### Cluster Residential

Blueridge Rise





## Commercial:

All participants were supportive of local commercial uses – and those that mentioned recreational business uses were also supportive. Most participants determined that regional commercial uses were inappropriate for Bearspaw. Highway commercial uses were also majority supported on the condition that these areas be developed as nodes along Highway 1A and not along the entire extent of the highway. Commercial uses were also generally supported closer to the City of Calgary.

There was support for nodal commercial development over dispersed areas. Others suggested that commercial development should not detract from the character of the community, highlighting the importance of enforcing design guidelines for commercial developments to maintain the Bearspaw character.

## General Land Use Themes:

Other land use considerations that arose included:

- » The transition zones may provide an opportunity for additional uses including single family, multi-family, senior housing, community gathering centre, local commercial, and professional services.
- » Development needs access to services and infrastructure, and needs to account for traffic.
- » To mitigate the impacts of conflicting land uses, potentially buffering with screening or berm techniques may be more effective than set distances.
- » Consider how land uses will transition over their lifespans – in particular, the transition of aggregate extraction sites once they have completed their lifespans.
- » The recognition that one of the advantages of Bearspaw is that it is different from the City, therefore the ASP should have strong policies to protect the character of Bearspaw.

### Local Commercial Uses

Example: The Heart of Bragg Creek, Cafe

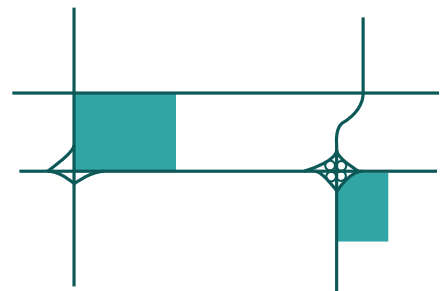


### Recreational Business Uses

Example: Golf Course



### Nodal Commercial Development



# Wildlife Habitat

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?

Those who supported the preservation of wildlife habitat suggested to protect riparian areas and forested areas, and use available data to conduct an environmental study to identify highly valued wildlife corridors to protect. In order to accomplish this preservation, some participants suggested that the use of Cluster Residential development and passive recreation, such as a trail network, could be used as tools to protect natural areas. Others suggested reducing the use of fencing, and to preserve the natural and agricultural open spaces to facilitate uninhibited wildlife movement while contributing to the preservation of the Bearspaw character. Some however, indicated concerns about wildlife causing traffic accidents. There was some thought that developments should include reclamation in their phasing strategies.



Image: realtor.ca

# Other

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

At this point in the coffee chats, individuals expressed a variety of additional topics:

- » **Engagement process:** Most participants indicated that they were generally happy with the engagement process so far, especially with the email correspondence and the coffee chats. Some expressed hope that there would be additional opportunities for discussion in the future. Others noted that more time should be spent on the ground in the community to fully understand the impact of the current facilities and functioning of the community.
- » **Density and lot sizes:** Participants indicated that the Bearspaw ASP has the potential to accommodate a range of densities, perhaps in the form of transition zones near the City of Calgary boundaries. Others reiterated the potential for smaller lots to enable the preservation of larger lots in other areas or natural areas.
- » **Servicing:** Participants expressed that the vision of Bearspaw is dependent upon the opportunities and constraints of current servicing. Indicating the desire for improved services, with particular emphasis on wastewater, and potable water.
- » **Transportation:** Participants reiterated that traffic flow management and traffic safety are very important considerations, as well as maintaining access to Highway 1A.
- » **Aggregate:** Some participants suggested that policies regarding aggregate required stronger language. However, there were conflicting opinions about the compatibility of aggregate extraction and residential land uses within Bearspaw, with some expressing that these uses can co-exist, and others demanding that they cannot. Some expressed a lack of confidence in the administration, with particular reference to the continuation of aggregate extraction within Bearspaw, and the sanctions imposed on Councillors acting as barriers to proper community representation.

# Next Steps

Phase 2A of the Bearspaw ASP Public Engagement focused on confirming the vision and guiding principles and gauging the support for potential future land uses through an open house, online survey and coffee chats.

Thank you to everyone who participated in Phase 2A! Your feedback was extremely valuable and will directly inform the development of the draft plan.

Visit [rockyview.ca/bearspawASP](https://rockyview.ca/bearspawASP) to sign up for email updates and to learn about project milestones and opportunities for engagement.



Image: Shane Smith



[rockyview.ca/bearspawASP](https://rockyview.ca/bearspawASP)



ROCKY VIEW COUNTY



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# BEARSPAW

## AREA STRUCTURE PLAN REVIEW

Phase 2A: Engagement Summary Appendix

April 2020

# **Appendix A: Open House Transcription**



**Bears paw Area Structure Plan Review**  
**Open House - Monday, November 25, 2019 – 6-8pm**

RockPointe Church

# DRAFT VISION

Do you agree with the draft vision?  
 Strongly Agree 1, Somewhat Agree 17, Neutral 2, Somewhat Disagree 9, Strongly Disagree 3

Is anything missing?	If you disagree, how could the vision be improved?
<p>Good work!</p> <p>Maintain the simplicity that is Bears paw. Avoid structured services = Cost.</p> <p>Protection of groundwater for existing wells, both quality and quantity.</p> <p>Sufficient interchanges to maintain traffic flows on 1A.</p> <p>2-4 acre subdivisions make land totally unproductive. Use higher or lower density.</p> <p>Wildlife corridors.</p> <p>Clearly state no place for further aggregate development.</p>	<p>Draft indicates that “Many felt that aggregate extraction is not appropriate in the Bears paw/Glendale Area.” I read all the comments you compiled and [was] that the single <u>most</u> expressed concern.</p> <p>I feel there has to be specifics (i.e. open space to me means 10 acres while open space to a developer means 10 m). It’s too vague, and leaves a lot of opportunity for developers to “make it fit” the way they want not the way residents want.</p> <p>This <b>↑</b></p> <p>Must include:</p>



Is anything missing?	If you disagree, how could the vision be improved?
<p>Dealing with Cochrane traffic. It is becoming dangerous.</p> <p>Wetland protection. Use higher density in some locations and then set out greenspaces. – i.e. Elbow Valley, Watermark.</p> <p>Bring back democracy instead of autocracy for Division 8 – no representation.</p> <p>Sensitive development will safeguard Bearspaw’s natural environment and <u>country-residential lifestyle</u> and prioritize. Under servicing and transportation replace “Adequate” new stds with “Best Practice” and “State of the Art.”</p> <p>Dealing with semi truck traffic for the city coming down busy roads (Burma, Woodland, Bearspaw Rd.) as a faster way of commuting into the city.</p> <p>IMO, the #1 priority should be to respect current residents of the community. This is missing.</p>	<ul style="list-style-type: none"> <li>- continuity of existing country-residential lots</li> <li>- sustainable development with respectful adherence to residential lot sizes (existing) wildlife habitat and environmental stewardship.</li> </ul> <p>You are not listening truthfully. You are making us think we are heard and go on with doing your own vision for your own gain.</p> <p>Greater development of the cluster concept – encourage smaller pocket development with retention of treed areas for park and wildlife.</p> <p>Recognition as buffer between Calgary-Cochrane north of the Bow River.</p> <p>Poor not recognize conflict between residential development and gravel – platitudes – feel sold statements that do not recog conflicts.</p> <p>Cost increased public facilities = increased cost. Who pays. Reduced services suit most of <u>us</u>.</p>



# Bearspaw Area Structure Plan Review

Open House - Monday, November 25, 2019 – 6-8pm

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Is anything missing?	If you disagree, how could the vision be improved?
<p>Respect of natural areas etc. is great but is a <u>reflection</u> of respecting residents.</p> <p>Our councillor that was voted to represent Div. 8.</p> <p>Does not recognize that ASP should not be proceeding when Bearspaw Councillor cannot properly represent our interests.</p> <p>Higher density zones adjacent to the city of Calgary.</p> <p>Like to see transitional land options. City interface.</p> <p>Keep our seniors in Bearspaw.</p>	<p>Give us back our voices in council, then ask us. We have <u>No Representation</u>.</p> <p>2-4 acre pulls land out of production + is <u>not</u> env. sustainable.</p> <p>A “somewhat agree” comment. If I felt that “in-fighting” + “dirty deals” would not happen I would trust or say Strongly Agree. Past actions don’t let me trust that.</p> <p>Can we trust you? Or is there a hidden agenda?</p> <p>Rockland/Brookfield access to Watermark is unacceptable. Noise suppression + safety are key issues on 80<sup>th</sup> Ave + 12 Mile Coulee.</p> <p>I am concerned that you will pick &amp; choose what works &amp; this will make for a very different look/feel than you are saying.</p>



# Bears paw Area Structure Plan Review

Open House - Monday, November 25, 2019 – 6-8pm

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## DRAFT GOALS

Land Use Strategy, Intermunicipal Cooperation, Community Character and Appearance

Is anything missing? How could the goals be improved?

What does this mean? “Support the County’s goal of achieving financial sustainability through rational extensions of development and diversification of the tax base.”

Worry about this [the above] statement from the County that gave us: Calaway Park, Cross Iron Mills, Woody’s RV World.

Reference to commercial [and] to business. Do they mean the same?

“Pockets of appropriate commercial service” → local commercial to proximity to Calgary on or near Hwy 1A.

Consider pathway connections to Glenbow.

Get Haskayne done with land access now.

Great you recognize the need for transitional lands.

Consider gateway @ Glendale Road.

Why?

No gravel pits within AT LEAST 2 miles – period. Ask folks on Rocky Ridge Rd.!

12 Mile Coulee north of Country Hills Blvd should not be a gateway to Bears paw as it passes through a residential area.

...Be strong in opposing exit of Rockland Park into Bears paw!! Overload for 12 Mile Coulee.

Why do we need “attractive” or ANY Gateways into our communities – i.e. 12 Mile C./Bears paw Rd/Lochend. Not necessary.

Love sustaining current landscapes and environmental sensitivity AND wondering about ensuring financial sustainability.

Is anything missing? How could the goals be improved?

Please show wildlife corridors on land use map.

Goal: Integration with the approved Glenbow Ranch ASP.

Transition zoning higher density development along city of Calgary boundaries.

Goals fail to recognize that Bears paw is a country residential area + industrial activity (gravel) is incompatible.

Higher density zones adjacent to the city of Calgary, Rocky Ridge Rd & Country Hills Blvd.

Have you folks not yet understood residents do not want any more aggregate development.

Our councillor should learn how to behave like a professional!

She did the right thing!

Lands adjacent to the city of Calgary should be permitted to undertake higher density developments: cluster housing, senior residences, professional facilities, commercial facilities. Sightlines need to include detrement resulting from lighting. Don't want city like street lighting. Rural = Darker.

Our councillor was voted in as our voice – let her have a say!

## DRAFT GOALS

Housing, Environment, Business, Agriculture, Aggregate Extraction, Transportation Network, Servicing

Is anything missing? How could the goals be improved?

Please – No aggregate extraction in Bearspaw – too many residents.

We do not need high rise or high density housing.

For Seniors Housing – Do you plan to have transportation for the seniors?

Higher density zone to allow seniors & mix use next to/adjacent to city of Calgary. E.C. Rocky Ridge Rd. & Country Hills Blvd.

No aggregate resource development in Bearspaw ASP.

Ditto ↑

Appreciate the alternate forms of residential development in transitional areas.

Aggregate Extraction – 1. Reduce the impacts of current operations. 2. No further aggregate

Servicing is a big challenge! Hope we can solve it.

This housing goal associated with cluster & local commercial are correct!

“Mitigate the impact on existing residents” How? How do we balance this with growth?

I do not feel we can move forward until the Reeve gets replaced.

80<sup>th</sup> Ave + 12 Mile Coulee “Mitigation” if Rockland Park exits thru these roads?

Absolutely agree with this – remove autocracy.



**Bears paw Area Structure Plan Review**  
**Open House - Monday, November 25, 2019 – 6-8pm**

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Is anything missing? How could the goals be improved?

extraction in Bears paw. **NOT AN APPROPRIATE LAND USE!**

Recognition of new highway Calgary to Cochrane in Glenbow Ranch ASP City appeal.

Residents still oppose new aggregate extraction close to residential areas. Extraction should be at least 1 mile from residential homes.

**DO NOT** betray existing permitted residential development approving gravel extraction.

Aggregate Extraction applications would require a 2 mile set-back to any adjacent property line.

Restricted Use (not allowed) regarding gravel extraction + operations. Should be written into the Bears paw ASP.

County to consider developing a stand-alone service for water (potable) waste water & storm.

# EXISTING INFRASTRUCTURE

Transportation, Water and Wastewater

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**Bearspaw Area Structure Plan Review**  
**Open House - Monday, November 25, 2019 – 6-8pm**

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Suggest you include approved infrastructure in  
Glenbow Ranch ASP.

**EXISTING LAND USE**



**Bearspaw Area Structure Plan Review**  
**Open House - Monday, November 25, 2019 – 6-8pm**

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Add Glenbow Ranch ASP approved land use.  
Need statistics on existing acreage sizes.  
Section 1G density no higher than surrounding developments.

# ENVIRONMENTAL FEATURES





**Bearspaw Area Structure Plan Review**  
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Native grasslands should be preserved. Massive carbon sink.

More than trees. Does RVC have land trust? Should.

**CLUSTER HOUSING**



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<p>I support this type of development. 12 (dots)</p>	<p>I have concerns about this type of development. 32 (dots)</p>
<p>Why? Eric Lowther if transitional from city with Bears paw brand. Why not <u>Collee</u> keep open land around dev. Cluster development = increased services, = increased “needy” people who want County to provide more + more. I say No. Keep it simple. Keep infrastructure to a <u>minimum</u>. Very interested in a plus 55 development but would like a 2 acre minimum lot size. Maximum ratio for percentage of cluster housing?</p>	<p>Why? No cluster housing because it undermines the investment in my home!! Concerns that there will be a lack of continuity [with] land use + a resultant ‘mish-mash’ development as developers attempt to keep costs down. Concerns re cluster – who is respon. For maintenance of common area? How do you deal with people in cluster who refuse to contribute? Concept contrary to why many choose to live here. Would the cluster developments average out as 1 dwelling per 4 acres?</p>



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RockPointe Church

<p>I support this type of development. 12 (dots)</p>	<p>I have concerns about this type of development. 32 (dots)</p>
	<p>If you have a cluster it should be a <u>small</u> cluster not a city-like [subdiv].</p> <p>Cluster housing no longer looks like rural residential – I do not want the city look.</p> <p>I think that the graphic as depicted is deceiving I have looked at the Glendale Mtn View conceptual scheme in detail and this is <u>not</u> what it looks like.</p> <p>Cannot use cluster housing and ASP vision in same sentence. Cluster housing is absolutely counter to why most people live here.</p> <p>Too many places too high density for “Rural Area.” If people want to live this close – stay in the city please. Too many vehicles – higher maintenance costs.</p>



# Bearspaw Area Structure Plan Review

## Open House - Monday, November 25, 2019 – 6-8pm

RockPointe Church

<p>I support this type of development.</p> <p>12 (dots)</p>	<p>I have concerns about this type of development.</p> <p>32 (dots)</p>
	<p>Cost of septic + water passed onto surrounding larger properties + residents of Bearspaw as whole would be bad.</p> <p>Water/septic, roads, lights – Planning is needed &amp; to be implemented.</p> <p>Cluster development doesn't have any place in the Bearspaw ASP.</p> <p>The diagram is not a fair representation of Blueridge Rise. The lots on the diagram are more consistent with Watermark not Blueridge Rise.</p>

## Country Residential

<p>I support this type of development. 34 (dots)</p>	<p>I have concerns about this type of development. 6 (dots)</p>
<p><b>Why?</b>          Keep our sky dark. Reduce neighbourhood lighting + highway lites.          Connectivity is good but what about next ¼?          Stormwater easements could act as pathways.          I support <u>4</u> acre lots.          I spent a lot of money on my lot and do not want high density to undermine my investment.          Preserve privacy as long as permits are only approved if houses don't eliminate neighbouring privacy. i.e. house sideways on parcel.          It preserves what we bought into.          Keep it.</p>	<p><b>Why?</b>          Would like to see cluster connection with ½-1 acre lots and preserve green spaces.          Still need to know roads are planned, lights, water, waste removal.          Takes land out of production.          Either import economic realities into planning, or leave things the way they are. Professionally serviced low density developments are expensive and do not work economically. Failed developments are not desirable.</p>



# **Bears paw Area Structure Plan Review**

## **Open House - Monday, November 25, 2019 – 6-8pm**

**RockPointe Church**

	I have concerns about this type of development.
<p>I support this type of development.</p> <p>34 (dots)</p> <p>We would like to see an average of 4 acres per dwelling in future developments.</p> <p>Prefer 3-4 + acre lots, individuals have control over their landscape, etc.</p> <p>Some natural areas still must be maintained and protected.</p>	<p>6 (dots)</p>



**Bears paw Area Structure Plan Review**  
 Open House - Monday, November 25, 2019 – 6-8pm

RockPointe Church

# Business / Commercial

<p><b>Local Commercial</b></p> <p>I support this type of development.</p> <p>45 (dots)</p>	<p><b>Regional Commercial</b></p> <p>I support this type of development.</p> <p>2 (dots)</p>
<p><b>Highway Business</b></p> <p>I support this type of development.</p> <p>19 (dots)</p>	<p><b>Recreational Business</b></p> <p>I support this type of development.</p> <p>15 (dots)</p>
<p><b>Is anything missing?</b></p>	
<p>Regulations for access, signage, lighting?          Preferably enforced!          I don't support this in residential areas.          Any business plan needs to have proper planning, roads, infrastructure.          Yes. Helps with taxes if has Bears paw field.</p>	<p>I do not want to see any commercial or business development at all. I bought here to get away from it!!!          ...Revisit/ you can do better/ U.S. style strip mall dev. Like you did [with] Callaway Park, Woody's RV World.</p>



## **Bearspaw Area Structure Plan Review** **Open House - Monday, November 25, 2019 – 6-8pm**

**RockPointe Church**

Strongly support local commercial. Businesses that support local residents, not large chains etc.  
Monitoring of home-based businesses?

What about industrial. Why does this not address the gravel pit.

Not interested in another golf course that will go out of business. Limited time of year usage.



## This area should be conserved because...

### Environmental Features

Need to identify all water courses.

Preserve environmental area (Big Hill Springs)

Wildlife corridor (arrows on map depicting Rge. Rd. 35 location south of 1A)

Grasslands – Keep them from being ploughed up.  
Compensate landowners who wish to preserve their grasslands – land trust? Mtn. View C idea.

Wetlands. High water tables.

Enjoys use of pathways and open spaces.

Wildlife – I've seen numerous moose, deer, coyotes, foxes, grouse, etc. It's a wonderful thing to be able to observe! (moved to Bearspaw in 2014)

Transitional density along interface with the city of Calgary.

### Recreational Opportunities

Pathway/recreation corridor Lochend/Glendale.

Public golf course or recreational centre – soccer/baseball.

Link up with Glenbow P.P.



**Bears paw Area Structure Plan Review**  
**Open House - Monday, November 25, 2019 – 6-8pm**

**RockPointe Church**

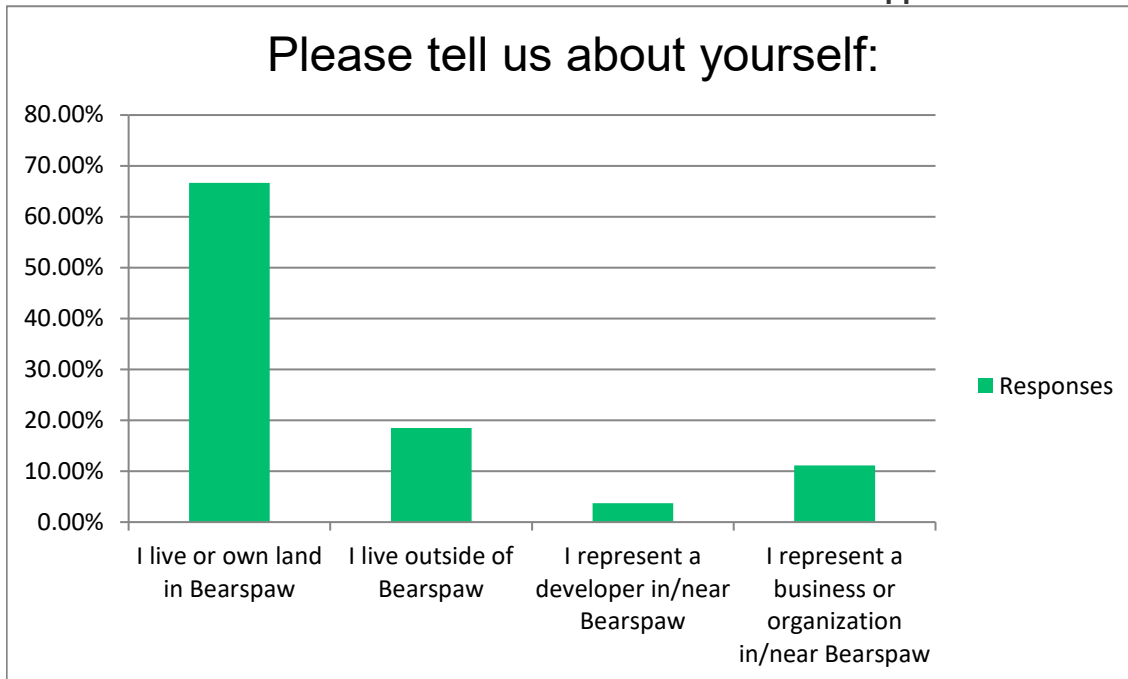
Natural drainage channel N-S.	
Agricultural Value (none)	<b>Other</b> Lifestyle values associated with country residential. City Gravel Pit development – Consider your space. Part of vision for Bow Valley corridor.

# Appendix B: Online Survey Data

## Bearspaw Area Structure Plan

**Please tell us about yourself:**

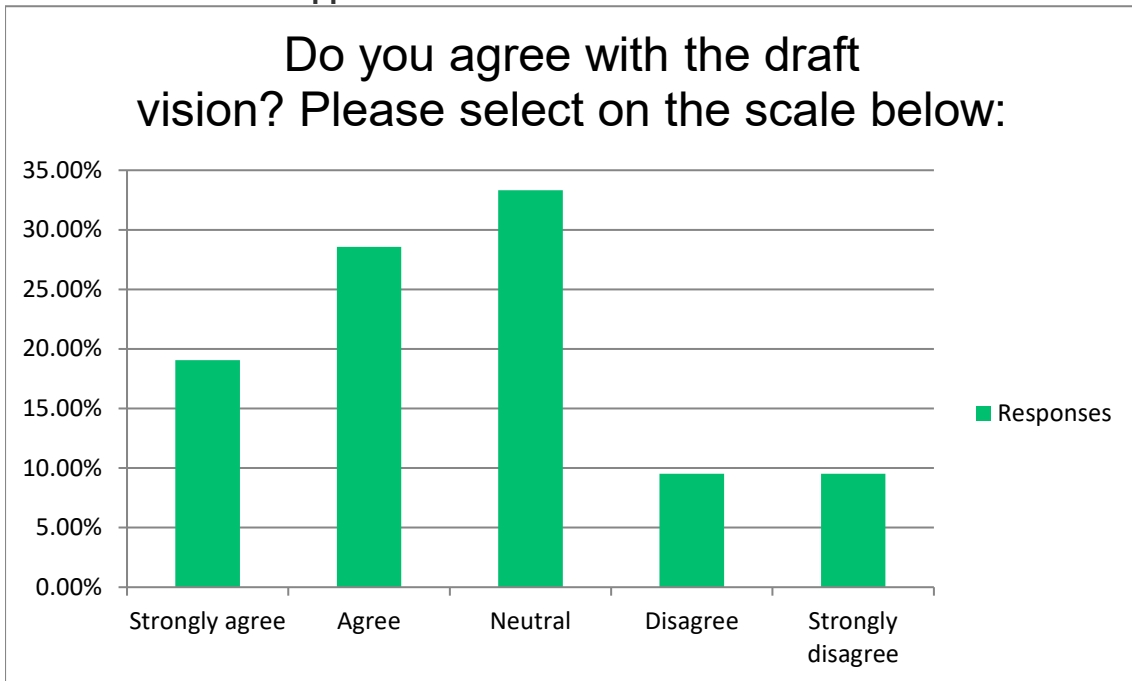
Answer Choices	Responses	
I live or own land in Bearspaw	66.67%	18
I live outside of Bearspaw	18.52%	5
I represent a developer in/near Bearspaw	3.70%	1
I represent a business or organization in/near Bearspaw	11.11%	3
	<b>Answered</b>	<b>27</b>
	<b>Skipped</b>	<b>0</b>



### Bearspaw Area Structure Plan

Do you agree with the draft vision? Please select on the scale below:

Answer Choices	Responses	
Strongly agree	19.05%	4
Agree	28.57%	6
Neutral	33.33%	7
Disagree	9.52%	2
Strongly disagree	9.52%	2
<b>Answered</b>		<b>21</b>
<b>Skipped</b>		<b>6</b>



Bearspaw Area Structure Plan

If you disagree, how could the vision be improved? Write a brief comment or keyword to explain.

Answered 10  
Skipped 17

Respondents	Response Date	Responses
1	Dec 31 2019 07:54 AM	Appropriate growth in identified growth nodes. Respect for existing acreages.
2	Dec 29 2019 06:19 PM	Scrap it completely. People don't buy in the country to have the development of a city consistent with residential lot sizes in the area
3	Dec 24 2019 11:13 AM	Less development in residential and agriculture areas
4	Dec 21 2019 09:08 AM	Actually listen to resident input.
5	Dec 20 2019 10:49 PM	New development should be consistent with and enhance existing communities.
6	Dec 20 2019 11:24 AM	This is a fairly lofty vision, not necessarily reality.
7	Dec 17 2019 02:42 PM	Against high density development, similar to the Urbanstar plans.
8	Dec 06 2019 02:22 PM	ASP area is too large
9	Nov 26 2019 11:38 AM	ujhg
10	Nov 25 2019 10:26 AM	

Bearspaw Area Structure Plan

Is anything missing? Write a brief comment or keyword to explain.

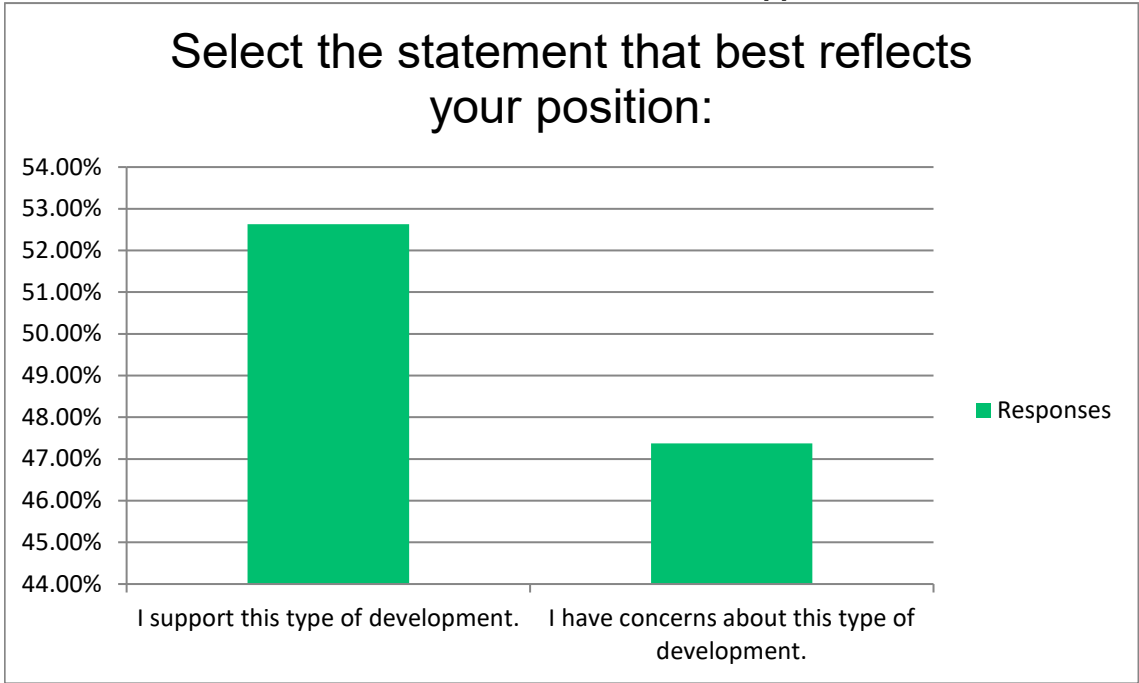
Answered 9  
Skipped 18

Respondents	Response Date	Responses
1	Jan 07 2020 12:09 AM	instead of rural lifestyle - country residential lifestyle
2	Dec 31 2019 07:54 AM	Growth will not be facilitated just for the sake of growth of the tax base. Natural areas and agricultural lands need to be protected. No mention of need for business/comm. requirements to provide a balance. Keep in mind that although you have heard from a number of people in the area, when one considers the number of residents living in Bearspaw, you have only heard from a small number of people. It is misleading to use terms like "overwhelmingly agreed" with some of the statements made.
3	Dec 28 2019 12:38 PM	
4	Dec 27 2019 06:53 AM	Low population density is also an important factor as to not feel like most other communities within the City
5	Dec 24 2019 11:13 AM	walking paths? low impact businesses
6	Dec 22 2019 03:43 PM	Seniors housing
7	Dec 20 2019 10:49 PM	resident input. Strict guild lines prohibiting gravel extraction in residential areas. New development should also integrate with existing communities, not develop separate communities as has been done in the past.
8	Dec 20 2019 11:24 AM	
9	Dec 17 2019 02:42 PM	as stated above it is only a Vision, it sounds nice.

# Bears paw Area Structure Plan

Select the statement that best reflects your position:

Answer Choices	Responses	
I support this type of development.	52.63%	10
I have concerns about this type of development.	47.37%	9
	<b>Answered</b>	<b>19</b>
	<b>Skipped</b>	<b>8</b>



## Bears paw Area Structure Plan

Why? Or why not? Write a brief comment or keyword to explain.

Answered	19
Skipped	8

Respondents	Response Date	Responses
1	Jan 07 2020 09:29 AM	b
2	Jan 07 2020 12:11 AM	In keeping with what exists. Untouched 1/4 sections could have other types
3	Jan 06 2020 07:46 PM	environmental protection is undefined and a dangerous term
4	Jan 06 2020 10:33 AM	The natural landscape and vegetation should be built around, not altered.
5	Dec 31 2019 07:55 AM	There can be environmental protection around and within these areas such as Church Ranches
6	Dec 29 2019 06:21 PM	Rockyview administration needs to listen to existing landowners NOT developers
7	Dec 27 2019 06:57 AM	with the lot sizes being so large it feels very private
8	Dec 24 2019 11:15 AM	maintaining the residential lot sizes synonymous with the area is important
9	Dec 22 2019 09:47 PM	it is the plan that many have bought into
10	Dec 21 2019 09:09 AM	Preserves the rural feel
11	Dec 20 2019 11:16 PM	Not enough information.
12	Dec 20 2019 02:30 PM	Too much of a cookie cutter layout and does not do justice to the natural charm of Bears paw
13	Dec 20 2019 11:26 AM	I support, but with some reservation on the scale of such development.
14	Dec 17 2019 02:46 PM	Poor use of land.
15	Dec 16 2019 08:49 AM	maintaining the agricultural character of the area. Provides mobility opportunity for wildlife
16	Dec 06 2019 02:23 PM	agree with 4 acre minimum size
17	Nov 27 2019 02:13 PM	Poor walkability, sprawl does not help conservation
18	Nov 26 2019 11:39 AM	Similar to existing building types/lot sizes
19	Nov 25 2019 10:26 AM	jhy

## Bearspaw Area Structure Plan

Select the statement that best reflects your position:

Answer Choices	Responses	
I support this type of development.	16.67%	3
I have concerns about this type of development.	83.33%	15
	<b>Answered</b>	<b>18</b>
	<b>Skipped</b>	<b>9</b>



## Bearspaw Area Structure Plan

Why? Or why not? Write a brief comment or keyword to explain.

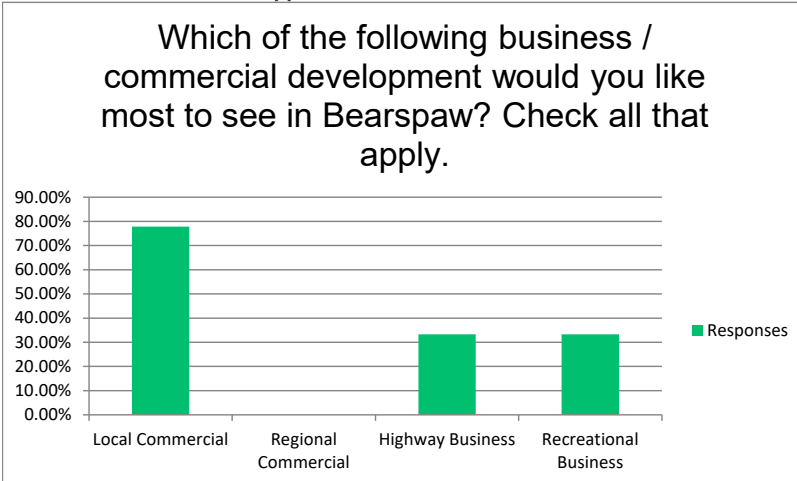
Answered 18  
Skipped 9

Respondents	Response Date	Responses
1	Jan 07 2020 12:12 AM	Worry about sewage treatment and if current available options truly work in calgary climate
2	Jan 06 2020 07:47 PM	Most of the existing developments that follow this model are great
3	Jan 06 2020 10:34 AM	Too dense, the landscape should be kept the same and built around.
4	Dec 31 2019 07:58 AM	At least 2 acre lots such as in Church Ranches, no high density in the country
5	Dec 29 2019 06:22 PM	Please see answers above
6	Dec 27 2019 06:58 AM	more people per acre its going to feel less private
7	Dec 24 2019 11:18 AM	can't tell what the lot sizes are; is this similar to Watermark lot sizes? ok if so
8	Dec 22 2019 09:48 PM	this may work for new development areas
9	Dec 21 2019 09:10 AM	This will lead to urban type development
10	Dec 20 2019 11:17 PM	Too clustered for breaspaw area.
11	Dec 20 2019 02:31 PM	As per the previous comment
12	Dec 20 2019 11:29 AM	With limited cluster size unless facilities are also included, and that I strongly oppose.
13	Dec 17 2019 02:47 PM	although better use of land, it might as well be in the city.
14	Dec 16 2019 08:50 AM	concerned that creep will occur. ugly compared to current structure. traffic issues
15	Dec 06 2019 02:24 PM	If you want that small of lot move to a city estate area
16	Nov 27 2019 02:14 PM	Better walkability, natural areas protection
17	Nov 26 2019 11:40 AM	waste of land
18	Nov 25 2019 10:26 AM	jj

## Bears paw Area Structure Plan

Which of the following business / commercial development would you like most to see in Bears paw? Check all that apply.

Answer Choices	Responses
Local Commercial	77.78% 14
Regional Commercial	0.00% 0
Highway Business	33.33% 6
Recreational Business	33.33% 6
Other (please specify)	4
<b>Answered</b>	<b>18</b>
<b>Skipped</b>	<b>9</b>



Respondents	Response Date	Other (please specify)	Tags
1	Jan 07 2020	1: some highway business such as home style offices on nagway rd	
2	Jan 06 2020	0 Hwy 1A needs to have service roads on either side and be developed commercial	
3	Dec 31 2019	0 Limited small scale commercial in identified commercial areas not scattered into the country	
4	Dec 29 2019	0 None why can't you people get it. Build it in your Own backyard	



# **Appendix C: Coffee Chat Transcriptions**

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 3, 2019 10:00am	<b>RVC Staff:</b>	Jessica Anderson and Jacqueline Targett
<b>Discussion</b>			
1.	<p>Do you agree with the draft Vision &amp; Goals that were developed based on the feedback received in Phase 1? If not, how could they be improved? (10 mins)</p> <ul style="list-style-type: none"> <li>• Vision and goals are not detailed enough, would like to see more specifics</li> <li>• Precise framework needed</li> <li>• Aggregate goal should be removed entirely</li> <li>• Very negative experience with STAR pit</li> <li>• If gravel criteria included it may create a “back door” way to submit applications</li> <li>• Land use goals are good</li> <li>• Look at the proposal from CDS, the goals should reflect this possible scenario</li> <li>• Land use areas are still appropriate today</li> <li>• Would like to re-evaluate goals when land use scenarios available</li> </ul>		
2.	<p>How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)</p> <p>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</p> <p>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</p> <p>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</p> <ul style="list-style-type: none"> <li>• Yes to A and B.</li> <li>• Any development have infrastructure first</li> <li>• Cluster should be used in transition areas</li> <li>• Tie in with existing commercial and school sites</li> <li>• Infrastructure should be tied to City where possible</li> <li>• Again, please consider CDS design</li> <li>• Commercial must have the look and feel of Bearspaw</li> <li>• Local commercial, highway business, and rec business all may be appropriate if they have the right character</li> <li>• Expand existing pocket @ Tim’s and maybe close to City, not much is needed</li> <li>• Not much needed closer to Cochrane</li> </ul> <p>A. The Transition Density should encompass, in addition to Cluster which was included in your summary, the following: single family, multi-family, senior housing, Community gathering centre, coffee shop, library, hair salon, professional services including medical, dental, accounting, legal etc. for the benefit and enjoyment of local residents as part of the Community.</p>		

<b>Session Date/Time:</b>	December 3, 2019 10:00am	<b>RVC Staff:</b>	Jessica Anderson and Jacqueline Targett
<p>Possible commercial development along the interface with City of Calgary. Note that all of the participants at the December 3, 2019 coffee chat were in agreement with some form of commercial development along major roadways.</p> <p>Entrance with distinct Bearspaw features and architecture was supported by all present. Please refer to the letter that the Land owners bordering Country Hills Blvd. and Rockyridge Road provided to you on July 16, 2019 in the Transition 3 Area supporting usage and densities as laid out above.</p> <p>B. The CDS report "Bearspaw's Vision for the Future" identified 7 Regions designated as Open spaces, Acreage Neighbourhoods, Cluster Residential Neighbourhoods, Northern Rangelands, Country Crossroads, Benchlands and Calgary-Bearspaw Transition Areas. These designations are still valid in 2020 and should be recognized and incorporated into the Bearspaw ASP.</p>			
3.	<p>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)</p>		
<ul style="list-style-type: none"> <li>• Cluster may be a good way of protecting these aspects</li> <li>• Need an enviro study to identify wildlife corridors and how to preserve them</li> <li>• In some areas may not be possible to closer to City, but on west side it may still be possible</li> <li>• Riparian areas need to be protected on private lands</li> </ul>			
4.	<p>Open discussion. Is there anything you would like to share with the project team? (15 mins)</p>		
<ul style="list-style-type: none"> <li>• Concerns: <ul style="list-style-type: none"> <li>- Lack of confidence in Administration</li> <li>- Councillor sanctions are a major concern</li> </ul> </li> <li>- 1. My comments were on my own behalf and on behalf of [REDACTED] except to the extent she amended or changed any of my comments. It is my recollection that she did not amend or change any of my comments. This may have not been made clear by either of us.</li> <li>- 2. The notes fail to indicate that on several occasions I emphasized gravel open pit mining (euphemistically referred to as the aggregate industry in the draft vision and goals) was incompatible with the existing high density rural residential development in Bearspaw. This issue was also identified by [REDACTED] and I believe [REDACTED]. I have no idea why this critical issue, which was identified by me as important to both us and other Bearspaw residents, was not referred to in the notes which segues into my third comment.</li> <li>- 3. The notes simply refer to me lacking confidence in Administration. Without some minimal context the comment is meaningless. I indicated that during the first Phase 1 meeting I observed a large number of residents speaking to staff about the incompatibility of gravel mining with existing</li> </ul>			

<b>Session Date/Time:</b>	December 3, 2019 10:00am	<b>RVC Staff:</b>	Jessica Anderson and Jacqueline Targett
<p>residential development in Bearspaw. I saw a multitude of "no gravel" or similar stickies. I did not hear anyone suggest or see any stickies stating that we needed to "identify criteria for potential aggregate extraction". I indicated that if staff did not understand, based on the feedback at the above described meeting, and the outrage communicated to RVC staff at the last meeting of the now defunct Aggregate Resource Plan both of which totally rejected open pit gravel mining then I was of the opinion that staff were manipulating the process. That information should have been front and centre in the draft vision and goals. It appears somebody in Administration has their own agenda and the process is a façade for that agenda.</p> <ul style="list-style-type: none"> <li>- 4. Finally my observations about the sanctioned councillors also requires context if it is to be meaningful. My concern is that the BASP will have a major impact on Bearspaw residents and the sanctions hamstringing our councillor and the other 2 councillors from properly carrying out their functions and effectively working with us and staff.</li> </ul>			

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 4, 2019 1:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Likes quiet, acreage lifestyle, large residential lots</li> <li>• Inclusion of more commercial uses will cause more traffic</li> <li>• Concern about rush hour traffic on Hwy 1A, causes some vehicles to cut through the roads near the golf course, concerned with safety - kids in the area and more people will lead to crime</li> <li>• Questioned the need for more development along Highway 1A, services and commercial uses available in the City</li> <li>• Satisfied with draft goals with respect to traffic</li> <li>• Satisfied with draft vision statement, particularly with respect to parks and preservation of natural areas</li> <li>• Overall satisfied with vision and goals</li> </ul>			
2.	<p>How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)</p> <p>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</p> <p>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</p> <p>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</p>		
<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Feels cluster is too busy, and requires communal services, is there enough water?</li> <li>• Higher density concern – does this mean more gas stations, grocery stores, etc.</li> <li>• Prefers 2-4 acres, feels its quieter, less impact and less crime</li> <li>• Okay with Ag uses</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Regional not appropriate</li> <li>• Highway commercial is, provided it is located in isolated nodes (not “over developed” in separate parts of the plan area and not all along Hwy 1A</li> </ul> <p>Encourages Local commercial</p>			

<b>Session Date/Time:</b>	December 4, 2019 1:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
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)		
<ul style="list-style-type: none"> <li>• Accesses nature and recreation opportunities via golf course, trails, Big Hill Springs, private yard</li> </ul>			
4.	Open discussion. Is there anything you would like to share with the project team? (15 mins)		
<ul style="list-style-type: none"> <li>• Moved from City to avoid crime</li> <li>• Happy with engagement process, likes email communication and coffee chats</li> </ul>			

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 4, 2019 2:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Notes that NRI is a temporary land use, can help facilitate access to and provision of future natural open areas</li> <li>• Development and economy needs gravel, having access to resource in close proximity lowers cost, taxes, etc.</li> <li>• With respect to the aggregate goal, needs work. Should focus on understanding and building trust</li> <li>• The language surrounding Aggregate Extraction should include a set of standards as opposed to “not here”</li> <li>• “Collaboration” leads to the thought of decision making authority, when it can appear as though not all information is available or understood</li> <li>• Notes that NRI can help with fiscal sustainability goals by diversifying tax base through industrial taxes based on disturbed area</li> </ul>			
2.	How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)		
<ol style="list-style-type: none"> <li>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</li> <li>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</li> <li>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</li> </ol>			
<ul style="list-style-type: none"> <li>• Questions regarding annexation, whether the growth of the City has been considered</li> <li>• Buffering from different uses is important, can be distance, but other means as well (performance standards)</li> </ul>			
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)		
<ul style="list-style-type: none"> <li>• Provincial data is available, recommend using this resource. Existing corridors with high value areas are identified. Low value areas could be better suited for further development.</li> <li>• Areas proposed for development could submit BIA in order to determine wildlife and natural areas</li> </ul>			

<b>Session Date/Time:</b>	December 4, 2019 2:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
<ul style="list-style-type: none"> <li>• Notes that agricultural open space contributes to character of the area as well</li> <li>• Phasing of development areas can help move timelines forward. This can also work to reclaim areas of land throughout project lifespan.</li> </ul>			
4.	Open discussion. Is there anything you would like to share with the project team? (15 mins)		
<ul style="list-style-type: none"> <li>• Notes that there are ways to allow aggregate extraction and residential uses to co-exist</li> <li>• Traffic, traffic safety, and health concerns are very important considerations</li> <li>• Meaningful engagement and more time on the ground in the area to fully understand the impact that the current facilities have</li> <li>• Mitigation tactics should include cumulative impacts to the area</li> </ul>			



**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 4, 2019 3:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Questions regarding future development of land, remediation and best uses?</li>   <li>• Vision and goals ok for outlying areas, but not for area closer to City</li> <li>• Need higher density than country residential otherwise City will annex</li> <li>• County is missing out on tax base with smaller lots within nodes</li> <li>• Because of market forces, higher population, traffic, 2-4 acre lots are difficult to do in close proximity to City</li> <li>• Wants the ASP to provide certainty</li>   <li>• Adjacent lands to City is annexation a possibility. Are we considering regional growth</li> <li>• Servicing goal (19): Questions regarding clarity</li> <li>• Aggregate goal (21): Could be improved, questions regarding clarity, concern about using process to neuter development</li> <li>• Wording of “Collaborate” using ARP should consider performance metrics as opposed to arbitrary metrics</li> </ul>			
2.	How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)		
<ol style="list-style-type: none"> <li>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</li> <li>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</li> <li>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</li> </ol> <ul style="list-style-type: none"> <li>• Questions regarding long term timing</li> <li>• Concern about allowing residential development in proximity of existing aggregate operations</li> <li>• Density and Development while not impeding operations</li> <li>• Allow existing aggregate operations to continue</li>   <li>• Cluster residential is more appropriate for outlying areas</li> <li>• Possibly define “Country residential vs Country urban”?</li> </ul>			

<b>Session Date/Time:</b>	December 4, 2019 3:00	<b>RVC Staff:</b>	Christina Lombardo Stefan Kunz
<ul style="list-style-type: none"> <li>• Areas near City need a higher density, suggests transitional zones from higher densities near City to 2-4 acres beyond</li> <li>• ASP should have prescriptive areas where higher densities are allowed</li> <li>• Gradually reduce density on periphery of these areas to mitigate neighbouring resident's concerns</li> <li>• Support high density proposal in plan area next to city</li> <li>• Shouldn't take agricultural land for residential development, have existing developed areas, why make new ones</li> <li>• Does not feel Regional Commercial is applicable to the area except small scale in commercial nodes</li>   <li>• Plans proposing high density residential development have a low likelihood of receiving support from the regional board</li> <li>• Aggregate extraction is a temporary use, and allow other uses or development in the future – temporary low service uses until it can be transitioned at a later time</li> <li>• Screening (berms) can mitigate land use conflicts, but arbitrary distance setbacks may not help. Depends on area and type of use</li> <li>• Consider impacts based off performance metrics as distance can be arbitrary</li> <li>• Appropriate uses moving forward after lifespan – would they be prescribed?</li> </ul>			
3.	<p>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)</p>		
<ul style="list-style-type: none"> <li>• Supports protection of riparian areas</li> <li>• Does not feel that area has significant wildlife close to city</li> <li>• Higher densities can allow natural areas to be used for passive recreational opportunities, more trails/paths may be required</li>   <li>• Area is not conducive to wildlife</li> </ul>			
4.	<p>Open discussion. Is there anything you would like to share with the project team? (15 mins)</p>		
<ul style="list-style-type: none"> <li>• Hopes to have opportunity to discuss further in future</li> <li>• Would like to have more conversations with CMRB, City of Calgary and the County</li>   <li>• Range of densities, what goes where. Trade-offs for smaller lots to be able to preserve the larger lots in other areas</li> <li>• Better define types of future developments</li> <li>• Allow higher near City, transition away. Integrate with the City</li> </ul>			

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 5, 2019 9:00am	<b>RVC Staff:</b>	Jessica Anderson and Sandra Khouri
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Like vision, but be more specific on what country residential means</li> <li>• Need a goal on mountain style design</li> <li>• Need consistency</li> <li>• Need to include reference to multi-generational</li> <li>• Goal #10, unclear goal need to be more specific</li> <li>• Goal #11, definition of cluster needed</li> <li>• Okay with cluster if density similar to CR</li> <li>• Access important component need primary access points not through existing communities</li> <li>• Goal #17, unclear goal need more clarity on mitigation</li> <li>• Vision is too broad and unrealistic. Density is too low at 1upa.</li> <li>• Concern that vision is for CR, needs to address housing and density changes that the market will dictate</li> <li>• Servicing is an important considerations for density, but overall vision is good</li> <li>• Want more flexibility in lot sizes and product type</li> <li>• Need less red tape and more support from RVC to developers</li> <li>• Need to better define what gateways are and what makes them attractive</li> </ul>			
2.	<p>How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)</p> <p>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</p> <p>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</p> <p>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</p>		
<ul style="list-style-type: none"> <li>• A. Yes in some areas with access and servicing</li> <li>• B. need more specific upa and principles</li> <li>• RVC advantage is something different than the City</li> <li>• CR and cluster are both appropriate in certain areas</li> <li>• Closer to 566 more ranching</li> <li>• Cluster needs 4 upa to be viable</li> <li>• ASP needs to be strong so residents know what to expect</li> <li>• Glenbow will bring a big block of regional commercial</li> <li>• All commercial is maybe not desired, but will happen so ensure policy is strong enough</li> <li>• Design guidelines are essential</li> </ul>			

<b>Session Date/Time:</b>	December 5, 2019 9:00am	<b>RVC Staff:</b>	Jessica Anderson and Sandra Khouri
<ul style="list-style-type: none"> <li>• No regional commercial</li> <li>• Other's yes if done right</li> <li>• CR can provide open space and connection if done well like Blueridge</li> <li>• Add another housing form/density for transition areas and around commercial</li> <li>• Need more housing options for seniors</li> </ul>			
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)		
<ul style="list-style-type: none"> <li>• Didn't touch on this much</li> </ul>			
4.	Open discussion. Is there anything you would like to share with the project team? (15 mins)		
<ul style="list-style-type: none"> <li>• Schools must be addressed in policy</li> <li>• Vision is dependent on servicing constraints and opportunities</li> <li>• Stronger wording on gravel</li> </ul>			

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**Lions Club of Bearspaw, 25240 Nagway Road, Rocky View County, AB, T3R 1A1**

<b>Session Date/Time:</b>	December 5, 2019 6:00	<b>RVC Staff:</b>	Stefan Kunz
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Agree with draft vision &amp; goals</li> <li>• Concerns about development of agricultural lands</li> <li>• Understands the economics and challenges that agricultural producers in Bearspaw face</li>   <li>• Agree with draft vision &amp; goals</li> <li>• Many people in Bearspaw/Glendale have different interests</li> <li>• Have concerns about crime</li> </ul>			
2.	How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)		
<ol style="list-style-type: none"> <li>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</li> <li>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</li> <li>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</li> </ol>			
<ul style="list-style-type: none"> <li>• Would like to see more opportunities for younger families</li> <li>• Potential to distinguish between estate homes and more affordable options</li> <li>• Both cluster development and 2-4 acre have their place</li> <li>• Not supportive of high density. For example proposal north of Hwy 1A near Cochrane, presents questions regarding population increase and traffic.</li> </ul> <p>Commercial development</p> <ul style="list-style-type: none"> <li>• No regional, difficult in this area</li> <li>• Highway business would be appropriate in nodes, but shouldn't detract from country residential character</li> <li>• Local business ok</li> <li>• Recreational business ok</li> <li>• Not supportive of seniors housing</li>   <li>• Cluster development is something that more people may be attracted to</li> <li>• Cluster offers opportunity to a more people</li> <li>• New generations have different requirements</li> </ul>			

<b>Session Date/Time:</b>	December 5, 2019 6:00	<b>RVC Staff:</b>	Stefan Kunz
<ul style="list-style-type: none"> <li>• Not opposed to development, but needs to account for traffic, servicing, etc.</li> <li>• Wildlife prevalent in area. Deer, birds, etc.</li> </ul> <p>Commercial development</p> <ul style="list-style-type: none"> <li>• Not supportive of regional</li> <li>• Ok with local, highway, and recreational</li> </ul>			
3.	<p>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)</p>		
<ul style="list-style-type: none"> <li>• Should be allowed to develop forested areas</li> <li>• Concern with wildlife in area, can cause traffic accidents</li> </ul> <ul style="list-style-type: none"> <li>• Should preserve forested areas, wildlife habitat</li> <li>• Like natural areas</li> <li>• Specifically, riparian areas and treed areas should be preserved from development</li> </ul>			
4.	<p>Open discussion. Is there anything you would like to share with the project team? (15 mins)</p>		
<ul style="list-style-type: none"> <li>• Questions about transportation offsite levy, when bylaw will be amended</li> <li>• Questions about subdivision potential of their lands</li> </ul>			

**Stakeholder Coffee Chats – December 3, 4, 5, 6, 2019**

**County Hall, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2**

<b>Session Date/Time:</b>	December 13, 2019 11:00am	<b>RVC Staff:</b>	Stefan Kunz
<b>Discussion</b>			
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)		
<ul style="list-style-type: none"> <li>• Developments that focus on landscaping and integration with surroundings, rather than purely density, are positive</li> <li>• Development can support both population and natural areas</li> <li>• Access to servicing infrastructure is needed in Hwy 1a &amp; Bearspaw Rd. area</li> <li>• Supports draft vision and goals</li> </ul>			
2.	How do you expect future potential developments to reflect your vision for the future of Bearspaw/Glendale? (15 mins)		
<ol style="list-style-type: none"> <li>a. Is traditional Country Residential development appropriate in the plan area? Why or why not?</li> <li>b. Is an alternative development form, such as cluster or conservation development appropriate in the plan area? Why or why not?</li> <li>c. What types of business and commercial uses are appropriate in the plan area? Why or why not?</li> </ol>			
<ul style="list-style-type: none"> <li>• Supports senior’s housing, need higher densities to be viable</li> <li>• Allow residents to remain in Bearspaw in old age</li> <li>• Supports a balance between country residential and cluster development</li> <li>• Larger parcels, such as quarter sections, cluster makes sense</li> <li>• CR, 4 acres is a lot of area to maintain</li> </ul> <p>Commercial development</p> <ul style="list-style-type: none"> <li>• Near Hwy 1a, commercial makes sense</li> <li>• Supportive of architectural controls to enhance community aesthetic</li> <li>• Bearspaw needs access to services</li> <li>• Supports local business</li> <li>• Recognizes that area has features that would draw regional commercial, but doesn’t feel it’s the best location for it</li> </ul>			
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)		
<ul style="list-style-type: none"> <li>• Developments can often remake natural or open areas</li> <li>• Consider this rather than preservation, better to recreate than to avoid</li> </ul>			

<b>Session Date/Time:</b>	December 13, 2019 11:00am	<b>RVC Staff:</b>	Stefan Kunz
4.	Open discussion. Is there anything you would like to share with the project team? (15 mins)		
<ul style="list-style-type: none"> <li>• Desire for wastewater servicing, Watermark &amp; Bearspaw School both options</li> <li>• Potable water, RV Water Coop and Blazer water coop existing, may need to consider creation of new coop</li> <li>• Transportation, access to Hwy 1a important</li> </ul>			





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ROCKY VIEW COUNTY