

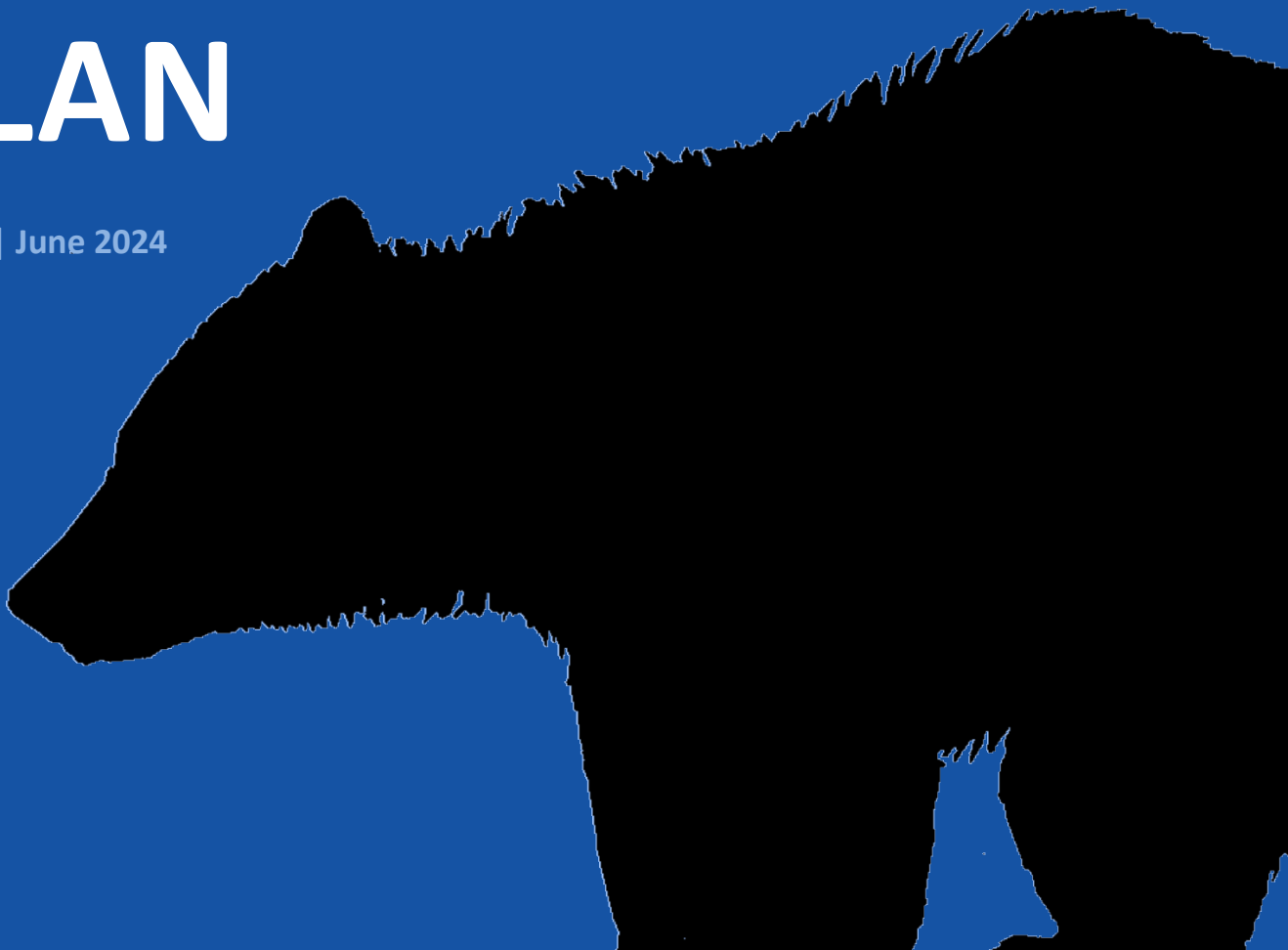


ROCKY VIEW COUNTY

Bearspaw

AREA STRUCTURE PLAN

DRAFT | June 2024



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Part I

INTRODUCTION

1 PLAN ORGANIZATION

The Bearspaw Area Structure Plan (the Plan or ASP) is organized in three parts followed by five appendices:

Part I: Introduction

This Part outlines the Plan's purpose; boundaries; policy terminology; relationship to other plans; the public engagement process; and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the Bearspaw area from its early beginnings to today. Finally, it presents a vision of what Bearspaw should be like as development continues and outlines 23 broad goals that would help achieve this vision.

Part II: Plan Policies

Part II is the core of the Plan, containing policies to guide development in Bearspaw. It sets direction on land use, design & interface principles, management of natural & community infrastructure, transportation & servicing, and community safety for the Plan Area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- Non-statutory actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals, and objectives; and
- Intergovernmental affairs and regional planning considerations.

Appendices

APPENDIX A: DEFINITIONS

APPENDIX B: LOCAL PLAN REQUIREMENTS

APPENDIX C: PLANNING BEARSPAW

APPENDIX D: CALGARY METROPOLITAN REGION GROWTH PLAN DENSITY CALCULATION

APPENDIX E: LOCAL PLANS IN THE BEARSPAW PLAN AREA

2 PLAN PURPOSE

The Bearspaw Area Structure Plan establishes Council policies for the comprehensive growth management of the Plan Area in accordance with the following objectives:

- To establish a future land use scenario for the Plan Area that will provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bearspaw community.
- To guide growth and change within the Plan Area through the implementation of sound land use planning policies.
- To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
- To achieve the goals and objectives of the Municipal Development Plan and Calgary Metropolitan Region Growth Plan.
- To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts.
- To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
- To preserve the archaeological, historical and/or cultural heritage within the Plan Area.

This plan outlines the vision for the future development of Bearspaw in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council, applicants, and the public with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the Plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the South Saskatchewan Regional Plan, the Calgary Metropolitan Region Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County's Municipal Development Plan. The land use strategy set out in this ASP implements the vision for Bearspaw by detailing the physical organization of land uses with regard to general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not set growth targets; instead, it estimates potential future growth which is guided primarily by market demand for different land uses and development types. Through the process of preparing this Plan, several opportunities were provided to landowners, residents, adjacent jurisdictions, and other stakeholders for input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

2.1 BEARSPAW VISION AND GOALS

Bearspaw Vision

In Bearspaw, the rural character of the community will be maintained by the land use framework that mixes country residential development with agricultural uses and functional natural environmental systems. Low density development will continue to be the predominant housing option in the community, with safe access to local services, open spaces, community focal points, and one another, in a financially and environmentally sustainable manner. Sensitive development will safeguard Bearspaw's natural environment and prioritize sensitive watershed, wildlife, and wildlife habitat.

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.

2.2 Goals

There are 23 goals that guide the Bearspaw ASP. These goals are based on:

- The vision for the community expressed through public engagement;
- The key issues, constraints, and opportunities identified in technical studies and during the planning process;
- Policy direction of the Calgary Metropolitan Region Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County's Municipal Development Plan; and
- The existing physical characteristics of the area.

The goals of this Plan are as follows:

Land Use Strategy

1. Allow developments that support Bearspaw as a distinct and attractive country residential community with a small community core that hosts some local commercial and community gathering space, 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, to ensure servicing infrastructure is provided efficiently.
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 the forms,

style and intensity of future development.

Community Character and Appearance

- 8.** Complement the character and appearance of Bearspaw through high-quality design that:
 - a. Preserves and enhances the existing landscape by creating a balanced pattern of agricultural uses, country residential development, and natural environment;
 - b. Recognizes and blends with the immediate surroundings and vistas; and
 - c. Supports efficient use of land and encourages provision of accessible public spaces.
- 9.** 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

- 10.** Respect the existing built environment, and allow for further development of similar country residential forms.
- 11.** Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Business

- 12.** Ensure sustainable and sensitive growth of business uses in a way that is supported by market trends, desired growth size, and limitations of servicing.

Agriculture

- 13.** Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
- 14.** Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Bearspaw.

Transportation Network

- 15.** Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
- 16.** Ensure that new development is integrated smoothly into the existing transportation network, with appropriate upgrades as necessary as the community grows.
- 17.** Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.
- 18.** Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network.

Servicing

- 19.** Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.

Environment

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

- 21.** Protect, conserve, and enhance existing natural amenities and minimize impacts on natural areas through sensitive development.
- 22.** Integrate the naturalized open space with active and passive recreation.

Intermunicipal Cooperation

- 23.** Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth in accordance with the region-level planning framework.

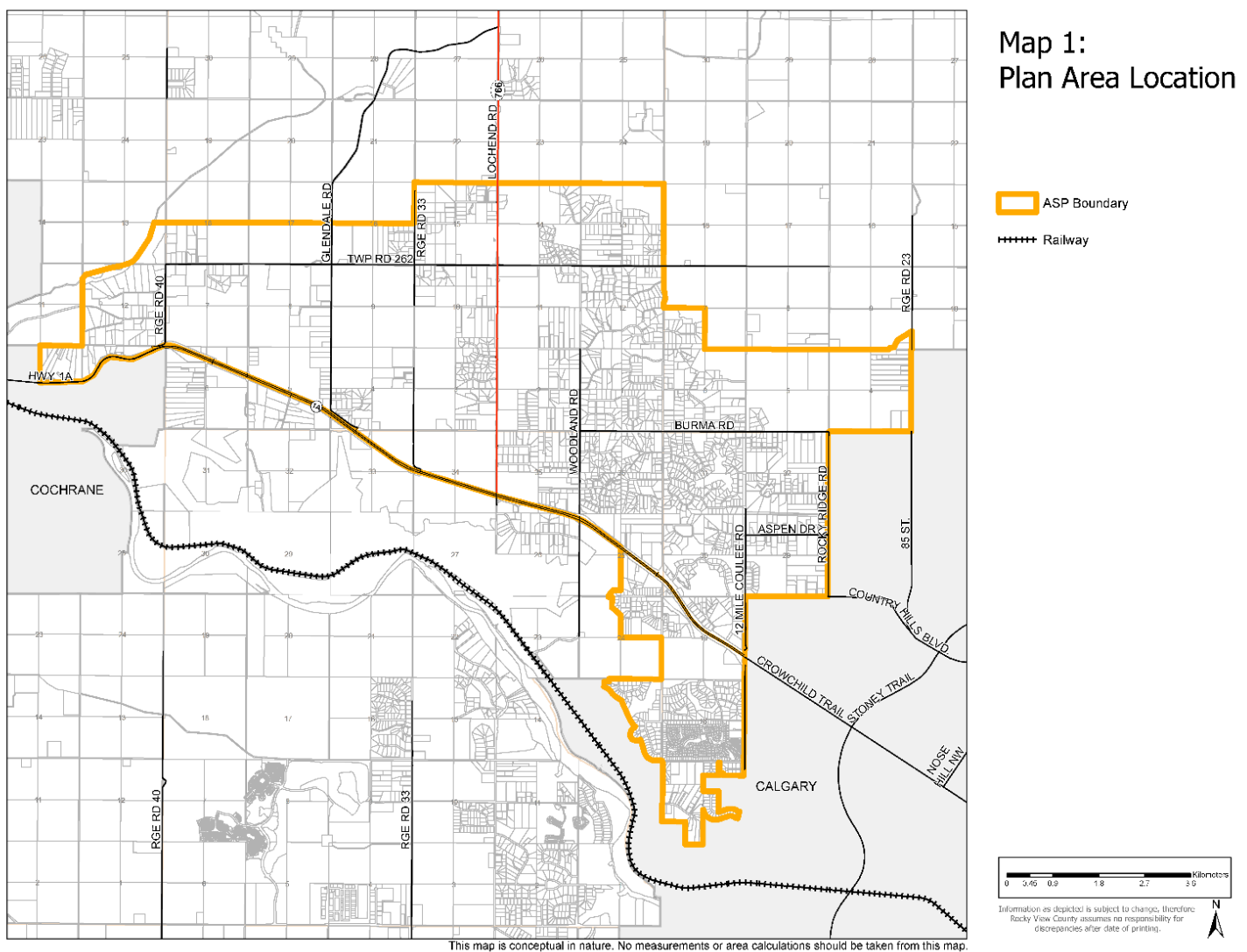
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3 PLAN AREA

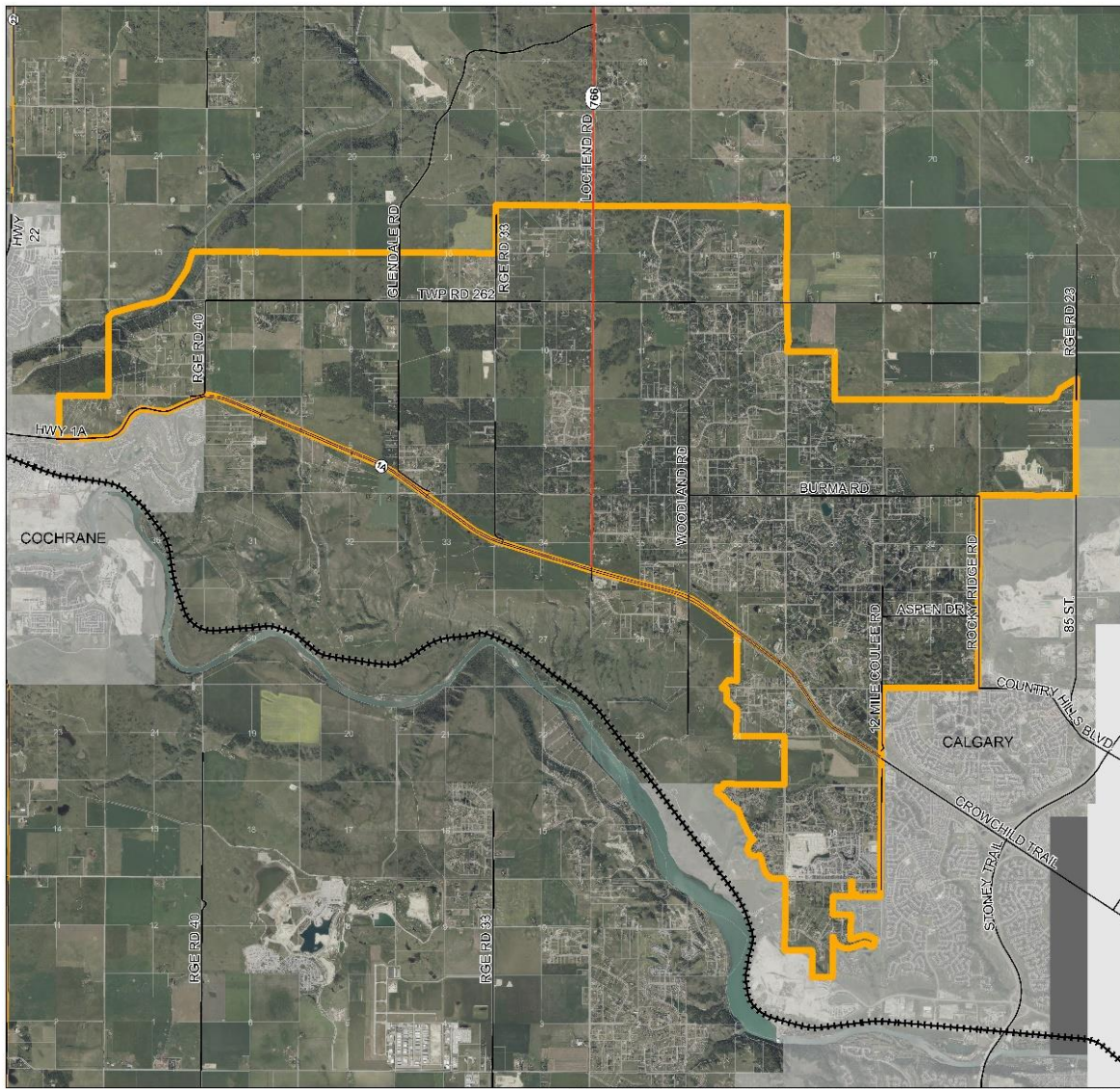
The Bears paw Plan Area applies to the lands contained within Map 01: Plan Area Location. Map 02: Air Photo gives an aerial view of the landscape at the time this plan was adopted. The policies within this plan apply to the lands within the plan boundary.

The Bears paw Plan Area boundary is generally defined by Highway 1A to the south, except where it includes lands south of Highway 1A east of Bears paw Road and adjacent to Calgary. To the east, the boundary is adjacent to the City of Calgary, and to the west, the Town of Cochrane and Bighill Springs Creek. The irregular northern boundary of the plan area runs adjacent to agricultural lands and includes most of the existing Country Residential uses in Bears paw.

Map 01: Plan Area Location



Map 02: Aerial Photo



Map 2:
Aerial Photo

 ASP Boundary

 Railway

Aerial Photo: 2022



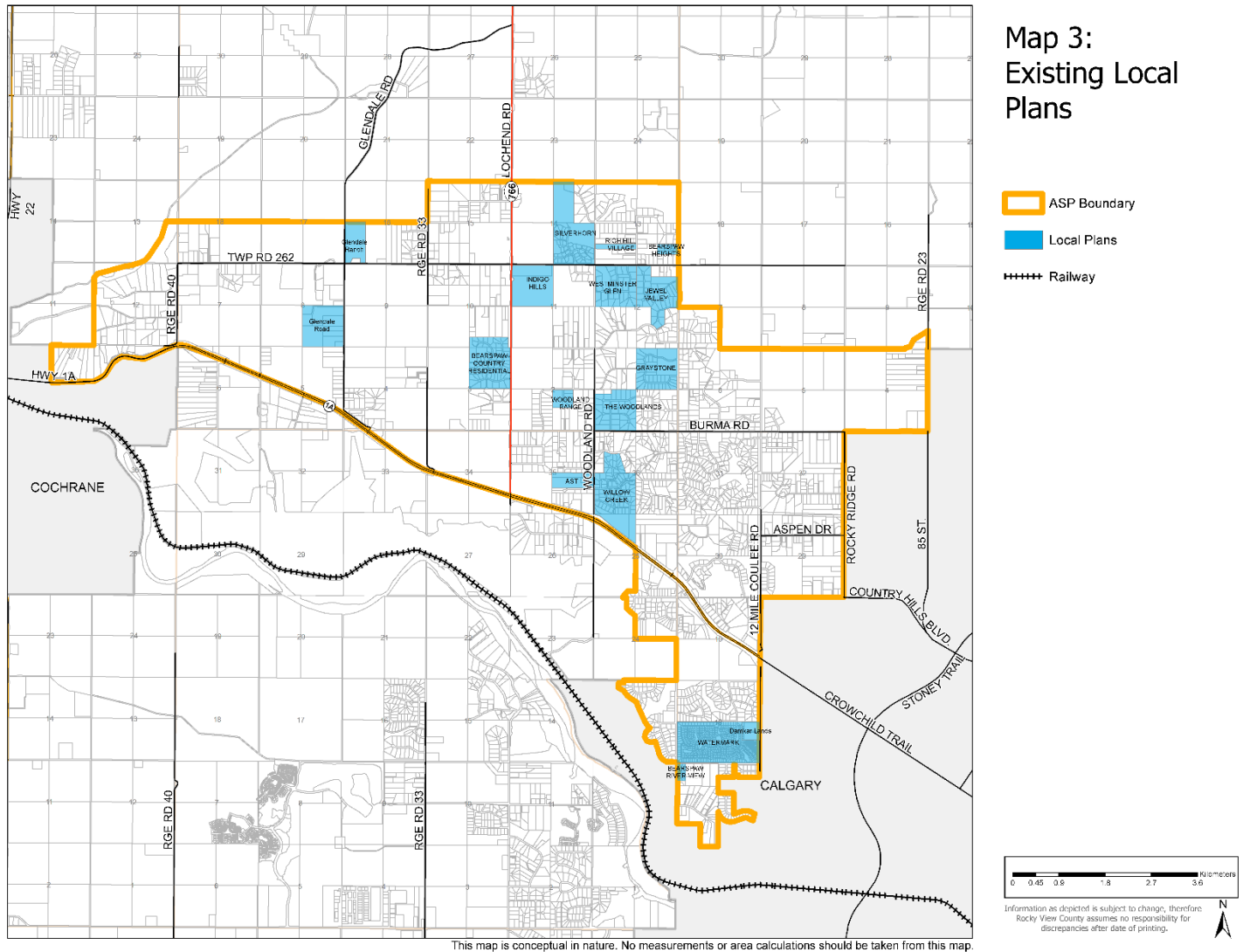
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



3.1 Existing Local Plans

Adopted Local Plans within the Bearspaw Plan area, as shown on Map 03, are listed in Appendix E. These plans are considered statutory planning documents that are part of this Area Structure Plan.

Map 03: Local Plans



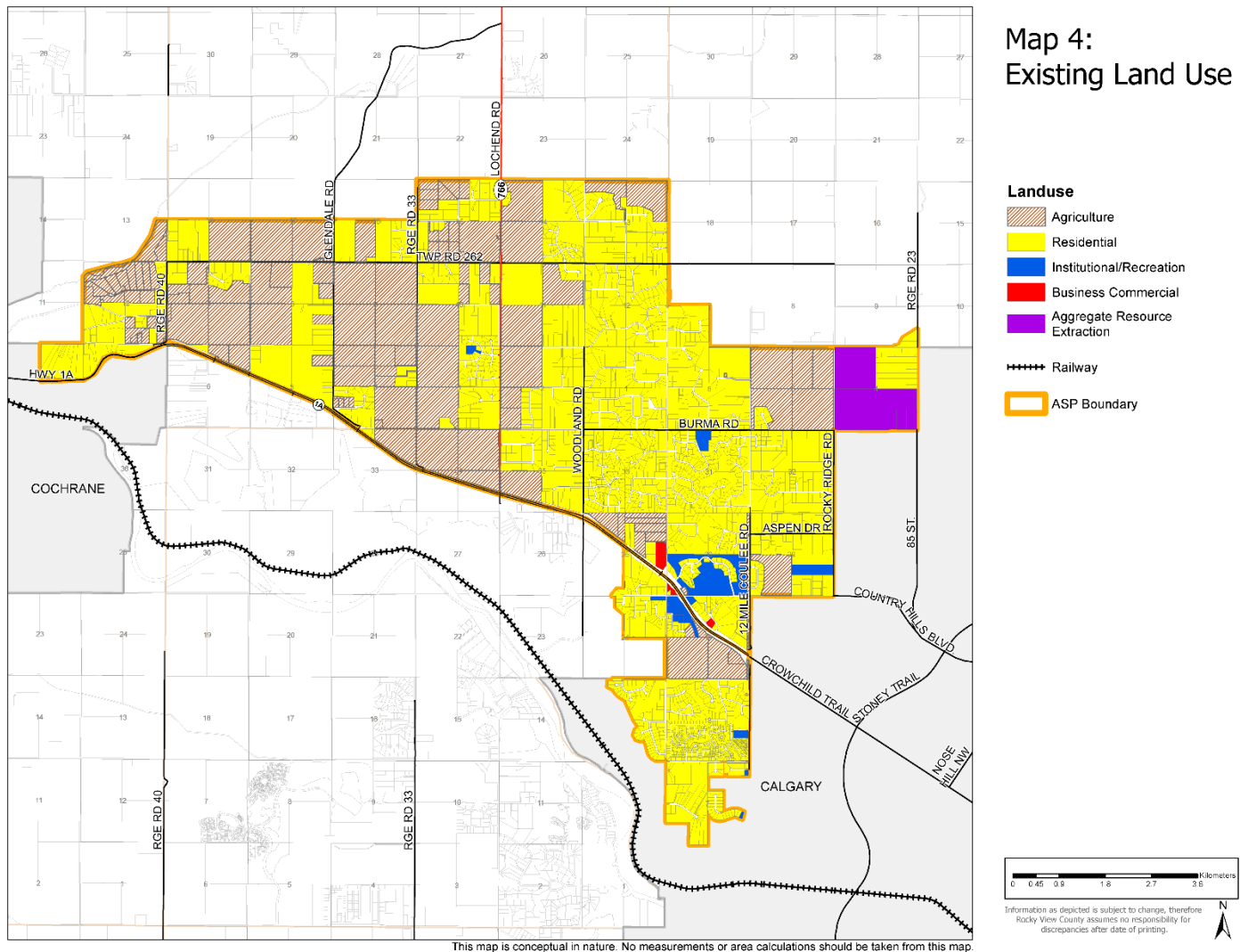
The boundaries and locations of areas shown on the maps within the Local Plan boundary are not intended to define exact areas – for exact Local Plan boundaries, consult the respective Local Plan.

4 BEARSPAW CONTEXT

4.1 Existing Land Use

Map 4 shows the existing general land uses within the Bearspaw ASP area at the time of plan adoption. For each land use category presented on Map 4, there are many potential land use designations under the County's Land Use Bylaw, so the final built form may look different. Bearspaw has predominantly developed as a Country Residential Community, with a small hub of business and community-oriented uses located at the intersection of highway 1A and Bearspaw Road. There are 3 quarter sections on the east side of the plan area that are approved for extraction of aggregate resources under a Direct Control Land Use Bylaw.

Map 04: Existing Land Use



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Part II

PLAN POLICIES: LAND USE

5 LAND USE STRATEGY

The land use strategy implements the vision for the Bearspaw ASP by detailing the physical organization of land uses in the Plan area as identified on Map 05. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in Bearspaw that reflects its existing Country Residential and agricultural base, and provides for some limited complementary uses. The majority of the area within Bearspaw will continue to provide a range of opportunities for rural living and will develop in the traditional Country Residential form. Recognizing that there exists a small node of business uses around the intersection of Highway 1A and Bearspaw road, this area will be designated for a small amount of development of similar business uses that serve the local community.

This Plan accommodates an approximate population of 19,900 with a gross density (as defined by the CMR Growth Plan) of 0.92 UPH (0.37 UPA) (See Appendix D for CMR density calculation). This population and density calculation is based primarily on the potential buildout of the Country Residential Policy Area and Future Development Area with a minimum lot size of 2-acre lots, excepting out approximately 30% of the gross land area for roads and reserves. Final densities throughout the Plan Area will be determined in the Local Plan, in alignment with this ASP. The estimated population density and land uses identified in this strategy are outlined in Table 01.

Immediate development is supported within the Country Residential Policy Area. The Future Development Area identifies lands that are primarily used for agriculture, but where some residential development has occurred. In the interest of more efficient growth and effective servicing, further development in this area is not supported without an amendment to this plan to adopt a Conceptual Scheme for the area, which would need to demonstrate logical connection and extension of existing built areas in the adjacent Country Residential Policy Areas.

5.1 Growth Expectations

According to the County's most recent Land Use Inventory Report (2022 Data), residential development in Bearspaw occurred at an average rate of 47.4 dwellings per year between 2001 and 2022, which equates to approximately 2.7% average annual growth. It is expected that growth will continue at a similar steady rate. Full build-out of the land use strategy within this Plan would result in approximately 7,400 total residences within the Plan area, and a population of approximately 19,900 people (Table 01). The land use strategy and associated policies within this plan have been prepared primarily to meet that demand, while aligning with the density requirements of the CMR Growth Plan.

The potential growth supported by this Plan is less than what was possible under the previous version of this Area Structure Plan. The previous plan did not specify growth projections and did not set population or density limits; however, we can estimate the full build-out that would be allowed under the previous plan, and compare that to the intended population under this new plan. The following assumptions were made for the calculation:

- The ASP Bylaw C-4129-93 did not set a maximum density for development, but did require that subdivisions smaller than 4 acres would not be supported unless a Conceptual Scheme was adopted. Due to servicing standard requirements for private sewage disposal systems, parcels of approximately two acres in size have

become a common baseline for the community's understanding of Country Residential development style. For the purposes of this comparison, the calculation is based on the entire Country Residential policy area being subdivided to two-acre lots, with 1 residence per lot.

- An average household size of 2.7 was used, as this is the County's most recent household size statistic.
- The County's land use bylaw does allow for accessory dwellings under the Country Residential zoning. Accessory dwellings are not common, and for ease of comparison, the calculations below assume only 1 residence per lot.
- The population calculation assumes that no residential development would occur in the Agriculture area of the current ASP.

Table 01 – Population Comparison Before/After ASP Update

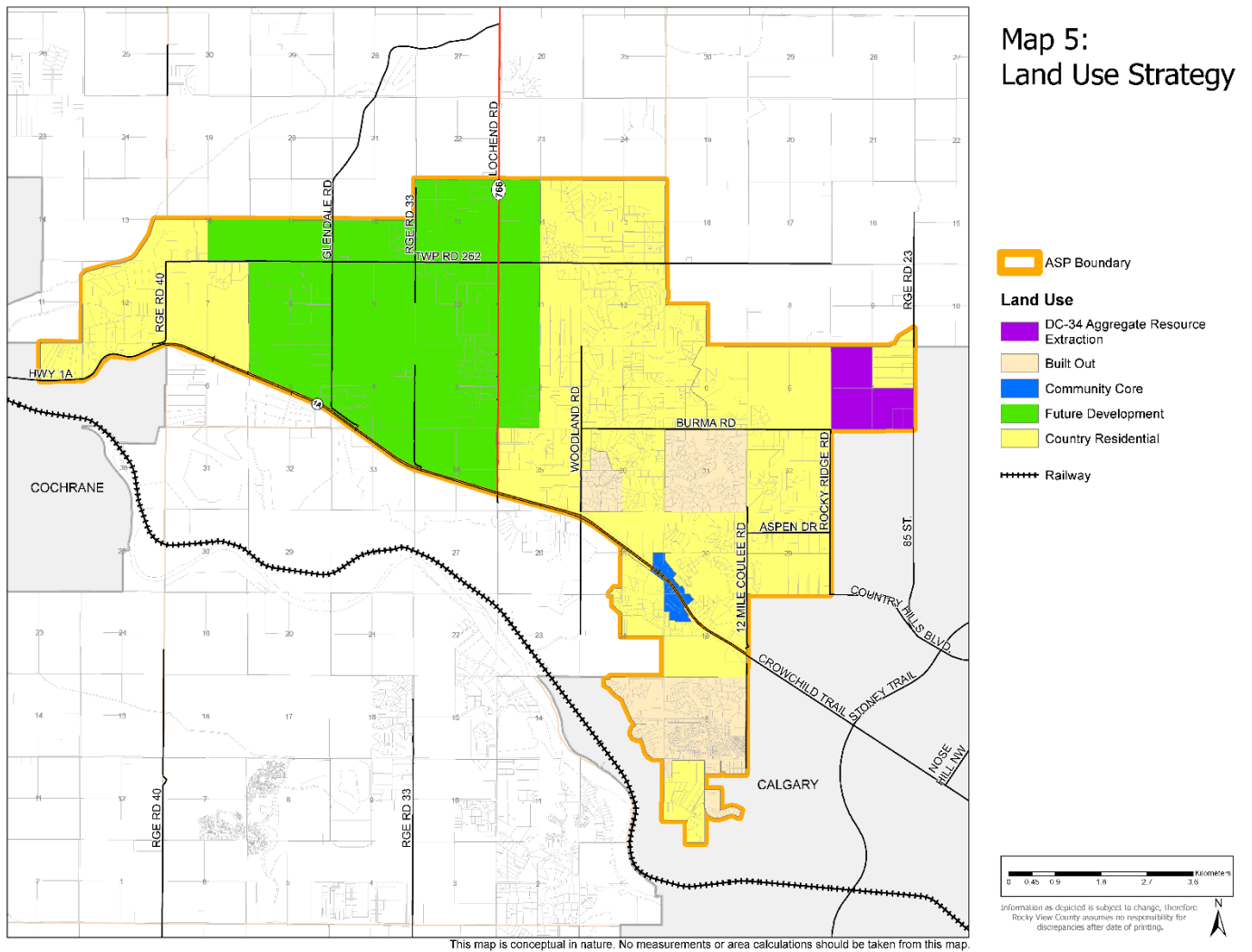
Under Bearspaw ASP Bylaw C-4129-93				
	Number of Lots	Gross Acreage	Average Gross Density	Total Population (2.7 people per household)
Within Approved Local Plans	2,007	2,448	0.60 UPA	5,419
Outside of Local Plans (not including Agriculture area)	6,162	17,606	0.35 UPA	16,638
TOTAL	8,169	24,960	0.33 UPA	22,057

Under this Bylaw				
	Number of Lots	Gross Acreage	Average Gross Density	Total Population (2.7 people per household)
Within Approved Local Plans	1,124	2,214	0.39	3,035
Outside of Local Plans, within Country Residential Policy Area	3,784	10,810	0.35	10,215
Outside of Local Plans, within Future Development Area	2,461	7,030	0.35	6,643
TOTAL	7,368	20,054	0.37	19,894

5.2 Phasing

- 5.2.1 Development will be prioritized to occur within the Country Residential and Community Core areas, before proceeding in an efficient manner into the Future Development Areas. Phasing of development shall occur as follows:
- Development shall not be supported within the Future Development Area until the Country Residential area is 80% built-out.
 - Development within the Future Development area shall not occur unless supported by an approved Local Plan.

Map 05: Land Use Strategy



6 RESIDENTIAL USE

Residential development will continue to accommodate moderate population growth with a focus on retaining the existing Country Residential built form. Residential lots will be a minimum 0.8 hectares, or 1.98 acres, in size (commonly referred to as “two-acre” lots), to maintain the large yards and low density that are the primary characteristics of the Country Residential form of Bearspaw. Housing types will be guided by the appropriate land use bylaw district.

6.1 Country Residential Policy Area

Vision

Country Residential acreages continue to be a desirable development form and existing residential areas are gradually building out to their fullest extent. Much of the Country Residential policy area has already been subdivided and developed, sometimes – but not always – under the guidance of a Conceptual Scheme. This Plan facilitates further development of this area to a minimum lot size of 1.98 acres. Participants in the public engagement for this Plan often expressed that they see a minimum lot size of approximately two acres as representative of the Country Residential built form.

Previous Country Residential development in Bearspaw has often developed in a piecemeal fashion, preventing comprehensive planning of subdivisions and limiting the provision of efficient road networks, environmentally sensitive servicing solutions, and connected pathway systems. In those areas where Country Residential continues to be supported, in accordance with Map 05: Land Use Strategy, this Plan seeks to ensure that proposals are undertaken in an orderly manner supporting efficient use of infrastructure and promoting more pedestrian-oriented design. Historical subdivision approval in Bearspaw has resulted in fragmented pockets of Country Residential and small agricultural parcels. Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with limited connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Country Residential Infill Areas.

Policies

General

- 6.1.1 The policies within this section shall apply to all lands identified as Country Residential Policy Area within Map 05: Land Use Strategy.
- 6.1.2 Development of Country Residential areas shall be guided by a Local Plan, in accordance with Section 20 and Appendix B.
- 6.1.3 The minimum parcel size for Country Residential development shall be 0.80 hectares (1.98 acres).
- 6.1.4 Country Residential development shall be designed with consideration of the following:
 - a) Lot grading shall incorporate the natural contours of the land into the residential design;
 - b) Accommodate wildlife corridors as identified in Map 07: Wildlife Corridors with design considerations as per Section 10;
 - c) Residences should be connected to piped water and wastewater systems whenever possible;

- d) Stormwater and drainage solutions that shall be designed to be consistent with the Bears paw Master Drainage Plan;
 - e) High-quality building design through consistent architectural themes across the subdivision particularly relating to building appearance, lot layout, landscaping, and streetscape. Architectural controls shall be implemented to address these matters, together with ensuring compliance with the County’s Servicing Standards; and
 - f) Provide design measures to minimize adverse impacts on existing agriculture operations in accordance with the County’s Agricultural Boundary Design Guidelines;
- 6.1.5 Where the opportunity exists to provide connections to an existing or planned active transportation route, Municipal Reserve dedication in Country Residential areas should be provided by dedication of land in the amount necessary to facilitate the establishment of fully functional pathways and open space areas within a development.

Road Access

- 6.1.6 Residential redesignation and subdivision applications should provide for development that:
- a) Provides direct access to a road, while avoiding the use of Panhandles;
 - b) Minimizes driveway length to highways/roads;
 - c) Removes and replaces existing Panhandles with an internal road network when additional residential development is proposed; and
 - d) Limits the number and type of access onto roads in accordance with the County policy.
- 6.1.7 For developments where Panhandles exist or are proposed, Road Acquisition Agreements should be registered at the time of subdivision to secure future road alignments.

Local Plan

- 6.1.8 A Local Plan shall be required prior to subdivision where:
- a) The lot to be subdivided is 20 acres or larger; and
 - b) The subdivision would create 10 or more lots (including the remainder).
- 6.1.9 Council may determine, at its sole discretion, that any lands within the Plan Area require the preparation of a Concept Plan prior to the redesignation of the lands for Country Residential land use.

6.2 Built-Out Residential Policy Area

Vision

Some areas within Bears paw have built out to the maximum density of two-acre lots envisioned by this plan (or denser under other approvals, such as Conceptual Schemes). These lands, identified as Built-Out Country Residential on Map 05: Land Use Strategy, are generally 1.98 acres or less in size, and are largely developed with a dwelling, and associated servicing and transportation infrastructure is fully operational.

Policies

- 6.2.1 The policies within this section shall apply to all lands identified as Built-Out Residential Policy Area within Map 05: Land Use Strategy.
- 6.2.2 Lands within areas identified as Built-Out Country Residential areas shall not subdivide further.
- 6.2.3 Notwithstanding 6.2.2, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district. Development proposals shall be subject to the requirements of Section 6.1.

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7 BUSINESS AND INSTITUTIONAL USES

There is a small hub of commercial land uses around the intersection of Highway 1A and Bearspaw Road that hosts a handful of existing small-scale, local-focused businesses. There should continue to be opportunities for the local community to find day-to-day amenities within Bearspaw. Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County.

7.1 Community Core Policy Area

Vision

The Community Core acts a central gathering place for the community, with opportunities for people to interact with each other at local businesses, community institutions, and public spaces. This Plan continues to support the Community Core area as the primary destination for community gathering, and an appropriate place for modest commercial development. This section provides policies for the continued support for those lands which have existing or approved business commercial land uses around the Highway 1A/Bearspaw Road Intersection. The Community Core shall serve as a Rural Employment Area as per the CMR Growth Plan.

Objectives

Key principles guiding development of the Community Core shall be to:

- Provide a location for business, commercial, and institutional uses that serve the local community, and act as a central location for community gathering and social interaction.
- Allocate sufficient lands for the future development or expansion of municipal services through appropriate phasing and dedication of municipal reserve lands.
- Ensure that local commercial and institutional development is serviced by piped or regional water and wastewater servicing where appropriate and efficient, and that all other development shall be encouraged to connect to such services.

Policies

General

- 7.1.1 The policies within this section that apply the area identified as the Community Core on Map 05: Land Use Strategy.
- 7.1.2 Institutional and local commercial shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Bearspaw Road.
- 7.1.3 Institutional and community service uses within the Community Core shall be restricted to those identified within Section 7.3 of this Plan and shall align with all other the relevant Policies set out within that section.
- 7.1.4 Local commercial development may be supported within the Community Core, subject to the development meeting the policies set out within Section 7.2 of this Plan and the following criteria:
 - a) Local commercial development shall be focused on complementing existing or planned institutional and community services, through the specific uses proposed and

integration of features such as building design, parking areas, pathways and open spaces;

- b) Local commercial uses shall be located and oriented to interface with public roads and spaces and provide a consistent and high quality design that contributes to the appearance of the Community Core and Community Corridor;
- c) Local commercial uses shall be limited in scope and shall be in full alignment with Rural Employment Area policies set out within the Calgary Metropolitan Region Growth Plan and County Municipal Development Plan.

7.1.5 All new commercial and residential development within the Community Core shall be required to connect to piped or regional water services where available.

7.1.6 All new commercial and residential development within the Community Core should be required to connect to piped or regional waste water services where available.

Land Use

7.1.7 Commercial and institutional uses shall primarily be carried out within an enclosed building, where the operation does not generate any significant nuisance or environmental impact such as noise, light, appearance, or odour outside of the enclosed building.

7.1.8 Outdoor Storage as a primary use shall not be permitted in the Community Core. Outside storage accessory to the primary use of the site shall be screened and located to the side or rear of the primary building.

7.1.9 Outside Display Areas are permitted provided they are limited to equipment, products, or items related to the site's primary use.

Design and Layout

7.1.10 Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the design requirements of Section 20 and Appendix B.

7.1.11 Commercial areas shall be designed and oriented in such a way that ensures safe and efficient access from adjacent roadways.

7.1.12 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.

7.1.13 All lighting, including security and parking area lighting, shall be designed to limit overall light pollution and sky glow, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

7.1.14 Buildings should be oriented toward the public space (e.g. road or sidewalk), with vehicle parking areas located to the side or rear of buildings and away from public frontages.

7.1.15 The use of fencing should not be permitted, other than for screening of outside storage, garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

7.2 Business Uses

The County commissioned a commercial demand analysis for Bearspaw, which concluded that minimal additional commercial development is necessary to meet the community's demand for small-scale local amenities. The ASP's land use strategy supports modest development of business uses in the Community Core Area.

Objectives

- Provide for the local commercial and institutional uses that serve the needs of the Bearspaw Community.
- Promote modest development of non-residential uses within the Community Core to provide amenities, services, and local employment opportunities for residents.
- Provide for a commercial hub whose built form celebrates and preserves the character and heritage of Bearspaw.
- Support the growth of institutional and community services within the Community Core as the natural destination for people seeking to obtain community services.
- Provide mechanisms to support the infrastructure and public realm improvements necessary to create an efficient and cohesive development pattern that promotes pedestrian activity within the Community Core and interactions between public and private spaces.
- Promote active transportation routes through and within the Community Core area to ensure that the area is accessible from other parts of the Bearspaw community.

Policies

General

- 7.2.1 Business uses shall not be located outside of the Community Core policy area, unless supported by other policies within this plan.

Home-Based Businesses

- 7.2.2 Notwithstanding 7.1.1, Home-Based Businesses shall be allowed as a secondary complementary use on lots where there is a principal residence in all policy areas under this Plan.
- 7.2.3 The size, scale and characteristics of Home-Based Businesses shall be subject to the definitions and regulations of the County's Land Use Bylaw.

Recreation Commercial

- 7.2.4 Recreation Commercial land uses (ie. golf courses, campgrounds) may be considered appropriate within the Plan Area pursuant to the provisions of this Plan.
- 7.2.5 Redesignation proposals and/or applications for subdivision and development approval to accommodate recreation commercial land uses should only be considered where adjacent lands are not unduly negatively impacted. When evaluating the appropriateness of a proposal, the Municipality may require the following:
- a) a comprehensive Development Plan, such as a Master Site Development Plan;
 - b) an Operational Plan;
 - c) a Traffic Impact Analysis;
 - d) an Environmental Overview or Impact Assessment pursuant to the provisions of the

- General Municipal Plan;
- e) an Archaeological/Historical Impact Assessment;
 - f) any other matter deemed appropriate by the Municipality.

Local Plans

- 7.2.6 All redesignation and subdivision proposals facilitating a business use shall be supported by concurrent or prior approval of a Master Site Development Plan completed in accordance with Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

7.3 Institutional Uses

Providing space and facilities for recreation, culture, and institutional uses within Bearspaw is a key component of encouraging a sense of place and community cohesion. This Plan encourages new institutional and community services to locate within the identified Community Core to benefit from supporting infrastructure and complementary uses.

For the purpose of this Plan, Institutional and Community Services cover a range of both publicly and privately owned amenities with the intent of the ASP policies being to protect these lands from alternative development, to better define the uses allowed, and to maximize their benefit to the community. Examples of existing Institutional and Community Services within Bearspaw include golf courses, schools, churches, community centres, constructed and natural open space lands, and municipal and environmental reserve lands.

Objectives

- Support institutional and community uses in accordance with the policies of the Municipal Development Plan County Plan and the Recreation and Parks Master Plan.
- Encourage the focused development of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, Town of Cochrane, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the Bearspaw ASP.

Policies

General

- 7.3.1 Institutional and community services shall be located within the Community Core identified on Map 05: Land Use Strategy, unless otherwise supported by the policies of this Plan.
- 7.3.2 Notwithstanding Policy 7.3.1, redesignation and subdivision proposals for institutional and community services may be considered in other areas of the ASP, subject to meeting the following criteria:
- a) the proposed location of the development shall be justified, including reasons for not locating within the Community Core;
 - b) evidence of the benefits to the Bearspaw community and wider public shall be provided, through for example, an assessment of the public need for the development;
 - c) demonstration that the proposal meets the Institutional Uses policies and other relevant sections of this Plan.
- 7.3.3 All redesignation and subdivision proposals facilitating an Institutional use shall be supported by concurrent or prior approval of a Master Site Development Plan completed in accordance with

Appendix B of this Plan and applicable requirements of the County's Municipal Development Plan.

7.3.4 Institutional and community services uses shall be restricted to the following within the Plan Area:

- Arts and Cultural Centre;
- Athletic and Recreation Services;
- Community Agriculture Uses;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks, Open Space or Environmental Reserve;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Senior Care Facilities;
- Special Events Parking; and
- Tourism

7.4 AGGREGATE RESOURCE EXTRACTION

Vision

Due to the presence of aggregate mineral deposits, areas within Bearspaw have historically been excavated for this resource. Typically, the nature of these extraction operations involves nuisance factors such as noise, dust, and traffic. As residential development has continued expanded in Bearspaw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bearspaw as a country residential community, new aggregate extraction activities will not be supported within the ASP area. Existing operations may continue to operate, but will be reclaimed and converted to an appropriate use once extraction operations cease.

Objectives

- No new Aggregate Resource Extraction Operations shall be undertaken within the Bearspaw ASP area.
- Existing operations shall be reclaimed after operations cease, and the land convert to an appropriate land use.

Policies

General

- 7.4.1 The policies within this section shall apply to all lands identified as Aggregate Resource Extraction Policy Area within Map 05: Land Use Strategy.
- 7.4.2 No new Aggregate Resource Extraction operations shall be approved within the Bearspaw ASP boundary.
- 7.4.3 Existing operations may continue to operate under approvals in place at the time of adoption of this ASP. Any renewal of an existing approval shall be subject to:
 - a) Compliance with the County's Aggregate Resource Plan;
 - b) Mitigation of impacts to adjacent properties, include impacts due to noise, dust, traffic, and any other nuisance;
 - c) No impact to the water table of the surrounding area;
 - d) Existence of a valid Development Permit.

8 FUTURE DEVELOPMENT AREA

Development in Bears paw has occurred generally towards the edges of the plan area, with development density generally increasing closer to the City of Calgary and the Town of Cochrane. In between these focused areas of development, there remain large areas of undeveloped land. The majority of these lands are used for agriculture, but this area also hosts contiguous areas of forests and wetlands that serve as functional habitats for plants and animals which Bears paw residents stated they value highly. Development will be restricted in the Future Development Area until the Country Residential Area is approaching build-out. This will ensure that servicing and transportation infrastructure are planned and provided in an efficient and logical manner, and that environmental features are protected where their integrity depends on large contiguous areas.

No development will be supported in the Future Development Area until the County has made an amendment to this Plan which describes a high-level servicing strategy, transportation network, and environmental protection and enhancement measures. Such amendments shall not be approved until the Country Residential Area is built out to approximately 80% capacity.

Objectives

- Provide criteria for amendment of the Bears paw ASP, to determine appropriate land uses, densities, hard and soft services, and interface measures within the Future Development Areas.
- Support a level of development that is reflective of service availability and that aligns with the Regional Growth Plan and the relevant regional servicing plan.

Policies

General

- 8.1.1 The policies within this section shall apply to all lands identified as Future Development Policy Area within Map 05: Land Use Strategy.
- 8.1.2 Local Plans, land use redesignation, and new subdivision shall not be supported within the Future Development Areas shown on Map 05: Land Use Strategy, with the following exceptions:
- a) Creation of a single lot from an unsubdivided quarter section for the purposes of a first parcel out or other agriculture development in accordance with the Municipal Development Plan.
- 8.1.3 With the exception of agricultural development exempt as per Policy 8.1.2, a comprehensive amendment to this Plan is required prior to development of any lands within the Future Development Area. Such an amendment would remove the Future Development designation from the lands, and would define appropriate land uses, development densities, and supporting servicing and infrastructure.
- 8.1.4 Prior to the County adopting any amendment of this Plan to allow for the comprehensive development of any part of the Future Development Area, the following criteria shall be met:
- a) The Country Residential Policy Area is built out to 80% of its capacity;
 - b) A public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the part of the Future Development Area that is subject to an amendment;

- c) It shall be demonstrated that there is a piped potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;
- d) Mechanisms to implement the construction of the transportation network and accommodate future transit opportunities shall be identified; and
- e) Appropriate amendments shall have been undertaken to the Bearspaw Master Drainage Plan to accommodate the proposed development forms.

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9 AGRICULTURE

Vision

In the late 1800s, the opportunity to own land drew homesteaders from Europe, who began widespread agricultural pursuits across the prairies. Today in Bearspaw, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Bearspaw's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Bearspaw, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, much of the area with the Country Residential and Future Development Policy Areas are intended to be developed for residential uses. Until the lands are developed, this Plan supports opportunities for diversification of agricultural uses, while ensuring conflicts with nearby residential land uses are minimized.

The continued use of land in Bearspaw for agriculture is appropriate and desirable; however, this Plan acknowledges that the location of Bearspaw, and the relative ease of development of farmland, means that demand will continue to transition agricultural lands into developed areas. The Bearspaw ASP policies support the retention and development of agricultural uses as described in the Municipal Development Plan and the Agricultural Boundary Design Guidelines. Previous iterations of the Bearspaw Area Structure Plan included large areas dedicated to Agricultural use. In this edition of the ASP, the Plan boundary has been adjusted to exclude those lands from the Plan. Therefore, agricultural uses on those lands will be governed by the County's Municipal Development Plan.

Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the County's Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non- agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

Policies

General

- 9.1.1 In support of the Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, Local Plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.

- 9.1.2 Agricultural land uses should:
- a) Incorporate and implement best management practices for all agricultural operations; and
 - b) Participate with Provincial and Municipal initiatives to improve and implement best management practices.
- 9.1.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.
- 9.1.4 The introduction or practice of contemporary agricultural uses in the community shall be supported provided:
- a) It is compatible with the character of the area;
 - b) The site can sustain the proposal as it relates to the type, scale, size, and function;
 - c) A rationale has been provided;
 - d) There is minimal impact on adjacent lands;
 - e) There is minimal impact on County infrastructure, such as the road network and storm water management; and
 - f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.
- 9.1.5 Where an agricultural land use and adjacent land uses may conflict, setbacks or other mitigations may be required at the subdivision and development permit stages pursuant to the County's Agricultural Boundary Design Guidelines.
- 9.1.6 All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.
- 9.1.7 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any Local Plan, redesignation, subdivision, or development application.
- 9.1.8 Existing agricultural operations within the Plan Area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.
- 9.1.9 Applications for Confined Feeding Operations shall not be supported within the ASP area.

PLAN POLICIES: NATURAL & COMMUNITY INFRASTRUCTURE

10 NATURAL ENVIRONMENT

The natural and historic features of the Bearspaw area are valuable assets to many in the community. As lands in the Plan Area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Bearspaw landscape, and to sensitively manage impacts on the areas wetlands and the overall watershed.

There are many areas within Bearspaw that serve as functional habitats for plant and animal wildlife. Aside from the inherent value these have, Bearspaw residents stated that they value their residential proximity to the natural environment very highly – particularly in that they appreciate the views, open spaces, and glimpses of wildlife. The presence of humans and our activities disturb the integrity of these habitats, and development should be designed in such a way that the natural environmental features remain undisturbed as much as possible.

Objectives

- Ensure that development identifies and considers biophysical and heritage assets within the Plan Area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan Area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan Area.
- Conserve or replant native and adapted species.
- Protect and enhance existing natural amenities and key vistas across Bearspaw.

Policies

Natural Environment

- 10.1.1 At the time of Local Plan preparation, a Biophysical Impact Assessment (BIA) shall be submitted in accordance with the County's Servicing Standards. The BIA shall study the existing environment, and shall assess the impact of the proposed development, with an emphasis on wetlands, vegetation, and wildlife. The BIA shall also include a survey of any historic resources on the site.
- 10.1.2 At the time of Local Plan preparation, a study to delineate and classify the Environmentally Sensitive Areas to properly determine setbacks and future protection steps, such as environmental reserves, shall be submitted in accordance with the County Servicing Standards.
- 10.1.3 Development shall be designed to minimize disruption to, and fragmentation of, natural areas and wildlife habitats by:
 - a) Incorporating ecological features such as natural vegetation, topography, and water bodies into the design at the Local Plan, Land Use Amendment, and Development Permit stages;
 - b) Utilizing environmentally-friendly landscaping where practical; and
 - c) Preventing the spread of invasive, alien species in Environmentally Sensitive Areas.
- 10.1.4 Local Plans should enhance natural areas by retaining and integrating natural features into the subdivision design, to the County's satisfaction.
- 10.1.5 Local Plans shall demonstrate the connectivity and function of all retained natural features.

- 10.1.6 At the time of Local Plan preparation, an Environmental Construction Operation (ECO) Plan may be required to limit soil impacts and risk to adjacent properties.

Wildlife Habitat, Corridors, and Connectivity

- 10.1.7 If any part of a site is identified on Map 07 as containing a wildlife habitat or connectivity feature, a Biophysical Impact Assessment shall identify and ground-truth those features on the site.
- 10.1.8 In the areas identified as Wildlife Habitat & Connectivity areas in Map 07, those features that are identified as integral to wildlife habitat described in the Environmental Screening Report shall not be disturbed by development, except for the following:
- a) Where disturbance is necessary to create a building site that satisfies Building Code requirements, a site may be cleared to the minimum perimeter necessary for that building site;
 - b) Disturbance of landscaping shall be allowed where necessary to incorporate FireSmart principles into the design of a site.
 - c) Subject to 10.1.8, sites may be cleared where necessary to build a road to provide access to the site.
- 10.1.9 Development of roads and accesses shall be designed to minimize impact to the natural environment as much as possible:
- a) Subdivision road networks shall be efficient and designed in such a way that minimizes the fragmentation of the natural landscape.
 - b) Accesses shall be designed to be shared by as many lots as possible.
- 10.1.10 At time of Local Plan preparation, a wildlife survey may be required to detect the presence of any of the following wildlife:
- a) Breeding birds;
 - b) Sensitive raptors;
 - c) Sharp-Tailed Grouse (parcel dependent);
 - d) Water birds;
 - e) Amphibians (wetland dependent);
 - f) At risk species; and
 - g) Incidental wildlife.
- 10.1.11 Pursuant to Policy 10.1.9, if any of the above-listed wildlife are found during construction, site-specific mitigation measures developed by a qualified wildlife biologist to reduce the impact to these species will be required.
- 10.1.12 If any habitat disruptions activities are to occur during peak bird nesting times, a nest sweep conducted by a qualified wildlife biologist is required in accordance with the Migratory Birds Convention Act. If nests are observed during the sweep, a setback to limit any disturbance will be determined in consultation with Environment and Climate Change Canada and the Alberta Ministry of Environment and Protected Areas.

- 10.1.13 If it is determined at the time of Local Plan preparation, that there is potential to disturb aquatic wildlife, a fish and fish habitat survey is required to be completed by a Qualified Aquatic Environmental Specialist.
- 10.1.14 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to maximize the width of the wildlife corridor and minimize human conflict with wildlife.
- a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.
 - b) Proposed development of trails and pathways shall be planned in collaboration with the County to minimize interference with identified wildlife corridors/habitat.
- 10.1.15 At the Local Plan and Development Permit stages, development shall be designed to allow wildlife movement through and around the overall Community, such that wildlife is attracted to areas designed to allow safe movement (e.g. wildlife corridors) and detracted from residences and roads to reduce interactions with people and vehicles.
- 10.1.16 Local plans should identify policies on the use of appropriate buffers between high wildlife use areas (e.g., wildlife corridors) and developed areas and the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.
- 10.1.17 Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 10.1.18 Permanent vehicular access should be minimized within wildlife corridor/habitat areas.
- 10.1.19 Where temporary or permanent access is required, its design and alignment should minimize disturbance to the integrity of the wildlife corridor/ habitat.
- 10.1.20 All Local Plans within wildlife corridors/ habitat should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.
- 10.1.21 Applications not requiring a Local Plan, or applications outside of the identified areas, shall align with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.
- 10.1.22 The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.
- 10.1.23 Development Permit applications for new livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.

Wetlands

- 10.1.24 Wetland protection shall be guided by County, regional, and provincial policy.
- 10.1.25 Local Plans shall identify wetlands using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 10.1.26 Local Plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.

- 10.1.27 Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as Environmental Reserve or Environmental Reserve Easement.
- 10.1.28 Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.

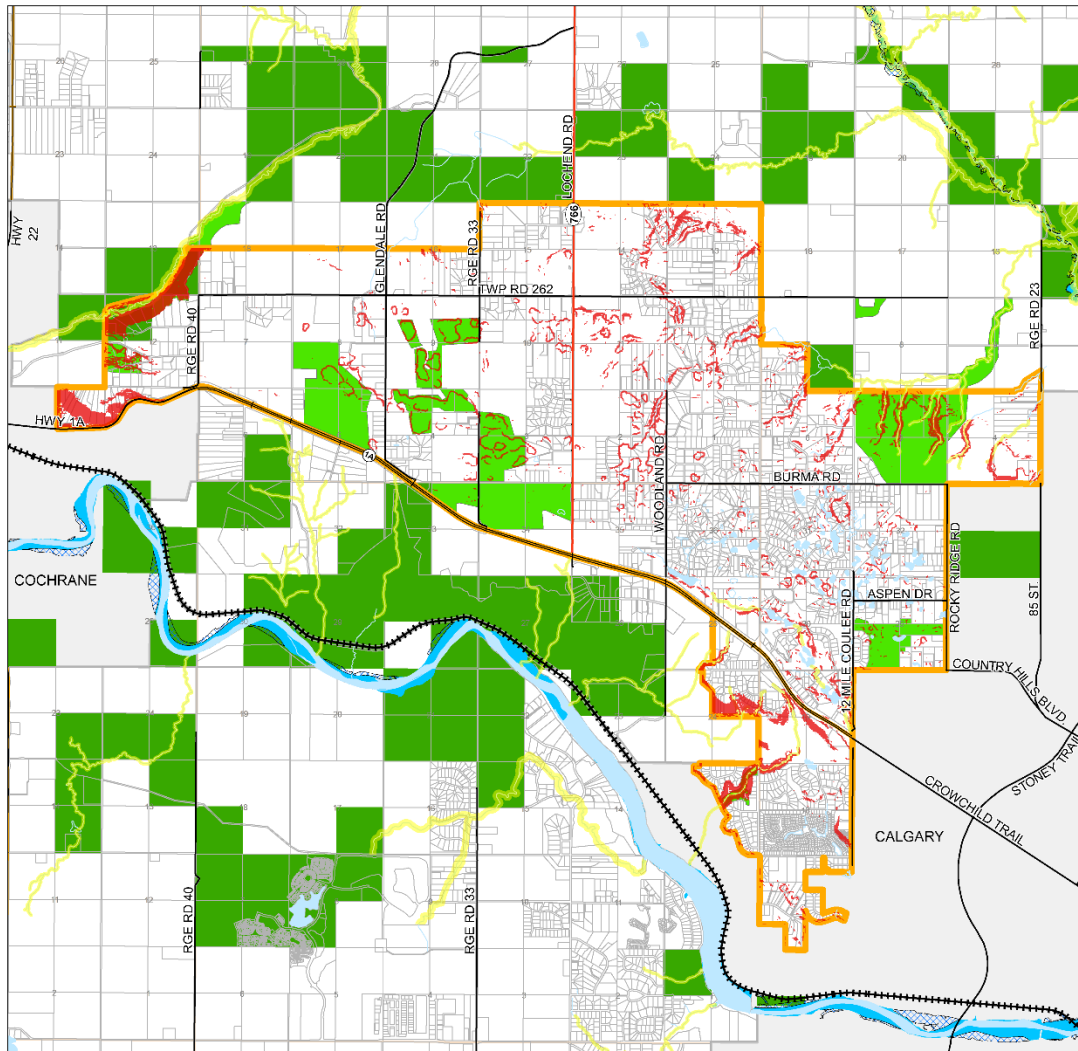
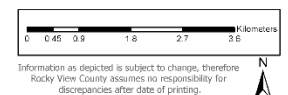
Riparian Areas

- 10.1.29 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.
- 10.1.30 The riparian protection area may be publicly or privately owned.
- 10.1.31 A Local Plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.
- 10.1.32 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species.
- 10.1.33 Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.
- 10.1.34 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

Map o6: Environmental Features

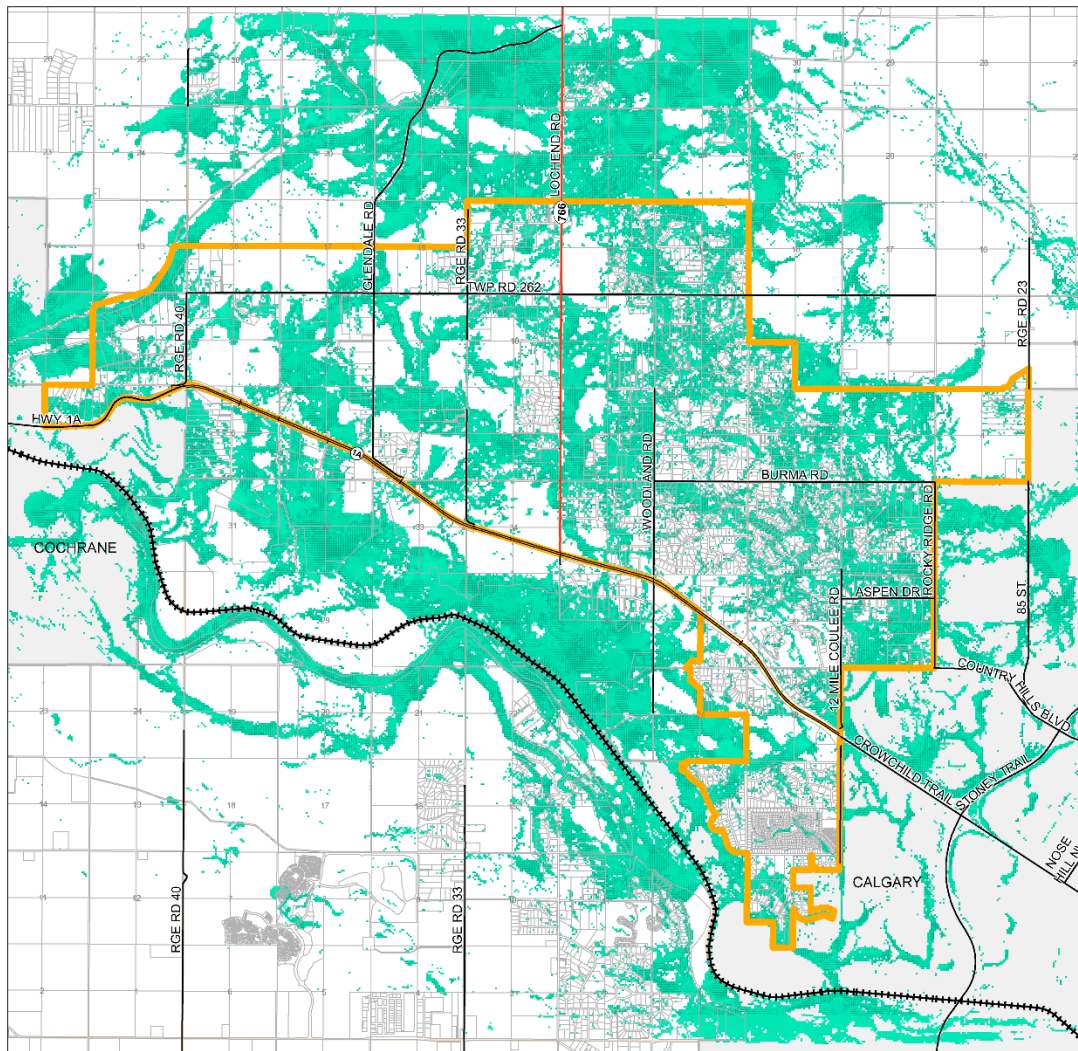
Map 6: Environmental Features

- ASP Boundary
- Flood Fringe - AB
- Stepping Back - Riparian Setbacks
- Floodway - AB Env.
- Water Bodies
- Environmentally Sensitive Areas
- Provincial ESA**
- YES
- NO
- Slope**
- < 15%
- Slope 15% +
- Railway



Map 07: Wildlife Habitats and Connectivity

Map 7:
Wildlife Habitats
& Connectivity



ASP Boundary

Connectivity

NO

YES

Railway



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



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

11 HISTORIC RESOURCES

With millennia of human history – and even longer natural history – in the area now known as Bearspaw, it is likely that there are items present on the landscape that are of archaeological, paleontological, prehistoric, historic, cultural, natural, scientific, or esthetic value. These are protected under the Historical Resources Act, and procedures under that act should be followed whenever such historic resources are discovered.

Objectives

- Ensure that development identifies and considers biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan area.
- Conserve or replant native and adapted species.
- Protect and enhance existing natural amenities and key vistas across Bearspaw.

Policies

- 11.1.1 In preparation of a Local Plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.
- 11.1.2 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:
 - a) Any required avoidance or mitigation measures shall be incorporated within the development proposal and detailed within the Local Plan.
- 11.1.3 Until a Historic Resources Impact Assessment of the Plan Area is completed, Local Plans should identify the impact of the proposal on any heritage or landscape features either within the Local Plan Area, or upon adjacent lands:
 - a) Where necessary, measures to preserve and enhance these features should also be detailed.
- 11.1.4 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:
 - a) Sensitive restoration or relocation of heritage buildings;
 - b) Complementary architectural design of adjacent new buildings;
 - c) Preservation of views or buffering around the feature;
 - d) Preservation of road alignments and boundary treatments; and
 - e) Use of interpretive signage denoting features.
- 11.1.5 Names of new developments and/or roads should incorporate traditional knowledge, commemorations significant to Indigenous Peoples, the names of local settlement families,

historical events, topographical features or locations.

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12 SCHOOLS

Presently, Bearspaw School serves Kindergarten to Grade 9 students. Additional school locations will be finalized based on demand under at the direction of the local school boards, and the policies of this plan.

Objectives

- Identify future school needs and potential school sites in the plan area.
- Collaborate with school authorities on site selection and development.
- Explore the feasibility of joint use community and school facilities with school authorities.

Policies

General

- 12.1.1 Additional school sites may be considered appropriate by the Municipality in consultation with the school board(s) within the Plan Area pursuant to the provisions of this Plan.
- 12.1.2 As Local Plans are prepared, consultation shall occur with the school board(s) and other relevant partners to confirm additional school needs and specific locations for future school sites.
- 12.1.3 Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, and transportation requirements, and shall ensure the site is of sufficient size to accommodate parking needs.

Land Suitability

- 12.1.4 Suitability of proposed school sites shall be evaluated by the school authority in consultation with the County, with emphasis on locating within or near the Community Core if appropriate.
- 12.1.5 When evaluating the appropriateness of land for school sites, the following should be considered:
 - a) Proposed access to the sites should be via collector roads within the Municipal road hierarchy;
 - b) Natural or man-made hazards and extreme topographic variations that may be present on site;
 - c) The feasibility of providing the proposed site with public and/or private services;
 - d) The appropriateness of the proposed site to accommodate a basic school development which includes an amenities area; and
 - e) Any other matter deemed appropriate by the Municipality.
- 12.1.6 School sites should provide suitable land for active playing fields and park space to meet the needs of students, and should be connected to the community through trails, pathways, and/or sidewalks.
- 12.1.7 The provision and allocation of school reserves and municipal school reserves shall be determined as per Section 14 of this Plan.

Joint Use

- 12.1.8 The County may partner with the school board(s) to facilitate the creation of joint use facilities or amenities.

Private Schools

- 12.1.9 Private schools are encouraged to locate within the Community Core area on Map 05: Land Use Strategy, but may be considered in other locations, subject to Section 7.3 (Institutional Uses) of this Plan.
- 12.1.10 When considering the appropriateness of a private school, the Municipality may require the proponent of the redesignation, subdivision and/or development proposal to prepare and submit the following:
- a) A Comprehensive Development Plan;
 - b) An analysis of any potential impact on adjacent land uses including, but not limited to, traffic noise, safety and visual impact;
 - c) A Traffic Impact Analysis;
 - d) An analysis of the availability and adequacy of on-site and off-site private and/or public utilities necessary to support the non-public institutional use;
 - e) The proposed Operational Plan (i.e. proposed days and hours of operation);
 - f) A Landscaping and Buffering Plan; and
 - g) Any other matter the Municipality deems necessary.

13 RECREATION, PARKS, AND OPEN SPACE

In Bearspaw, recreation tends to be informal, and oriented around the home or in the general community. Recreation activities are closely aligned with the natural environment – for example, walking on trails or cycling through the community. There are some developed facilities in Bearspaw that have a recreation focus that are private businesses. In the near-term, this Plan will ensure the integrity of the trail network and open spaces are maintained and enhanced, in accordance with the County's Parks and Open Spaces Master Plan. Opportunities for commercial provision of recreation opportunities are supported in the Community Core. Recreation needs for the community will be monitored as development progresses, and public amenities will be provided under the guidance of the County's Recreation and Parks Master Plan.

13.1 Recreation

Future planning to secure recreation lands will continue to be a collaborative effort between the County, school boards, community groups, and private landowners.

Objectives

- Provide public and private space for recreation uses on appropriate sites that are compatible to the natural features in this area.
- Support recreation uses in accordance with the recommendations of the Municipal Development Plan.
- Provide support in future planning to secure lands for community recreation facilities.
- Provide recreation amenities for people of all ages in the Bearspaw area (youth, young families, singles, and seniors) that foster the quality of life, health, and social well-being of residents.
- Minimize the physical and visual impacts of recreational opportunities to the natural areas and views.
- Provide an integrated regional and local active transportation network offering connections to parks (as identified in the Open Space Master Plan), open space, and community focal points throughout the Plan Area in accordance with the primary network identified in the County's adopted Active Transportation Plan: North County.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through the use of suitable bicycle facilities identified within the Active Transportation Plan.
- Through the Local Plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.

Policies

General

- 13.1.1 Local Plans shall align with the County's Recreation and Parks Master Plan and consider the appropriate type, size, and scale of recreational, cultural, and community services.

- 13.1.2 Local Plans shall consider and, where required, provide for the location of lands for recreation uses.
- 13.1.3 Local Plans should consider generational and cultural needs and life balance in the planning and development of parks and open spaces.
- 13.1.4 Local Plans should identify and develop destination off-leash areas.
- 13.1.5 Local Plans should encourage and identify spaces for social gathering.
- 13.1.6 Commercial Recreation uses should be focused around the Community Core policy area.
- 13.1.7 Commercial Recreation uses outside the Community Core area may be considered where the proposal does not unduly impact adjacent lands.
- 13.1.8 The County shall support the development of recreation facilities and services through grant funding programs/appropriate funding mechanisms.
- 13.1.9 Where there is a need for recreation services, the County should encourage both public and private partnerships to provide those services.
- 13.1.10 The County shall work collaboratively with the school boards, community groups, and intermunicipal partners to plan for an appropriate amount of land for future recreation needs.

13.2 Parks and Open Space

Open space in Bears paw is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of ‘open space’, and their maintenance is a high priority in the Plan area. Open space can be enjoyed and appreciated through physical and visual access, and recreational opportunities in the wildlife habitat and connectivity areas should be passive, low-intensity, informal, and unstructured to minimize the physical and visual impacts to the natural areas and views. Current and future parks, environmentally significant areas, and other natural areas, linear green spaces, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces. Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

Objectives

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.
- Promote the principles of ‘Crime Prevention Through Environmental Design’ (CPTED) in the development of open space and parks.

Policies

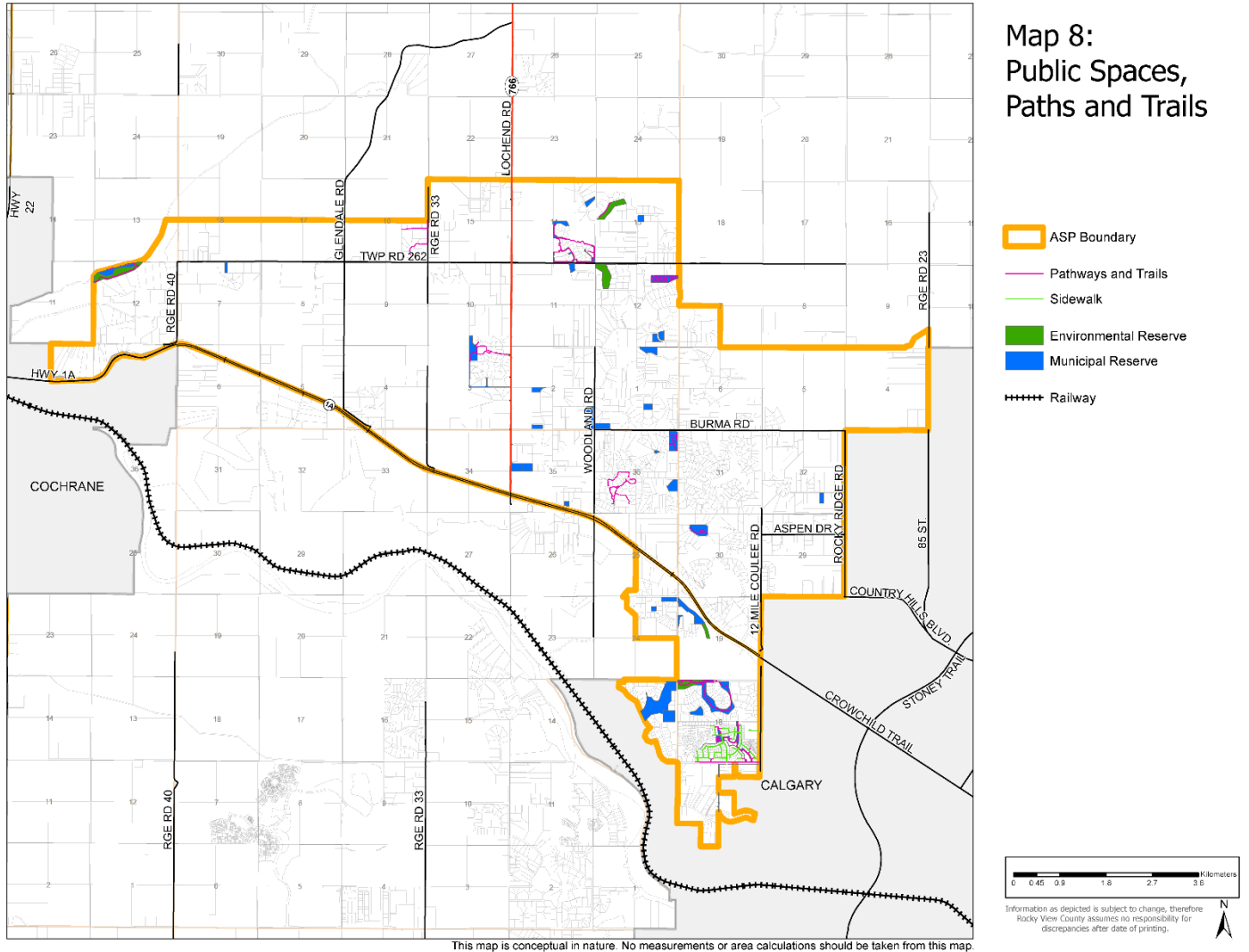
General

- 13.2.1 To support an integrated public open space system, Local Plans should consider:
 - a) Creating an appropriate border along the open space system that recognizes the significance of the natural amenity;
 - b) Designing the open space system so that it is safe, accessible, active, and highlights the community’s unique identity; and

- c) Featuring the natural and cultural heritage aspect of the open space system so that all can understand and appreciate the area's unique natural assets.
- 13.2.2 Future development shall provide for an interconnected system of open space and parks in general accordance with Map 8: Open Space and Active Transportation Connectivity.
- 13.2.3 Open space shall be provided through such means as:
 - a) The dedication of reserve lands and public utility lots;
 - b) The provision for Environmental Reserve Easements, Conservation Easements, or other easements and rights-of-way;
 - c) Government lands for public use;
 - d) Privately owned land that is accessible to the public;
 - e) Publicly owned storm water conveyance systems;
 - f) Land purchases, endowment funds, land swaps, and donations; and/or
 - g) Other mechanisms as approved by the County.
- 13.2.4 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.
- 13.2.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.
- 13.2.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.
- 13.2.7 The design and construction of active transportation networks, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:
 - a) The County's Servicing Standards;
 - b) The County's Parks and Pathways: Planning, Development, and Operational Guidelines; and
 - c) The Geometric Design Guide for Canadian Roads.
- 13.2.8 Local Plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:
 - a) Provide connections within, and external to, the Local Plan area;
 - b) Address and accommodate inclusion within identified parks and open spaces during all stages of development;
 - c) Wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;
 - d) Incorporate Crime Prevention Through Environmental Design (CPTED) features;
 - e) Provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: North County; and

- f) Contribute to the overall regional active transportation network.

Map 08: Parks, Open Spaces, and Active Transportation Connectivity



14 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of Environmental Reserve (ER) or Environmental Reserve Easements (ERE).

Policies

- 14.1.1 Reserves owing on a parcel of land shall be provided as:
- a) Municipal reserve, school reserve, or municipal and school reserve;
 - b) Money in place of reserve land; or
 - c) A combination of land and money.
- 14.1.2 Provision and allocation of reserves shall be determined in the adopted Local Plan, where required, and implemented at subdivision stage by the Subdivision Authority.
- 14.1.3 The dedication of reserves should meet the present or future needs of the Plan Area by considering the recommendations of this ASP, the Recreation and Parks Master Plan, the Active Transportation Plan: North County, the Local Plan, and/or the school board(s).
- 14.1.4 Where the opportunity exists to provide connections to an existing or planned active transportation route, municipal reserve dedication in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of fully functional pathways and open space areas within a development.
- 14.1.5 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.
- 14.1.6 Where a tentative plan of subdivision proposes a recreation commercial use as a component of a country residential proposal, the Municipality shall not consider the proposed recreational use as satisfying the requirements for Reserve dedication, and shall require Reserves in accordance with the Municipal Government Act.
- 14.1.7 Lands determined to be of environmental significance, but do not qualify as Environmental Reserve, should be protected in their natural state through alternative means as determined by the County.
- 14.1.8 Environmental Reserves should be determined by conducting:
- a) A Biophysical Impact Assessment report;
 - b) A geotechnical analysis; and/or
 - c) Other assessments acceptable to the County.

PLAN POLICIES: TRANSPORTATION AND SERVICING

15 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Bearspaw area, and provide regional opportunities for walking, cycling, and public transportation. Map 09: Transportation Network shows the provincial, regional, and some local transportation networks in the Bearspaw area, and provides information on road classifications, special study areas, and pathway network connections.

Objectives

- Provide for an internal road network that is efficient and safe for all modes of transportation.
- Provides a framework for transportation network that contributes to a high-quality built environment, and minimizes impacts on the natural landscape.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with the City of Calgary, the Town of Cochrane and the Provincial government on transportation requirements.

Policies

General

- 15.1.1 The transportation network should be developed in accordance with Map 09: Transportation Network and the Bearspaw Network Analysis as amended. The classification of the County road network may be refined through further transportation analysis and/or at the Local Plan stage.
- 15.1.2 A Traffic Impact Assessment shall be required as part of the Local Plan preparation and/or subdivision application process in accordance with the County Servicing Standards.
- 15.1.3 Where identified in the County's Long-Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.
- 15.1.4 The attenuation of noise, if required by the Municipality, should be achieved through measures other than fences, such as, innovative subdivision design, landscaping and undulating berms and/or terrain.

Regional Transportation Network

- 15.1.5 The County recognizes the importance of coordinating the Municipal road hierarchy with the transportation networks of adjacent municipalities and the Province of Alberta; and will continue to promote open communications and cooperation between all parties to improve and address mutual transportation issues and concerns.
- 15.1.6 The regional transportation system shall be developed in general accordance with Map 09: Transportation Network.
- 15.1.7 No new direct access shall be approved from the Plan area to Highway 1A unless otherwise determined to be necessary by the Province and County.

15.1.8 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.

15.1.9 Where required, Local Plans shall:

- a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 09, and identify the land required for future highway interchanges.
- b) Be designed to accommodate transit opportunities wherever connections are feasible based on the County's long-term transit opportunities.

Local Transportation Network – General

15.1.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.

15.1.11 Roads not identified as service roads or major/minor collector roads within the Map 09: Transportation Network are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.

15.1.12 Local Plans contemplated by this Plan and/or proposals for subdivisions where serviced with an internal local road system, should provide a minimum of two access points for vehicular traffic.

15.1.13 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of Local Plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

15.1.14 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for Local Plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

Local Roads – Community Core

15.1.15 The type of road cross section (urban or rural) for development within the Community Core or identified employment areas shall be determined at the time of Local Plan preparation.

15.1.16 Development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

Local Roads – Residential

15.1.17 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

15.1.18 Road acquisitions that take into consideration future network connections shall be supported.

15.1.19 The type of road cross section (urban or rural) for country residential development shall be determined at the time of Local Plan preparation.

15.1.20 Local Plans for Residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the Local Plan area in accordance with municipal standards.

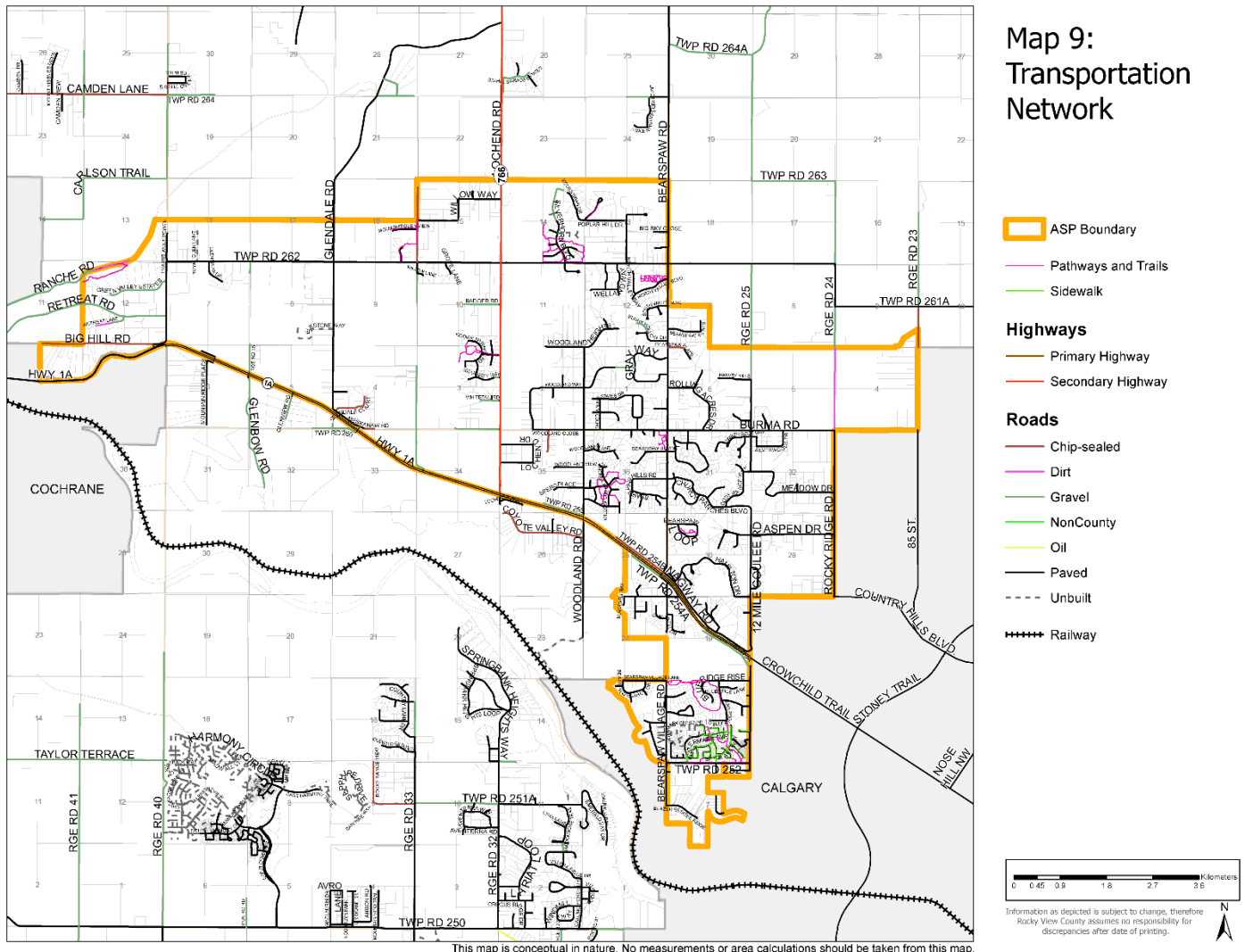
Direct Access to Roads Within Adjacent Municipalities

15.1.21 No new accesses onto roads within adjacent municipalities shall be supported.

15.1.22 Connection to a road within an adjacent municipality may be supported within a Local Plan to the satisfaction of the adjacent municipality.

Map 09: Transportation Network

Map 9:
Transportation
Network



16 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. Development in the Bearspaw area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields. In light of the development pressures and anticipated population for the Bearspaw area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to piped community – and ultimately, regional – systems is envisioned within the Plan area. This will minimize impacts on local groundwater, and allow for better management of overall water resources as densities increase.

Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for Bearspaw.
- Ensure potable water and waste water systems are provided to the Plan Area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of private shallow Utility systems within new development.
- Identify and protect utility service routes and regional transmission corridors.
- Ensure fire suppression and water supply infrastructure is available at development to deliver the appropriate level of fire protection within the Plan area.

Policies

Map 10: Water Servicing and Map 11: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of Local Plan preparation.

General

- 16.1.1 Utility service development should support an orderly, logical, and sequential pattern of development.
- 16.1.2 The location of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments, shall be identified and protected at the Local Plan stage to the mutual satisfaction of the County, the developer, and the utility companies.
- 16.1.3 Utility rights-of-way and easements shall be provided to accommodate Shallow Utilities at the subdivision or development permit stage as deemed necessary by the utility provider.
- 16.1.4 Utility rights-of-way and easements shall be provided to accommodate Shallow Utilities at the subdivision or development permit stage as deemed necessary by the utility provider.
- 16.1.5 Costs associated with utility service improvements shall be the developer's responsibility.
- 16.1.6 Connection to piped utilities for water and wastewater is the preferred method of potable water and waste water service delivery, in accordance with provincial legislation and regulation.

Water

- 16.1.7 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.
- 16.1.8 The use of water saving devices encouraged in future residential development and should be

addressed in Local Plans in accordance with County policies and standards.

- 16.1.9 The reuse of storm water for the purposes of residential irrigation is encouraged in place of water suitable for domestic purposes and should be addressed in Local Plans.
- 16.1.10 All commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.
- 16.1.11 All water systems serving developments within the Bears paw Plan area should be designed to provide adequate water pressure to combat fires. Where fire suppression cannot be provided via the potable water network, alternative fire suppression measures shall be incorporated into Local Plans, and provided at the time of development, to the satisfaction of the County.

Waste Water

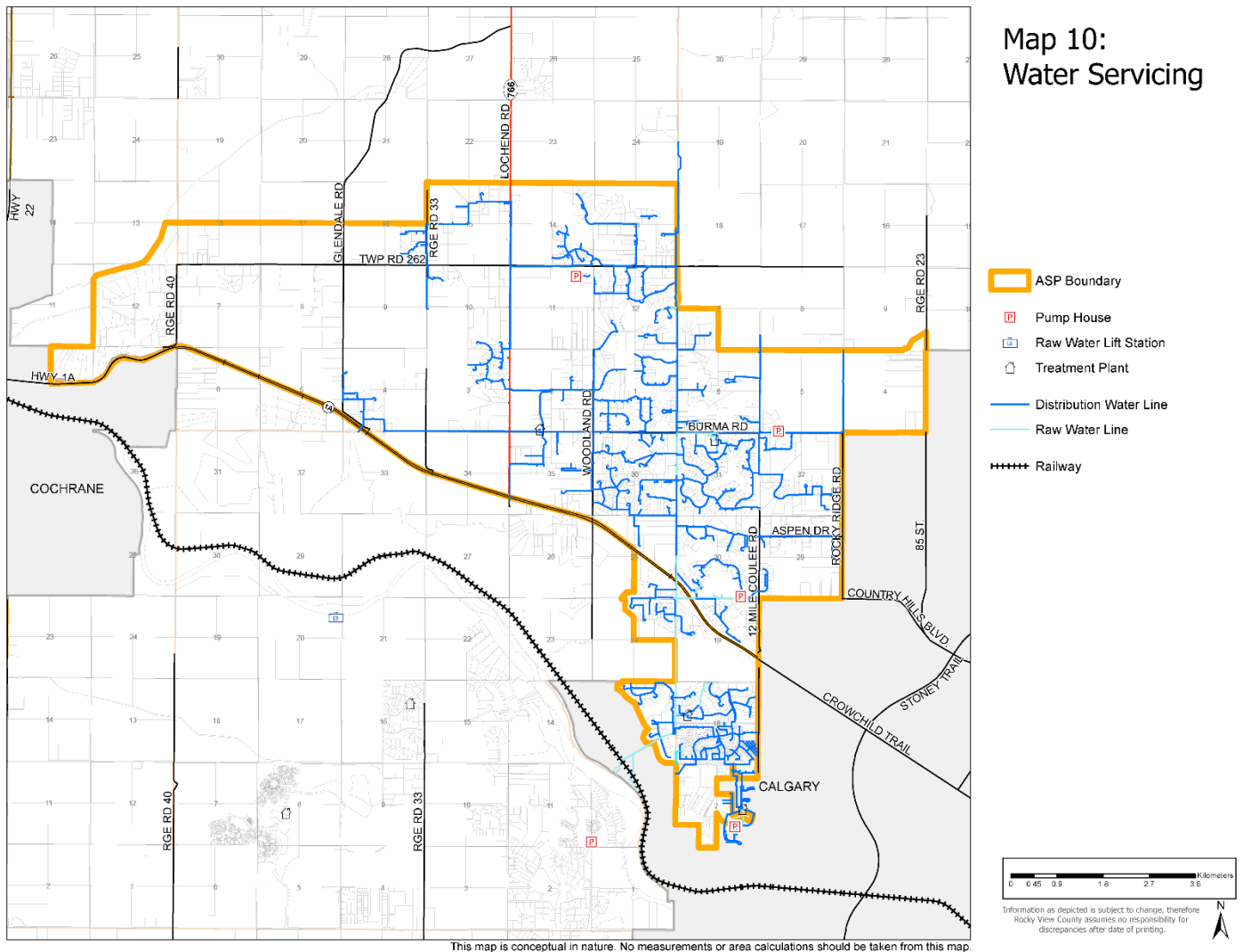
- 16.1.12 All wastewater utility systems must meet the legislative and regulatory requirements of the Government of Alberta.
- 16.1.13 Future subdivision in the Country Residential Area may require both a Private Sewage Disposal System and the identification of future sewer rights-of-way in combination with a deferred services agreement.
- 16.1.14 At the time of Local Plan preparation, a cost feasibility analysis to evaluate connection to a piped waste water system may be required. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, piped waste water treatment system shall be investigated.
- 16.1.15 Future piped systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.
- 16.1.16 Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- 16.1.17 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative environmental impacts within the sub-basin.
- 16.1.18 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.
- 16.1.19 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the Bears paw area.

Shallow Utilities

- 16.1.20 Shallow Utilities should be located in common locations to maximize the developability or functionality of lands and to reduce any off-site impacts.
- 16.1.21 Wherever possible, utility easements should be utilized in subdivisions and development to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.
- 16.1.22 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.
- 16.1.23 All new residential and non-residential development shall be serviced with Shallow Utilities at the expense of the developer.

Map 10: Water Servicing

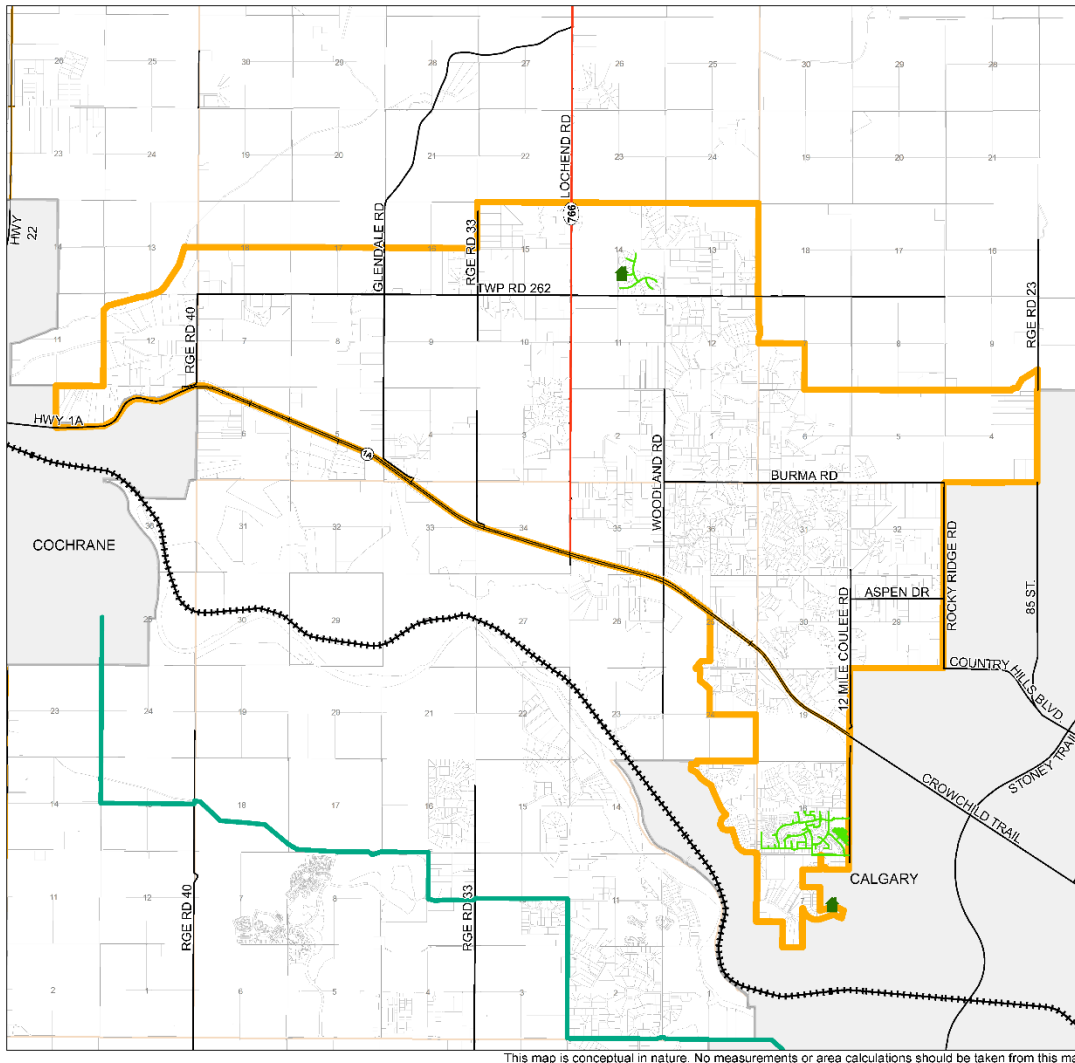
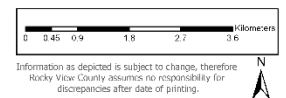
Map 10:
Water Servicing



Map 11: Waste Water Servicing

Map 11: Wastewater Servicing

- ASP Boundary
- Treatment Plant
- Wastewater Lines
- Intermunicipal Wastewater Line
- +++++ Railway



17 STORM WATER

The Bearspaw area includes portions of three drainage catchments – Big Hill Springs Creek to the northwest, Nose Creek to the northeast, and the Bow River to the south. Within these catchment areas, the topography of the landscape creates wetland areas which serve to filter water and manage flow rates, as well as distribute water through the ecosystem to be taken up and by plants and animals. Protection of water resources is imperative for the sustainable growth and development of not only Bearspaw, but all downstream municipalities.

The Bearspaw Master Drainage Plan was prepared to provide guidance for future development within the Plan area. Map 12: Storm Water Drainage Catchments shows the main drainage catchments in the Plan area.

Objectives

- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure in the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

Policies

Watershed Management

- 17.1.1 The County will prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting appropriate monitoring programs;
 - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.
- 17.1.2 The County shall continue to work with our adjacent municipalities and external agencies to create strategies and planning tools for watershed management.
- 17.1.3 The County shall continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Master Drainage Plan

- 17.1.4 As part of a Local Plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Bearspaw Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the

policies of this Plan, and adheres to provincial legislation and regulation.

- 17.1.5 A sub-catchment master drainage plan or storm water management plan for a Local Plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.
- 17.1.6 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 12: Storm Water Drainage Catchments.
- 17.1.7 All development shall conform to the recommendations outlined in the Bearspaw Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.
- 17.1.8 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the Local Plan area.
- 17.1.9 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.
- 17.1.10 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

THE BEARSPAW MASTER DRAINAGE PLAN:

The Master Drainage Plan provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow River and Nose Creek.

LOW IMPACT DEVELOPMENT (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

BETTER MANAGEMENT PRACTICES (BMPS):

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

Storm Water Ponds, Constructed Wetlands, and Wetlands

- 17.1.11 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 17.1.12 As part of the preparation of a Local Plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:
- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
 - b) use of Low Impact Development (LID) methods, such as bio-swales, rain gardens, Constructed Wetlands, green roofs and permeable pavements;
 - c) minimal use of impervious surfaces;
 - d) the re-use of storm water; and
 - e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.
- 17.1.13 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

Reduce, Recycle, and Reuse

- 17.1.14 The County shall support site specific best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.
- 17.1.15 The County shall support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.

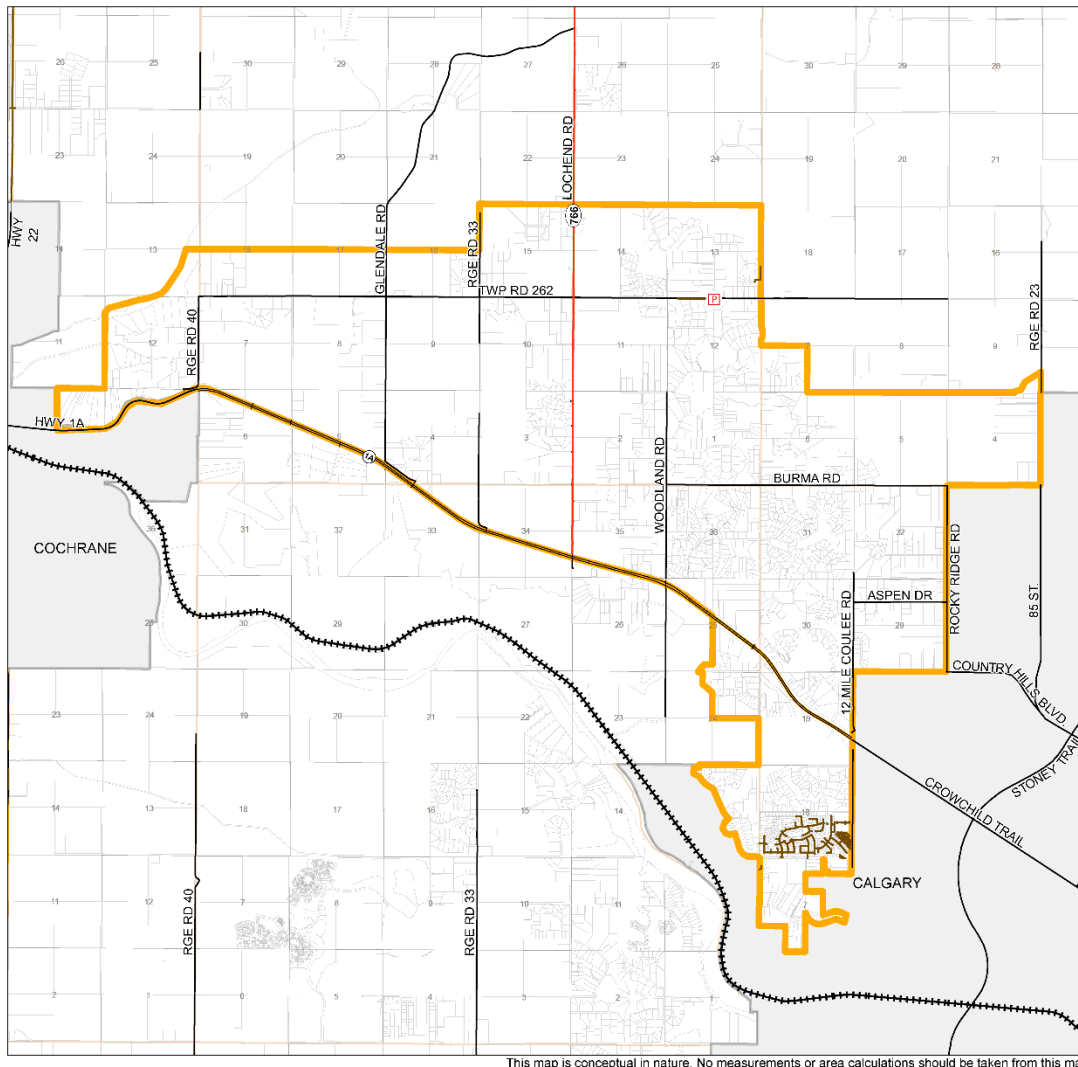
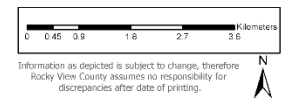
Standards and Design

- 17.1.16 The storm water management system should be designed to:
- a) operate on a gravity basis; and
 - b) accommodate storm water flows from the adjacent road network.

Map 12: Storm Water Drainage Catchment

Map 12:
Stormwater

- ASP Boundary
- Stormwater Lines
- P Pump Station
- Railway



18 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County's Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

- 18.1.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

Commercial/Institutional

- 18.1.2 Commercial businesses and institutional uses shall be responsible for providing their own solid waste services and shall include waste minimization and waste diversion practices.
- 18.1.3 Commercial and institutional developments may be required to provide justification for the amount of space allotted for waste management based on the volumes and types of material generation anticipated, the type of diversion infrastructure planned for, and the overall systems proposed for managing waste.

Residential Areas

- 18.1.4 Solid waste management will be the responsibility of property owners and/or lot owner associations within Bearspaw until such time as a County-sponsored waste management program is available in the area.

PLAN POLICIES: COMMUNITY SAFETY

19 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the intersection of Lochend Road and Highway 1A. The low density of Country Residential development means that emergency response times are typically longer than urban areas. This means that extra emphasis must be made to design consideration that work to mitigate and prevent emergencies at the site. For example, Crime Prevention Through Environmental Design principles can be employed to discourage rural criminal activity. In the case of wildfire or other natural disasters, evacuation can be facilitated by ensuring that there are multiple routes of access to any development.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.
- Employ design features, such as CPTED principles, to mitigate or prevent emergencies.

Policies

General

- 19.1.1 Fire services in the Plan Area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.
- 19.1.2 Rocky View County shall explore partnerships for the delivery of emergency services, where appropriate.
- 19.1.3 All commercial buildings shall provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.
- 19.1.4 In preparing Local Plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.
- 19.1.5 Local Plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of factors such as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.
- 19.1.6 Crime Prevention Through Environmental Design (CPTED) features should be considered and incorporated into the design and construction of all new development wherever possible.
- 19.1.7 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

Part III

IMPLEMENTATION

20 IMPLEMENTATION

The Bears paw ASP outlines the vision for growth in the community and how existing and future public and private space will be managed and supported by appropriate infrastructure. The purpose of this section is to describe how this vision will be implemented; it provides detail on the sequencing of development, how compliance with the ASP policies and strategies will be ensured, and the follow-up actions required to support the Plan's success.

Objectives

- Implement the Land Use Strategy and policies of the Bears paw Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on Local Plan requirements.
- Ensure Local Plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

Policies

Subdivision Applications

- 20.1.1 Applications for subdivision shall require the concurrent or prior adoption of a Local Plan, unless otherwise directed by the policies of this Plan.
- 20.1.2 Subdivision applications shall address and adhere to the requirements of the supporting Local Plan and the policies of this Plan.
- 20.1.3 When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:
- a) The natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;
 - b) The serviceability of the proposed parcels by private and public utilities;
 - c) The suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;
 - d) The context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;
 - e) The intensification potential of the Tentative Plan of Subdivision and the flexibility of the proposed design to accommodate future subdivision;
 - f) The conformity of the Tentative Plan of Subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;
 - g) The design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;
 - h) Conformity to this Plan, which may necessitate an amendment to the Plan;
 - i) Any other matter deemed appropriate by the Municipality.

20.1.4 Subdivision design and servicing shall comply with the County's Servicing Standards.

Redesignation Applications

20.1.5 Applications for redesignation shall require the concurrent or prior adoption of a Local Plan, unless otherwise directed by the policies of this Plan.

20.1.6 Local Plans are to be prepared as per the policies of this Plan and to be deemed complete, and should include the applicable information set out within Appendix B of this Plan.

20.1.7 Redesignation applications shall address and adhere to the requirements of the supporting Local Plan and the policies of this Plan.

Local Plan Requirements

Local Plans are considered by the Municipality to be an important component of long-range planning for the development of lands within the Plan Area. These Plans are generally focused at the quarter section scale, strategic in character and intended to:

- Establish the appropriateness of land uses proposed for the quarter section;
- Identify development issues (i.e. storm water management, sewage disposal, aesthetics, densities), assess their impact on surrounding land uses and establish appropriate and comprehensive mitigation measures;
- Facilitate the phasing of subdivision and development through the establishment of a comprehensive phasing plan;
- Facilitate efficient and comprehensive development by encouraging innovative subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities;
- Facilitate community input.

20.1.8 Local Plans adopted under this Plan shall contain:

- a) A description of all lands contained within the Concept Plan Area;
- b) The proposed uses of lands within the Concept Plan Area;
- c) Proposed parcel size and density for the Concept Plan Area;
- d) The proposed internal road hierarchy;
- e) A servicing proposal including, but not limited to, public and private utilities for the Concept Plan Area;
- f) Any special policies that may be required to give guidance to the preparation of Tentative Plans of Subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions within the Concept Plan Area;
- g) Any other matters deemed appropriate by the Municipality.
- h) An evaluation of any on-site hazard(s);
- i) An evaluation of on-site geotechnical features;
- j) An evaluation of on-site environmental conditions;
- k) An Environmental Audit of lands within the Concept Plan Area;
- l) An evaluation of any on-site hydrological conditions;
- m) An evaluation of proposed servicing;

- n) A Traffic Impact Analysis;
 - o) Any other matter deemed necessary by the Municipality.
- 20.1.9 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative Local Plan boundaries, with consideration to ensuring:
- a) The alternate Local Plan area is comprehensive in nature;
 - b) The implications of development proceeding within an alternate Local Plan boundary have been examined; and
 - c) It has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.
- 20.1.10 Where a Local Plan is not required, or is silent on a subject, the relevant policies of the Bearspaw ASP and Municipal Development Plan shall apply to redesignation and subdivision applications.
- 20.1.11 Applications for redesignation, subdivision, development, and Local Plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:
- a) Bearspaw Master Drainage Plan
 - b) Active Transportation Plan: North County;
 - c) Recreation and Parks Master Plan;
 - d) Rocky View County Solid Waste Master Plan;
 - e) Rocky View County Servicing Standards; and
 - f) Fire Services Master Plan.
- 20.1.12 Prior to approval of Local Plan and redesignation applications falling within the Policy Area of the Rocky View County / City of Calgary Intermunicipal Development Plan or the Rocky View County/town of Cochrane Intermunicipal Development Plan, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.
- 20.1.13 All conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 04 (Appendix E) and Map 03 of this Plan updated accordingly.

Phasing

- 20.1.14 The Plan recognizes that development within the Bearspaw Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.
- 20.1.15 Development in the Country Residential and Community Core Policy Areas will continue to be driven incrementally by individual landowners, with applications to be evaluated based on the policies within this Plan.
- 20.1.16 Development of the Future Development Policy Area will not occur except under an approved Conceptual Scheme.

- 20.1.17 Phasing of development within the Bearspaw ASP should follow the availability of efficient, cost effective, and environmentally responsible utility services.

Future Development Policy Area

- 20.1.18 Planning of the Future Development Areas should not proceed until the criteria listed in Section 8 (Future Development Area) have been met.

Plan Review and Amendment

- 20.1.19 The Future Development Area outlined in the Bearspaw Area Structure Plan will principally be driven by market demand and is subject to availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the Municipal Development Plan. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.
- 20.1.20 The Bearspaw Area Structure Plan shall be subject to an assessment and possible full review every 10 years, or in accordance with the Municipal Development Plan, County policies, and the Municipal Government Act.

20.2 Non-Statutory Actions

Non-statutory actions are activities to be carried out by the County to achieve the goals, objectives, and policies of the Plan. All actions in this Plan are non-statutory in nature. The following is a summary of recommended County actions to assist in the implementation of the Bearspaw Area Structure Plan.

Table 03: Non-Statutory Implementation Actions

ACTION	SECTION
1	Develop design guidelines for the development of the Community Core area, promoting high quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.
2	Manage Natural Assets in the Bearspaw Area, and monitor ongoing cumulative impacts of development on the natural environment.
3	Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.
4	Establish further tools and strategies to address regional source water issues and opportunities in partnership with other municipalities.
5	Explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.
6	In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary and the Town of Cochrane to explore joint modeling and any shared service delivery opportunities.
7	Monitor and report on the Plan implementation as part of the yearly Municipal Development Plan reporting.

21 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Bearspaw Area Structure Plan borders the City of Calgary, and the western boundary borders the Town of Cochrane. The Plan contains several provisions relating to matters including storm water, utility service, transportation, and open space that provide for compatible development and promote a coordinated and cooperative approach to planning for these cross-jurisdictional matters.

It is recognized that the Highway 1A corridor provides an important connection between the Town of Cochrane and the City of Calgary, in addition to being a primary transportation route to and from the Bearspaw area. Undeveloped lands within close proximity of the municipal boundary have largely been designated as Future Development Area. Prior to proceeding with any further planning of these lands, further collaboration with the Town of Cochrane and the City of Calgary will be required to define appropriate development forms and densities that provide for mutual benefits and minimize cross boundary impacts.

The implementation of the Bearspaw ASP will proceed in alignment with the CMRB Growth Plan and the applicable Intermunicipal Development Plans. The County will maintain open communication with its municipal neighbours circulating relevant Local Plans and development applications, sharing technical information, and identifying cross boundary issues and opportunities.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals.

Policies

- 21.1.1 Any applications within the Plan area adjacent to the Town of Cochrane or the City of Calgary, together with all relevant supporting technical documents, shall be circulated in accordance with the applicable Intermunicipal Development Plan; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential intermunicipal impacts.
- 21.1.2 Prior to approval of any land use amendment or Local Plan application, collaboration shall be undertaken with the adjacent municipality to establish appropriate land use compatibility and interface measures in alignment with the applicable IDP. Agreed-upon measures shall be included within approved Local Plans and adhered to in subsequent subdivision and development permit approvals within the Plan area.
- 21.1.3 The County shall continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Local Plans, Redesignation, and Subdivision

- 21.1.4 Rocky View County shall ensure that Local Plans and applications for redesignation and subdivision of lands within the Policy and Notification areas of the Rocky View County / City of Calgary and Rocky View County/Town of Cochrane IDPs address:
- a) Servicing requirements, regional drainage and storm water quality;
 - b) Access agreements to community services including transit;

- c) Alignment and connectivity of pathways and roadways with Calgary and Cochrane regional mobility corridors, together with potential infrastructure improvements;
- d) Land use compatibility with adjacent municipal land uses;
- e) Other appropriate policies of this Plan.

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APPENDICES

APPENDIX A: DEFINITIONS

“Active transportation” means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County.

“Aggregate” means all sand, gravel, clay and marl as defined as part of a landowner's surface right under the Law of Property Act.

“Agriculture” means the business of growing, raising, managing and sale of livestock, crops and directly-related value-added processing, products and services.

“Area Structure Plan” means a statutory plan, adopted by by-law, which provides a policy framework for subsequent redesignation, subdivision and development of a specified area of land in the County.

“Calgary Metropolitan Region Board Growth Plan” means the regional strategy for sustainable growth within the Calgary Metropolitan Region.

“Collector Road” means a road which collects traffic from local roads and provide connections to other local road networks or to the regional transportation system.

“Community Services Reserves” means lands dedicated to a municipality, to be used for the following purposes:

- a public library;
- a police station, a fire station, or an ambulance services facility;
- a non-profit day care facility, senior citizens' facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

“Constructed Wetland” means an artificial wetland created as a new or restored habitat for native vegetation and wildlife, providing the same function as a storm water pond.

“Contemporary agricultural” means small-scale agricultural pursuits that are specifically designed to integrate into a residential community. May include a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table eating establishments, markets, and agri-tourism.

“Council” means the Council of Rocky View County.

“Country Residential” means residential uses whose built forms are intended to integrate and incorporate the existing natural and/or agricultural landscape.

“Direct Control District” means a district in the Land Use Bylaw which is subject to guidelines established by Council for control over the use and development of a defined area and pursuant to the provisions of the Municipal Government Act.

“Environmental Audit” means an evaluation of any adverse effect that may qualify the site as contaminated pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.

“Environmental Reserve” means lands defined in the Municipal Government Act and dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental Reserves are dedicated as public land.

“Environmental Reserve Easement” means lands defined in the Municipal Government Act for the purposes of Environmental Reserve, and dedicated as an easement on the title of the lands.

“FireSmart” means the development and landscaping design principles outlined by the FireSmart program, which aims to reduce the effects of wildfire on developed areas.

“Highway” means a road that is designated as a primary highway or secondary highway pursuant to the Highway Development and Protection Act, as amended from time to time.

“Home Based Business” means a commercial use on the same site as a residential use.

“Infrastructure” means the public and private utility systems in the County that may include but are not limited to:

- transportation network;
- water and sewer systems;
- recreational facilities, including pathways; and
- solid waste management facilities.

“Institutional” means social, community, religious, educational, and health care services that cannot be considered residential, commercial, or industrial uses.

“Land Use Bylaw” means Rocky View County’s Land Use Bylaw C-8000-2020, as amended from time to time.

“Land Use District” means districts established in the Land Use Bylaw to regulate permitted and discretionary uses of land and buildings.

“Local Plan” means a Conceptual Scheme or Master Site Development Plan as defined by the County’s Municipal Development Plan. Local Plans are non-statutory.

“Low Impact Development (LID)” is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

“Minimum Distance Separation” means a setback or buffer established between an intensive livestock operation and adjacent land uses intended to minimize potential land use conflict, as per the Agriculture Operations Practices Act.

“Municipal Government Act” means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 with amendments in force as of April 1, 2024, and as amended from time to time.

“Natural Features” means landscapes and the specific features thereof which are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

“Non-statutory” means it does not have legal status or requirements prescribed by provincial legislation, however, may or may not include a resolution or bylaw adopted by Council.

“Open Space” means all land and water areas, either publicly or privately owned, that contribute to community building by preserving rural landscapes and providing residents opportunities for passive and active recreation. Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for recreation and community facilities, utility corridors including stormwater infrastructure, golf courses, parking areas, and small agricultural pursuits.

“Operational Plan” means an outline of the operating practices proposed for a use including, but not limited to, hours and days of operation, methods of managing potential offsite impacts, and traffic.

“Outdoor Storage” means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

“Outside Display Area” means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

“Panhandle” means a long, narrow strip of land used to provide direct lot access to a roadway.

“Private Utility” means a utility service offered to the public by a private utility company or co-op including, but not limited to, the provision of gas, electricity, water or telephone services.

“Public frontage” means the strip or extent of land that abuts a public road.

“Recreation Commercial” means commercial land uses focused on recreational activities or tourist opportunities and a fee is charged for use. Recreation Commercial uses may be for-profit or non-profit businesses.

“Redesignation” means the process of changing the land use district in the Land Use Bylaw.

“Reserves” are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the Municipal Government Act.

“Shallow Utility” means electrical, telecommunications, and gas utilities.

“Stakeholder” means individuals or organisations who can affect or be affected by the achievement of a project or application.

“Statutory” means it has legal status and requirements prescribed by provincial legislation, such as the Municipal Government Act.

“Tentative Plan of Subdivision” means a proposal detailing a site-specific subdivision design that may form the basis for an application for subdivision approval, which is subject to a decision (either approval or refusal) of the County’s Subdivision Authority.

“Traffic Impact Analysis” means an area-specific study which may include, but is not limited to, an analysis and evaluation of:

- the potential impact of a proposed subdivision and/or development on the existing transportation network; and,
- a program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.

“Wetland” means land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

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APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

Local plans should address the following items:

Table B-1: Local Plan Requirements

PLAN TYPE	REQUIREMENTS
Country Residential Conceptual Scheme	<p>TECHNICAL REQUIREMENTS AND SUPPORTING INFORMATION</p> <p>The County may require studies, reports, and tests to be submitted on the following matters:</p> <p>Design</p> <ul style="list-style-type: none"> a) proposed land uses; b) development scale, size, and site design; c) lot grading; <p>Emergency Services</p> <ul style="list-style-type: none"> d) fire protection requirements; e) protective service requirements; f) emergency response requirements; <p>Environment</p> <ul style="list-style-type: none"> g) bio-physical impact assessment of potential impacts on the natural environment; h) wildlife corridors; i) any on-site or off-site physical constraints; j) geotechnical assessment (slope stability); <p>Landscaping</p> <ul style="list-style-type: none"> k) landscape requirements for visual appearance and/or mitigating measures; <p>Servicing</p> <ul style="list-style-type: none"> l) water and wastewater requirements, and service method; m) impact on County services and/or private utility services; n) nature of any on-site or off-site engineering works that may be required to support the proposed business; o) on-site stormwater management and off-site conveyance; <p>Transportation</p> <ul style="list-style-type: none"> p) efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions; q) impact on the intersections, highways, roads, and road network within Rocky View County and, where applicable, other jurisdictions; r) access to a paved County road or provincial highway; s) safe access and egress from a road or highway; t) pathways, trails, and sidewalks. <p>Other</p>

	<ul style="list-style-type: none"> u) historical and archeological assessment; v) potential impacts from airport operations and mitigation measures; w) proposed maintenance plans; x) any other matters the County deems appropriate
	<p>CONCEPTUAL SCHEME SUBMISSIONS</p> <p>Conceptual schemes should address the following:</p> <p>1. A description and evaluation of the existing plan area:</p> <ul style="list-style-type: none"> a) topography, soils, vegetation, geotechnical considerations (constraints); b) environmental sensitivity and significance; c) agricultural capability, natural resources; d) existing land use, ownership, development, and adjacent land uses; e) archaeological and historical considerations; and f) existing utilities and transportation routes. <p>2. A land use concept which includes;</p> <ul style="list-style-type: none"> a) a future land use scenario; b) demonstration of consistency with higher order plans; c) design controls/guidelines, where appropriate; d) reserve area dedication and strategy (municipal/school/ e) environmental); f) transportation network and pedestrian network; g) stormwater management plan; h) servicing strategy; i) anticipated improvements to existing infrastructure; j) population densities, population projection, and an k) indication of target market to determine impact on the area's School District; l) phasing of development; and m) landscaping and aesthetic details that will enhance the development. <p>3. A summary of the Applicant's community consultation and results.</p> <p>4. Any other matter identified by the County.</p>
Business Commercial Conceptual Scheme	<p>TECHNICAL REQUIREMENTS AND SUPPORTING INFORMATION</p> <p>The County may require studies, reports, and tests to be submitted on the following matters:</p> <p>Compatibility</p> <ul style="list-style-type: none"> a) compatibility of the proposed development with adjacent land uses and the use of design measures to mitigate adverse impacts; b) compatibility of the proposed development with existing agricultural, business, or residential uses; c) potential off-site impacts such as dust, smell, and odour; <p>Design</p> <ul style="list-style-type: none"> d) proposed land uses; e) development scale, size, and site design; <p>Emergency Services</p> <ul style="list-style-type: none"> f) fire protection requirements; g) protective service requirements; h) emergency response requirements;

	<p>Environment</p> <ul style="list-style-type: none"> i) bio-physical impact assessment of potential impacts on the natural environment; j) wildlife corridors; k) any on-site or off-site physical constraints; l) geotechnical assessment (slope stability); <p>Landscaping</p> <ul style="list-style-type: none"> m) landscape requirements for visual appearance and/or mitigating measures; <p>Servicing</p> <ul style="list-style-type: none"> n) water and wastewater requirements, and service method; o) impact on County services and/or private utility services; p) nature of any on-site or off-site engineering works that may be required to support the proposed business; q) on-site stormwater management and off-site conveyance; <p>Transportation</p> <ul style="list-style-type: none"> r) efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions; s) impact on the intersections, highways, roads, and road network within Rocky View County and, where applicable, other jurisdictions; t) access to a paved County road or provincial highway; u) safe access and egress from a road or highway; v) pathways, trails, and sidewalks. <p>Other</p> <ul style="list-style-type: none"> w) historical and archeological assessment; x) proposed maintenance plan; y) any other matters the County deems appropriate
	<p>CONCEPTUAL SCHEME SUBMISSIONS</p> <p>Conceptual schemes should address the following:</p> <ol style="list-style-type: none"> 1. A description and evaluation of the existing plan area: <ul style="list-style-type: none"> g) topography, soils, vegetation, geotechnical considerations (constraints); h) environmental sensitivity and significance; i) agricultural capability, natural resources; j) existing land use, ownership, development, and adjacent land uses; k) archaeological and historical considerations; and l) existing utilities and transportation routes. 2. A land use concept which includes; <ul style="list-style-type: none"> n) a future land use scenario; o) demonstration of consistency with higher order plans; p) design controls/guidelines, where appropriate; q) reserve area dedication and strategy (municipal/school/ r) environmental); s) transportation network and pedestrian network; t) stormwater management plan; u) servicing strategy; v) anticipated improvements to existing infrastructure; w) phasing of development; and x) landscaping and aesthetic details that will enhance the development.

	<p>3. A summary of the Applicant's community consultation and results.</p> <p>4. Any other matter identified by the County.</p>
<p>Institutional and Community Uses Master Site Development Plan</p>	<p>MASTER SITE DEVELOPMENT PLAN SUBMISSIONS</p> <p>Master Site Development plans should address the following matters:</p> <ol style="list-style-type: none"> 1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal. 2. A master site plan addressing: <ol style="list-style-type: none"> a) building placement and setbacks; b) building height and general architectural appearance; c) parking and public lighting; d) landscaping for visual appearance and/or mitigating measures; e) agriculture boundary design guidelines; and f) anticipated phasing. 3. A summary of the Applicant's community consultation and results. 4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts.

APPENDIX C: PLANNING BEARSPAW

Planning Framework

*Draft – to be completed for final draft.

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) is the overarching strategic vision for land and water that fall within the South Saskatchewan River Watershed. The SSRP identifies that land needs to be developed in an efficient manner with a core principle of development occurring in previously disturbed areas or spaces with a high need for infill. The direction of this ASP has focused on limiting future development to specific areas to ensure the natural environment and lands being utilized for agricultural uses can be preserved.

Calgary Metropolitan Region Growth Plan

The CMRB Growth Plan requires that ASP amendments outside of Preferred Growth Areas must not result in greater population than was allowed under the ASP prior to the adoption of the Growth Plan. This ASP allows for less total population than the previous ASP that was in place at the time of Growth Plan adoption. This plan also focuses development locations where servicing can be provided more efficiently, and planning can occur in a measured manner.

City of Calgary-Rocky View County Intermunicipal Development Plan

The ASP is located adjacent to the City of Calgary-Rocky View County border, and due to this, a significant portion of the land is within the Intermunicipal Development Plan (IDP) policy area between the two municipalities. The ASP is therefore required to abide by the policies outlined in this higher-level document to create a cohesive interface between Calgary and Rocky View County. While the ASP was written to align with the entirety of the document, special care was given to coordinate with the policies listed in the growth and land and water chapters.

Town of Cochrane-Rocky View County Intermunicipal Development Plan

In addition, to be located adjacent to the City of Calgary, the lands that make up the ASP are also located within the Town of Cochrane-Rocky View County Intermunicipal Development Plan (IDP) area. While the IDP does state that the policies within statutory documents approved by one of the municipalities, take precedent over the policies listed in the higher-level document, there is a desire by Rocky View County to be a good neighbour. A criterion of a good municipal neighbour is providing the Town of Cochrane and the Town's residents to engage with the vision of the ASP to institute a collaborative approach in land-use planning. Although the IDP does give municipalities the freedom to set their own statutory documents, this ASP does align with much of the goals and objectives set out presented in the higher-level document.

Rocky View County Municipal Development Plan

The Municipal Development Plan is the guiding document for land-use planning in Rocky View County that has engaged both different municipal departments and County residents to create a future vision and direction to move towards. This ASP is located within the Central West region of the County that has a specific focus on residential development, while also preserving open spaces, and the natural landscape. A key direction of this ASP is directing development to occur in an incremental manner to places where infill makes sense, while avoiding the development external to the ASP boundary.

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Bearspaw Area Structure Plan – Public Engagement

*To be completed with final draft

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Intermunicipal Engagement (City of Calgary)

*to be completed after intermunicipal circulation.

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APPENDIX D: CALGARY METROPOLITAN REGION GROWTH PLAN DENSITY CALCULATION

The Calgary Metropolitan Region Growth Plan defines density as

1. **Gross Total Plan Area** (all lands) MINUS **Non-Developable Areas** (ER, expressway, railways, other lands)
EQUALS Gross Developable Area
2. **Gross Developable Area** Minus **Regional Land Uses** (regional open spaces, major commercial centres, institutional sites, senior high schools, industrial areas, public lakes and bodies of water, other uses)
EQUALS Gross Residential Area
3. Total number of residential units DIVIDED by Gross Residential Area EQUALS Gross Residential Density

Density Calculation	
Gross Total Plan Area	19,834 acres (8,026.5 ha)
Non-Developable Areas	
• Environmental Reserve	74.87 acres (30.3 ha)
• Railways	0
• Highways (Highway 1A)	257 acres (104 ha)
Regional Non-Residential Land Uses Area	0
• Parks	0
Total Number of Residential Units	7,384
Density	0.37 UPA (0.92 UPH)

APPENDIX E: LOCAL PLANS IN THE BEARSPAW PLAN AREA

Table 04: Local Plans in the Bearspaw Plan Area

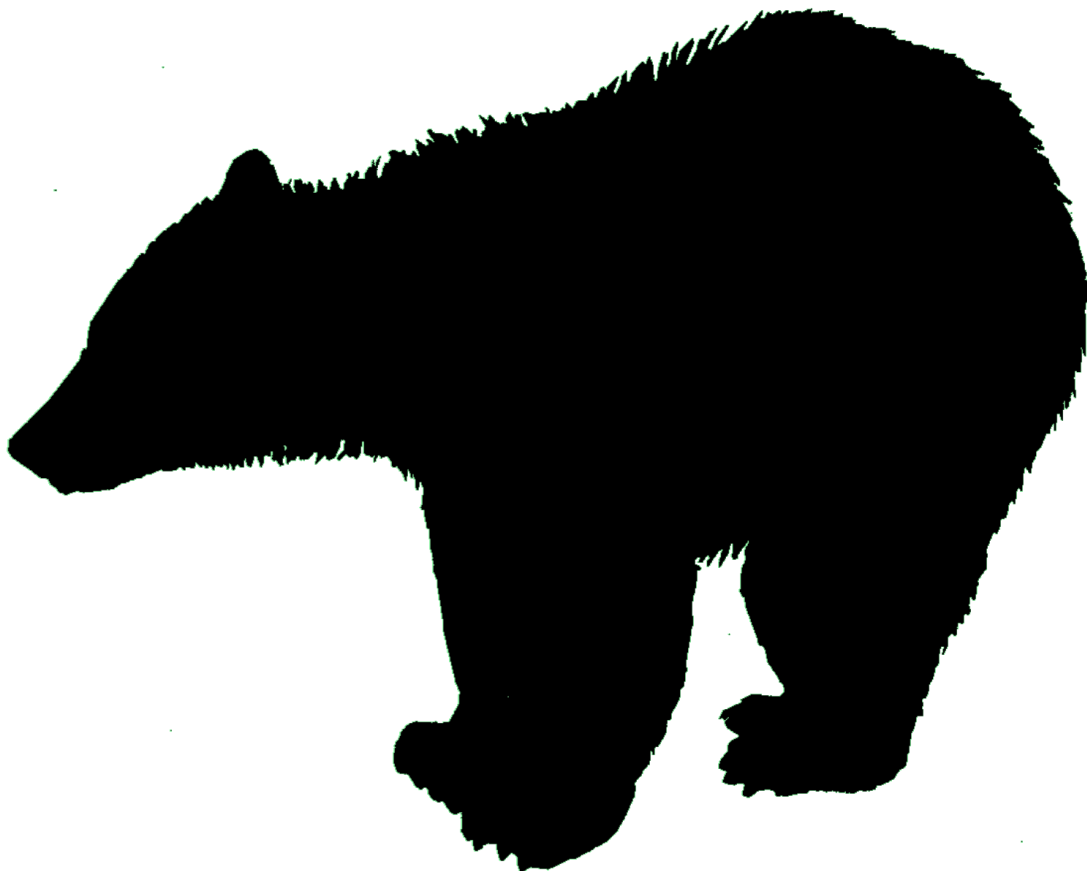
LOCAL PLAN	BYLAW	APPROVAL DATE	DEVELOPMENT
Ast	C-6133-2005	October 18, 2005	
Bearspaw Country Residential	C-5585-2002	February 18, 2003	
Bearspaw Heights	C-7836-2018	January 8, 2019	
Glendale Ranch	C-7897-2019	July 9, 2019	
Glendale Road	C-8345-2022	December 6, 2022	
Graystone Estates	C-5438-2001	November 6, 2001	
Indigo Hills	C-7849-2018	February 12, 2019	
Jewel Valley	C-4461-95	May 30, 1995	
River View	C-7621-2017	June 13, 2017	
Silverhorn	C-6802-2009	July 28, 2009	
Watermark	C-6798-2009	July 15, 2009	
Westminster Glen	C-5379-2001	July 31, 2001	
Willow Creek	C-6515-2007	July 31, 2007	
The Woodlands	C-4926-98	July 28, 1998	
Woodland Range	C-5593-2002	July 30, 2002	

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover. All future conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 04 and Map 03 updated accordingly.

September 2024

Engagement Summary

Bearspaw Area Structure Plan Review



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1 ENGAGEMENT FINDINGS

The County provided several engagement opportunities to gather feedback on the proposed draft of the Bearspaw Area Structure Plan (ASP). These included an in-person open house, virtual open house, general survey, and an opportunity to send in written submissions. Comments received during the in-person open house, general survey, and written submissions acted as the primary mechanism for collecting community feedback. Along with other planning policy and technical considerations, this information will be a primary guiding factor in the refinement of the ASP. This Engagement Summary presents the results of the formal feedback received.

Feedback was received on a variety of topics as presented in further detail within this Engagement Summary. Differing views were often expressed in the feedback and a selection of verbatim comments are included to capture some of these views. The key highlights within this report are:

Land Use

Country Residential Policy Area: General support for both the policies and boundary of the Country Residential Policy Area. The comments received focused on concerns about the availability of groundwater within the Plan area and the impact that an increased number of dwellings will have. There was also some level of disagreement about the size of future parcels, with some comments asking for both smaller and larger than the 2-acre parcel minimum.

Built-Out Policy Area: This Policy Area received a high level of support. Comments received generally focused on a need for less restriction within the defined areas and that further subdivision should be possible.

Community Core Policy Area: Both the policies and boundary for the Policy Area were considered to have general support. Many comments suggested expanding the Community Core further east along Highway 1A to support the expected residential development in the future. Other themes that arose were the need for new development in the area to reflect rural or “western” themes in their architecture, and concerns about increased traffic and safety concerns as a result of increased development.

Future Development Policy Area: The area boundaries and policies received support, respondents also indicated a level of uncertainty, as this land use designation is a new concept within the Bearspaw ASP. Comments received suggested the boundary of this area (and the proposed ASP boundary) be expand to include the Agricultural area of the current ASP. Other comments requested more specific description of the uses that may be allowed in this area.

Aggregate Resource Extraction: The removal of future aggregate resource extraction was heavily supported with the majority of comments in support of not allowing operations within

the Plan area. A common theme in responses was that the ASP boundary should remain as it is in the existing ASP, so that the prohibition on new Aggregate Resource Extraction operations applies to all the lands within the current ASP.

In addition to this support, other comments asked that the language be strengthened to prohibit new aggregate extraction operations. Comments also looked for how current operations will be reclaimed in a manner that fits the Bearspaw community.

Agriculture: Similar to the “**Aggregate Resource Extraction**” section above, concerns exist that by not having these lands within the ASP, there is an opportunity for future applications for aggregate resource extraction and other development to be approved on those lands.

Business and Institutional

High level of support local-focused business development that is limited in size.

Servicing

Some comments expressed concern that the groundwater within the area is already dwindling and future residential growth will further deplete water availability.

Several comments also indicated a concern about the increased traffic that would occur with more development in the area. With traffic increasing in the area, the general concern for safety was noted.

Environment

Many people expressed support for the environment and wildlife policies proposed within the ASP. Comments expressed a wide variety of ideas for improvement of these policies to better protect wildlife.

Recreation

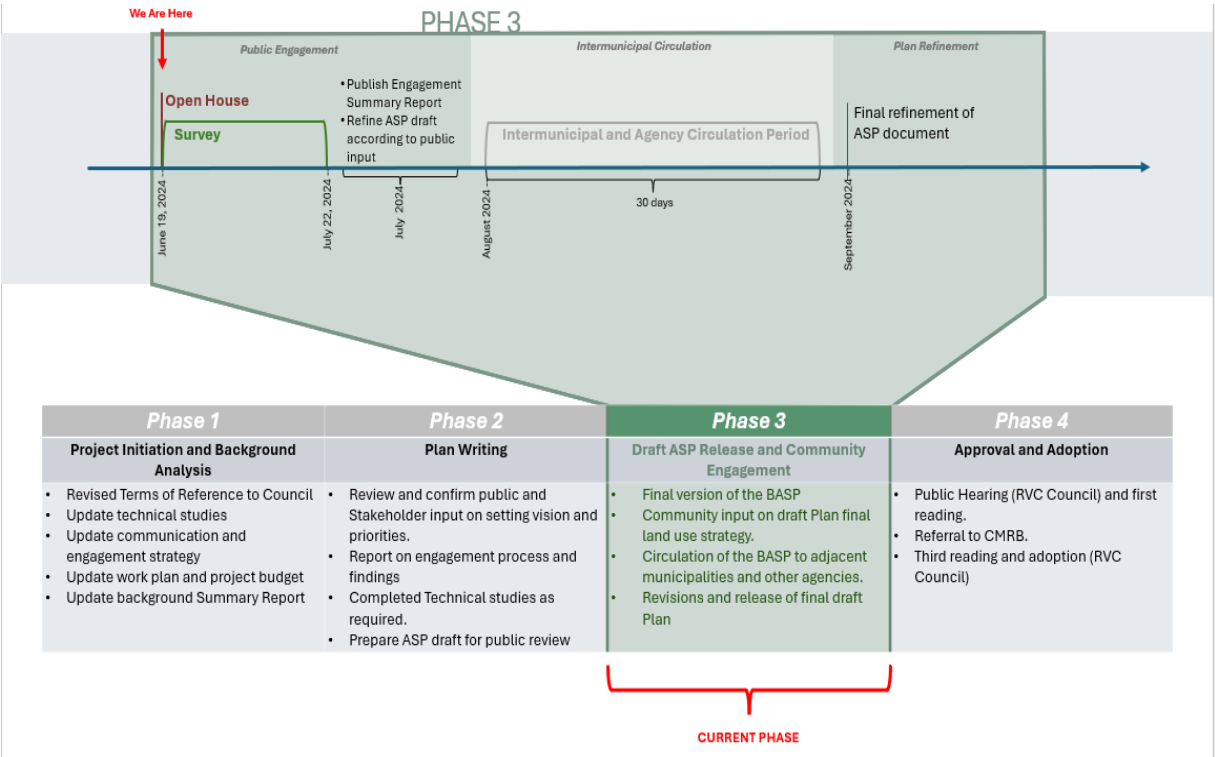
There was broad support for pathways and trails for walking and cycling throughout the Plan area. In addition to increased pathways and trails, the idea of widening shoulders to further support pedestrians and cyclists was noted several times. Support was also given for the need to develop multi-purpose facilities, especially as the community continues to grow.

While many asked for some level of recreation to be developed within the area, others disagreed and suggested that nothing be developed to preserve the rural character of Bearspaw.

2 PROJECT SUMMARY AND PROCESS STATUS

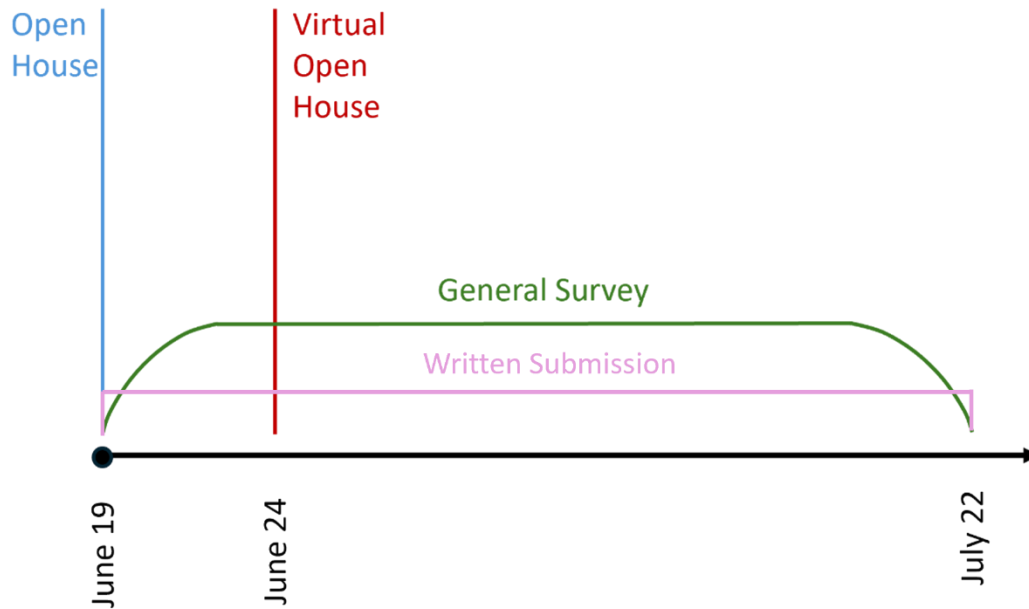
The Bearspaw ASP project began in 2019 with several stages of public engagement conducted. The project was paused later that year to await the approval of the Calgary Metropolitan Region Board’s (CMRB) Growth Plan. The project was reinitiated with Council approving a Terms of Reference for the update to the ASP on May 23, 2023.

Since this time, Administration has taken steps to provide an updated ASP that aligns with previously collected public feedback, the CMRB’s Growth Plan, information acquired during technical studies and any other County policies and directions. The purpose of the latest round of engagement is to gather feedback from the public on the new draft ASP and to incorporate that feedback into the refinement of the ASP before the public open house.



3 ENGAGEMENT METHODS

From June 19 to July 22, 2024, the County conducted engagement through a variety of avenues:



Open House

112 people attended the open house held at the Bearspaw Lions Club on the evening of June 19th, 2024. The format of the open house was informal with numerous display boards located around the room, allowing residents a chance to learn about the proposed plan. This format also provided an opportunity for residents to ask Administration questions and discuss amongst each other. Sticky notes were provided for residents to comment on individual boards.

Virtual Open House

The virtual open house was attended by 6 residents and gave those who were unable to attend the in-person open house an opportunity to learn and ask questions about the proposed Plan.

General Survey

A general survey was open from June 19th to July 22, 2024, as a primary method of providing input on the proposed Plan. During both open houses, participants were directed to provide feedback through the survey when possible. In total, 84 survey responses were received.

Written submissions

Written submissions were accepted by Administration until July 22nd, 2024. In this time, 11 individuals directly wrote Administration regarding the proposed Bearspaw ASP.

4 WHO TOOK PART

As all public engagement participants were encouraged to provide their feedback through the general survey, it is assumed that the demographics and interests indicated by respondents generally reflects that of all participants.

Attendance numbers:

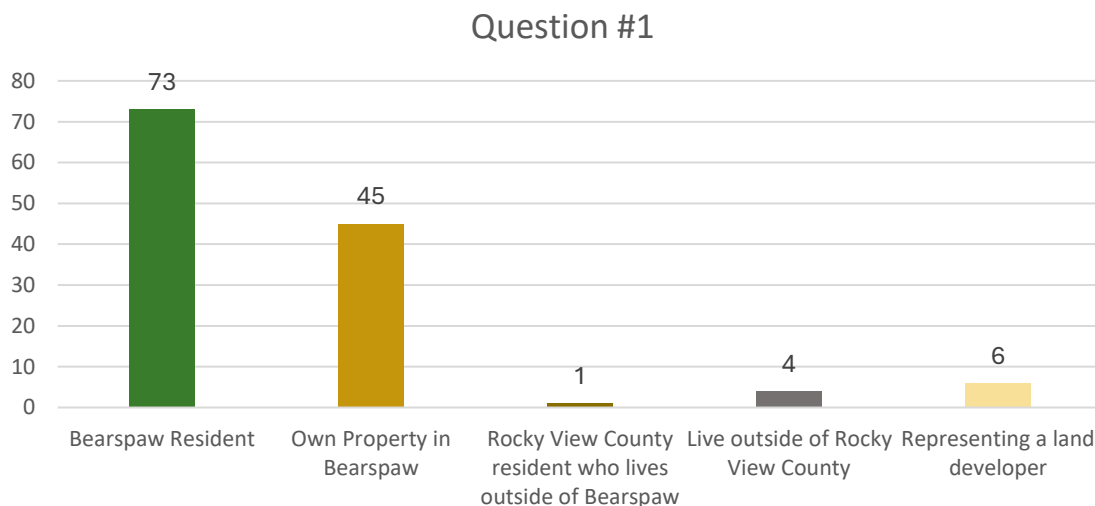
In-Person Open House: 112 people recorded in attendance.

Virtual Open House: 6 people recorded in attendance.

General Survey: 84 responses.

Written Submissions: 11 Responses.

Question #1 of the survey asked respondents to check all that applied to them:



**Note: As respondents were asked to select all that apply, total may be more than 84 respondents.*

87% (73) of respondents self-identified as Bears paw Residents, while 56% (45) stated that they own land in Bears paw. 6 (7%) respondents identified as a representative of a developer, and 1 (1%) stated that they are a Rocky View County resident, but they do not live in Bears paw. Finally, 4 (5%) respondents stated they lived outside Rocky View County.

Question #2 of the survey asked respondents to identify the property they had an interest in. This data will be used internally by the Project Team but will not be shared publicly.

5 WHAT WE ASKED

The main objective of this consultation was to receive feedback on the draft ASP to be considered as Administration refines the proposed Plan. Although all public engagement participants were directed to submit their comments through the general survey, comments received as notes on the open house boards and written submissions are also considered.

The survey included a combination of scaled questions to gauge the level of support, with a freeform option for respondents to provide detail to support their response. The general survey explored ten main topics:

1. Country Residential Policy Area

The degree to which respondents agreed with the Country Residential policies, the boundary of the Policy Area, and any suggestions for amendments;

2. Built-out Policy Area

The degree to which respondents agreed with the Built-Out Area policies, the boundary of the Policy Area, and any suggestions for amendments;

3. Community Core Policy Area

The degree to which respondents agreed with the Community Core policies, the boundary of the Policy Area, and any suggestions for amendments;

4. Business Development

The degree to which respondents agreed with the policies relating to business development, and any suggestions for amendments;

5. Future Development Policy Area

The degree to which respondents agreed with the Future Development Area policies, the boundary of the Policy Area, and any suggestions for amendments;

6. Aggregate Resource Extraction

7. The degree to which respondents agreed with the Aggregate Resource Extraction policies, the boundary of the Policy Area, and any suggestions for amendments;

8. Agriculture

The degree to which the respondents agree with adjusting the ASP boundary to exclude agricultural lands from the ASP, and any suggestions for amendments;

9. Recreation

Looking to understand how respondents recreate in the area, and the type of recreational facilities they would like to see in Bearspaw;

10. Wildlife and Environment

The degree to which environment and wildlife policies are supported, and any suggestions for amendments;

11. General Support and Suggestions for Feedback

The degree to which respondents support this draft of the ASP in general, and any suggestions for amendments in general.



6 WHAT WE HEARD

This section is organized into three parts, one for each method where feedback was collected: general survey, comments from the in-person open house boards, and written submissions.

PART 1 – General Survey

The general survey sought feedback on several key topics and included a combination of closed and open-ended questions to understand areas of consensus and aspects that require further revision in the draft ASP. A sample of verbatim comments are included in each section, and a copy of all responses are attached in Appendix C.

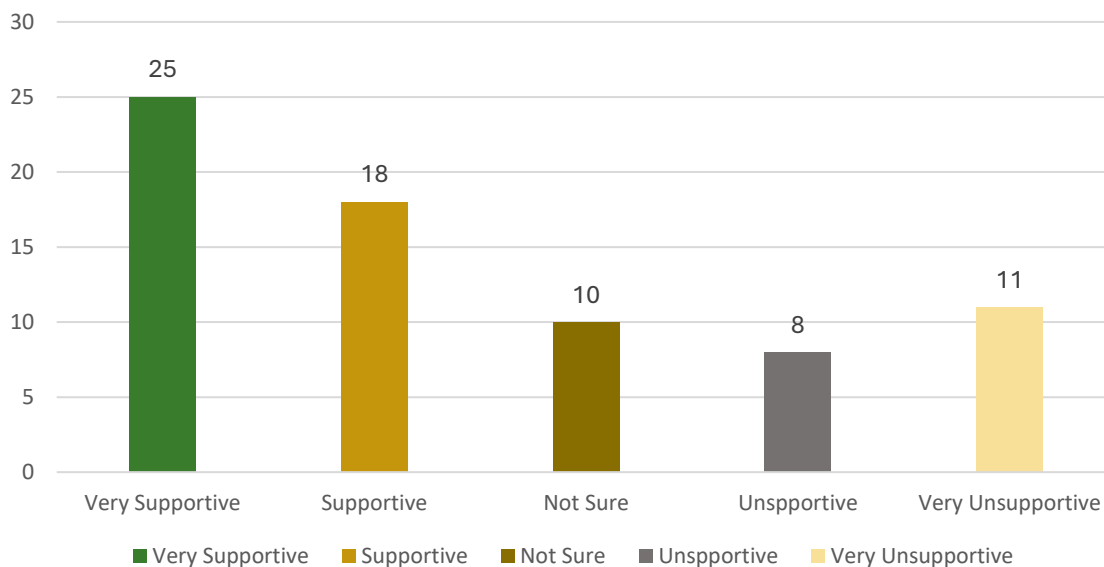
Questions 1-2 being administrative questions (see Section 4, “Who Took Part”), the analysis begins with Question 3.

Topic: Country Residential Policy Area

Question 3

The Area Structure Plan (the Plan) outlines different land use policy areas throughout Bearspaw. Here is a map of the Land Use Strategy for the Plan. The following questions ask about each of these policy areas. Country Residential acreages continue to be a desirable development form and existing residential areas are gradually building out to their fullest extent. This development has been focused on the lands adjacent to the City of Calgary and to a lesser extent on the lands adjacent to the Town of Cochrane. This Plan supports further development of these areas to a minimum lot size of 1.98 acres (commonly known as a 2-acre lot). Previous Country Residential development in Bearspaw has often developed in a piecemeal fashion, preventing focused planning of subdivisions and impacting the provision of efficient road networks, feasible servicing solutions, and a connected pathway system. This Plan intends to focus development in the areas adjacent to Calgary and Cochrane to support efficient use of infrastructure and provide opportunities to promote connected communities. The Country Residential Policy Area is shown in yellow on the map above. Based on the information you have and your understanding, how supportive are you of the Country Residential development form as proposed within the Bearspaw ASP?

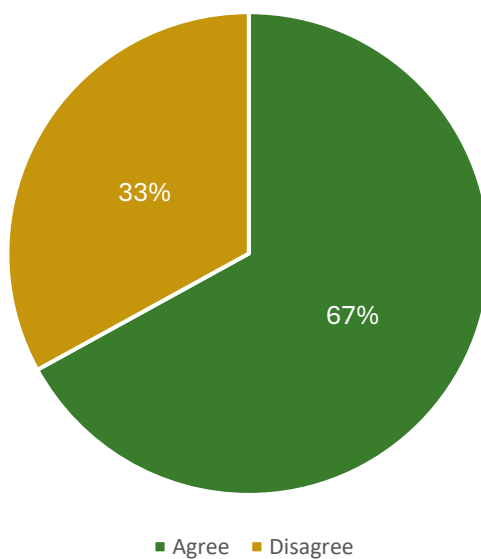
Question #3



Question #4:

Do you agree with the boundaries of the Country Residential Policy Area?

Question #4



Question #5:

Do you have any suggestions for changes to the Country Residential Policy Area that you think would better achieve the vision for this area?

When asked about suggested amendments to the policies and boundary of the policy area, several key matters were identified in the comments.

- The first is that many respondents would like to see the boundary of both the Policy Area and the ASP in general adjusted to include more lands. In some cases, respondents felt that the land removed for the proposed plan be added back to avoid any future aggregate extraction operations.
- Some concern was expressed over servicing of future residential development, particularly with respect to groundwater availability within the Plan area, and especially on the west side of the plan area.
- Comments were divided with respect to lot size requirements, with some respondents suggesting the minimum lot size should be 4 acres, some agreeing with the 2 acre draft policy, and some wishing to see a 1-acre minimum size.

Verbatim Quotes:

Definition of "Country Residential" should include a reference to clause 6.1.3.

"Currently the clause is vague and easily ignored. Should sections 4, 5 and 6 Twp 26 R2 W5M be included in this ASP - If they were included in the new ASP, they would be protected from gravel operations."

"...the SE24-25-3-W5M [should be] included in the ASP. The surrounding land is either subdivided or was a candidate for future subdivision recently and refused, that will likely be considered again in the future"

"I think the ASP should include the area up to the railway line. The country residential and the future development areas should be inclusive of the country residential and commercial should be allocated only to the designated area classified as community core."

"Add sections W1/2 of 2, E1/2 of 3, E1/2 of 10 and W1/2 of 11 Twp26, Rge3, W5M. This would include the Local plans for Indigo Hills and Bearspaw Country Residential."

"130 acres at 41033 retreat road should be included in boundary since boarders area and cochrane with no direction"

"The area to the south of Bearspaw pointe is not included yet has a significant impact on us."

"If you wish to concentrate development, current infrastructure (water) is inadequate near Cochrane. Water is already a problem on the existing 4 acre lots."

"Acreage size should be based on the availability of water in the areas. I live adjacent to an area where additional homes could be built at 2 acre lots and we definately do not have the water availability for the additional use. We struggle with our well as is. IF additional homes were to tap into our aquifer our well would run dry."

“Further development into 1 acre lots MUST be allowed. By putting a limit as “built out”, it restricts the further development in our area. We have “Watermark” on our back and Lynxridge to the Siurh. It doesn’t make sense to restrict further subdivision in Bearspaw Meadows Court. I would like to subdivide my lot as we are hooked up for our sewage with Watermark and we already have the capacity to discharge sewage for two houses (approved by MD of rocky view).”

“It would be nice to see smaller lot sizes, .5 acre to 1.5 acre size lots. The way things are right now, there are mostly tiny lots in the city or huge 2 acre lots in the county but not much in between. We find 2 acres a lot of property to look after but would like to find something with a little more space than in the city.”

“Some small 1 acre lots would be good”

“Designate some specific development areas for smaller subdivision to 0.75 or 1 acre lots”

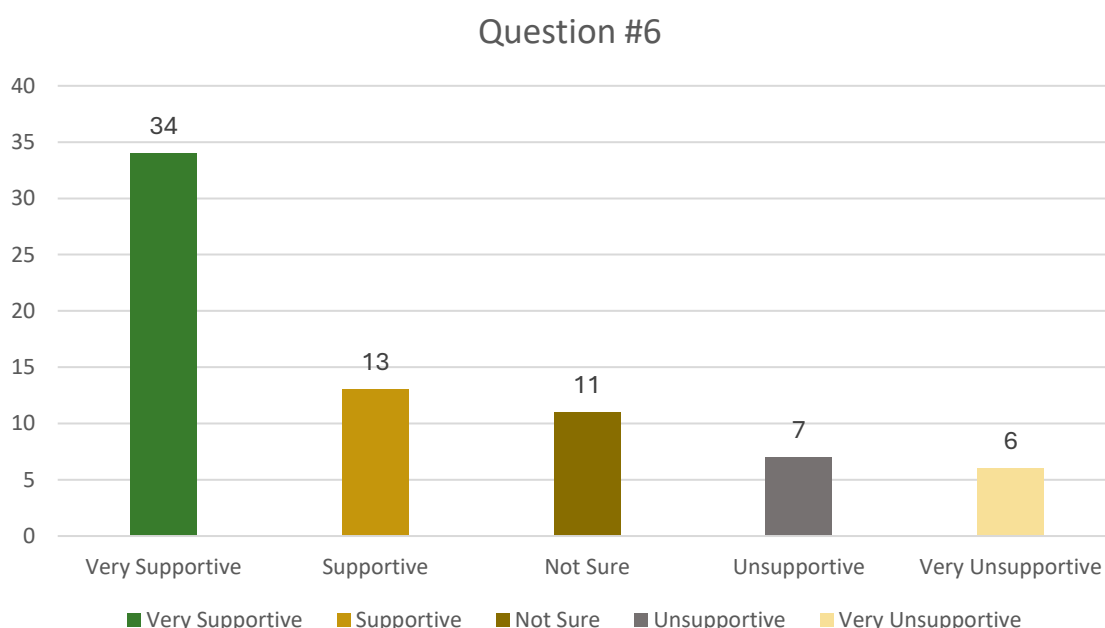
“On what basis did the planners decide that country residential was to be a minimum of 2 acres? My understanding is that previously country residential was defined as a minimum of 4 acres. Was there an official survey done of all residents that determined that density should essentially be allowed to DOUBLE in Bearspaw residential areas?”

“I think 4 acre lots would be more appropriate for most areas. 2 acres is just too congested and too much like a city development. 2 acre lots would further degrade the ability of wildlife to thrive.”

Topic: Built-Out Policy Area

Question #6:

Some areas within Bearspaw have reached the maximum density of two-acre lots supported by this Plan (or denser under other approvals). This Plan restricts these areas from subdividing further except in cases where a lot already holds an existing land use designation that permits further subdivision. The Built-Out Policy Area is shown in grey within the Plan area on the map above. How supportive are you of restricting further subdivision in the areas considered built-out?



Question #7:

Do you have any suggestions for changes to the policies for the Built-Out Policy Area that you think would better achieve the vision for this area?

There was significant support expressed for the Built-Out Policy Area, with many expressing that the areas are sufficiently dense, and that further subdivision would degrade the county residential character of the community. The predominant recommendation for revision was to allow for further subdivision in this area, with many stating that a measured allowance for further down to subdivision to 1-acre minimum would be acceptable.

Verbatim Quotes:

“Where water and wastewater is available, there should not be any restrictions.”

“If a developer can provide some method to address the concerns (like the waste water disposal), why restrict it?”

“Allow sub-division in areas where the quarter section has already been fragmented into smaller parcels. The lands can be located (future development) in any area within the Bears paw Area Structure Plan.”

“The lands that are close to the city limits should be able to increase the density not to the level of city density but they should be allowed to subdivide to accommodate 1 acre parcels.”

“My vision is for further subdivision of the area. We were supportive of Warermark (they are right on the North side just across our backyard) and will strongly support further subdivision to one acre and half acre lots. We need to shrink our footprint and help environment rather than keep on expanding the areas. More density means more revenue for the MD.”

“Stop making blanket statements or rules that make a base assumption that is false. Not all land in the grey area is built out to 2 acres, nor is some of the areas in 'development potential' have land that can be developed. Again this appears to be focused toward providing advantage to non-resident land developers. Not acceptable.”

“I think that if properly planned out, it would be beneficial to allow limited higher density in specific locations. Something with 1/4 acre properties and walking pathways and green spaces within. Similar to Church Ranches but on a smaller basis. This would provide an acreage lifestyle and experience to more people. Also to aging population that has maybe lived their life on an acreage, but is now past the stage of being able to maintain the upkeep of one.”

I dont agree with the City style of subdivision and density, but availability of approx. 1 acre residential lot sizes would be very popular.

“I note Ascension is no longer part of this ASP - I strongly support its removal.”

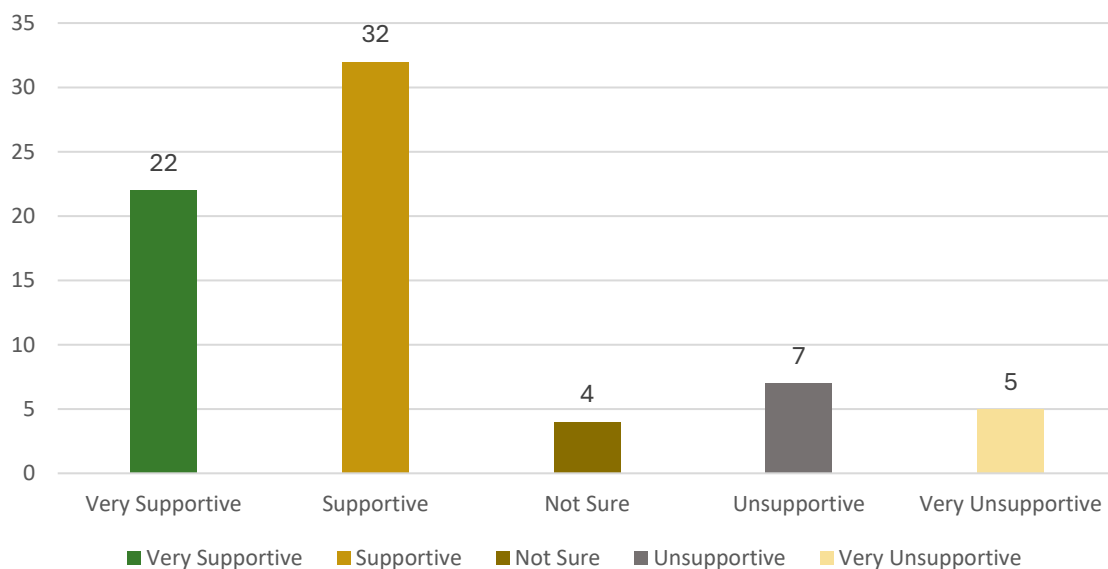
“Please don't ever consider a development plan such as the recent Ascension development proposal.”

Topic: Community Core Policy Area

Question #8:

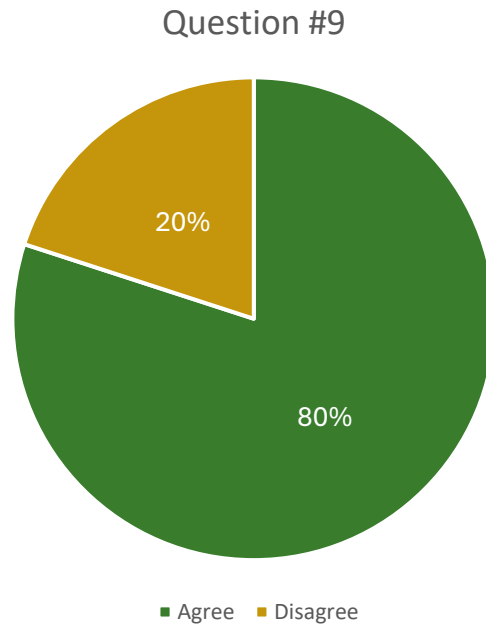
The Community Core Policy Area is intended to support development of local businesses, institutions and public spaces that offer services and a central hub for the community. This area is located on the south-side of Highway 1A along Bearspaw Road and encompasses the business, school and community services uses already present. Future business and institutional development within the Plan area will be directed to the Community Core. This Plan supports modest development of business uses to provide community amenities. The Community Core policy area is shown in blue on the map above. How supportive are you of the Community Core as currently proposed within the Bearspaw ASP?

Question #8



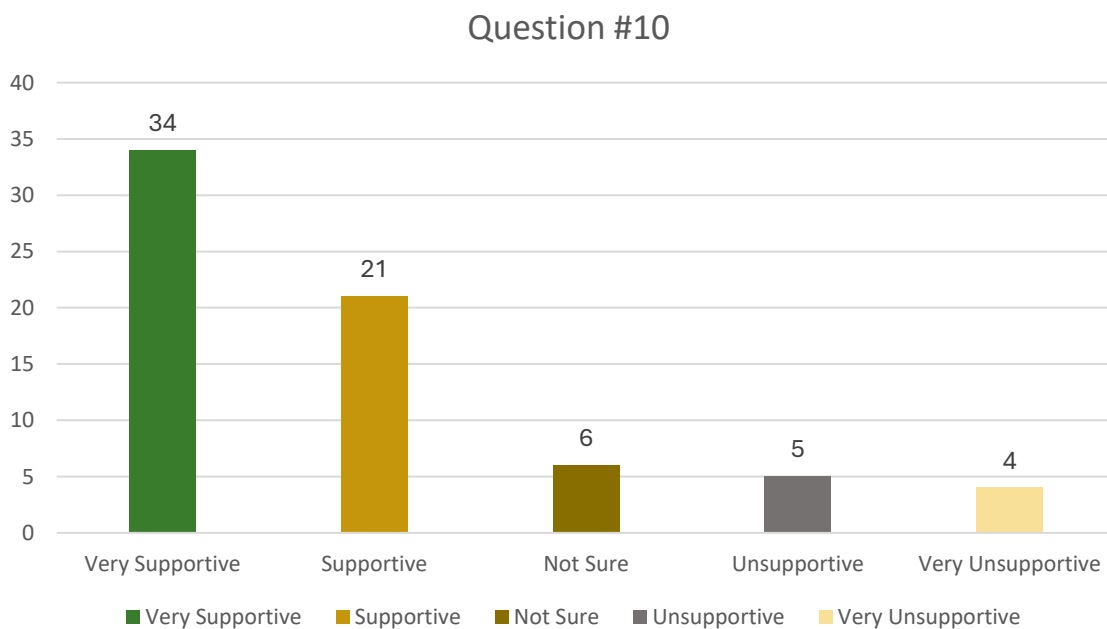
Question #9:

Do you agree with the boundaries of the Community Core Policy Area?



Question #10:

Are you supportive that business development in Bearspaw should be limited in size and that business and institutional use should be primarily focused within the Community Core area?



Question #11:

Do you have any suggestions for changes to the Community Core Policy Area or for Business and Institutional uses that you think would better achieve the vision for this area?

When asked what could be done to better achieve the vision for the Community Core, respondents identified several matters for further consideration. Several comments noted that the boundary of the Community Core primarily included existing business, and didn't allow for sufficient additional business development. Comment emphasized that business development should be small scale, with modest lot/building sizes, that "big-box" stores do not fit the community context and should not be allowed. Two comments also noted the exterior of new businesses in this area should reflect a rural theme that is demonstrated in other parts of the region.

Verbatim Quotes:

"Boundaries could be larger and low-profile commercial should be considered elsewhere provided it is logical and has the appropriate servicing"

"Core area should be expanded and more businesses should be allowed to operate. Concept of "lifestyle" has changed with the new generation. More attractions to the community means more people can be a part of the growing community."

"I think more availability should be made throughout the County for Institutional and Places of Worship. More specifically, the Community Core should be expanded to 12 Mile Coulee Road on the North and South Sides of Highway 1A."

"This area needs to be expanded to handle future population growth. We need more amenities and the current boundary is way too restrictive"

"Only business which do not impact the safety and livability for the resident's adjacent to this area should be allowed. Anything that pumps increased volumes of traffic, noise or light pollution should not be considered."

"Ensure safety zones for the school if further business development. Traffic management for emergency services and pedestrian traffic is paramount"

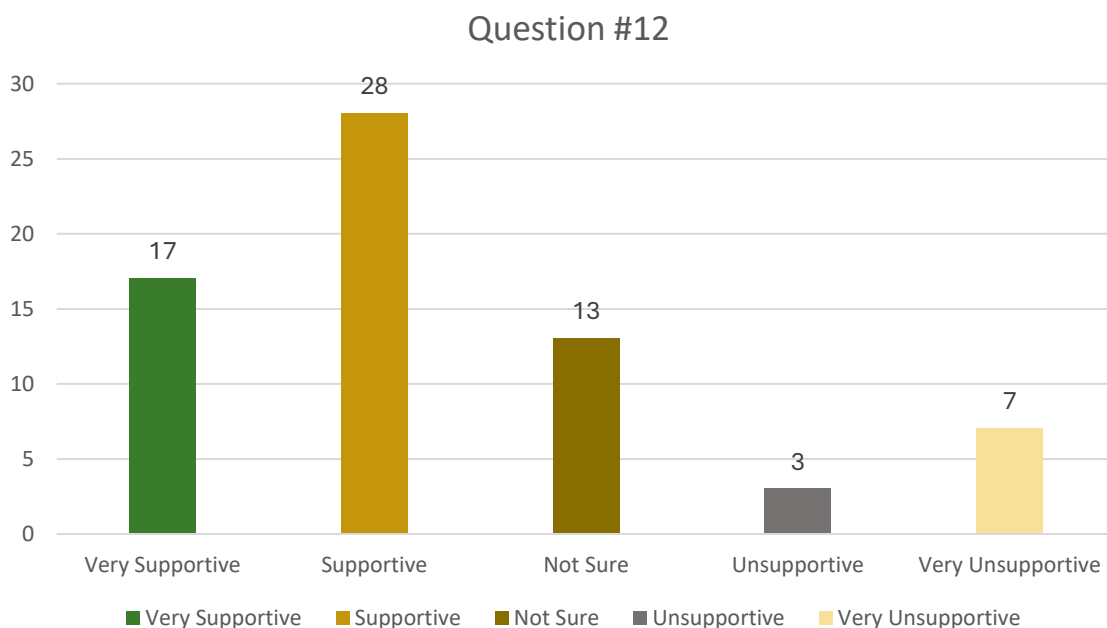
"Ensure design is in keeping with rural feel of the area"

"Recommend any Business Development be consistent with a Western Theme, similar to Bragg Creek and Cochrane 1st Street West"

Topic: Future Development Policy Area

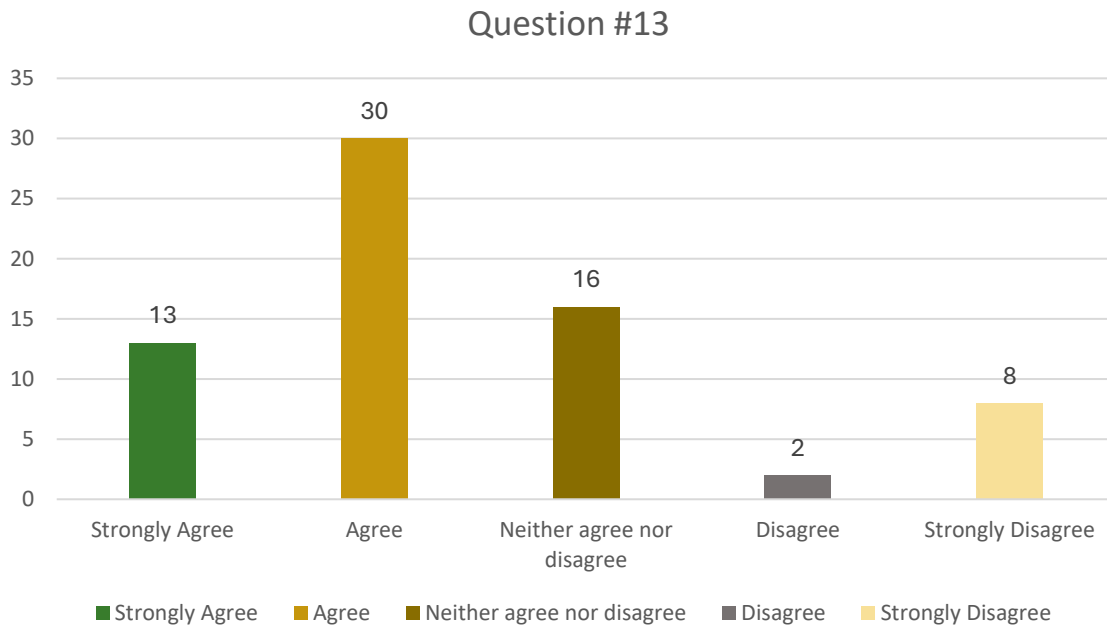
Question #12:

Development in Bearspaw has occurred generally towards the edges of the plan area, to the east adjacent to Calgary and to the west adjacent to Cochrane. The lands in between these developed areas has experienced only minor residential growth and large tracts of land remain undeveloped. This Plan proposes to restrict development in this central area until the existing developed area reach 80% build-out. This will limit scattered development to ensure that servicing and transportation infrastructure is planned and provided in an efficient logical manner for the developed areas before extending into undeveloped areas. The Future Development Policy Area is shown in green on the map above. How supportive are you of the Future Development Area as proposed in the Bearspaw ASP?



Question #13:

Do you agree with the boundaries of the Future Development Policy Area?



Question #14:

Would you suggest any changes to the Future Development Policy Area?

Respondents identified a number of areas to consider for amendments to the Future Development Policy Area. While some thought the boundary of this Policy Area should be expanded, others felt that this section should be removed altogether due to the restrictions put on owners. Additionally, it was suggested that the permitted uses within the Future Development Policy Area should be explicitly stated within the policies. Other comments suggested that the County begin considering and discussing the soft and hard infrastructure needs that the Future Development Policy Area will inevitably require.

Verbatim Quotes:

“the east boundary should be Lochend road in order to keep valuable agricultural land as it is”

“I have concerns that farmland is being consumed by housing all around Calgary and in Rocky View county. I would like some consideration of not allowing farmland to be classified and kept to agricultural use only.”

“Include sections 4,5 and 6 Twp 26 R2 W5M”

“It needs to link with the area to the south of Crowchild as having differing zoning on either side of the highway is problematic.”

“Allow lands to be developed within the Bearspaw Area Structure Plan. Potential buyers in the Bearspaw Area should have options to where they want to live. They may not want to live adjacent to built out areas. People may want 4 acre lots to keep horses, etc.”

“Let the market do their job. Don't raise or decrease land value by ASP.”

“The planning department has failed to provide residents and landowners with the freedom to determine when they want to sell or develop or continue to live status quo. Proposing a plan 'thinking they know better' than residents is not respectful of residents views.”

“Don't add more commercial areas within future dev areas”

“I think more availability should be made for Institutional and Places of Worship.”

“As long as the development is within the country residential or agricultural description and done in an environmentally sensitive manner.”

“The intersection of Hwy 1A and Lochend Road MUST be equipped with formal intersection controls (lights) prior to ANY new development”

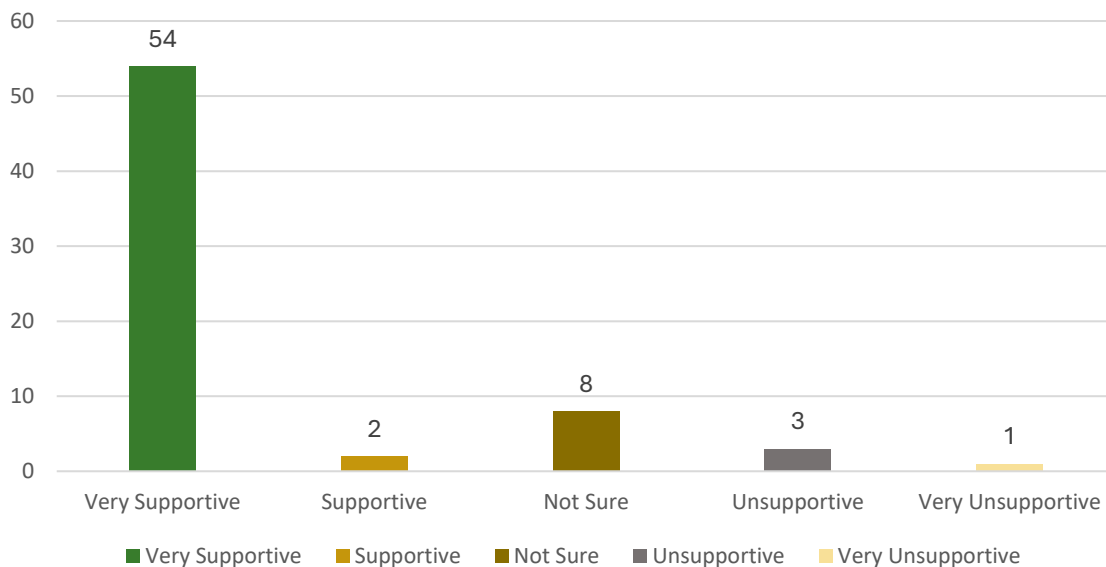
“Rockyview county needs to provide the utilities, infrastructure and services required by higher density communities. The lack of adequate police and fire protection , waste water treatment facilities, water treatment facilities, schools and road infrastructure need to be resolved before further development in the Built-out policy areas.”

Topic: Aggregate Resource Extraction

Question #15:

Due to the presence of aggregate mineral deposits, areas within Bearspaw have historically been excavated for this resource. Typically, the nature of these extraction operations involves nuisance factors such as noise, dust, and traffic. As residential development has continued expanded in Bearspaw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bearspaw as a country residential community, new aggregate extraction activities will not be supported within the ASP area. Existing operations may continue to operate, but will be reclaimed and converted to an appropriate use once extraction operations cease. The DC-34 Aggregate Resource Extraction Policy Area is shown in purple on the map above. This area already has land use (a.k.a zoning) approval to operate. How supportive are you with prohibiting new Aggregate Resource Extraction operations in Bearspaw?

Question #15



Question 16:

Do you have any suggestions for changes to the policy approach to Aggregate Resource Extraction uses in the Draft ASP?

The prohibition on new aggregate resource extraction operations within the Plan area was heavily supported among respondents. Much of the concern centred on the nuisance factors that are associated with these operations and the impact to adjacent lands. An additional theme was the need to keep the existing ASP boundary to protect more lands from potential extraction operations.

The need to revise policy language was also recommended, with several comments suggesting stronger wording and more specific policies requiring reclamation of aggregate extraction sites once operations have ceased.

Verbatim Quotes:

“Gravel extraction is not needed by residential areas because of dust, noise, increased traffic and reclamation issues. Residential areas need to stay residential. End of story.”

“I am very supportive of prohibiting new Aggregate Resource Extraction operations in Beaspaw because they produce disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Beaspaw community.”

“The two cannot coexist. Aggregate Extraction robs residential land owners the right to enjoy their land peacefully. These endless applications waste tax payers money and should be prohibited.”

“I do not think the gravel pits should have anymore development. The pits over by the police station have 100's of trucks going in and out and they all drive down Burma speeding everyday. Further, these pits are a hazard to health.”

“I'm highly supportive because aggregate extraction produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Beaspaw community.”

“We don't want gravel extraction in our community. The noise, dust and carcinogens being released are not welcome.”

“I am fully supportive of prohibiting new aggregate resource extraction within the Beaspaw ASP area. Aggregate extraction operations produce disruptive noise and carcinogenic dust over their many decades of operation, and are entirely inconsistent with the Plan's

“The policy approach mentions "nuisance" factors. Disruptive noise and carcinogenic dust are more than "nuisance factors." Perhaps stronger language could be used, such as "health and well-being factors." These health and well-being factors, as produced by aggregate extraction, are inconsistent

objective of protecting the character of the Bearspaw community.”

with the Plan's objective of protecting the character and residents of the Bearspaw community. Also, the word "typically" is not necessary in line 2: aggregate extraction causes noise, pollution and traffic.”

“Increased accountability and reporting for dust and noise emissions. Ensure reclamation does not include industrial use as “appropriate” i.e landfill”

“Include sections 4,5 and 6 Twp 26 R2 W5M”

“Sections 4,5,6 Twp26 Rge2 W5M should be added to the ASP boundary to provide greater protection against gravel extraction and potential annexation by the city of Calgary”

“Avoid use of confusing language. Replace "will not be supported" in the last paragraph above with "prohibited" as used in the bold language.”

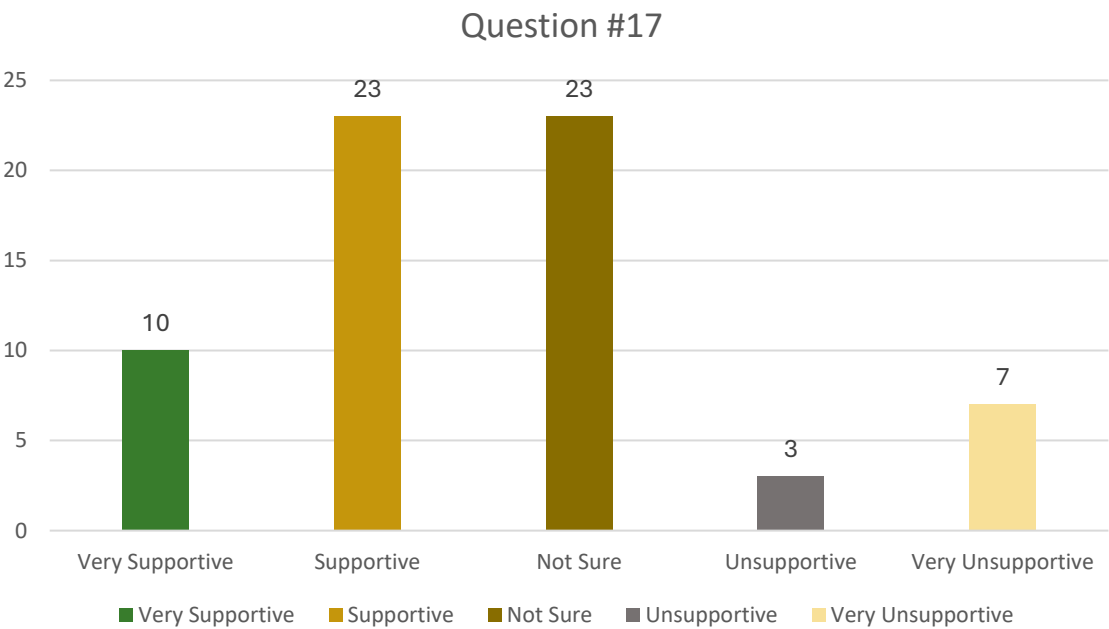
“It's not at all clear to me what "reclaimed and converted to an appropriate use" might mean. Previous aggregate extraction in the Spy Hill area is now a landfill site, as the most obvious example. I can see local residents seeing that as going from bad to worse. Don't get me wrong, we may need future waste disposal options, but maybe we need to proactively consider reasonably predictable future outcomes, and not just kick the can further down the road.”

“Aggregate extraction is as important to non-county businesses as is hydrocarbon extraction. The county should tax/toll the aggregate extraction at similar high levels of tax/toll as does provincial level on hydrocarbon extraction and make money for the county.”

Topic: Agriculture

Question #17:

The continued use of land in Bearspaw for agriculture is appropriate and desirable; however, this Plan acknowledges that there will be continued demand to develop agricultural lands. This Plan supports the retention and development of agricultural uses as described in the Municipal Development Plan and the Agricultural Boundary Design Guidelines until these lands are transitioned through further development. The 1994 Bearspaw ASP included large areas for future agricultural use; in this Plan, these areas have been removed from the ASP boundary, and future use on those lands will be governed by the agricultural policies of the Municipal Development Plan. Are you supportive of removing the Agriculture policies (see map above) from the Bearspaw Area Structure Plan so that agricultural uses can be guided under the County-wide Municipal Development Plan?



Question #18:

Do you have any suggestions for changes to this policy approach to Agriculture in Bearspaw?

The predominant concern raised by respondents was the need to retain the existing ASP boundary, so that agricultural lands remain subject to the policies of the ASP.

Verbatim Quotes:

“Leave the agricultural areas as is!”

“It should be kept as it was in the 1994 plan.”

“I think agriculture lands should be left within the plan, but these should be future development lands with the constraints of development until other areas are built out.”

“Sections 4,5,6 Twp26 Rge2 W5M should be added to the ASP boundary to provide greater protection against gravel extraction and potential annexation by the city of Calgary”

“Placing the agricultural lands or any lands outside the ASP places those lands at high probability of land development and unrestricted efforts as the same levels of controls under an ASP are not available to surrounding land owners and residents. Such exclusion is used across North America by Planning Teams as a way to circumvent the purview and controls of an ASP. This should not be allowed.”

“My concern about taking these agricultural areas outside of the Bearspaw ASP to be governed by the MDP makes them vulnerable to being converted in the future from agricultural land use to aggregate extraction land use. That potentially could result in aggregate extraction on the doorstep of residential areas without the protection of the Bearspaw ASP.”

“Use the old ASP and Ag policy areas. Unclear as to why the change.”

“I support plans which protect land for the use of agriculture. It is detrimental to the community and province if agricultural land is taken out of agricultural use.”

“My concern about taking these agricultural areas outside of the Bearspaw ASP to be governed by the MDP makes them vulnerable to being converted in the future from agricultural land use to aggregate extraction land use. That potentially could result in aggregate extraction on the doorstep of residential areas without the protection of the Bearspaw ASP.”

Topic: Recreation

Question #19:

In Bearspaw, recreation tends to be informal, and oriented around the home or in the general community. Recreation activities are closely aligned with the natural environment – for example, walking on trails or cycling through the community. There may be opportunities to develop more formal recreational spaces within the Community Core. How do you currently recreate within the community?

It was found that a significant proportion of respondents recreate through walking or cycling in the community. These activities typically take place on existing trails – or when necessary, on the shoulder of roads. Some respondents indicated that they enjoyed experiencing the natural environment throughout the Bearspaw area or the adjacent Glenbow Ranch Provincial Park. Some respondents noted that recreation facilities in the community are limited, and that they seek out some recreation opportunities in neighbouring municipalities where they can’t be found in Bearspaw.

Verbatim Quotes:

<i>“We often use the walking paths along Rocky Ridge Road.”</i>	<i>“Walking trails and cycling, especially at Glenbow P.P.”</i>
<i>“Ride bikes on roads in area. Walk on roads in area. Walk Lasso Trail. Go to Glenbow Ranch PP and other nearby parks”</i>	<i>“Trails, walking on the Bearspaw road shoulder area”</i>
<i>“Walk to trails and cycle on the community roads.”</i>	<i>“Ride bicycles and walk either on the roads or pathways in the area.”</i>
<i>“Use local pathways and limited use of roadways”</i>	<i>“Walking trails, biking etc. I would support more amenities but only in the core area”</i>
<i>“We use the lakes, walking trails and open spaces in our neighbourhood (Church Ranches), and we utilize the Bearspaw Leisure Centre regularly.”</i>	<i>“Head into Calgary or Cochrane.”</i>
<i>“nothing. normally go to calgary parks.”</i>	<i>“Use the Bearspaw Community Center for programs and activities”</i>

Question #20:

What recreation uses or amenities should be prioritized in this Area Structure Plan?

As a follow up to question 19, many respondents felt that there should be an expansion to the trail network within the Plan area to protect pedestrians and cyclists. As an added level of safety, some respondents felt that the shoulders of main roads should be widened to provide more shoulder area for recreational use. Formal recreation facilities with more prescribed uses were also identified as a potential need for the Bearspaw community. Conversely, several respondents felt that no recreation uses or amenities should be prioritized. Other suggestions included:

- More water features, including access to the river.
- Horse accessible trails.
- Bike Park for children.
- Increased level of green spaces, some of which should be off-leash areas.

Verbatim Quotes:

“bike and walk paths only”

“Trails that connects with other areas for both bikes and walking. Supporting the existing parks with access to and from them by bike and foot.”

“Safe dedicated walking and biking paths along key routes. There is no side lane on most roads yet tons of walking and cycling which is unsafe. Shared tennis courts would dissuade properties from cutting down trees to build their own.”

“Additional walking paths should be developed, and particularly, the access right-away just west of Bearspaw road should be developed into a walking path, from the end of Woodland road to Poplar Hill drive, where it can join the Silverhorn pathway system.”

“Trails that connects with other areas for both bikes and walking. Supporting the existing parks with access to and from them by bike and foot.”

“Bike paths! I find it scary to drive when we are sharing a 1 lane each way road with bikes.”

“With the amount of cyclists that use the community, there should be a priority on establishing adequate shoulders for cyclists such as exists on Bearspaw Road to provide the safety of cyclists and motorists. Currently, cyclists make Burma Road and 12 Mile Coulee Road dangerous for motorists and cyclists.”

“It would be safer for cyclists to have a shoulder to ride on. Particularly road like Burma where there seems to be increased large truck travel and there is maybe a 2” shoulder!”

“walking trails”

“Walking trails and accessibility for road cyclists.”

“A YMCA style of multi-use recreational facility, which has all activities central and closely located.”

“Community recreation arena with basketball, swimming, lawn tennis, badminton, shooting range and pickle ball court.”

“TO have proper recreation facilities, there has to be enough population. If your restricting development a proper recreation facilities can not be built.”

“I would be in favour Indoor facilities- like seven chiefs in the core”

“Let's leave well enough alone for now and more involvement is to be needed prior to finalization.”

“I don't think we need anything.”

“None - not any of any kind”

Topic: Wildlife and Environment

Question #21:

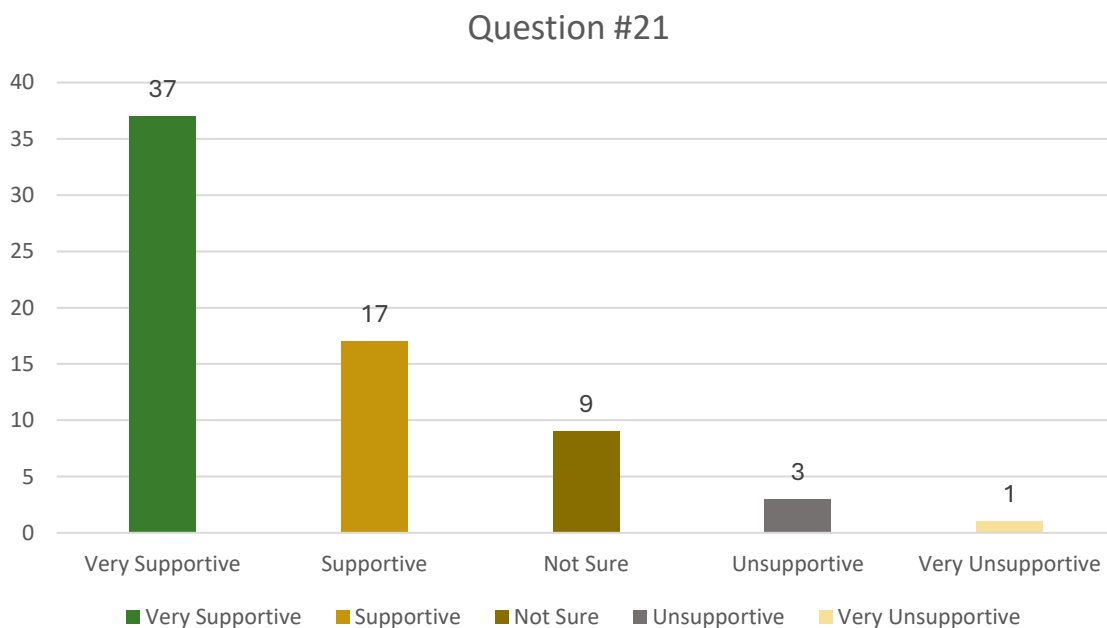
The integrity of wildlife habitats and connected areas is important to the wellbeing of the natural environment in Bearspaw. Human disturbances have been steadily encroaching into these natural environments in Springbank. The plan includes policies that are intended to maintain the integrity of wildlife habitats, so that animals like moose, deer, and birds continue to be an abundant feature of the community. When a development is proposed in Bearspaw, a Biophysical Impact Assessment (BIA) will need to be conducted. Where the land is within a Habitat and Corridor area identified on the map above, the BIA will need to identify where the features are on the site. The final development will need to incorporate design features that keep habitat features intact to the greatest extent possible. Some of these design considerations are:

Shared accesses to minimize the fragmentation of natural areas by driveways and pavement.

The majority of trees and other habitat features on a site must be maintained - a site may only be cleared for a building site, driveway, and any FireSmarting.

Fences are discouraged, and if fencing is used, should only be used around a residence and the immediate yard, to allow free movement of wildlife.

How supportive are you of this approach to maintaining wildlife habitats and connectivity?



Question #22:

Do you have any suggestions for ways the Environment and Wildlife policies could be improved?

Several common themes in the responses were noted. Some respondents felt that instead of moving to 2-acre parcels, the Plan should continue to support a minimum 4-acre parcels as an opportunity to better maintain wildlife habitat. Respondents also indicated that the volume of traffic and speed in the community are contributing to wildlife collisions – a reduction in both would help mitigate this issue. Policies guiding the height and extent of fencing were also identified as something that should be reconsidered during the refinement of the Plan. Other suggestions included:

- Policies to restrict manicured lawns and gardens that do not support the environment or wildlife.
- Increased level of wetland protection.
- Need for workshops and mailouts to homes in the area to increase awareness about wildlife in the area.

Verbatim Quotes:

“Density of less than 4 acres will not support wildlife.”

“Keep lot sizes 4 acre or larger would be most helpful to maintaining wildlife habitat.”

“Decrease the speed of highway 1A to ensure that wildlife and vehicles collisions can be reduced”

“Maintaining low traffic in the area is a priority. Avoiding cut through traffic and maintaining low speeds for wildlife and overall safety.”

“Ensure wetland policies are adhered to for any proposed development. Restrict speeding vehicles (eg Asown drive) with speed bumps or additional signage”

“Small fenced areas for pet containment should not only allowed but should be encouraged.”

“Prohibit fences that are dangerous to wildlife (remember the young moose who was impaled on fencing in Watermark recently). Prohibit draining of wetlands. Minimize increased motorized traffic.”

“Fencing around properties I am ok with but maybe their design should allow for smaller animals that can't jump like deer and moose to be able to crawl under any fences.”

“I support maintaining trees and minimizing removal of vegetation, other than to build a house and yard. However, how will this be enforced? Wetland areas should be better protected, and subdivisions should not allow developments in these areas. Even with setbacks these areas get impacted by developments. I disagree with discouraging fencing. Fencing should continue to be allowed on your property. Fences don't stop the moose or deer.”

“I like the idea yet will be issues regardless”

“In practical terms, does this say anything meaningful, or is it just more bureaucracy? Take a typical 2 acre parcel: once you clear a building site, a "yard", make space for a septic field, and a driveway, is there any meaningful space left over? I suspect that individual privacy will play a greater role in preserving things like trees than any BIA will, once we reach the "built out" stage.”

“This map should only be a guide that the BIA would further address. There should be a need for the county to defend the colours on this map, rather, the BIA will refine the developability of the area being assessed.”

Topic: General Sentiment

Question 23:

What do you like most about the draft Bearspaw ASP?

The responses from this question could be best grouped into two major themes:

1. Respondents felt that the vision presented in the original Bearspaw ASP was maintained in the new draft plan, with the character of the community being retained.
2. The removal of support for future aggregate resource extraction was strongly supported.

Verbatim Quotes:

"The maintenance of the "Country Residential" development and minimum 2-acreage sized residential lots as well as limited commercial development."

"Acknowledges our distinctive rural character , including wide open spaces (allowing free movement of wildlife and walking and cycling recreational opportunities), country living residential and western themed community development."

"Provides for an appropriate road map for the development of the Bearspaw community which will maintain the character and beauty of the community."

"It considers residents needs first and seeks to maintain what is special about Bearspaw, which is that it is designed for those who want access to country living but who can still be close to the city."

"Community Core feature and the smaller Lot sizes"

"That it appears that the business development appears to be kept to a minimum. The city is close enough!"

"Protects our home values, not overpopulating us- keeping 2-acre lots, bringing community together with more amenities like recreation facilities. And concentrating the business and commercial section to one place leaving the residential areas alone"

"That the county is looking at ways to better correlate the developments and also making a dedicated area for community core establishments."

"The process of community consultation. Keeping the rural aspect as much as possible."

"Appreciate the time to collect thoughtful feedback from residents to help us continue to live where we live."

“We really appreciate the protection of the Bearspaw area from further aggregate development. We also appreciate the lot size restriction (2-acre lots) to help maintain the country residential feeling of Bearspaw rather than high-density development. We also like the provisions for maintaining wildlife corridors and natural areas when developments are proposed.”

“Strikes a good balance between country residential living and existing gravel extraction, preventing new gravel extraction operations within the ASP boundary.”

“The prevention of further aggregate mining”

“The prohibition on new aggregate extraction within the plan area.”

“Not allowing anymore gravel extraction within the area.”

“Prohibiting aggregate activity”

“Aggregate development restriction”

“Aggregate resource restrictions”

Question 24:

Do you have any other comments or suggestions for improvements on the draft Bearspaw ASP?

A range of subjects to improve the proposed plan were noted in the comments for this question. Several of these themes were prevalent in previous question comments such as the concern about the availability of groundwater for future development. With a low water table, water availability for wells will be a key consideration as part of conceptual scheme applications. Other previously identified suggestions were the need to completely remove aggregate resource extraction, alter the Plan boundary, alter Policy Area boundaries, and to not support subdivision proposals under 2-acres.

Some respondents felt that proposed plan did not incorporate enough of the feedback that was provided during the three public engagement sessions in 2019, with the general sentiment being that the new proposed plan is too rigid and inflexible compared to past plan concepts.

Views differed on the scope of Administration’s role when reviewing applications. Some respondents felt that Administration needs to take on more of a “gatekeeper” role and recognize that a developer’s objective is to maximize profits, which may not align with the public interest. Conversely, one respondent felt that the County should take a more “hands-off” approach when considering development applications.

Some comments expressed frustrations regarding the split of the 1994 Bearspaw ASP in 2017, which created the new Glenbow Ranch ASP. Some respondents felt like it would be better to plan the lands cohesively, as many of the planning issues impact the lands similarly.

Verbatim Quotes:

“Water infrastructure is required before any revisions are made to parcel size for Country Residential lots.”

“I would to see what reasonable development on the west side of the ASP (SE-12-026-04W5) would look like if groundwater aquifers / well water availability was taken into consideration”

“The areas within bearspaw that currently have 2 acre lots appear to mostly be on water co-op lines. The areas remaining currently do not hold the infrastructure to increase acreage counts and would be detrimental to the value of the existing homes in the area due to lack of water and increased traffic.”

“No gravel extraction needed in and around the Bearspaw area. Enough said!”

“Yes, no more gravel pit development.”

“Include SE24-25-3-W5M in the Bearspaw ASP”

“I think more availability should be made throughout the County for Institutional and Places of Worship. More specifically, the Community Core should be expanded to 12 Mile Coulee Road on the North and South Sides of Highway 1A.”

“Bearspaw Road should never be connected to the southern communities, given the heavy congestion around the School and new school with a lack of options to manage increased traffic.”

“Just because a 2 acre lot can be subdivided out doesn't mean it should be.”

“Do not let the Ascension development go ahead.”

“Throughout the document needs to be comparisons to the old 1994ASP”

“Define country residential as lots of no less than 4 acres like it was in the previous ASP. If you wish to change something like this fundamental value then it should be put to a vote rather than arbitrarily changed.”

“Incorporate the views of the residents from the 2019 and earlier input sessions into the plan.”

“You need to respect and use the comments from the 3 county sponsored engagement sessions beginning in 2019. This draft plan is too rigid and not flexible.”

“I think it is a mistake that the Bearspaw ASP has been cut off from the ASP to the south. Especially because the Fire Hall isn’t even in our ASP, a fire hall that serves Bearspaw far more prominently than the south”

“Needs greater emphasis on Administration taking a gatekeeper role. As we saw in Ascension, it became a mailbox for the developer - it was embarrassing to then see administration recommending approval, at both the conceptual scheme and final stages.”

“County needs to be in more hands off approach when facing development plan.”

“Be aware that developer's mandate is to maximize profits, where they are involved in the community as a developer for a short time and are generally not aligned with the long-term vision or the long-term residency of the community.”

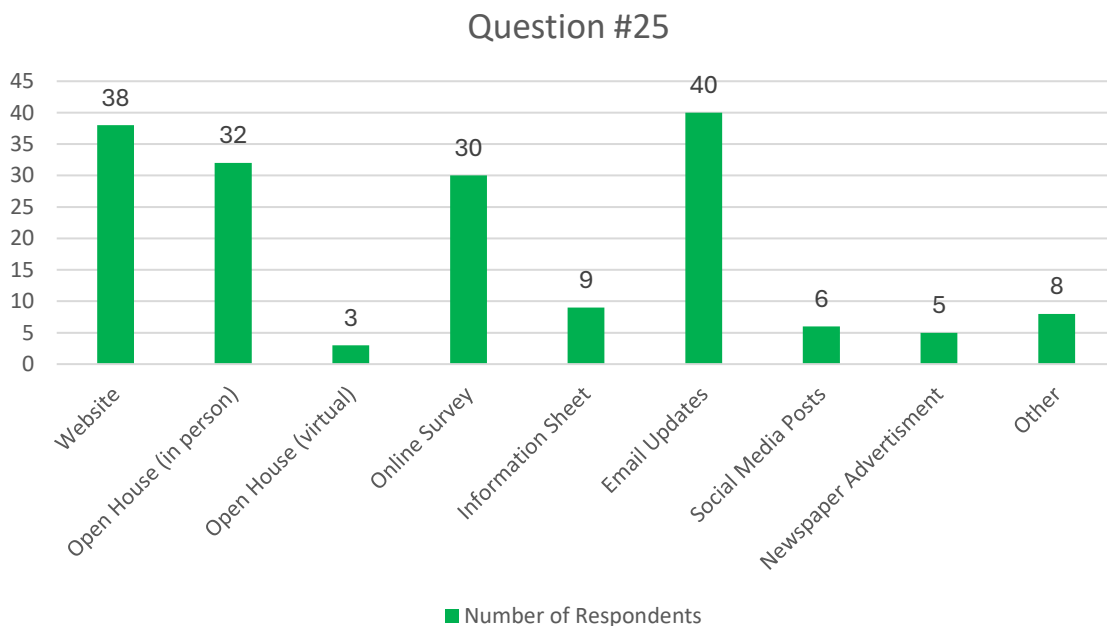
“I think it is a mistake that the Bearspaw ASP has been cut off from the ASP to the south. Especially because the Fire Hall isn’t even in our ASP, a fire hall that serves Bearspaw far more prominently than the south”

“Needs to link to areas to the south.”

Topic: Communication

Question 25:

What methods of communication have been most helpful to you in regarding the Bearspaw ASP? Check all that apply.



PART 2 – In-Person Open House Board Comments

During the in-person open house, participants were invited to add comments and suggestions to individual display boards that were set up throughout the room using sticky notes. In general, the concerns and suggestions on these comments reflected the sentiments expressed in the general survey.

Land Use Strategy: Comments on this board generally expressed the view that the County should prioritize the concerns of current residents when evaluating future planning and development applications, with the objective of preserving the traditional rural lifestyle in Bearspaw in the face of change brought on by development.

Similar to the survey, several comments were posted suggesting that the ASP boundary remain as-is. Concerns were raised that by removing the lands from the ASP boundary, there would be an increased likelihood that an aggregate resource extraction application would be approved.

A comment was also received suggesting that implementing conservation and/or density credits (similar to the Glenbow Ranch ASP) may be appropriate in Bearspaw.

Country Residential Policy Area: In general, comments supported 2-acre parcel minimums, with several comments stating their discontent with conceptual schemes containing smaller sized parcels. Other comments suggested merging the lands by the Glenbow Ranch ASP that were originally included in the 1994 Bearspaw ASP back into the proposed plan.

Built-Out Policy Area: Only two comments were provided on this board with diverging opinions. One comment expressed a desire for 2-acre lots being the minimum the County should approve, while the other simply stated 4-acre lots.

Future Development Policy Area: Similar to the general survey, a variety of comments were posted, with some suggesting more land should be included in the Future Development Policy area, and others suggesting the Area should be smaller. One comment questioned why densities along the Calgary and Cochrane boundary were the same as from the 1994 ASP, while another sought clarification on future piped servicing. Finally, a comment was received asking for the current build-out percentage of the Country Residential Policy Area to be included within the Plan.

Community Core Policy Area: Similar to the survey, comments from the in-person open house suggest that the Community Core Policy Area should be expanded to properly accommodate additional business development. One comment did push back on this notion, stating that the nature of the area did not support further business growth.

Agriculture: The overall sentiment was that parcels which were removed from the 1994 ASP need to be added back into the boundary of the proposed plan. As mentioned in the general survey, there is concern that by removing these lands, there will be an increased risk that applications for aggregate resource extraction operations will be approved.

Aggregate Resource Extraction: The removal of support for future aggregate resource extraction operations is supported by the comments received. However, as stated in the general survey, comments suggested that policy language should be refined to ensure policy guidelines are clear and effective.

Recreation, Parks, and Open Space: Due to the nature of the board, a variety of topics were noted on the board.

With respect to recreation, one comment stated that connections such as trails be a made a priority to extend throughout the community. It was also noted that due to the usage of TWP 262 as a cycling route, more should be done to protect both users and wildlife along this corridor. One comment raised the need for recreational facilities to be located appropriately, and not within residential development.

A comment was also received asking for further policy clarification on preserving natural habitats and less lawns. An additional comment asked what policies there are for preserving heritage assets.

Natural Environment: Only two comments were collected on this display board, both noting that having 2-acre minimums impacts the natural environment substantially more than larger parcel subdivisions.

Transportation: Similar to the **Recreation, Parks, and Open Space** display board, a comment was received looking for TWP 262 to become more multi-modal friendly to protect cyclists who use the road. General pedestrian infrastructure was also listed as a core need.

In terms of vehicle use, the potential expansion to road networks was mentioned, with one comment asking about the future 85th street. Another comment requested that Bearspaw Road not be expanded south of Highway 1A.

Stormwater: Only one comment was provided for this display board with a question asking if the listed policies apply to the subdivisions less than 20 acres.

Water and Wastewater: The first theme of the received comments is that policy language needs to be refined to avoid any ambiguous language that could allow for requirements to be ignored. The second was that the County needs to have a clearer approach to building wastewater facilities as there is no clear understanding of where piped services should go. The wastewater facility within the Watermark community appears to have a divergence of opinion with one comment feeling it should be expanded, while another felt it to be inappropriate for the facility to be located within a residential community.

PART 3 – Written Submissions

As part of the engagement process, residents and interested parties had the opportunity to provide written feedback on the project. 11 e-mails were received, and the general themes from written feedback resonate with much of the comments and concerns raised within the general survey and in-person open house comments. A summary of these letters and e-mails is provided below.

Lack of alignment with previous engagement sessions: Views were presented that the proposed plan did not align with vision established during previous public engagement opportunities. One submission suggested that further planning needed to be completed to coordinate the area along the interface with the City of Calgary and the cities on-going development.

Utilities and Infrastructure: The availability and usage of groundwater was a vital concern for several respondents as they felt the resource could not support further development. Along with water, how other infrastructure will be developed to accommodate future development such as the transportation network, storm water, and other private utilities was also mentioned.

Policy Area Boundary Alterations: Some respondents suggested the boundaries of several policy areas should be realigned – particularly that the Community Core Policy Area be expanded, and that the agricultural lands that were proposed to be removed in the updated plan should remain within the ASP area.

Removal of Agricultural Lands: Similar to the previously discussed engagement methods, there is strong sentiment that the parcels removed from the proposed plan should be reintegrated into the Plan area and governed by ASP policies rather than those in the Municipal Development Plan. The concern remains that by including these lands within the ASP compared to the Municipal Development Plan, there is a reduced risk that a future application for an aggregate resource extraction will be approved.

Policy Language Concerns: Respondents noted that there was some confusion about the terminology of the language used within the proposed plan, and in some cases how it related to the Land Use Bylaw. Suggestions were also provided for refinement of policies to ensure that the intent of the objectives and policies are clear to readers, with some suggestions for refinement of policy wording to ensure that the intent of the policy would be clearly applied and enforceable.

7 CONCLUSIONS

The purpose of this engagement was to obtain feedback on the draft Bearspaw ASP. Alongside other technical and regional planning considerations, this feedback will help Administration further refine the document, ensuring that it provides an appropriate framework for the community's vision.

Across all engagement platforms, the general sentiment expressed by respondents is that the draft Bearspaw ASP reflects the desires of the community and identifies appropriate development requirements moving forward. The general survey indicated that the policies presented within the proposed plan are mostly supported. However, many comments were provided that expressed desire for changes to specific policies within the draft plan.

The Community Core Policy Area was often cited as an area that requires expansion to provide more services to support the community as it grows and develops. Many respondents requested that the land removed for the proposed plan that existed in the 1994 ASP be added back into the Plan area. While preserving agriculture in general was a concern, it was stated numerous times that by having these lands governed by the ASP would provide better protection against future aggregate resource extraction applications, compared to if it was governed by the Municipal Development Plan.

The requirements for residential development were also brought up as a key issue. A common concern expressed was that the availability of groundwater in the area is finite, and as more water wells are drilled to accommodate residential development, existing residents may be impacted. Support varied with respect to parcel size, with some looking for minimum parcel sizes to increase, while others felt further subdivision was appropriate.

Finally, the need for recreation was identified as an aspect that requires further consideration. Many asked that more be done to protect the pedestrians and cyclists using the roads within the community. Policy suggestions included adding to the trail network, and/or widening the shoulders of the roads. While the responses did indicate that informal recreation was popular in the area, a significant number of comments mentioned the need for larger, more permanent recreational facilities.

While the responses of the proposed Bearspaw ASP indicate a high level of support for the Plan, they also indicate that further refinement is needed. The comments received during the engagement period are invaluable as they help Administration determine where improvements are required to help create and shape a document that fits the needs of both current and future residents of Bearspaw.

If you have any questions in relation to this Engagement Summary Report, or the Bearspaw ASP review project in general, please do not hesitate to contact the Policy Team, at 403-520-1655, or email planning_policy@rockyview.ca. You can also sign up on the project email list and we will send you regular email updates about the Bearspaw Area Structure Plan review process.

Project website: <https://www.rockyview.ca/bearspaw-area-structure-plan-review>

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

APPENDICES

Appendix A – Engagement Materials

Appendix B – In-Person Open House Feedback

Appendix C – General Survey Feedback

Appendix D – Written Submission Feedback

Engagement Summary

Appendices

Bearspaw Area Structure Plan Review

APPENDIX ‘A’

Engagement Materials

WELCOME TO THE OPEN HOUSE!



Tonight's Objectives

To provide an update on the status of the draft ASP

To obtain your feedback on the draft ASP

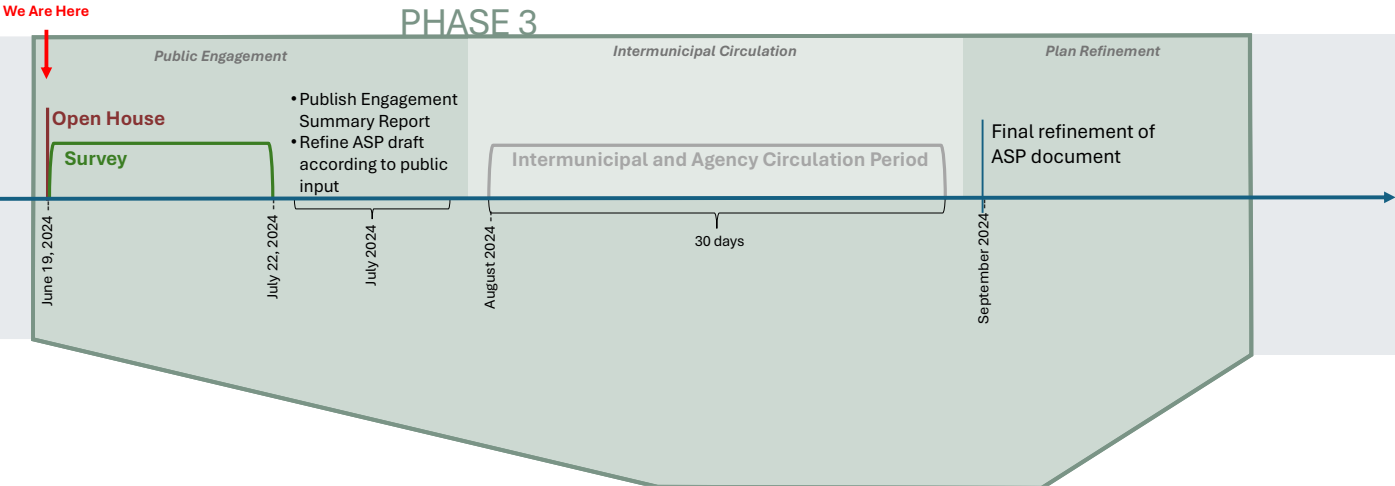
To answer your questions

To provide an overview of next steps

FIND THE PROJECT WEBPAGE HERE



PROJECT TIMELINE

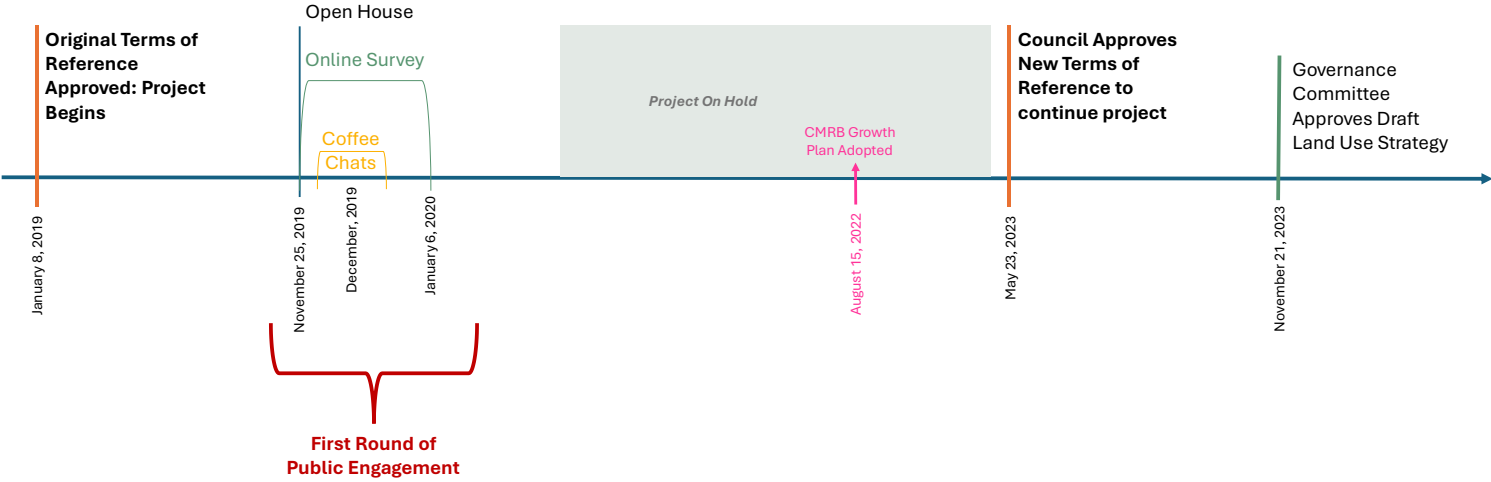


Phase 1	Phase 2	Phase 3	Phase 4
Project Initiation and Background Analysis	Plan Writing	Draft ASP Release and Community Engagement	Approval and Adoption
<ul style="list-style-type: none">Revised Terms of Reference to CouncilUpdate technical studiesUpdate communication and engagement strategyUpdate work plan and project budgetUpdate background Summary Report	<ul style="list-style-type: none">Review and confirm public and Stakeholder input on setting vision and priorities.Report on engagement process and findingsCompleted Technical studies as required.Prepare ASP draft for public review	<ul style="list-style-type: none">Final version of the BASPCommunity input on draft Plan final land use strategy.Circulation of the BASP to adjacent municipalities and other agencies.Revisions and release of final draft Plan	<ul style="list-style-type: none">Public Hearing (RVC Council) and first reading.Referral to CMRB.Third reading and adoption (RVC Council)

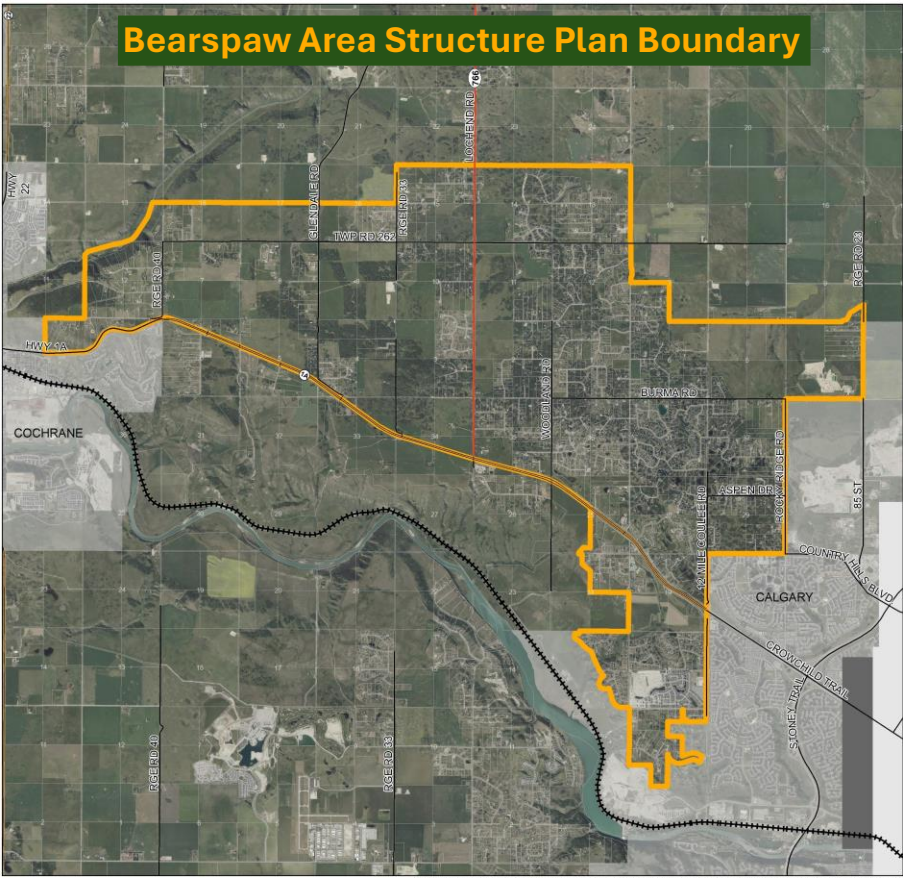
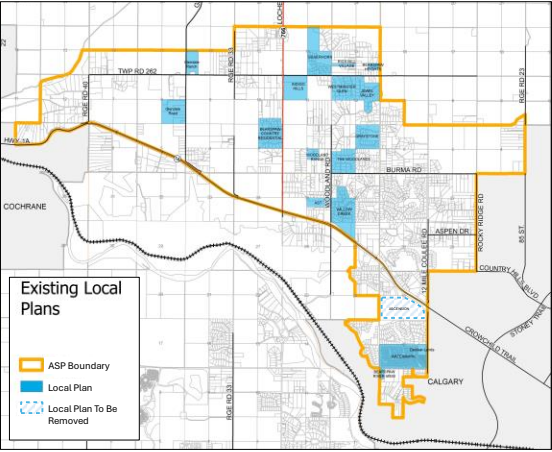
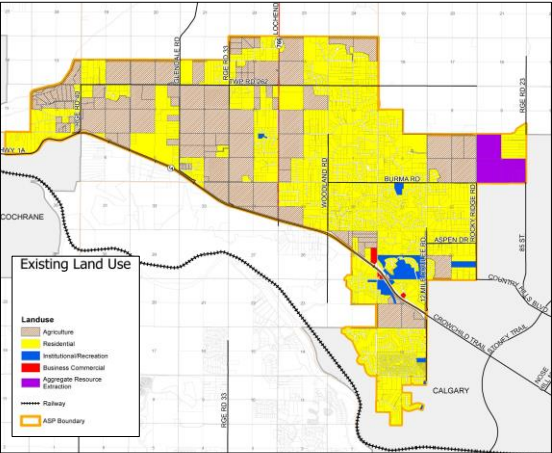
CURRENT PHASE



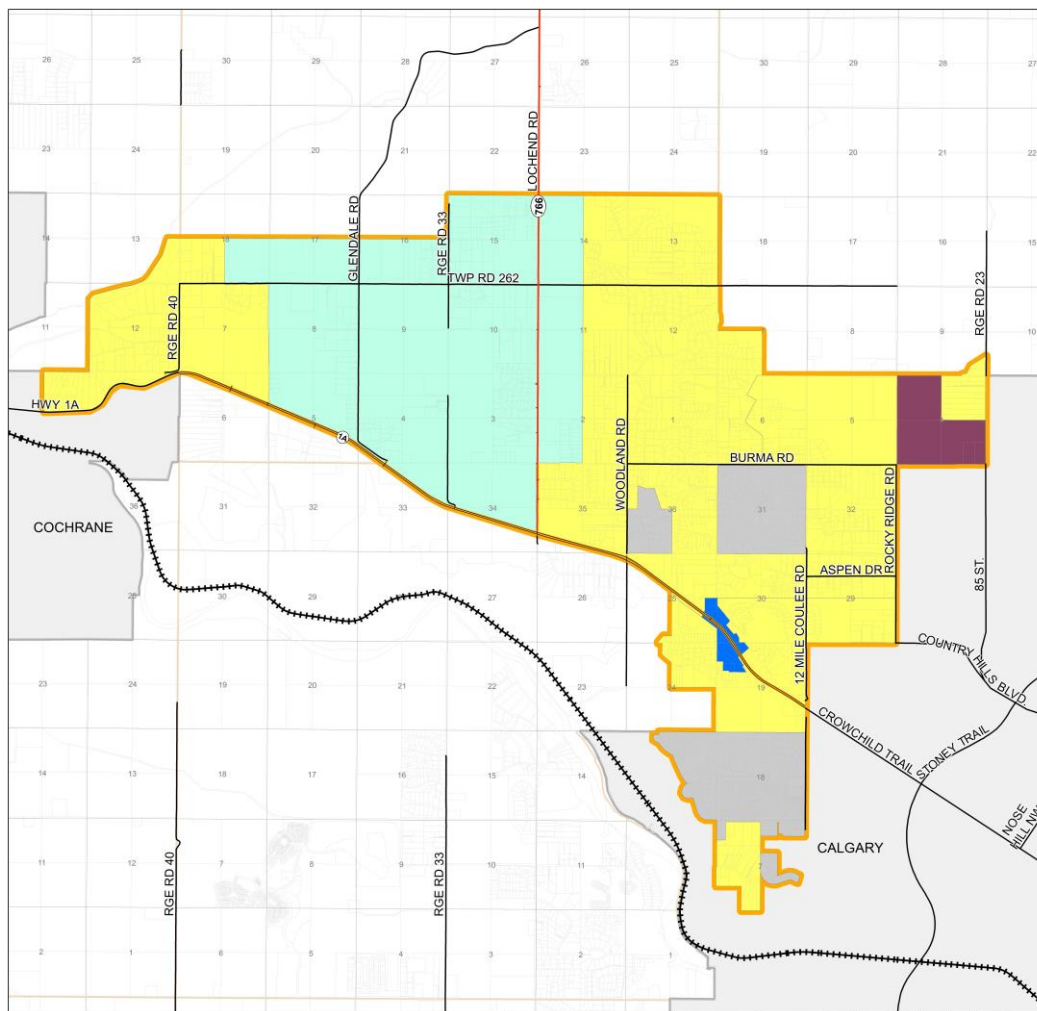
PROJECT BACKGROUND



BEARSPAW – AREA BACKGROUND AND CONTEXT



LAND USE STRATEGY



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

Area Structure Plan **BEARSPAW** Land Use Strategy

ASP Boundary

Land Use

- DC-34 Aggregate Resource Extraction
- Built Out
- Community Core
- Future Development
- Country Residential

Railway

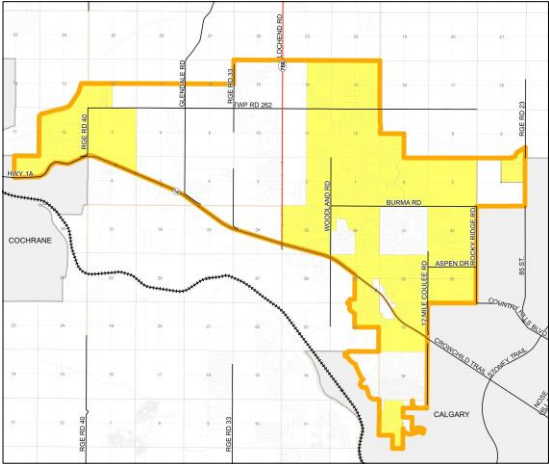
PROJECT WEBPAGE



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



COUNTRY RESIDENTIAL



Vision from Phase 1 Engagement

- Respect the existing built environment, and allow for further development of similar country residential forms.
- Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Objectives

- Maintain the Country Residential built form, which is characterized by single detached houses on lots at least 2 acres in size.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework

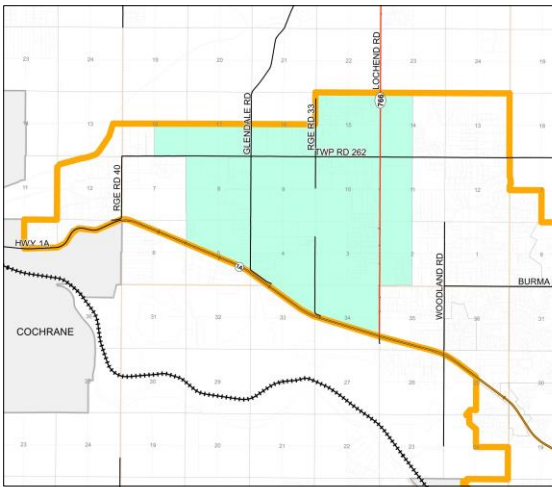
Policy Summary

- Minimum 0.8 ha (1.98 acre) lot size.
- Country Residential is the primary land use type supported in the plan area.
- Large areas shall be planned through Local Plan application (i.e. Conceptual Scheme).
- Panhandle driveways are discouraged.
- Home based businesses may be supported as a secondary use to an existing residence.
- Connect to piped water and wastewater services if possible.
- A Local Plan shall be required for subdivision of a parcel larger than 20 acres, or if more than 10 lots are to be created, and may be required if smaller than 20 acres and less than 10 lots.
 - Previous ASP required Local Plan in certain areas, no matter how many parcels created.
- Subdivision down to 2 acres will be possible without the need for Local Plan.
 - Previous ASP set a minimum parcel size of 4 acres, or smaller under an approved Local Plan.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



FUTURE DEVELOPMENT AREA



Vision from Phase 1 Engagement

- Respect the existing built environment, and allow for further development of similar country residential forms.
- Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Development within Bears paw will be phased so that development occurs near Calgary and Cochrane first, and then transitions toward the centre of the Plan area as servicing and transportation networks expand. This phasing is intended to allow for logical and efficient extension of servicing, transportation networks, and impacts to the natural landscape.

Objectives

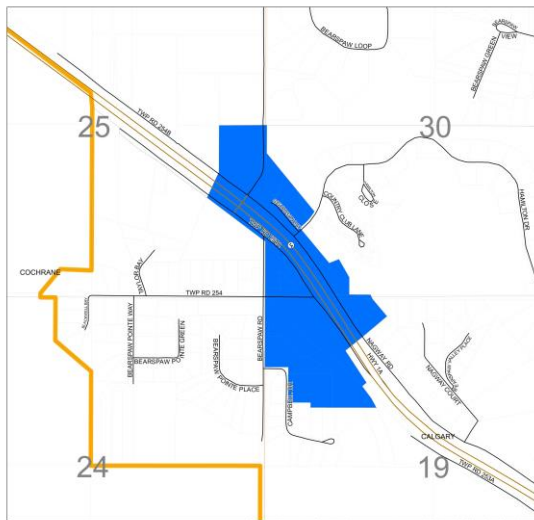
- Provide criteria for amendment of the Bears paw ASP, to determine appropriate land uses, densities, hard and soft services, and interface measures within the Future Development Areas.
- Support a level of development that is reflective of service availability and that aligns with the Regional Growth Plan and the relevant regional servicing plan.

Policy Summary

- First-Parcel-Out subdivisions may be allowed in the Future Development Area pursuant to the Municipal Development Plan.
- Applications (Local Plan, Subdivision, Redesignation) will not be supported in this area until:
 - The Country Residential Policy Area is built out to 80% of its capacity;
 - There are piped services available to serve the expanding development area;
 - Transportation networks have been planned to accommodate the new development area;
 - An amendment to the ASP has been adopted to include the new development area.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

COMMUNITY CORE



Vision from Phase 1 Engagement

- Ensure sustainable and sensitive growth of business uses in a way that is supported by market trends, desired growth size, and limitations of servicing.
- Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.

Objectives

- Provide a location for business, commercial, and institutional uses that serve the local community, and act as a central location for community gathering and social interaction.
- Encourage local commercial and institutional development to be serviced by piped or regional water and wastewater servicing where appropriate and efficient, and that all other development shall be encouraged to connect to such services.

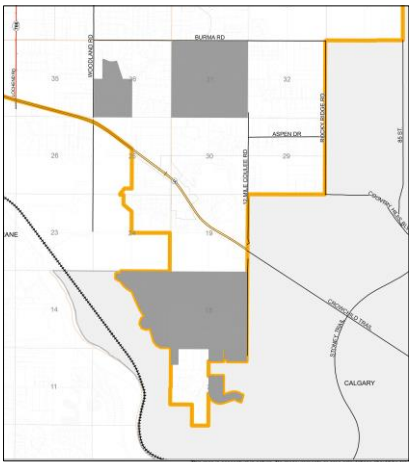
Policy Summary

- Institutional and local commercial shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Bears paw Road.
- Commercial uses shall be local-focused and shall complement the existing community in use and building/site design.
- Commercial areas shall be designed and oriented in such a way that ensures safe and efficient access from adjacent roadways.
- Outdoor storage shall not be permitted. Outside Display Areas may be allowed subject to Land Use Bylaw requirements.
- Development within the Community Core shall allow for connectivity of active transportation modes.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



BUILT-OUT AREA



These areas are built out to the minimum 2-acre lot size envisioned by the plan, and servicing and transportation infrastructure is constructed and fully operational.

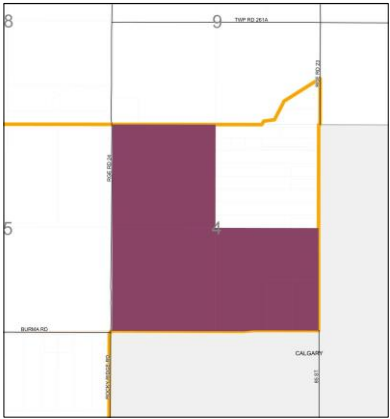
No further development is expected.

Policy Summary

- No redesignation will be allowed in this area.
- No further subdivision will be supported, unless the proposed lot size to be subdivided is allowed under the existing land use district.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

AGGREGATE RESOURCE EXTRACTION



These three quarter sections have been approved under Direct Control District DC-34 for Aggregate Extraction Use. They will be allowed to continue under existing approvals.

Aggregate Resource Extraction uses will not be supported anywhere else in the Plan area.

Policy Summary

- No new development of aggregate resource extraction operations within the Plan area.
- The existing aggregate resource extraction site on NW, SW, and SW 4-26-2-W5M approved under Bylaw DC-34 will continue to operate pursuant to existing approval.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

AGRICULTURE



Vision from Phase 1 Engagement

- Support agricultural uses until alternative forms of development are determined to be appropriate. 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 uses to maintain the rural character of Bearsapaw.

The previous ASP identified large areas of agricultural lands on the north of the Plan area. This ASP does not include those lands in its boundary, so that the agricultural uses are guided under the County-wide Municipal Development Plan. Agricultural uses in the Country Residential, Community Core, and Future Development areas may continue operating.

Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the County's Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

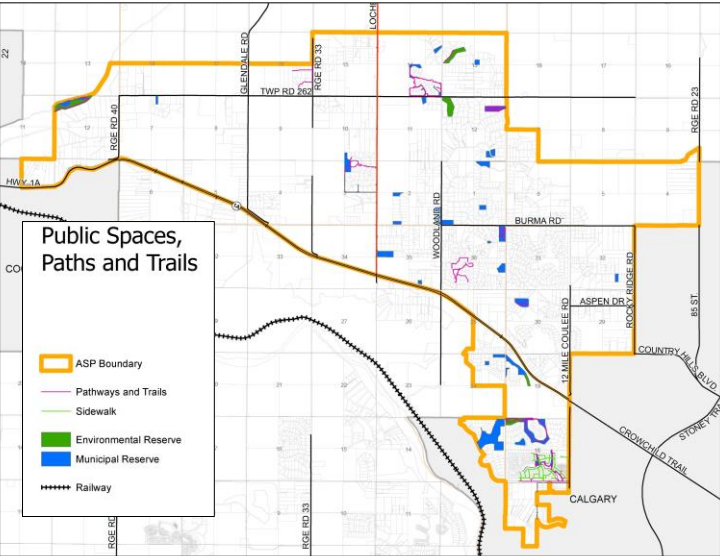
Policy Summary

- Where a land use may conflict with an agricultural use, setbacks should be considered, in alignment with the County's Agricultural Boundary Design Guidelines.
- Agricultural land uses should incorporate best management practices.
- Agricultural heritage buildings and cultural landscapes should be incorporated into development.
- Contemporary small-scale agricultural uses will be supported where compatible with surrounding land uses.
- Land uses adjacent to Agricultural uses shall incorporate the County's Agricultural Boundary Design Guidelines.
- Confined Feeding Operations shall not locate within the Plan area.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



RECREATION, PARKS & OPEN SPACE



Vision from Phase 1 Engagement

- 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.
- Complement the character and appearance of Bears Paw through high quality design that supports efficient use of land and encourages provision of accessible public spaces.
- Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.

Policy Summary

- The County shall support the development of recreation facilities and services through grant funding programs/appropriate funding mechanisms.
- Where there is a need for recreation services, the County should encourage both public and private partnerships to provide those services, including school boards, community groups, and adjacent municipalities.
- Parks spaces and recreation amenities should be provided by Municipal Reserve, either by land dedication or cash-in-lieu.
- Local Plans should contribute to an overall interconnected network of parks and open spaces.
- Infrastructure should be provided for safe recreation activities, such as walking and cycling paths.
- Parks should be designed to integrate into the existing landscape, celebrate natural and cultural heritage of the area, and is safe and accessible.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

BUSINESS AND INSTITUTIONAL USES

Business Uses

Objectives

- Provide for the local commercial and institutional uses that serve the needs of the Bearspaw Community.
- Promote modest development of non-residential uses within the Community Core to provide amenities, services, and local employment opportunities for residents.
- Provide for a commercial hub whose built form celebrates and preserves the character and heritage of Bearspaw.
- Support the growth of institutional and community services within the Community Core as the natural destination for people seeking to obtain community services.
- Provide mechanisms to support the infrastructure and public realm improvements necessary to create an efficient and cohesive development pattern that promotes pedestrian activity within the Community Core and interactions between public and private spaces.
- Promote active transportation routes through and within the Community Core area to ensure that the area is accessible from other parts of the Bearspaw community.

Policy Summary

- Commercial uses should be focused primarily in the Community Core.
- Home-Based Businesses may be allowed as a secondary use to a residence throughout Plan area, pursuant to the Land Use Bylaw.
- Commercial Recreation uses outside the Community Core area may be considered where the proposal does not unduly impact adjacent lands.
- Industrial Uses will not be permitted within the Plan area (except for the existing DC-34 Aggregate Resource Extraction).

Institutional Uses

Objectives

- Support institutional and community uses in accordance with the policies of the Municipal Development Plan County Plan and the Recreation and Parks Master Plan.
- Encourage the focused development of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, Town of Cochrane, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the Bearspaw ASP.

Policy Summary

- A Master Site Development Plan will be required for any proposed Institutional Use.
- Institutional uses should be focused to the Community Core, unless:
 - the proposed location of the development shall be justified, including reasons for not locating within the Community Core;
 - evidence of the benefits to the Bearspaw community and wider public shall be provided, through for example, an assessment of the public need for the development;
 - demonstration that the proposal meets the Institutional Uses policies and other relevant sections of this Plan.

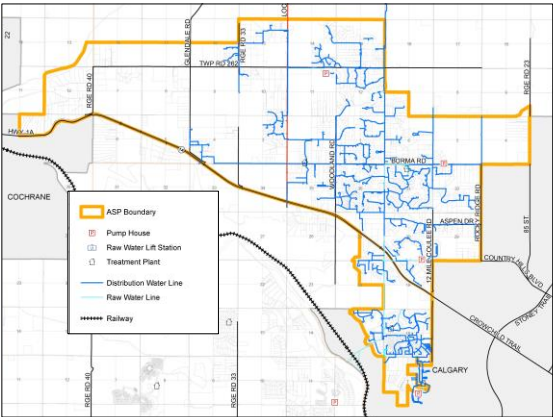
Do you agree with this policy approach? Are there any policies you would add, remove or modify?

WATER AND WASTEWATER SERVICES

Vision from Phase 1 Engagement

- Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.

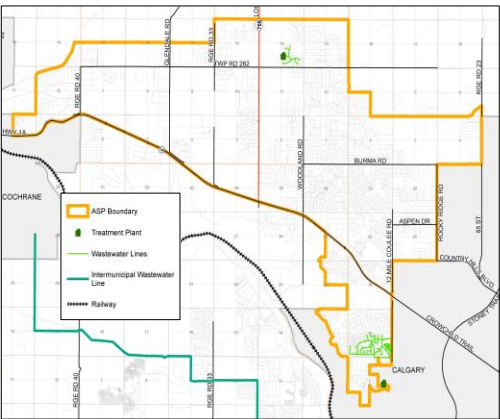
Water Service Infrastructure



Policy Summary

- Development should be served by piped water service wherever possible.
- Utility services should be provided in an orderly, logical, and sequential pattern of development.
- Commercial uses must provide fire suppression in accordance with the County' Fire Suppression Bylaw
- Water saving devices and practices should be designed into developments.

Wastewater Service Infrastructure



Policy Summary

- A cost feasibility analysis to evaluate connection to a piped waste water system should be performed at Local Plan stage.
- Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- Methods of wastewater effluent discharge must meet a quality that is acceptable to the Province and the County.

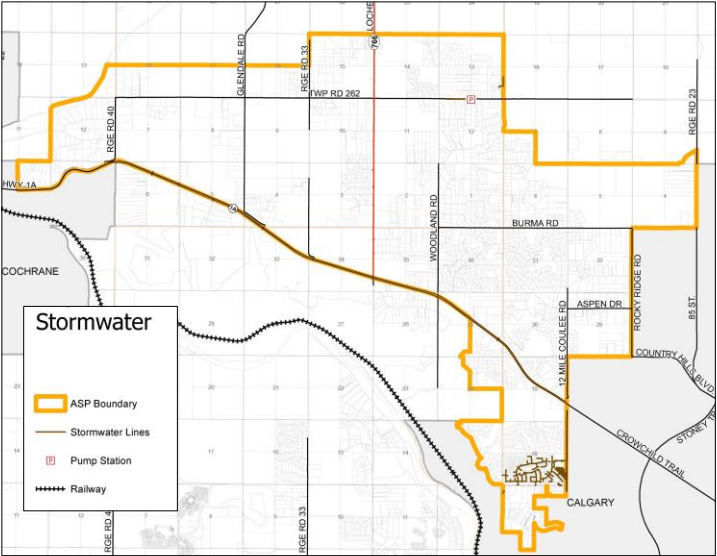
Do you agree with this policy approach? Are there any policies you would add, remove or modify?



STORMWATER MANAGEMENT

Vision from Phase 1 Engagement

- Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.
- Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth in accordance with the regional level planning framework.
- Support the County's goal of achieving financial sustainability through rational extensions of development, to ensure servicing infrastructure is provided efficiently.



Policy Summary

- Stormwater management plan or sub-catchment drainage report shall be required at the Local Plan or Subdivision stage.
- Stormwater management shall be designed to align with the Bears paw Master Drainage Plan.
- Design of stormwater conveyances shall prioritize protection of downstream properties, landscapes, and receiving watercourses.
- Low Impact Development methods shall be incorporated into site design.
- Stormwater management should not impact the quantity or quality of groundwater.

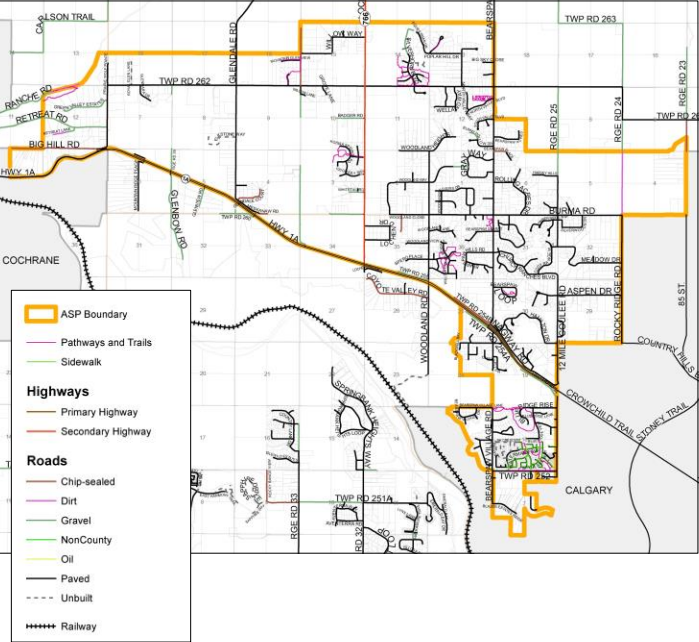
NOTE: Bears paw Master Drainage Plan is currently being updated. Final policies will depend on results of completed plan.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

TRANSPORTATION

Vision from Phase 1 Engagement

- Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
- Ensure that new development is integrated smoothly into the existing transportation network, with appropriate upgrades as necessary as the community grows.
- Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.
- Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network.



Policy Summary

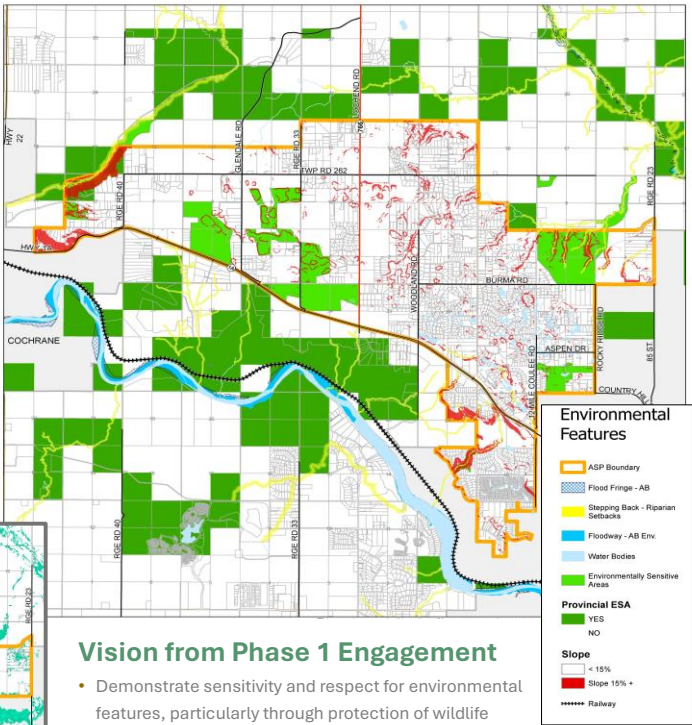
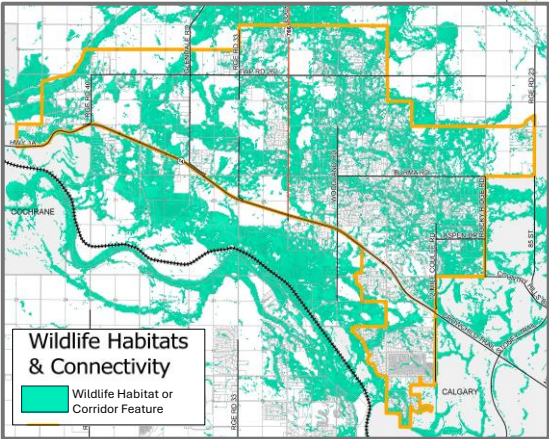
- A Traffic Impact Assessment (TIA) will be required at Local Plan or Subdivision stage to identify road network design and required upgrades.
- Road networks shall prioritize efficient vehicular travel, and shall align with the Long Range Transportation Plan for the area.
- Connections to regional transit will be explored when feasible.
- In the Community Core, the transportation network should accommodate bicycle and pedestrian transportation modes.
- Residential road networks shall accommodate pedestrian travel, including sidewalks and trail linkages.
- No new direct accesses onto Highway 1A.
- New connections to City of Calgary roads will not be supported, unless under a Local Plan to the satisfaction of the City of Calgary.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

ENVIRONMENTAL AREAS & WILDLIFE HABITAT

Policy Summary

- Biophysical Impact Assessment (BIA) will be required at Local Plan or Subdivision stage.
- BIA will identify Wildlife Habitat and Connectivity Features on-site. These must stay in their natural state (or be minimally disturbed if no other building site exists).
- Development design should consider environmental function (e.g., minimize fencing to allow free wildlife movement).
- Roads should be designed to minimize landscape fragmentation



Vision from Phase 1 Engagement

- Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife habitats and corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow River, Big Hill Springs, and Nose Creek.
- Protect, conserve, and enhance existing natural amenities and minimize impacts on natural areas through sensitive development.
- Integrate the naturalized open space with active and passive recreation.

Do you agree with this policy approach? Are there policies you would add, remove or modify?



APPENDIX ‘B’

In-Person Open House Feedback

Land Use Strategy

“Let’s define RVC land use please by:

- Biodiversity
- Land ethic
- Dark Sky
- Wildlife Corridors
- Low Density
- Aesthetics
 - Public Good not private gain

NOT

- Tax Base and \$
- Bingham Crossing
- Crossiron Mills
- Unwanted, inappropriate density”

““Ascension CS does not fit in ASP and should be rescinded coincident with approval of ASP”

“Planning in Bearspaw has been tactical, driven by developers... County needs to take the lead in driving a more strategic approach.... As reflected in ASP”

“ASP should include Sections 7, 8, 9 – close to residential”

“Why does the huge Future Development Area not allow anything. A sizeable 2 acre development was recently approved west of Glendale rd.”

“Future Development for what? No more Ascensions”

“No New or amendment/extensions of extraction in Bearspaw”

“Does this criteria follow Glenbow Ranch ASP? E.g. Country Residential – Require conservation credits?”

“Should the area [Section 7, 8, 9] be included in the ASP? We are concerned that if it is outside the ASP boundary, it is a “back door” for aggregate development and contrary to the spirit of the ASP”

“Section 3 Plan Area should include the 3 sections of Ag land dropped from the bndy to protect vfrom gravel development.”

Agriculture

““I do not support removal of the land east of Bearspaw Road. Logically, this is where new residential development should go in Bearspaw.”

“Why not offer tax breaks to Agricultural users and have residential cover this. Farmers need support”

“Agricultural land is critical to our food security”

“The land west of RR23 should stay agricultural, too close to existing country residential. No gravel”

“I think the 1994 Lands should remain in the Bearspaw boundary”

“No Gravel. Keep the agricultural lands in the ASP. West of RR23 East of Bearspaw Rd.”

Future Development Area

“Section 8 Future Development needs to include existing build out %”

“Where does all this piping get piped to?”

“Density beside Calgary and Cochrane is the same as the old 1994 plan. Why?”

“If land being removed can land be added by interested land owners?”

“West halves of sections 2 and 11 should be included in Country Residential. NE-3 is already Country Residential”

Built Out Area

“Make Sure it is 2-acre lots, not like what has been approved in the past by Council”

“4-acre lots”

Aggregate Resource Extraction

“The wording in the draft ASP is confusing. Objective states: No new aggregate pits – fully agree.”

“Agree – sufficient scope for aggregate extraction.”

“Please ensure plan area is adequate to protect residents from aggregate development at its doorstep”.

Community Core

“Not enough room for a high school”

“Leave us as we are – no new businesses. This is rural not commercial”

“Expand the community core to 12 mile coulee along highway 1A. Also include church and other institutional uses.”

“Stay firm with no outdoor storage”

“The community core here only includes existing businesses. This leaves no room for new businesses or services to come in. Meaning the existing businesses have a monopoly in Bearspaw. This is not very progressive especially because the ASP will be locked in for another 30 or so years. Why not allow businesses to come in along Highway 1A”

“On Nagway road considering its proximity to Highway 1A. Should accommodate future boutique small business/commercial establishments.”

Country Residential

“Glenbow ASP directly impacts us.”

“Agree with min. 2 acre lot size. Ascension does not fit.”

“Need policies and incentives to retain natural trees and grasses.”

“Min. lot size must apply i.e. notwithstanding any plan”

“Country Residential = Single detached, 2 acres. This is not Ascension”

“No Ascension concept Plan in BASP”

“How can you reduce the environmental impact of rural residential? i.e. more natural habitat, etc”.

“I would like to see more development in smaller lots than 2 acres. Population like watermark is acceptable.”

“Green Valley estates is unique with coulee and dead end road. Bespoke plan needed”.

Recreation Parks & Open Space

“Parks/Rec space should be a priority in the ASP... as should connectivity (e.g. bike paths)”

“In the appropriate locations. Not in the middle of country residential”

“Policies are needed to ensure more natural habitat and less lawns, etc”

“TWP 262 is a major cycling route for many. It is published in many regional areas as a designated cycling route. Safety, speed, and enforcement and education is necessary. Please plan to include safe travel for all users & wildlife”

“What policy is there for ‘preserving heritage assets’ (as per vision bullet #1)”

Natural Environment

“Ascension Development Should Not Proceed. Interferes with the watershed, drains into the Bow river reservoir, carrying pollutants from cars and yard chemicals, fertilizers and herbicides. Impacts biodiversity.”

“Ascension development does not fit into our community”

Transportation

“TWP 262 – multimodal transportation friendly”

“Transportation Plan needs to show major/minor collector roads”

“pedestrian infrastructure is badly needed.

“Future? 85 Street”

“Extension of Bearspaw Road south of 1A would be hugely problematic. School area relies on Bearspaw Rd NOT going through it.”

Stormwater

“Does this apply to any subdivision less than 20 acres?”

Water and Wastewater

“Watermark plant should be expanded”

“Piping to where?”

“County needs a more strategic approach to wastewater mgmt. Building waste facilities in the middle of residential communities makes no sense. And making them regional facilities makes even less sense.”

“Policies must be clear. And not arbitrary. What does “should” mean? Who decides? What are their morals? Morals and ethics matters. Please more precise language needed”.

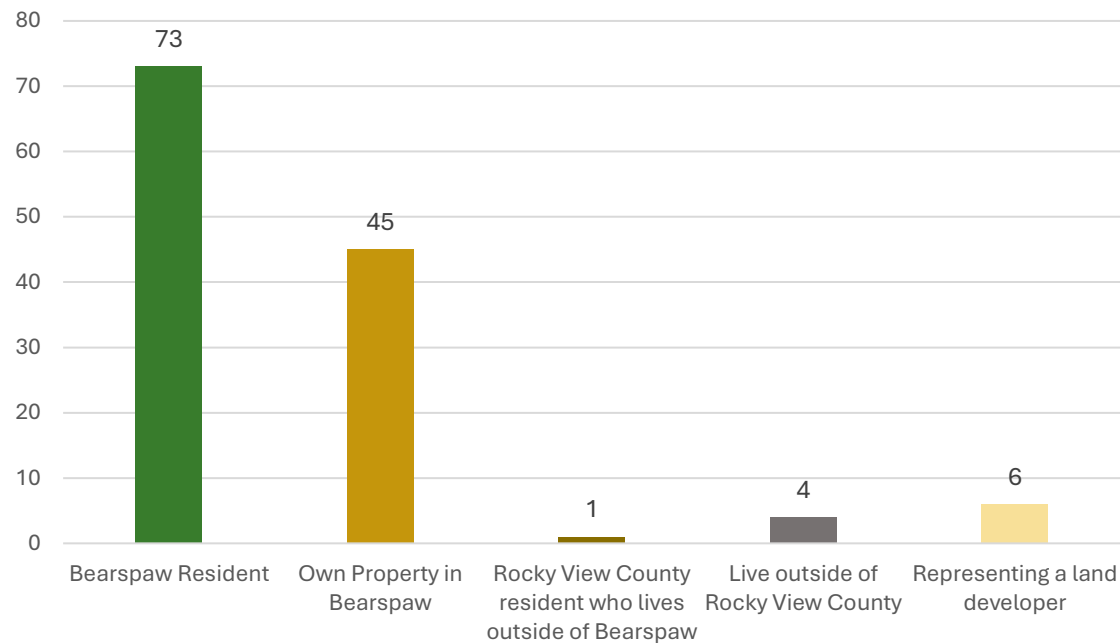
“Water saving devices ‘should’ – SHALL is more appropriate, given water resources”

APPENDIX ‘C’

General Survey Feedback

Q1 Please check all that apply to you:

Answered: 84 Skipped: 0

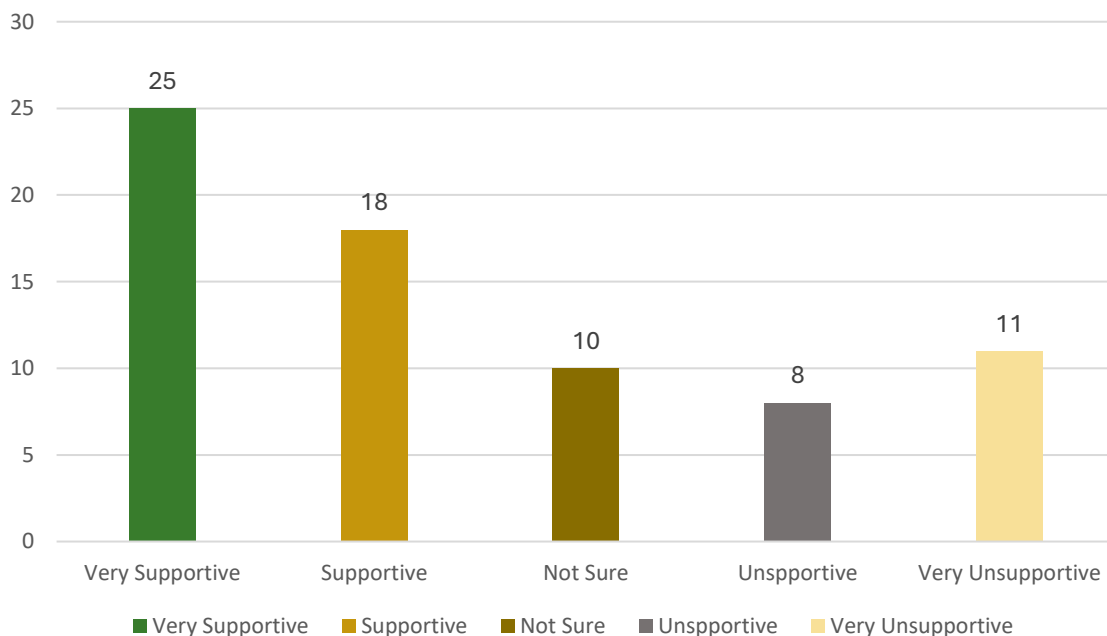


ANSWER CHOICES	RESPONSES	
Bears paw Resident	86.90%	73
Own property in Bears paw	55.95%	47
Rocky View County resident who lives outside of Bears paw	1.19%	1
Live outside of Rocky View County	4.76%	4
Representing a land developer	7.14%	6
TOTAL		84

Question 2 provides person information and is for administrative purposes only.

Q3 The Area Structure Plan (the Plan) outlines different land use policy areas throughout Bearspaw. Here is a map of the Land Use Strategy for the Plan. The following questions ask about each of these policy areas. Country Residential acreages continue to be a desirable development form and existing residential areas are gradually building out to their fullest extent. This development has been focused on the lands adjacent to the City of Calgary and to a lesser extent on the lands adjacent to the Town of Cochrane. This Plan supports further development of these areas to a minimum lot size of 1.98 acres (commonly known as a 2-acre lot) Previous Country Residential development in Bearspaw has often developed in a piecemeal fashion, preventing focused planning of subdivisions and impacting the provision of efficient road networks, feasible servicing solutions, and a connected pathway system. This Plan intends to focus development in the areas adjacent to Calgary and Cochrane to support efficient use of infrastructure and provide opportunities to promote connected communities. The Country Residential Policy Area is shown in yellow on the map above. Based on the information you have and your understanding, how supportive are you of the Country Residential development form as proposed within the Bearspaw ASP?

Answered: 72 Skipped: 12

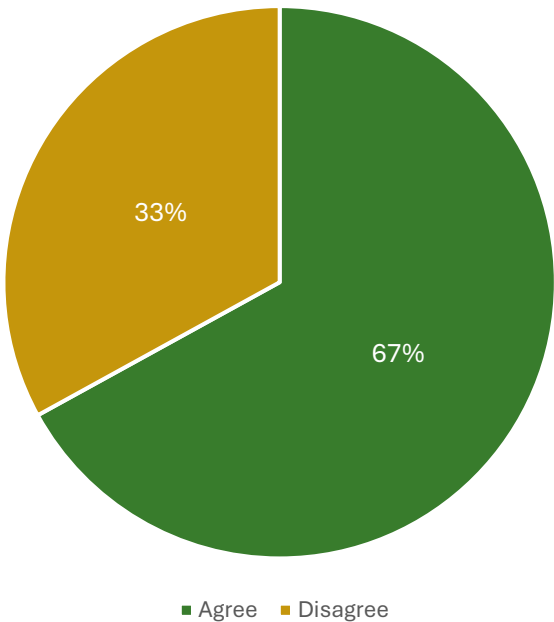


Bearspaw ASP - Plan Refinement Survey

ANSWER CHOICES	RESPONSES	
Very Supportive	34.72%	25
Supportive	25.00%	18
Not Sure	13.89%	10
Unsupportive	11.11%	8
Very Unsupportive	15.28%	11
TOTAL		72

Q4 Do you agree with the boundaries of the Country Residential Policy Area?

Answered: 72 Skipped: 12



ANSWER CHOICES	RESPONSES	
Agree	66.67%	48
Disagree	33.33%	24
TOTAL		72

Q5 Do you have any suggestions for changes to the Country Residential Policy Area that you think would better achieve the vision for this area?

Answered: 38 Skipped: 46

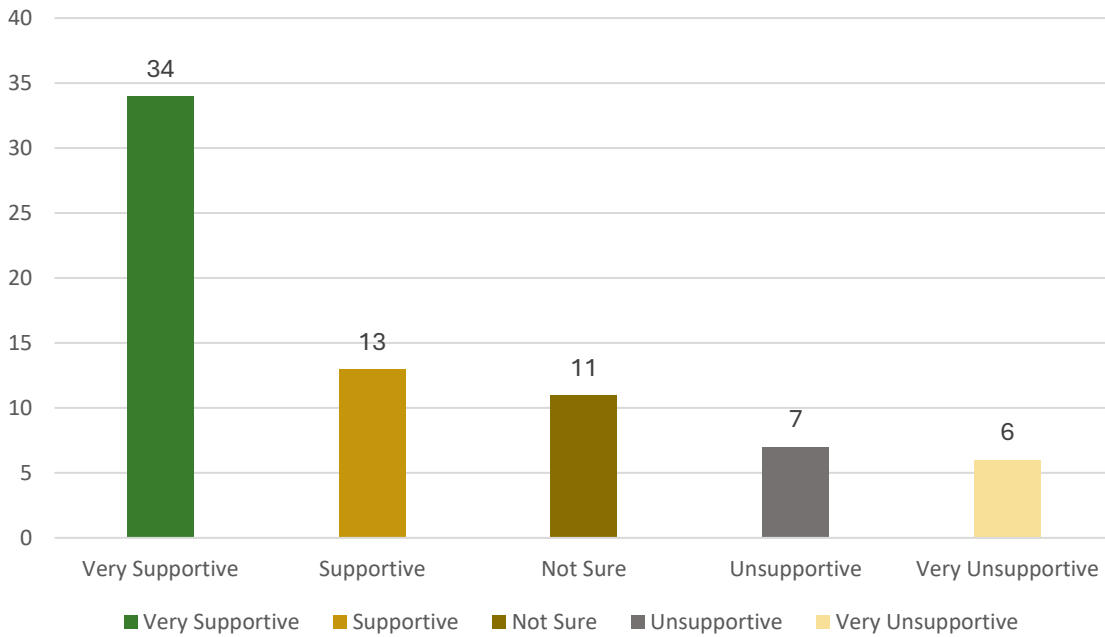
#	RESPONSES	DATE
1	Definition of "Country Residential" should include a reference to clause 6.1.3. Currently the clause is vague and easily ignored. Should sections 4, 5 and 6 Twp 26 R2 W5M be included in this ASP - If they were included in the new ASP, they would be protected from gravel operations.	7/22/2024 11:17 PM
2	If you wish to concentrate development, current infrastructure (water) is inadequate near Cochrane. Water is already a problem on the existing 4 acre lots.	7/22/2024 7:37 PM
3	My client would like the SE24-25-3-W5M included in the ASP. The surrounding land is either subdivided or was a candidate for future subdivision recently and refused, that will likely be considered again in the future	7/22/2024 2:58 PM
4	I think the ASP should include the area up to the railway line. The country residential and the future development areas should be inclusive of the country residential and commercial should be allocated only to the designated area classified as community core.	7/22/2024 12:35 PM
5	Does not included gravel extraction together with dust and noise and increased heavy truck-machine operations.	7/22/2024 11:26 AM
6	The terms and boundaries of the proposed area structure plan are a blatant effort to provide land developers with advantage over residents. Review the 2019 feedback and incorporate the Bears paw area residents views back into the plan.	7/22/2024 12:20 AM
7	No	7/21/2024 8:09 PM
8	Country residential should extend south of Crowchild. Also, country residential should be done in a much more environmental manner (such as maintaining natural habitat and minimizing manicured lawns).	7/21/2024 7:40 PM
9	Further development into 1 acre lots MUST be allowed. By putting a limit as "built out", it restricts the further development in our area. We have "Watermark" on our back and Lynxridge to the Siurh. It doesn't make sense to restrict further subdivision in Bears paw Meadows Court. I would like to subdivide my lot as we are hooked up for our sewage with Watermark and we already have the capacity to discharge sewage for two houses (approved by MD of rocky view).	7/21/2024 3:55 PM
10	Residential development OK, large commercial development like 500 child (77,000 SQ FT) daycares are NOT OK and belong in commercial zoned areas.	7/21/2024 7:38 AM
11	This area should be left to residential only	7/19/2024 8:45 PM
12	Include the business and institutional area to accommodate the existing business such as Medical Clinic on Nagway road for future community based medical services such as Pharmacy/Dispensing/Education Optometry Sleep Lab Podiatry Family Medical Clinic (that can easily refer patients to the specialist) that are in synergy with the existing Medical Facility.	7/19/2024 2:30 PM
13	Acreage size should be based on the availability of water in the areas. I live adjacent to an area where additional homes could be built at 2 acre lots and we definately do not have the water availability for the additional use. We struggle with our well as is. IF additional homes were to tap into our aquifer our well would run dry.	7/19/2024 2:02 PM
14	Also consider limiting redesignation of ag lands just outside this area to the NW as too close to become aggregate resources with noise/carcinogenic dust	7/18/2024 6:56 PM
15	Would have included the 53/4 sections west of Range Road 23 (can't read the section numbers on the map)	7/18/2024 4:27 PM

Bearspaw ASP - Plan Refinement Survey

16	None	7/18/2024 1:33 PM
17	Not at this time	7/18/2024 11:16 AM
18	None at this time	7/18/2024 10:35 AM
19	There is no consideration for Water on the western portion of country residential. A majority of the homes on the proposed western side are on water wells which do not supply enough water to meet demand. If parcel size decreases, the demand on water will be greater.	7/17/2024 1:27 PM
20	No	7/17/2024 1:18 PM
21	The east line should be along Lochend Road, leaving the agricultural areas as agricultural	7/17/2024 10:38 AM
22	Clarify that 2 acre lots means a house on 2 acres and not five houses on 1 acre with 9 adjacent undeveloped lands (See Ascension application)	7/16/2024 4:44 PM
23	It would be nice to see smaller lot sizes, .5 acre to 1.5 acre size lots. The way things are right now, there are mostly tiny lots in the city or huge 2 acre lots in the county but not much in between. We find 2 acres a lot of property to look after but would like to find something with a little more space than in the city.	7/13/2024 8:31 PM
24	We are unsure of the rationale for bisecting the Glendale Mountain View lands with the country residential/future development boundary.	7/5/2024 2:04 PM
25	The area to the south of Bearspaw pointe is not included yet has a significant impact on us.	6/26/2024 9:21 AM
26	Leave these for the market to deal with. The county wants to lower the lot size limit to 2 ac is fine.	6/25/2024 12:08 PM
27	Some small 1 acre lots would be good	6/25/2024 11:11 AM
28	Designate some specific development areas for smaller subdivision to 0.75 or 1 acre lots	6/25/2024 9:37 AM
29	Yes. See results and comments from 3 RVC stakeholder engagements beginning 2019.	6/24/2024 3:43 PM
30	Keep Country Residential Country Residential (no B-REC stuck in middle)	6/22/2024 5:08 PM
31	Add sections W1/2 of 2, E1/2 of 3, E1/2 of 10 and W1/2 of 11 Twp26, Rge3, W5M. This would include the Local plans for Indigo Hills and Bearspaw Country Residential.	6/21/2024 12:46 PM
32	130 acres at 41033 retreat road should be included in boundary since boarders area and cochrane with no direction	6/21/2024 11:17 AM
33	On what basis did the planners decide that country residential was to be a minimum of 2 acres? My understanding is that previously country residential was defined as a minimum of 4 acres. Was there an official survey done of all residents that determined that density should essentially be allowed to DOUBLE in Bearspaw residential areas?	6/20/2024 4:45 PM
34	I think 4 acre lots would be more appropriate for most areas. 2 acres is just too congested and too much like a city development. 2 acre lots would further degrade the ability of wildlife to thrive.	6/20/2024 11:26 AM
35	While I have indicated "agree" to question 4, an alternative which would concentrate the "Country Residential" designation along the highway corridor would appear to have some merits, in my view.	6/20/2024 11:17 AM
36	Bearspaw needs more amenities. The ASP proposed only allows the businesses already existing. If history serves and it will be another 30 years before another ASP is done doesn't it seem regressive to lock us in with only 1 gas station (that is too small), a Tim Hortons, and a high end restaurant? Why not allow businesses that would serve the community in the future, but restrict business to being on Highway 1A only?	6/20/2024 8:20 AM
37	Can the Community Core be extended to Nagway Court	6/19/2024 5:57 PM
38	Look into somewhat smaller lots for residential with facilities close to home, e.g. local grocery shops	6/19/2024 5:33 PM

Q6 Some areas within Bearspaw have reached the maximum density of two-acre lots supported by this Plan (or denser under other approvals). This Plan restricts these areas from subdividing further except in cases where a lot already holds an existing land use designation that permits further subdivision. The Built-Out Policy Area is shown in grey within the Plan area on the map above. How supportive are you of restricting further subdivision in the areas considered built-out?

Answered: 71 Skipped: 13



ANSWER CHOICES		RESPONSES	
Very Supportive		47.89%	34
Supportive		18.31%	13
Not Sure		15.49%	11
Unsupportive		9.86%	7
Very Supportive		8.45%	6
TOTAL			71

Q7 Do you have any suggestions for changes to the policies for the Built- Out Policy Area that you think would better achieve the vision for this area?

Answered: 25 Skipped: 59

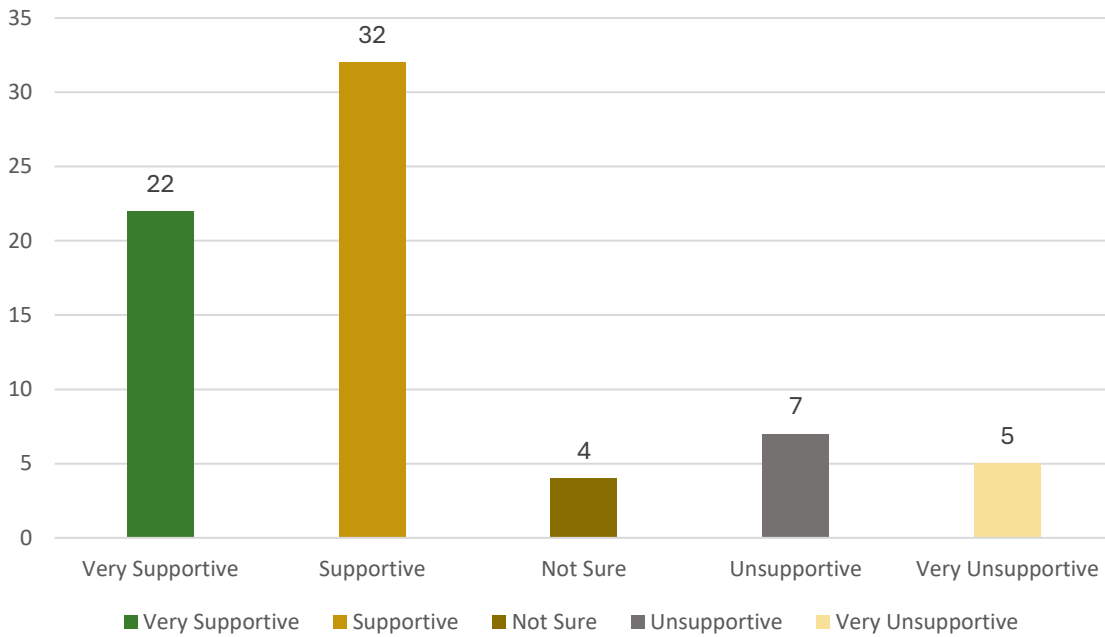
#	RESPONSES	DATE
1	I note Ascension is no longer part of this ASP - I strongly support its removal.	7/22/2024 11:19 PM
2	Where water and wastewater is available, there should not be any restrictions.	7/22/2024 2:59 PM
3	Nothing at this time	7/22/2024 11:27 AM
4	Stop making blanket statements or rules that make a base assumption that is false. Not all land in the grey area is built out to 2 acres, nor is some of the areas in 'development potential' have land that can be developed. Again this appears to be focused toward providing advantage to non-resident land developers. Not acceptable.	7/22/2024 12:23 AM
5	No	7/21/2024 8:10 PM
6	Please don't ever consider a development plan such as the recent Ascension development proposal.	7/21/2024 7:42 PM
7	My vision is for further subdivision of the area. We were supportive of Warermark (they are right on the North side just across our backyard) and will strongly support further subdivision to one acre and half acre lots. We need to shrink our footprint and help environment rather than keep on expanding the areas. More density means more revenue for the MD.	7/21/2024 3:58 PM
8	We still need farm land	7/20/2024 11:39 AM
9	subdivsion should be for housing only. Not commercial development or gravel pits	7/19/2024 8:47 PM
10	The lands that are close to the city limits should be able to increase the density not to the level of city density but they should be allowed to subdivide to accommodate 1acre parcels.	7/19/2024 2:32 PM
11	Need to maintain the country residential character while avoiding creating a city or town environment	7/18/2024 4:29 PM
12	Do not allow less than 2 acre lots (R-CRD).	7/18/2024 11:18 AM
13	None at this time	7/18/2024 10:35 AM
14	No	7/17/2024 1:19 PM
15	I think that if properly planned out, it would be beneficial to allow limited higher density in specific locations. Something with 1/4 acre properties and walking pathways and green spaces within. Similar to Church Ranches but on a smaller basis. This would provide an acreage lifestyle and experience to more people. Also to aging population that has maybe lived their life on an acreage, but is now past the stage of being able to maintain the upkeep of one.	7/17/2024 12:00 PM
16	No	7/13/2024 8:31 PM
17	Allow sub-division in areas where the quarter section has already been fragmented into smaller parcels. The lands can be located (future development) in any area within the Bearspaw Area Structure Plan.	7/6/2024 10:55 AM
18	A greater focus on more environmental design and layout to better support wildlife and reduce pesticide use.	6/26/2024 9:21 AM
19	If a developer can provide some method to address the concerns (like the waste water disposal), why restrict it?	6/25/2024 12:10 PM
20	I dont agree with the City style of subdivision and density, but availability of approx. 1acre residential lot sizes would be very popular.	6/25/2024 9:38 AM

Bearspaw ASP - Plan Refinement Survey

21	PLAN IS TOO RIGID	6/24/2024 6:16 PM
22	Should other areas be looked at like the Bearspaw Golf course	6/21/2024 12:51 PM
23	Include further land instead of built out since supports all reasons for ASP	6/21/2024 11:18 AM
24	I am aware of at least one 2 acre property on which there are currently 3 independent "dwelling units" in spite of the "single detached" designation. I do not know if this is a unique situation, but it appears that there may be ways to circumvent the whole "built out" concept, and yes, this is a bit of a concern.	6/20/2024 11:22 AM
25	New communities in the Built-out areas need to provide their own waste water treatment facilities. The Watermark community does not want to be the location of the Bearspaw Regional sewage treatment plant!	6/19/2024 7:06 PM

Q8 The Community Core Policy Area is intended to support development of local businesses, institutions and public spaces that offer services and a central hub for the community. This area is located on the south-side of Highway 1A along Bearspaw Road and encompasses the business, school and community services uses already present. Future business and institutional development within the Plan area will be directed to the Community Core. This Plan supports modest development of business uses to provide community amenities. The Community Core policy area is shown in blue on the map above. How supportive are you of the Community Core as currently proposed within the Bearspaw ASP?

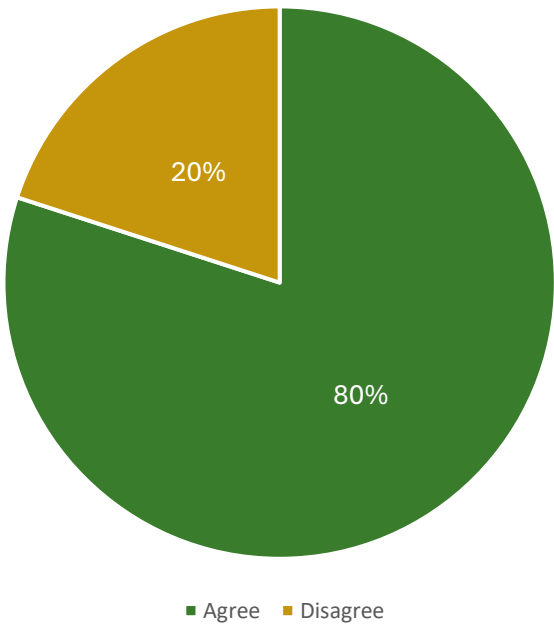
Answered: 70 Skipped: 14



ANSWER CHOICES	RESPONSES	
Very Supportive	31.43%	22
Supportive	45.71%	32
Not Sure	5.71%	4
Unsupportive	10.00%	7
Very Supportive	31.43%	5
TOTAL		70

Q9 Do you agree with the boundaries of the Community Core Policy Area?

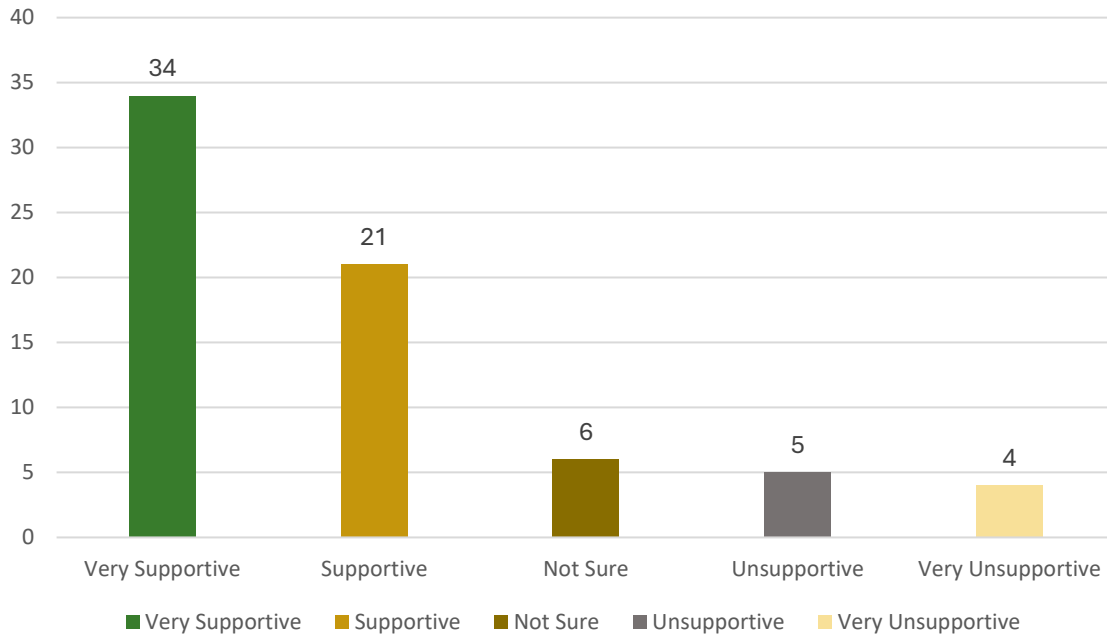
Answered: 69 Skipped: 15



ANSWER CHOICES	RESPONSES	
Agree	79.71%	55
Supportive	30.00%	21
TOTAL		69

Q10 Are you supportive that business development in Bearspaw should be limited in size and that business and institutional use should be primarily focused within the Community Core area?

Answered: 70 Skipped: 14



ANSWER CHOICES	RESPONSES	
Very Supportive	48.57%	34
Supportive	30.00%	21
Not Sure	8.57%	6
Unsupportive	7.14%	5
Very unsupportive	5.71%	4
TOTAL		70

Q11 Do you have any suggestions for changes to the Community Core Policy Area or for Business and Institutional uses that you think would better achieve the vision for this area?

Answered: 28 Skipped: 56

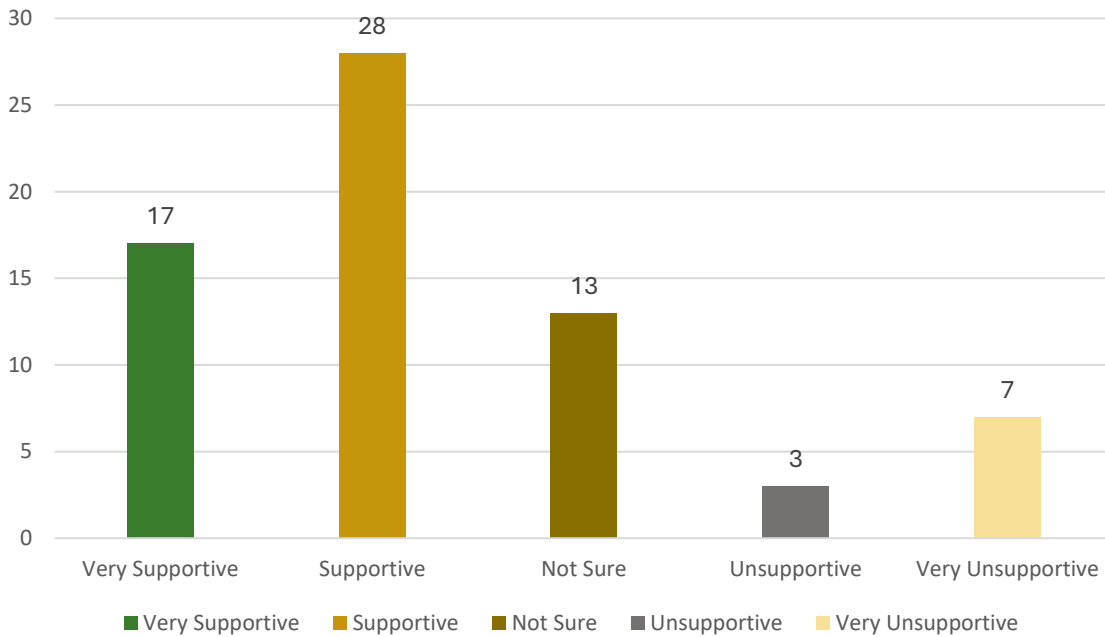
#	RESPONSES	DATE
1	Boundaries could be larger and low-profile commercial should be considered elsewhere provided it is logical and has the appropriate servicing	7/22/2024 3:01 PM
2	Everything needs an assessment which needs to be considered as we move along.	7/22/2024 11:29 AM
3	There is no land left for future business or community development in the area identified as core. Original plans had business development along highway 1A to provide ease of access for transportation and non-disruptive to residents north and south of highway 1A. There is no explanation why such original plans from 1980s/1990s was abandoned.	7/22/2024 12:26 AM
4	No	7/21/2024 8:10 PM
5	Only business which do not impact the safety and livability for the resident's adjacent to this area should be allowed. Anything that pumps increased volumes of traffic, noise or light pollution should not be considered.	7/21/2024 7:45 PM
6	Recommend any Business Development be consistent with a Western Theme, similar to Bragg Creek and Cochrane 1st Street West	7/21/2024 4:19 PM
7	Core area should be expanded and more businesses should be allowed to operate. Concept of "lifestyle" has changed with the new generation. More attractions to the community means more people can be a part of the growing community.	7/21/2024 4:01 PM
8	if we don't commercial developers will continually seek 'cheap' land options for their business endeavours - stressing residential land owners rights to enjoy their land peacefully and wasting county resources on useless permitting applications.	7/21/2024 7:41 AM
9	Keep it low traffick and increase the school size	7/19/2024 8:48 PM
10	The community core should be extended to the existing commercial operations on the Nagway road such as The Lifestyle Clinic at 25216 Nagway Road so that they can have the flexibility to provide other community based medical services such as Pharmacy/Dispensing/Education Optometry Sleep Lab Podiatry Family Medical Clinic (that can easily refer patients to the specialist)	7/19/2024 2:46 PM
11	Be careful to ensure the safety of students and others at the school including emergency response access, bike/pedestrian access	7/18/2024 6:59 PM
12	A second community core could be considered in the future development area.	7/18/2024 5:43 PM
13	Limit businesses in the country residential	7/18/2024 2:41 PM
14	Ensure safety zones for the school if further business development. Traffic management for emergency services and pedestrian traffic is paramount	7/18/2024 1:27 PM
15	None at this time	7/18/2024 10:35 AM
16	No	7/17/2024 1:20 PM
17	While the plan is being looked at, Could the community core area be further extended along the north and south sides of highway 1A, closer to Lochend road? As it is along the highway this isn't prime housing land anyways and there is already a development block on the south side.	7/13/2024 8:37 PM
18	Ensure design is in keeping with rural feel of the area	6/26/2024 9:22 AM
19	Maybe nobody wants business development in this area.	6/25/2024 12:11 PM

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20	Enlarging the community core along the 1A to 12 Mile Coulee Road to allow for more Institutional type rezoning	6/25/2024 11:34 AM
21	I think more availability should be made throughout the County for Institutional and Places of Worship. More specifically, the Community Core should be expanded to 12 Mile Coulee Road on the North and South Sides of Highway 1A.	6/25/2024 9:41 AM
22	Question 10 needs to be more precise. Different businesses can be supported in different ways	6/21/2024 2:19 PM
23	Need a larger scale map for the community core area to better define the lots that are included.	6/21/2024 12:52 PM
24	Community Core should be outside of existing boundaries protecting ASP goals. Land previously identified could be considered for commercial development if don't wish to include in boundary	6/21/2024 11:22 AM
25	Parts of this seem vague. It might be insightful to have examples of what is currently seen as "permitted" vs "unacceptable" uses. If someone wanted to effectively build a "mall" but do it around a "farmers market" concept (think of Calgary Eau Claire originally conceived as a local "Granville Market" .. is that in or out or "grey"?	6/20/2024 11:28 AM
26	This area needs to be expanded to handle future population growth. We need more amenities and the current boundary is way too restrictive	6/20/2024 8:22 AM
27	Can the Community Core be extended to Nagway Court	6/19/2024 5:59 PM
28	The large Ascension mall should not go ahead.	6/19/2024 5:35 PM

Q12 Development in Bearspaw has occurred generally towards the edges of the plan area, to the east adjacent to Calgary and to the west adjacent to Cochrane. The lands in between these developed areas has experienced only minor residential growth and large tracts of land remain undeveloped. This Plan proposes to restrict development in this central area until the existing developed area reach 80% build-out. This will limit scattered development to ensure that servicing and transportation infrastructure is planned and provided in an efficient logical manner for the developed areas before extending into undeveloped areas. The Future Development Policy Area is shown in green on the map above. How supportive are you of the Future Development Area as proposed in the Bearspaw ASP?

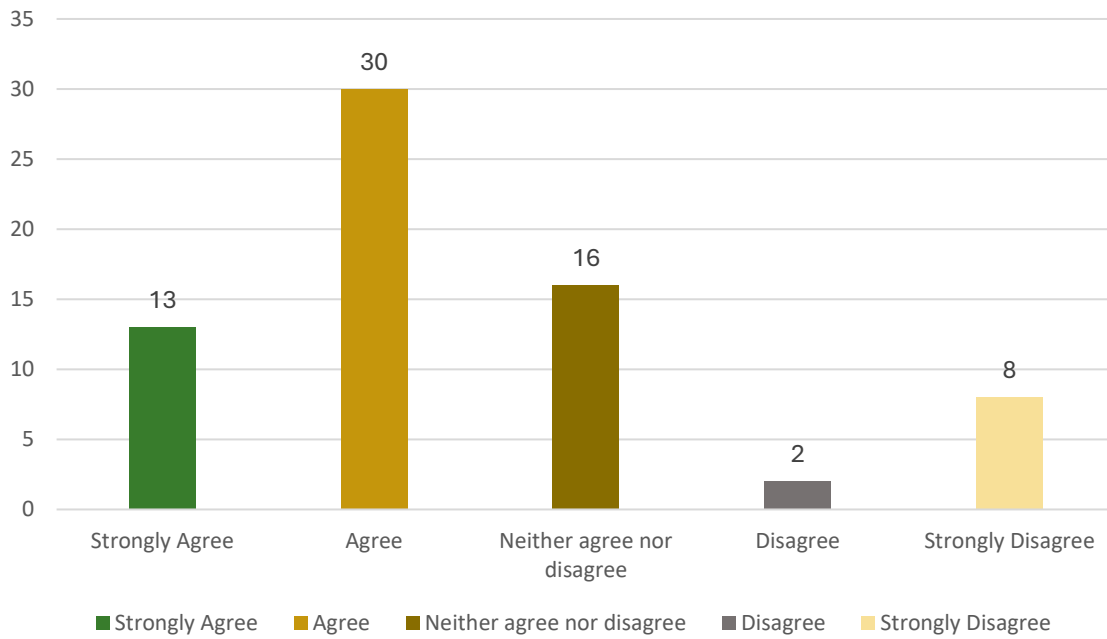
Answered: 68 Skipped: 16



ANSWER CHOICES	RESPONSES	
Very Supportive	25.00%	17
Supportive	41.18%	28
Not Sure	19.12%	13
Unsupportive	4.41%	3
Very unsupportive	10.29%	7
TOTAL		68

Q13 Do you agree with the boundaries of the Future Development Policy Area?

Answered: 69 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly agree	18.84%	13
Agree	43.48%	30
Neither agree nor disagree	23.19%	16
Disagree	2.90%	2
Strongly disagree	11.59%	8
TOTAL		69

Q14 Would you suggest any changes to the Future Development Policy Area?

Answered: 21 Skipped: 63

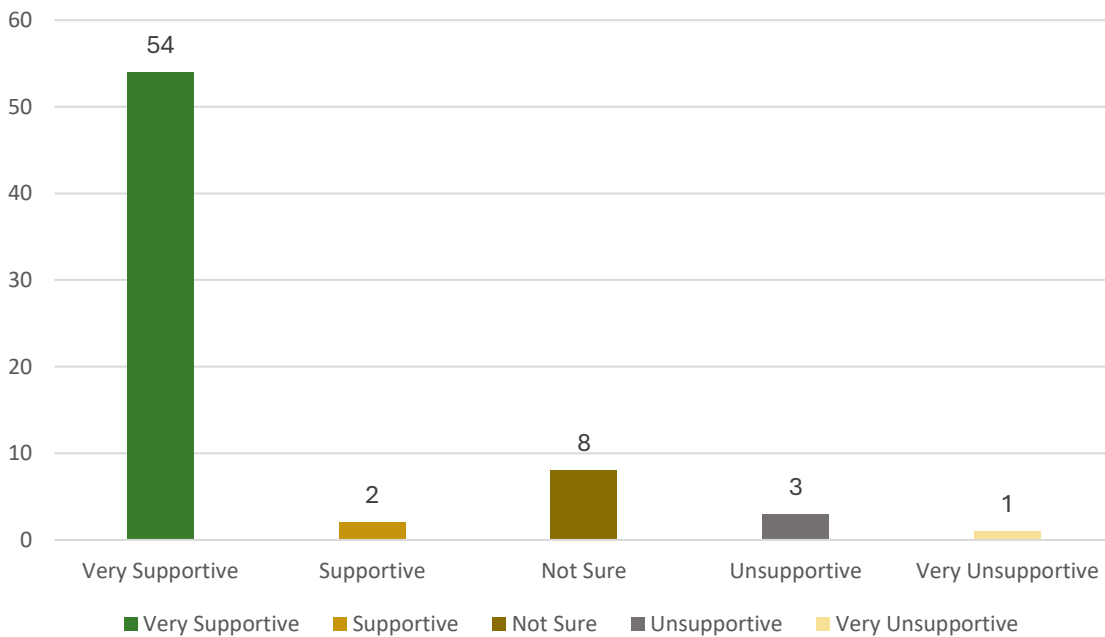
#	RESPONSES	DATE
1	When might this occur - not sure of the current build-out in the residential area. The finalized ASP should not be subject to renegotiation merely because some development has take place	7/22/2024 11:27 PM
2	Metric of 80% will be difficult to determine especially if you have areas that can continue to build-out per Built-Out Areas	7/22/2024 3:03 PM
3	Everything needs some assessment prior to finalization.	7/22/2024 11:30 AM
4	The planning department has failed to provide residents and landowners with the freedom to determine when they want to sell or develop or continue to live status quo. Proposing a plan 'thinking they know better' than residents is not respectful of residents views.	7/22/2024 12:38 AM
5	No	7/21/2024 8:11 PM
6	As long as the development is within the country residential or agricultural description and done in an environmentally sensitive manner.	7/21/2024 7:50 PM
7	don't add more commercial areas within the future dev area	7/20/2024 11:44 AM
8	The intersection of Hwy 1A and Lochend Road MUST be equipped with formal intersection controls (lights) prior to ANY new development	7/18/2024 1:49 PM
9	None at this time	7/18/2024 10:36 AM
10	No	7/17/2024 1:21 PM
11	the east boundary should be Lochend road in order to keep valuable agricultural land as it is	7/17/2024 10:44 AM
12	Would it be wise to include the areas just south of highway1A through to Lochend road? There is some development in there already.	7/13/2024 8:37 PM
13	Allow lands to be developed within the Bears paw Area Structure Plan. Potential buyers in the Bears paw Area should have options to where they want to live. They may not want to live adjacent to built out areas. People may want 4 acre lots to keep horses, etc.	7/6/2024 11:01 AM
14	It needs to link with the area to the south of Crowchild as having differing zoning on either side of the highway is problematic.	6/26/2024 9:23 AM
15	Let the market do their job. Don't raise or decrease land value by ASP.	6/25/2024 12:12 PM
16	I think more availability should be made for Institutional and Places of Worship.	6/25/2024 9:42 AM
17	See previous answer	6/21/2024 12:53 PM
18	41033 retreat road would be much easier to service than area proposed	6/21/2024 11:24 AM
19	I have concerns that farmland is being consumed by housing all around Calgary and in Rocky View county. I would like some consideration of not allowing farmland to be classified and kept to agricultural use only.	6/20/2024 4:51 PM
20	See my comment on the Country Residential" area.	6/20/2024 11:29 AM
21	Rockyview county needs to provide the utilities, infrastructure and services required by higher density communities. The lack of adequate police and fire protection , waste water treatment facilities, water treatment facilities, schools and road infrastructure need to be resolved before further development in the Built-out policy areas.	6/19/2024 7:16 PM

Q15 Due to the presence of aggregate mineral deposits, areas within Bearspaw have historically been excavated for this resource. Typically, the nature of these extraction operations involves nuisance factors such as noise, dust, and traffic. As residential development has continued expanded in Bearspaw, there has been an increase in land use conflicts with existing aggregate resource extraction operations. In accordance with the vision of Bearspaw as a country residential community, new aggregate extraction activities will not be supported within the ASP area.

Existing operations may continue to operate, but will be reclaimed and converted to an appropriate use once extraction operations cease. The DC-34 Aggregate Resource Extraction Policy Area is shown in purple on the map above. This area already has land use (a.k.a zoning) approval to operate.

How supportive are you with prohibiting new Aggregate Resource Extraction operations in Bearspaw?

Answered: 68 Skipped: 16



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ANSWER CHOICES	RESPONSES	
Very Supportive	79.41%	54
Supportive	2.94%	2
Not Sure	11.76%	8
Unsupportive	4.41%	3
Very unsupportive	1.47%	1
TOTAL		68

Q16 Do you have any suggestions for changes to the policy approach to Aggregate Resource Extraction uses in the Draft ASP?

Answered: 33 Skipped: 51

#	RESPONSES	DATE
1	Include sections 4,5 and 6 Twp 26 R2 W5M	7/22/2024 11:28 PM
2	Gravel extraction is not needed by residential areas because of dust, noise, increased traffic and reclamation issues. Residential areas need to stay residential. End of story..	7/22/2024 11:34 AM
3	Aggregate extraction is as important to non-county businesses as is hydrocarbon extraction. The county should tax/toll the aggregate extraction at similar high levels of tax/toll as does provincial level on hydrocarbon extraction and make money for the county.	7/22/2024 12:41 AM
4	The policy approach mentions "nuisance" factors. Disruptive noise and carcinogenic dust are more than "nuisance factors." Perhaps stronger language could be used, such as "health and well-being factors." These health and well-being factors, as produced by aggregate extraction, are inconsistent with the Plan's objective of protecting the character and residents of the Bears paw community. Also, the word "typically" is not necessary in line 2: aggregate extraction causes noise, pollution and traffic.	7/21/2024 10:26 PM
5	No	7/21/2024 8:12 PM
6	These operations are very detrimental to adjacent and nearby residents.	7/21/2024 7:51 PM
7	I am very supportive of the plan to prevent all new aggregate mining in the area	7/21/2024 7:42 PM
8	I am very supportive of prohibiting new Aggregate Resource Extraction operations in Bears paw because they produce disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bears paw community.	7/21/2024 4:24 PM
9	Aggregate extraction produces disruptive noise and carcinogenic dust and must not be approved in the vicinity of country residential developments and is entirely inconsistent with the Plan's objective of protecting the character of the Bears paw community. It is entirely inappropriate for Rocky View County to allow residents to build and invest in homes in the Bears paw Community and then, after residents have made those investments, change land use and allow aggregate resource extraction to be approved in the vicinity of those country residential communities! It is even more appalling that Rocky View County council could consider approving an aggregate resource extraction project after, the County has approved country residential development and supported homeowners to invest in building homes, AFTER Rocky View County Council has previously declined applications to develop aggregate resource extractions in the vicinity of those same country residential communities!	7/21/2024 1:20 PM
10	The two cannot coexist. Aggregate Extraction robs residential land owners the right to enjoy their land peacefully. These endless applications waste tax payers money and should be prohibited.	7/21/2024 7:45 AM
11	I do not think the gravel pits should have anymore development. The pits over by the police station have 100's of trucks going in and out and they all drive down Burma speeding everyday. Further, these pits are a hazard to health.	7/19/2024 8:51 PM
12	Better support for residents currently being adversely affected by current gravel pits in our area	7/19/2024 9:46 AM
13	I'm highly supportive because aggregate extraction produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bears paw community.	7/18/2024 7:07 PM
14	Consider limiting redesignation of ag lands just outside the bears paw area so bears paw residents won't be affected by noise/carcinogenic dust	7/18/2024 7:00 PM
15	Avoid use of confusing language. Replace "will not be supported" in the last paragraph above	7/18/2024 4:34 PM

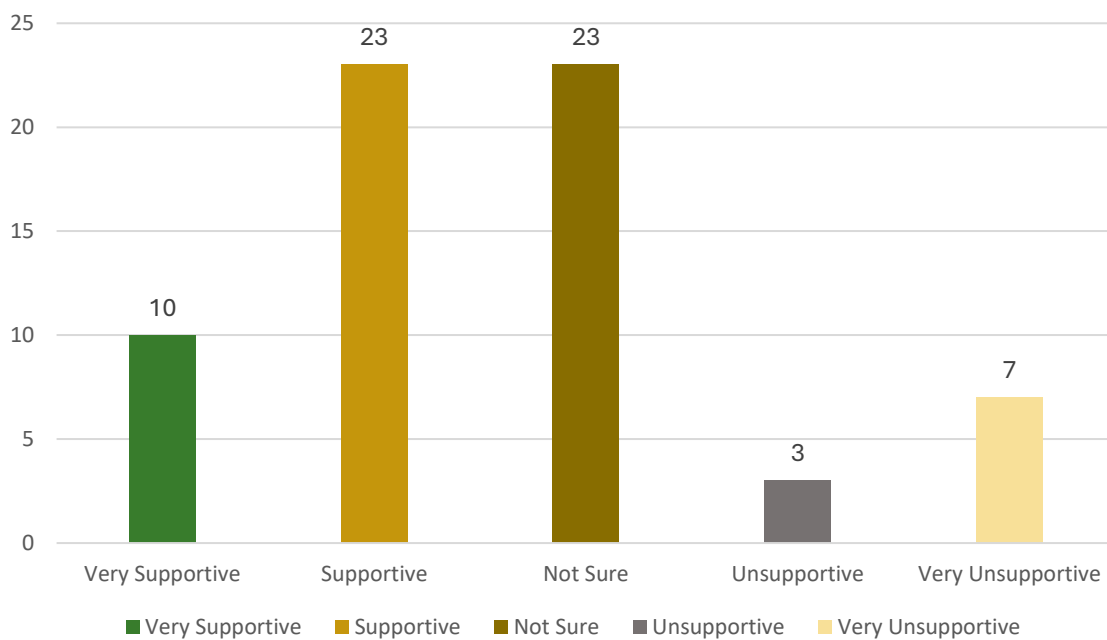
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with "prohibited" as used in the bold language.

16	I am highly supportive because aggregate extraction produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bearspaw community.	7/18/2024 2:29 PM
17	NO GRAVEL OPERATIONS in the ASP for Bearspaw	7/18/2024 1:52 PM
18	Increased accountability and reporting for dust and noise emissions. Ensure reclamation does not include industrial use as "appropriate" i.e landfill	7/18/2024 1:41 PM
19	I think it's important to consider those who would be impacted by noise,dust and traffic. The amount of dump trucks through bearspaw have increased substantially in the last year and are often driven over the speed limit and don't obey the stop signs.	7/18/2024 1:36 PM
20	We don't want gravel extraction in our community. The noise, dust and carcinogens being released are not welcome.	7/18/2024 1:22 PM
21	Gravel pits are noisy and dust blows over homes so I feel this is very inconsistent with the Plan's objective of protecting the current residents of Bearspaw.	7/18/2024 11:23 AM
22	I am extremely supportive because gravel pits produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bearspaw community.	7/18/2024 11:22 AM
23	I am highly supportive because aggregate extraction produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bearspaw community.	7/18/2024 10:44 AM
24	I am highly supportive because aggregate extraction produces disruptive noise and carcinogenic dust over decades of operation, and is entirely inconsistent with the Plan's objective of protecting the character of the Bearspaw community.	7/18/2024 10:38 AM
25	Aggregate extraction in close proximity to higher density areas is a detriment to resident enjoyment of their community, housing value as well as the increased risk of cancer that aggregate development causes.	7/18/2024 10:37 AM
26	I am fully supportive of prohibiting new aggregate resource extraction within the Bearspaw ASP area. Aggregate extraction operations produce disruptive noise and carcinogenic dust over their many decades of operation, and are entirely inconsistent with the Plan's objective of protecting the character of the Bearspaw community.	7/18/2024 8:17 AM
27	don't allow new aggregate development until a current one is completed. The noise and dust from the gravel trucks is not conducive to country living	7/17/2024 10:46 AM
28	No	7/13/2024 8:38 PM
29	Sever restrictions on aggregate removal are needed to to very adverse health effects of dust	6/26/2024 9:24 AM
30	No! Leave as is and, many kudos to RV for this new policy.	6/22/2024 5:12 PM
31	Sections 4,5,6 Twp26 Rge2 W5M should be added to the ASP boundary to provide greater protection against gravel extraction and potential annexation by the city of Calgary	6/21/2024 12:56 PM
32	Good job, totally agree with this approach.	6/20/2024 4:52 PM
33	It's not at all clear to me what "reclaimed and converted to an appropriate use" might mean. Previous aggregate extraction in the Spy Hill area is now a landfill site, as the most obvious example. I can see local residents seeing that as going from bad to worse. Don't get me wrong, we may need future waste disposal options, but maybe we need to proactively consider reasonably predictable future outcomes, and not just kick the can further down the road.	6/20/2024 11:35 AM

Q17 The continued use of land in Bearspaw for agriculture is appropriate and desirable; however, this Plan acknowledges that there will be continued demand to develop agricultural lands. This Plan supports the retention and development of agricultural uses as described in the Municipal Development Plan and the Agricultural Boundary Design Guidelines until these lands are transitioned through further development. The 1994 Bearspaw ASP included large areas for future agricultural use; in this Plan, these areas have been removed from the ASP boundary, and future use on those lands will be governed by the agricultural policies of the Municipal Development Plan. Are you supportive of removing the Agriculture policies (see map above) from the Bearspaw Area Structure Plan so that agricultural uses can be guided under the County-wide Municipal Development Plan?

Answered: 66 Skipped: 18



ANSWER CHOICES	RESPONSES	
Very Supportive	15.15%	10
Supportive	34.85%	23
Not Sure	34.85%	23
Unsupportive	4.55%	3
Very unsupportive	10.61%	7
TOTAL		66

Q18 Do you have any suggestions for changes to this policy approach to Agriculture in Bears paw?

Answered: 17 Skipped: 67

#	RESPONSES	DATE
1	Leave the agricultural areas as is!	7/22/2024 11:35 AM
2	Placing the agricultural lands or any lands outside the ASP places those lands at high probability of land development and unrestricted efforts as the same levels of controls under an ASP are not available to surrounding land owners and residents. Such exclusion is used across North America by Planning Teams as a way to circumvent the purview and controls of an ASP. This should not be allowed.	7/22/2024 12:43 AM
3	My concern about taking these agricultural areas outside of the Bears paw ASP to be governed by the MDP makes them vulnerable to being converted in the future from agricultural land use to aggregate extraction land use. That potentially could result in aggregate extraction on the doorstep of residential areas without the protection of the Bears paw ASP.	7/21/2024 10:32 PM
4	No	7/21/2024 8:12 PM
5	I support plans which protect land for the use of agriculture. It is detrimental to the community and province if agricultural land is taken out of agricultural use.	7/21/2024 7:53 PM
6	The area in the North East section, now shown in hatched line, should remain within the 2024 Bears paw ASP as this land would logically be the next land suitable of future Country Living Residential and must be protected as such.	7/21/2024 4:29 PM
7	Keeping farmland is very important to me	7/20/2024 11:47 AM
8	Use the old ASP and Ag policy areas. Unclear as to why the change.	7/18/2024 4:37 PM
9	No	7/18/2024 10:38 AM
10	No	7/17/2024 1:24 PM
11	The current agricultural land between Twp 262 & RR23 should be left agricultural	7/17/2024 10:47 AM
12	No	7/13/2024 8:39 PM
13	I think agriculture lands should be left within the plan, but these should be future development lands with the constraints of development until other areas are built out.	7/6/2024 11:03 AM
14	Agriculture is essential to canadas security and RVC need to ensure that they fully support agriculture in the County	6/26/2024 9:25 AM
15	see previous answer	6/21/2024 12:56 PM
16	It should be kept as it was in the 1994 plan.	6/20/2024 4:54 PM
17	Let me say that it's not clear from this map how land south of the 1A corridor is being managed. It's not all provincial park. It's not in the ASP. It's not in the designated agricultural area. What is it?	6/20/2024 11:39 AM

Q19 In Bears paw, recreation tends to be informal, and oriented around the home or in the general community. Recreation activities are closely aligned with the natural environment – for example, walking on trails or cycling through the community. There may be opportunities to develop more formal recreational spaces within the Community Core. How do you currently recreate within the community?

Answered: 54 Skipped: 30

#	RESPONSES	DATE
1	Cycling and walking	7/22/2024 11:30 PM
2	Use of residential reserves for dog exercise	7/22/2024 9:17 PM
3	Walking, cycling	7/22/2024 7:48 PM
4	Head into Calgary or Cochrane.	7/22/2024 12:43 PM
5	Once more buildout occurs - lets look at it then!	7/22/2024 11:38 AM
6	Yes.	7/22/2024 12:44 AM
7	Walking trails, cycling.	7/21/2024 10:33 PM
8	Informal as stated above. Aligned with the natural environment	7/21/2024 8:13 PM
9	On my property and walking on roads.	7/21/2024 7:55 PM
10	Trailer and lake use in Chirch Ramches	7/21/2024 7:43 PM
11	Walking trails and cycling, especially at Glenbow P.P.	7/21/2024 4:32 PM
12	We don't. Just having a small lifestyle Center doesn't cut it. More attractions and businesses like night market wil start bringing more crowd	7/21/2024 4:03 PM
13	Walking, golf, enjoying nature.	7/21/2024 1:20 PM
14	We often use the walking paths along Rocky Ridge Road.	7/21/2024 7:48 AM
15	This would be great. Increase Bears paw Public from K-12	7/19/2024 8:52 PM
16	Walking paths	7/19/2024 5:13 AM
17	Walks and cycling	7/18/2024 7:36 PM
18	Ride bikes on roads in area. Walk on roads in area. Walk Lasso Trail. Go to Glenbow Ranch PP and other nearby parks	7/18/2024 7:03 PM
19	walking and cycling mostly on roads because of lack of trails	7/18/2024 4:38 PM
20	Improvements to the Bears paw Community Center to include arena space.	7/18/2024 1:56 PM
21	Biking. Horse back riding . Walking/hiking	7/18/2024 1:42 PM
22	Use local pathways and limited use of roadways	7/18/2024 1:38 PM
23	Trails, walking on the Bears paw road shoulder area	7/18/2024 1:24 PM
24	walk/run on paths	7/18/2024 1:23 PM
25	Walking biking paddle boarding canoeing skating in our community	7/18/2024 11:26 AM
26	Walking trails, biking etc. I would support more amenities but only in the core area	7/18/2024 11:26 AM

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27	Walking, cycling	7/18/2024 11:22 AM
28	Church Ranches ponds and pathes	7/18/2024 10:44 AM
29	Using pathways and roads for walking biking along with road right of ways.	7/18/2024 10:39 AM
30	Walk to trails and cycle on the community roads.	7/18/2024 10:39 AM
31	We use the lakes, walking trails and open spaces in our neighbourhood (Church Ranches), and we utilize the Bearspaw Leisure Centre regularly.	7/18/2024 8:18 AM
32	usually utilize cochrane's parks and spaces.	7/17/2024 1:35 PM
33	Yes	7/17/2024 1:26 PM
34	Walking and cycling on roadways.	7/17/2024 12:11 PM
35	no development of recreational facilities are needed by us	7/17/2024 10:48 AM
36	Elsewhere, outdoor use of area	7/16/2024 4:49 PM
37	Walks on roadways.	7/15/2024 1:30 PM
38	Trails behind YMCA	7/15/2024 1:19 PM
39	I walk or cycle daily on paths dedicated to walking or cycling in green spaces close to my home. I would find living in the county more attractive if there was provision for hiking, biking and walking safely in the community	7/13/2024 8:43 PM
40	Go to Calgary	7/6/2024 11:05 AM
41	Walks, biking	6/26/2024 9:26 AM
42	nothing. normally go to calgary parks.	6/25/2024 12:17 PM
43	Home or Gym	6/25/2024 9:45 AM
44	None	6/24/2024 6:19 PM
45	Walk dog on nearby road.	6/22/2024 5:14 PM
46	Camp, walk, cycle, drive	6/21/2024 2:23 PM
47	Use the Bearspaw Community Center for programs and activities	6/21/2024 12:57 PM
48	Ride bicycles and walk either on the roads or pathways in the area.	6/21/2024 10:33 AM
49	Biking and walking.	6/20/2024 4:58 PM
50	Oh God .. that leaves open so many obvious, but obviously off topic, suggestions!	6/20/2024 11:45 AM
51	Glenbow Park,	6/20/2024 11:26 AM
52	I'm curious what others have said to this. With so few amenities all you can do is hike I guess. Or go to Flores & Pine with friends. No room at Tim Hortons really to congregate.	6/20/2024 10:06 AM
53	Watermark community parks and pathways, Haskins Legacy Park , City of Calgary parks and pathways and Bow Valley Ranch	6/19/2024 7:25 PM
54	Informal. Walking, cycling	6/19/2024 5:40 PM

Q20 What recreation use or amenities should be prioritized in this Area Structure Plan?

Answered: 49 Skipped: 35

#	RESPONSES	DATE
1	Hiking and cycling	7/22/2024 11:30 PM
2	walking trails	7/22/2024 9:17 PM
3	More trails, cycling pathways and green space (parks)	7/22/2024 7:48 PM
4	A YMCA style of multi-use recreational facility, which has all activities central and closely located.	7/22/2024 12:43 PM
5	Let's leave well enough alone for now and more involvement is to be needed prior to finalization.	7/22/2024 11:38 AM
6	Areas for walking and picnicing.	7/22/2024 12:44 AM
7	Community Centre activities, walking trails.	7/21/2024 10:33 PM
8	Natural environment	7/21/2024 8:13 PM
9	Any amenities which increase noise, traffic and light pollution should be prohibited. Also, amenities such as skate parks should be prohibited.	7/21/2024 7:55 PM
10	A formal recreational space should be developed on undeveloped or reclaimed land	7/21/2024 7:43 PM
11	Recommend expanding and interconnect (where practicable) similar amenities to meet the needs of a growing community and also to enhance the enjoyment of our natural beauty	7/21/2024 4:32 PM
12	See above comment	7/21/2024 4:03 PM
13	With the amount of cyclists that use the community, there should be a priority on establishing adequate shoulders for cyclists such as exists on Bears paw Road to provide the safety of cyclists and motorists. Currently, cyclists make Burma Road and 12 Mile Coulee Road dangerous for motorists and cyclists.	7/21/2024 1:20 PM
14	Green spaces, walking paths, dedicated cycling routes with enhanced road allowances for cyclist. Rocky Ridge Road is a disaster waiting to happen... so many cyclists with no shoulder.	7/21/2024 7:48 AM
15	bike and walk paths only	7/20/2024 11:48 AM
16	This would be great. Increase Bears paw Public from K-12 or a rec center.	7/19/2024 8:52 PM
17	Community recreation arena with basketball, swimming, lawn tennis, badminton, shooting range and pickle ball court.	7/19/2024 2:50 PM
18	Longer running trails	7/19/2024 5:13 AM
19	Water features, Lakes, bike / hike pathways	7/18/2024 7:36 PM
20	Walking/cycling trails are great. Maybe some xc-skiing?	7/18/2024 7:03 PM
21	Safe dedicated walking and biking paths along key routes. There is no side lane on most roads yet tons of walking and cycling which is unsafe. Shared tennis courts would dissuade properties from cutting down trees to build their own.	7/18/2024 5:48 PM
22	trails and public spaces-nature reserves	7/18/2024 4:38 PM
23	Hockey Arena	7/18/2024 1:56 PM
24	Horse accessible trails	7/18/2024 1:42 PM

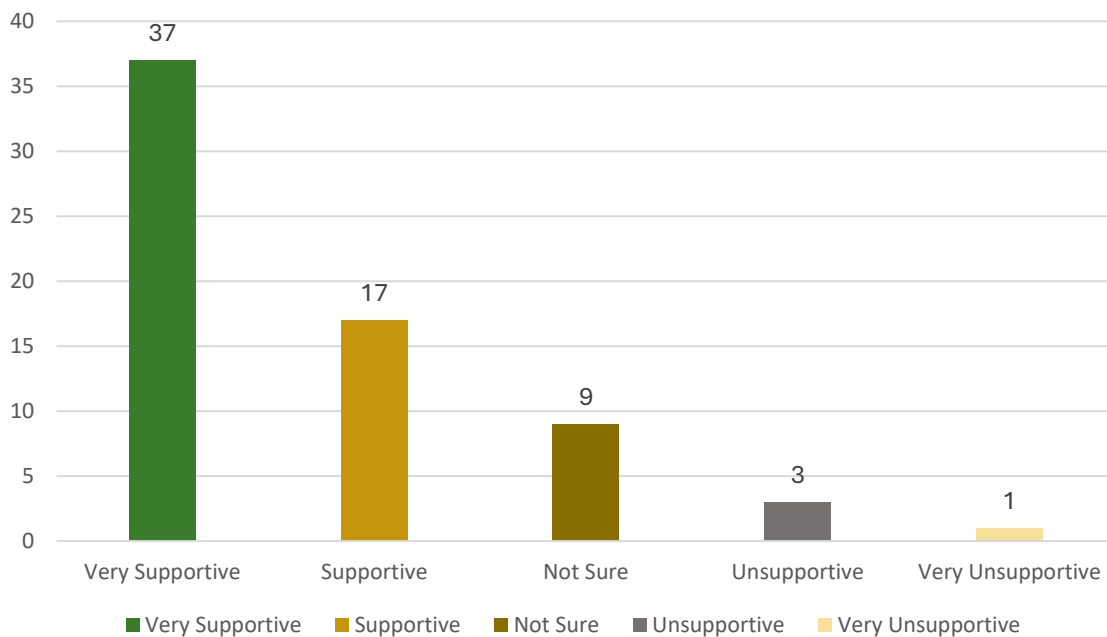
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25	I highly support installing walking/biking pathways in Bearspaw to keep cyclists and foot traffic safe.	7/18/2024 1:38 PM
26	I would be in favour Indoor facilities- like seven chiefs in the core	7/18/2024 11:26 AM
27	A large complex in the core like they have at seven chiefs. More gym space for our kids.	7/18/2024 11:26 AM
28	Better access to the Bow River banks	7/18/2024 11:22 AM
29	Green space and safe walkways adjacent to Housing	7/18/2024 10:39 AM
30	Walking trails and accessibility for road cyclists.	7/18/2024 10:39 AM
31	bicycles. Efforts should be made to keep traffic down so that cyclists can continue to utilize the area for riding	7/17/2024 1:35 PM
32	Support walking trails and cycling routes	7/17/2024 1:26 PM
33	It would be safer for cyclists to have a shoulder to ride on. Particularly road like Burma where ther seems to be increased large truck travel and there is maybe a 2" shoulder!	7/17/2024 12:11 PM
34	Additional walking paths should be developed, and particularly, the access right-away just west of Bearspaw road should be developed into a walking path, from the end of Woodland road to Poplar Hill drive, where it can join the Silverhorn pathway system.	7/15/2024 1:30 PM
35	Green spaces. Off leash.	7/15/2024 1:19 PM
36	Bike paths! I find it scary to drive when we are sharing a 1 lane each way road with bikes.	7/13/2024 8:43 PM
37	TO have proper recreation facilities, there has to be enough population. If your restricting development a proper recreation facilities can not be built.	7/6/2024 11:05 AM
38	Trails that connects with other areas for both bikes and walking. Supporting the existing parks with access to and from them by bike and foot.	6/26/2024 9:26 AM
39	I don't think we need anything.	6/25/2024 12:17 PM
40	Recreation centre	6/25/2024 9:45 AM
41	Skating	6/24/2024 6:19 PM
42	None - not any of any kind	6/21/2024 2:23 PM
43	Parks and trails	6/21/2024 12:57 PM
44	Bike park for children	6/21/2024 11:25 AM
45	Off road Motorized recreational activities (snowmobiles, ATVs, etc) should not be allowed anywhere in Bearspaw, including on residential properties.	6/20/2024 4:58 PM
46	Oh that what you wanted to know ...!	6/20/2024 11:45 AM
47	Keep the acreages to 2 acre lots, build it out in stages. But the south part of Highway 1A from RockPointe Church all the way to Tim Hortons should be available for businesses that support the community	6/20/2024 10:06 AM
48	Green spaces for multipurpose use are very important. Bylaws for the green spaces need to be developed to reflect a more urban area. Designated off leash areas need to be provided so dogs are not allowed in playgrounds and school grounds.	6/19/2024 7:25 PM
49	Trails	6/19/2024 5:40 PM

Q21 The integrity of wildlife habitats and connected areas is important to the wellbeing of the natural environment in Bears paw. Human disturbances have been steadily encroaching into these natural environments in Springbank.

The plan includes policies that are intended to maintain the integrity of wildlife habitats, so that animals like moose, deer, and birds continue to be an abundant feature of the community. When a development is proposed in Bears paw, a Biophysical Impact Assessment (BIA) will need to be conducted. Where the land is within a Habitat and Corridor area identified on the map above, the BIA will need to identify where the features are on the site. The final development will need to incorporate design features that keep habitat features intact to the greatest extent possible. Some of these design considerations are: Shared accesses to minimize the fragmentation of natural areas by driveways and pavement. The majority of trees and other habitat features on a site must be maintained - a site may only be cleared for a building site, driveway, and any FireSmarting. Fences are discouraged, and if fencing is used, should only be used around a residence and the immediate yard, to allow free movement of wildlife. How supportive are you of this approach to maintaining wildlife habitats and connectivity?

Answered: 67 Skipped: 17



Bearspaw ASP - Plan Refinement Survey

ANSWER CHOICES	RESPONSES	
Very Supportive	55.22%	37
Supportive	25.37%	17
Not Sure	13.43%	9
Unsupportive	4.48%	3
Very unsupportive	1.49%	1
TOTAL		67

Q22 Do you have any suggestions for the ways the Environmental and Wildlife policies could be improved?

Answered: 21 Skipped: 63

#	RESPONSES	DATE
1	I support maintaining trees and minimizing removal of vegetation, other than to build a house and yard. However, how will this be enforced? Wetland areas should be better protected, and subdivisions should not allow developments in these areas. Even with setbacks these areas get impacted by developments. I disagree with discouraging fencing. Fencing should continue to be allowed on your property. Fences don't stop the moose or deer.	7/22/2024 9:28 PM
2	Density of less than 4 acres will not support wildlife.	7/22/2024 7:57 PM
3	This map should only be a guide that the BIA would further address. There should be a need for the county to defend the colours on this map, rather, the BIA will refine the developability of the area being assessed.	7/22/2024 3:09 PM
4	Nothing at this juncture.	7/22/2024 11:38 AM
5	No	7/21/2024 8:14 PM
6	Prohibit fences that are dangerous to wildlife (remember the young moose who was impaled on fencing in Watermark recently). Prohibit draining of wetlands. Minimize increased motorized traffic.	7/21/2024 7:57 PM
7	We recently fought a commercial application that suggested their land had NO wildlife present... yet as an adjacent land owner we see moose, deer, and various other animals on our land on a daily basis. We can't let commercial development destroy our rural, wildlife friendly living.	7/21/2024 7:51 AM
8	Decrease the speed of highway 1A to ensure that wildlife and vehicles collisions can be reduced	7/19/2024 2:52 PM
9	Less disturbance to vegetation and forests. Increase the requirements for residents and developers to keep natural areas as undisturbed as possible	7/18/2024 7:37 PM
10	Maintaining low traffic in the area is a priority. Avoiding cut through traffic and maintaining low speeds for wildlife and overall safety.	7/18/2024 5:51 PM
11	Small fenced areas for pet containment should not only allowed but should be encouraged.	7/18/2024 4:41 PM
12	Ensure wetland policies are adhered to for any proposed development. Restrict speeding vehicles (eg Asown drive) with speed bumps or additional signage	7/18/2024 1:42 PM
13	Workshops and more flyers with info sent to everyone about wildfire in the area and how to preserve lots of new families moving in and aren't aware	7/18/2024 11:28 AM
14	No	7/18/2024 10:39 AM
15	No	7/17/2024 1:27 PM
16	No	7/13/2024 8:45 PM
17	Stronger policies on rural residential to avoid lawns and manicured gardens that do not support wildlife and are environmental destructive.	6/26/2024 9:27 AM
18	I like the idea yet will be issues regardless	6/21/2024 11:27 AM
19	Fencing around properties I am ok with but maybe their design should allow for smaller animals that can't jump like deer and moose to be able to crawl under any fences.	6/20/2024 5:02 PM
20	In practical terms, does this say anything meaningful, or is it just more bureaucracy? Take a typical 2 acre parcel: once you clear a building site, a "yard", make space for a septic field, and a driveway, is there any meaningful space left over? I suspect that individual privacy will	6/20/2024 11:54 AM

Bearspaw ASP - Plan Refinement Survey

play a greater role in preserving things like trees than any BIA will, once we reach the "built out" stage.

21	Keep lot sizes 4 acre or larger would be most helpful to maintaining wildlife habitat.	6/20/2024 11:30 AM
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Q23 What do you like most about the draft Bearspaw ASP?

Answered: 44 Skipped: 40

#	RESPONSES	DATE
1	It needs to prevent developments such as Ascension from being approved.	7/22/2024 11:41 PM
2	polices allowing structured build-out away from Calgary	7/22/2024 9:31 PM
3	The maintenance of the "Country Residential" development and minimum 2-acerage sized residential lots as well as limited commercial development.	7/22/2024 12:47 PM
4	Way better then what it has been thus far.	7/22/2024 11:40 AM
5	Looks to simplify the area categories for land.	7/22/2024 12:45 AM
6	We really appreciate the protection of the Bearspaw area from further aggregate development. We also appreciate the lot size restriction (2-acre lots) to help maintain the country residential feeling of Bearspaw rather than high-density development. We also like the provisions for maintaining wildlife corridors and natural areas when developments are proposed.	7/21/2024 10:41 PM
7	Certainty	7/21/2024 8:14 PM
8	Finally there is a plan that does not just rubber stamp development driven by maximizing profit as opposed to sensitive design.	7/21/2024 7:59 PM
9	The prevention of further aggregate mining	7/21/2024 7:44 PM
10	Acknowledges our distinctive rural character , including wide open spaces (allowing free movement of wildlife and walking and cycling recreational opportunities), country living residential and western themed community development.	7/21/2024 4:40 PM
11	More development but it is only restricted to some areas. It should have the option of further subdividing the land to one acre and half acre lots	7/21/2024 4:05 PM
12	Provides for an appropriate road map for the development of the Bearspaw community which will maintain the character and beauty of the community.	7/21/2024 1:22 PM
13	clearly outlines areas that are residential and keeps commercial with commerical.	7/21/2024 7:53 AM
14	That it appears that the business development appears to be kept to a minimum. The city is close enough!	7/20/2024 11:53 AM
15	it is easy to understand	7/19/2024 2:54 PM
16	Protecting bearspaw from commercialization and keeping the integrity of our beloved county	7/18/2024 7:39 PM
17	Prohibiting aggregate activity	7/18/2024 5:52 PM
18	Having lived with ongoing conflicts with the aggregate mining industry for over 40 years the aggregate prohibition is top of my list.	7/18/2024 4:44 PM
19	Maintains the Country Residential feel of the community	7/18/2024 1:58 PM
20	Aggregate development restriction	7/18/2024 1:42 PM
21	It seems to support keeping the current overall community of Bearspaw intact while allowing for some future expansion	7/18/2024 1:39 PM
22	No more gravel development	7/18/2024 1:24 PM
23	Protects our home values, not overpopulating us- keeping 2-acre lots, bringing community together with more amenities like recreation facilities. And concentrating the business and commercial section to one place leaving the residential areas alone	7/18/2024 11:30 AM
24	Keep gravel pits away from us, bring amenities to us but in the core, don't create too much density (keep R-CRD) as smallest parcel	7/18/2024 11:28 AM

Bearspaw ASP - Plan Refinement Survey

25	Aggregate resource restrictions	7/18/2024 10:45 AM
26	Appreciate the time to collect thoughtful feedback from residents to help us continue to live where we live.	7/18/2024 10:40 AM
27	Strikes a good balance between country residential living and existing gravel extraction, preventing new gravel extraction operations within the ASP boundary.	7/18/2024 10:40 AM
28	The prohibition on new aggregate extraction within the plan area.	7/18/2024 8:19 AM
29	I like that there is a plan and goal for the area. Very concerned however that there is no discussion to limit development where groundwater resources will not support the existing many of the existing users.	7/17/2024 1:40 PM
30	Good explanation of the options	7/17/2024 1:33 PM
31	Not allowing anymore gravel extraction within the area.	7/17/2024 12:14 PM
32	The minimum of 2 acre acreages, though I would prefer 4 acres as it was originally	7/17/2024 10:50 AM
33	Consistency - inital plan should be final plan. Avoid unexpectedly impacting existing resdoences with undesirable changes.	7/16/2024 4:52 PM
34	The Bearspaw ASP is resident focussed rather than pro-development.	7/15/2024 1:48 PM
35	That the county is looking at ways to better correlate the developments and also making a dedicated area for community core establishments.	7/13/2024 8:47 PM
36	The absence of developments like Ascension. But more thought has to be given to how to do rural residential to ensure it is more supportive of the natural environment.	6/26/2024 9:29 AM
37	lower the lot size to 2 ac.	6/25/2024 12:21 PM
38	Community Core feature and the smaller Lot sizes	6/25/2024 9:46 AM
39	Not much	6/24/2024 6:31 PM
40	Well thought out and comprehensive. No new gravel pits!	6/22/2024 5:17 PM
41	Discussion	6/21/2024 2:24 PM
42	It considers residents needs first and seeks to maintain what is special about Bearspaw, which is that it is designed for those who want access to country living but who can still be close to the city.	6/20/2024 5:06 PM
43	I appreciate that Rockyview county is looking for community input and feedback	6/19/2024 7:30 PM
44	The process of community consultation. Keeping the rural aspect as much as possible.	6/19/2024 5:43 PM

Q24 Do you have any other comments or suggestions for improvements on the draft Bears paw ASP?

Answered: 34 Skipped: 50

#	RESPONSES	DATE
1	Needs greater emphasis on Administration taking a gatekeeper role. As we saw in Ascension, it become a mailbox for the developer - it was embarrassing to then see administration recommending approval, at both the conceptual scheme and final stages.	7/22/2024 11:41 PM
2	Just because a 2 acre lot can be subdivided out doesn't mean it should be.	7/22/2024 9:31 PM
3	Water infrastructure is required before any revisions are made to parcel size for Country Residential lots.	7/22/2024 8:00 PM
4	Include SE24-25-3-W5M in the Bears paw ASP	7/22/2024 3:10 PM
5	Be aware that developer's mandate is to maximize profits, where they are involved in the community as a developer for a short time and are generally not aligned with the long-term vision or the long-term residency of the community.	7/22/2024 12:47 PM
6	No gravel extraction needed in and around the Bears paw area. Enough said!	7/22/2024 11:40 AM
7	Incorporate the views of the residents from the 2019 and earlier input sessions into the plan.	7/22/2024 12:45 AM
8	No	7/21/2024 8:14 PM
9	thank you for your efforts.	7/21/2024 7:53 AM
10	Enforce truck bylaws. When a contractor causes harm to our roads, it should be their cost, responsibility to repair such as Burma road before Bears paw road	7/20/2024 11:53 AM
11	Yes, no more gravel pit development.	7/19/2024 8:52 PM
12	Incorporate the existing niche commercial business such as Medical Facilities on Nagway as part of the Commercial area.	7/19/2024 2:54 PM
13	The areas within bears paw that currently have 2 acre lots appear to mostly be on water co-op lines. The areas remaining currently do not hold the infrastructure to increase acreage counts and would be detrimental to the value of the existing homes in the area due to lack of water and increased traffic.	7/19/2024 2:09 PM
14	Keep up the good work	7/18/2024 7:39 PM
15	Generally a good product that achieves a balance where it is appropriate.	7/18/2024 4:44 PM
16	Make sure developers are responsible for improving or adding infrastructure.	7/18/2024 1:58 PM
17	Thank you for asking for input	7/18/2024 1:42 PM
18	No well done!	7/18/2024 11:28 AM
19	Teh Ascension Development must not go ahead. Negative impact on the watershed interfering with the Coulee and its catchment area, draining into the Bow River Reservoir.	7/18/2024 11:24 AM
20	Thanks for the opportunity to comment	7/18/2024 10:40 AM
21	I would to see what reasonable development on the west side of the ASP (SE-12-026-04W5) would look like if groundwater aquifers / well water availability was taken into consideration	7/17/2024 1:40 PM
22	[A] Maps should show the Bears paw Road, a key road in the area. [B] Should be discussion of how wind turbines and solar panels fit into the ASP. [C] Maps should show any existing oil,gas, and water wells and gravel pits.	7/17/2024 1:33 PM
23	Bears paw Road should never be connected to the southern communities, given the heavy congestion around the School and new school with a lack of options to manage increased	7/16/2024 4:52 PM

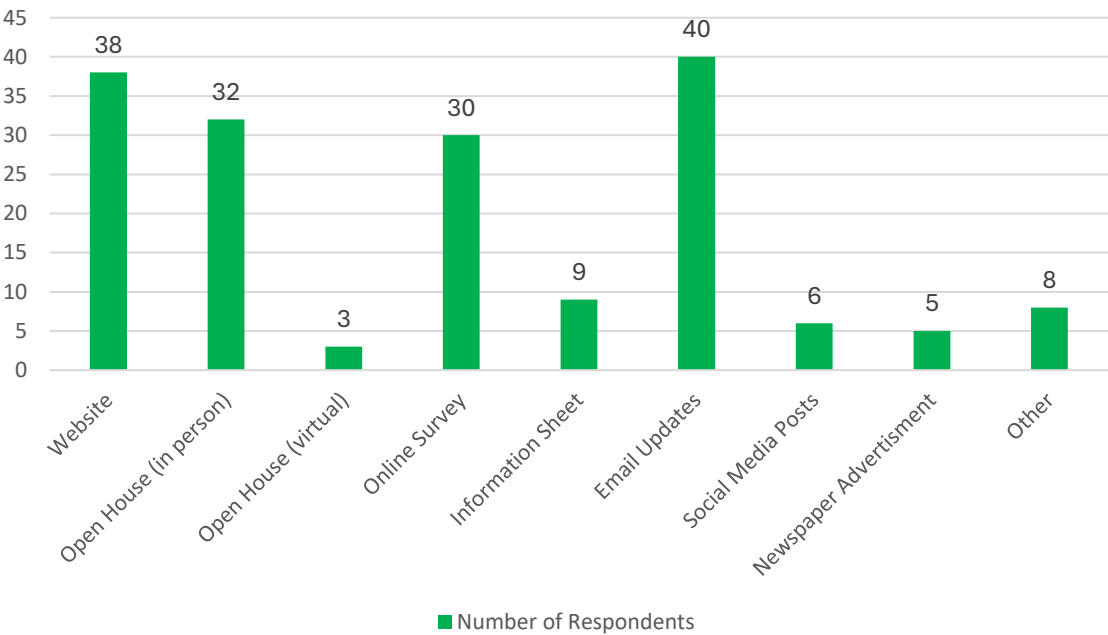
Bearspaw ASP - Plan Refinement Survey

traffic.

24	The use of “country residential” and “2 acres” is appropriate and descriptive. However, I found it confusing with “Country Residential” in the land use bylaw. I am not sure if the intent is to remove other land use designations from the land use bylaw, such as RUR, which I would not support. Perhaps the last sentence of the first paragraph on page 19 could be made clearer and directly address land use. New developments should also consider existing adjacent communities. Policy 20.1.8 should contain a community transition proposal that considers items like vegetation, sight lines and setbacks to minimize impact on adjacent communities.	7/15/2024 1:48 PM
25	No	7/13/2024 8:47 PM
26	Needs to link to areas to the south.	6/26/2024 9:29 AM
27	County needs to be in more hands off approach when facing development plan.	6/25/2024 12:21 PM
28	I think more availability should be made throughout the County for Institutional and Places of Worship. More specifically, the Community Core should be expanded to 12 Mile Coulee Road on the North and South Sides of Highway 1A.	6/25/2024 9:46 AM
29	You need to respect and use the comments from the 3 county sponsored engagement sessions beginning in 2019. This draft plan is too rigid and not flexible.	6/24/2024 6:31 PM
30	Throughout the document needs to be comparisons to the old 1994 ASP	6/21/2024 12:58 PM
31	Please consider including this land since would make a lot of sense	6/21/2024 11:27 AM
32	Define country residential as lots of no less than 4 acres like it was in the previous ASP. If you wish to change something like this fundamental value then it should be put to a vote rather than arbitrarily changed.	6/20/2024 5:06 PM
33	I think it is a mistake that the Bearspaw ASP has been cut off from the ASP to the south. Especially because the Fire Hall isn't even in our ASP, a fire hall that serves Bearspaw far more prominently than the south	6/20/2024 10:09 AM
34	Do not let the Ascension development go ahead.	6/19/2024 5:43 PM

Q25 What methods of communication have been most helpful to you in regarding the Bearspaw ASP?

Answered: 64 Skipped: 20



ANSWER CHOICES	RESPONSES	
Website	59.38%	38
Open House (in person)	50.00%	32
Open House (virtual)	4.69%	3
Online Survey	46.88%	30
Information Sheet	14.06%	9
Email Updates	62.50%	40
Social Media Posts	9.38%	6
Newspaper Advertisements	7.81%	5
Total Respondents: 64		

Bearspaw ASP - Plan Refinement Survey

1	Genuine consultation would elevate discussions from a "this is what we are going to do - add a sticky if any comments" to town hall discussion and question periods. The town hall meetings held by Glenbow ranch over the proposed dams have been informative meaningful, engaged with the community. Communication is one sided and the opposite of consultation. Only a few people in our area understand what is going on here and the implications of the Bearspaw ASP. We desperately need County to up its game..	7/22/2024 11:41 PM
2	neighbours sent the link	7/21/2024 7:53 AM
3	Would be nice to read the objectives of the new ASP, how the effectiveness will be measured (so there is a learning gain for future decisions).	7/18/2024 1:29 PM
4	A friend told me about it	7/18/2024 11:30 AM
5	Word of mouth	7/13/2024 8:47 PM
6	County sponsored community engagements	6/24/2024 6:31 PM
7	Rocky View Forward communications.	6/20/2024 5:06 PM
8	Roadside Advertisement	6/19/2024 7:30 PM

APPENDIX ‘D’

Written Submission Feedback

From: [REDACTED]
To: [Andrew Chell](#)
Cc: [REDACTED]
Subject: Beasspaw ASP - Green Valley Estates (GVE)
Date: Friday, 19 July, 2024 15:11:42
Attachments: [image001.png](#) [image002.png](#)

Hello Andrew, [REDACTED] chatted with you a few weeks back at the Bearspaw ASP meeting. Wanted to follow up and reiterate our concerns and advocate for Green Valley Estates (GVE) as it is clearly not cookie cutter development. Please confirm receipt of this email.

Here are some prior emails that we have submitted. We aren't looking for much more than responsible planning like the Glendale Road Concept plan and with this believe there should be carve out for GVE.

Here is a punch list of issues to consider and as a Professional Planner I am sure none are a surprise to you. The configuration of 20 acre spacing on GVE could result in a poorly planned 4 acre subdivision which has been an issue elsewhere (ie S/2-12). This opportunity to have foresight will be lost by incremental development which could ultimately take the density down to 2 acres - 10 fold increase.

1. **Transportation** - the unpaved road and panhandle have been an ongoing issues. From what I recall there is a maximum number of homes on a road of this nature.
2. **Potable Water** - a number of homes including ours have intermittent water supply and truck at times. The aquifer might produce well for a short period (ie drawdown test) however there is limited supply.
3. **Big Hill Springs Valley** - this is an amazing geographic feature that is verdant due to a number of springs that supply the north side of the valley creating a deep forest. These springs need protection for the health of the valley. There are ongoing monitoring studies that show the water table dropping materially.
4. **Storm water** - in big storm events and spring melt we have a channel of water coming down our property. Concerns how this will be managed.
5. **Aesthetics** - poorly configured subdivisions damage property values unnecessarily. We have seen 4 acres parcels split into two randomly elsewhere. De novo subdivisions benefit from proper planning - why shouldn't brownfield also?
6. **Habitat fragmentation** - adjacency to Big Hill Springs makes this a key corridor for wildlife. We have had bears, moose, cougars, etc and they move through GVE.
7. **Utilities** - how will power be supplied? Would this be above ground. Also, is there a threshold for

septic field proliferating.

8. Farm status - we have an apiary and chickens. How will the proximity to residential be impacted?

Please don't hesitate to reach out with questions – I can be reached [REDACTED] also. Regards,
[REDACTED]

PS – is there a deadline for submissions and does this suffice?

From: [REDACTED]
Sent: Wednesday, January 17, 2024 2:34 PM
To: MBoscariol@rockyview.ca
Subject: FW: Applications PL20220136 & PL20220216 - Green Valley Estates (GVE)

Hello Matthew, wanted to wait until the NY to reach out to you to see if there was any further progress on the Green Valley file. Was introduced to at Crystal's open house by [REDACTED] last November.

Myself, along with a number of the long term GVE residents had made a case for orderly development along the lines of the Glendale Rd Concept plan. Have been watching PL20220156 also – I see an update just arrived – that is the type of messy situation we are trying to avoid.

The main concern is we could embark on a piecemeal plan that could have unintended consequences resulting in damages to neighboring landowners. Water is a headliner – groundwater is scarce (we are now trucking as is others), the coulee springs need water and groundwater is an annual headache. The road has also been highlighted – see email below.

Any thoughts appreciated, Regards, [REDACTED]

From: [REDACTED]
Sent: Friday, June 2, 2023 11:52 AM
To: 'Christine Berger' <CBerger@rockyview.ca>; L.Cox@rockyview.ca
Cc: [REDACTED] >; 'Crystal Kissel' <CKissel@rockyview.ca>; legislativeservices@rockyview.ca
Subject: RE: Applications PL20220136 & PL20220216 - Green Valley Estates (GVE)

Christine & Logan, wanted to follow up and confirm our request that a Concept Plan (like the one on Glendale Road) be a condition of this approval for Green Valley Estates prior to landowners monetizing their properties. We are willing to contribute time and money to get this done correctly.

There are too many ways piecemeal planning could go badly wrong here. Taken to the extreme of 2 ac parcels this could be over 40 new residences. Even at half that density the aggregate property value would likely well exceed \$20 M. This needs to happen on an equitable basis not only for the applicants who are new to GVE but also for the multi decade residents. There are numerous

planning considerations as outlined below and categorized in the Glendale Plan.

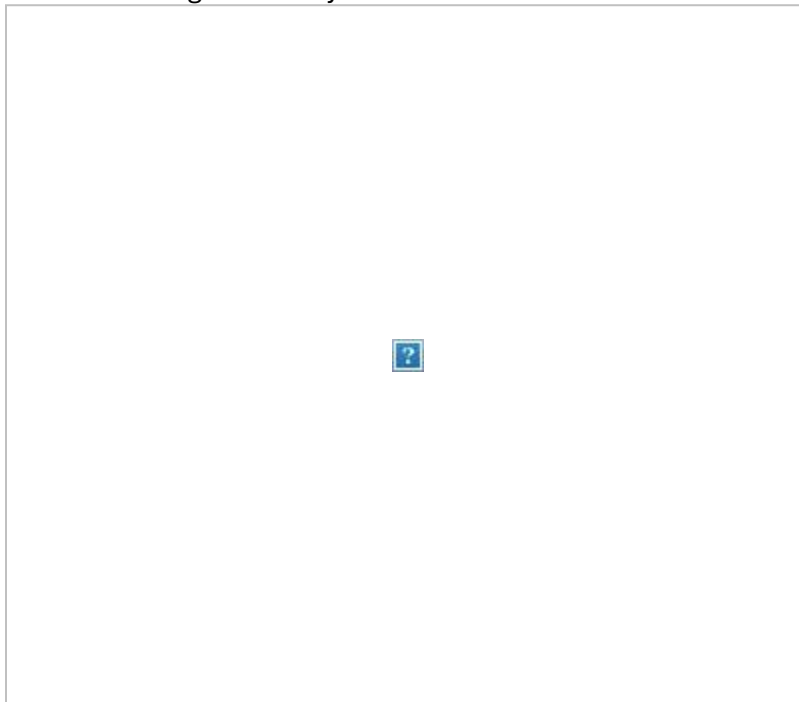
<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-GlendaleRoad.pdf>

In addition to the GVE issues from a public perspective should be given to the Big Hill Spring Coulee.

<https://bighillcreek.ca/> The Bighill Creek Preservation Society should be part of this process. A curtain of water wells could reduce the local springs discharge along with storm water considerations. Wildlife corridor fragmentation also an issue.

From Rockyview Study [RVC-Groundwater-Study \(1\).pdf](#) GVE is in light blue – water is hit and miss – we truck intermittent as do other neighbours.

U of C has a regional study also.



Recommendation headliner from RockyView



Finally, on the video we sent in I messed up – should have been Section 12 not section 7 referenced for the piecemeal planning gone bad comment. I will resubmit the corrected video over the weekend if thats allowed.

Once again, thanks for your work on this. I can be reached at [REDACTED]. Regards [REDACTED]

From: [REDACTED]

Sent: Thursday, May 11, 2023 6:21 PM

To: Christine Berger <CBerger@rockyview.ca>; LCox@rockyview.ca

Cc: [REDACTED]; Crystal Kissel <CKissel@rockyview.ca>

Subject: Applications PL20220136 & PL20220216 - Green Valley Estates (GVE)

Christine & Logan, wanted to reiterate our family's concerns regarding further development without thoughtful planning. We respectfully request that RVC require a Concept Plan for GVE.

History - when the Richards first applied to subdivide and change status all of the questions below were raised and a recommendation was made to Council by administration to consider the cumulative impacts and create a plan. Council did not explain their reason at the time for overturning their Planners and the ignoring the concerns of the other GVE residents. My concern is there will be less community engagement because of this.

Our family have been residents at 62 Green Valley Estates for over 20 years and are advocating for orderly development that considers infrastructure and aesthetics (which also impacts property value).

The configuration of 20 acre spacing on GVE could result in a poorly planned 4 acre subdivision which has been an issue elsewhere (ie S/2-12). This opportunity to have foresight will be lost by incremental development which could ultimately triple the density.

There are a number of planning considerations.

1. **Transportation** - the unpaved road and panhandle have been an ongoing issues. From what I recall there is a maximum number of homes on a road of this nature.
2. **Potable Water** - a number of homes including ours have intermittent water supply and truck at times. The aquifer might produce well for a short period (ie drawdown test) however there is limited supply.
3. **Big Hill Springs Valley** - this is an amazing geographic feature that is verdant due to a number of springs that supply the north side of the valley creating a deep forest. These springs need protection for the health of the valley. There are ongoing monitoring studies that show the water table dropping materially.

4. **Storm water** - in big storm events and spring melt we have a channel of water coming down our property. Concerns how this will be managed.
5. **Aesthetics** - poorly configured subdivisions damage property values unnecessarily. We have seen 4 acres parcels split into two randomly elsewhere. De novo subdivisions benefit from proper planning - why shouldn't brownfield also?
6. **Habitat fragmentation** - adjacency to Big Hill Springs makes this a key corridor for wildlife. We have had bears, moose, cougars, etc and they move through GVE.
7. **Utilities** - how will power be supplied? Would this be above ground. Also, is there a threshold for septic field proliferating.
8. **Farm status** - we have an apiary and chickens. How will the proximity to residential be impacted?

Please confirm that this submission has been included in briefing for Council. We plan to submit supporting documentation prior to the hearing.

Thanks for your ongoing work.

Regards, [REDACTED]

[REDACTED]

M: [REDACTED]

On May 5, 2023, at 17:04, Christine Berger <CBerger@rockyview.ca> wrote:

Good morning [REDACTED],

I have confirmed you were on the mailing list for PL20220216. Unfortunately, it sounds like this one may have been lost in the mail. A public hearing will be held for this application on June 6th (a public hearing for PL20220136 will also be held that day). I

have forwarded your comments to the current file manager (Logan Cox, LCox@rockyview.ca) to be included in the report for Council to review. A letter should be sent to you regarding the public hearing soon, however, the County also has a Public Notices website page that will be updated with more information about the June 6th Council meeting in the coming days (<https://www.rockyview.ca/public-notice>).

Thank you,

CHRISTINE BERGER , MPLAN

Planner I | Planning and Development Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Office Phone: 403-520-3904 cberger@rockyview.ca |

www.rockyview.ca

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-----Original Message-----

From: [REDACTED]

Sent: May 4, 2023 6:43 PM

To: Christine Berger <CBerger@rockyview.ca>

Cc: [REDACTED]

Subject: Re: [EXTERNAL] - Application PL20220136

Hello Christine, it has recently come to our attention that another subdivision application has come along at Green Valley Estates. On the entrance corner now south side of road.

Similar concerns/objections as prior with water, storm water, utilities, etc. if the balance of GVE were down spaced consideration for the end game Cumulative outcomes needs consideration.

Uncertain to why we missed this second application? Can you verify it was sent to us?

Regards, [REDACTED]

[REDACTED]
M: [REDACTED]

On Oct 26, 2022, at 23:02, Christine Berger <CBerger@rockyview.ca> wrote:

Hi [REDACTED],

Thank you for sending your comments regarding Application PL20220136. They will be reviewed by Administration and included in the Public Hearing report for Council to consider as well.

I have an opposition letter in our files from January and February of 2015. Is this earlier correspondence to which you are referring?

Please let me know if you have any questions.

Thank you,

CHRISTINE BERGER, MPLAN
Planner | Planning and Development Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2 Office Phone:
403-520-3904 cberger@rockyview.ca |

<https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c645445>

5534531-9e77b8d97f4a602a&q=1&e=92030adb-7ac6-4fca-887f-

3645cd6ea656&u= http%3A%2F%2Fwww.rockyview.ca%2F This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----From:

[REDACTED]

Sent: October 26, 2022 1:46 PM

To: Christine Berger <CBerger@rockyview.ca>

Cc: Division 3, Crystal Kissel <CKissel@rockyview.ca>; [REDACTED]

[REDACTED]

Subject: [EXTERNAL] - Application PL20220136

Christine, apologies for the late response however we were away.

We reside at [REDACTED] and are in the same subdivision as the applicant. The concerns we highlighted when the Lot was first subdivided stand and remain unaddressed.

Prefer to see orderly development. The south half for Section 12 is a mix of everything. Hard to plan infrastructure and dubious aesthetics.

If you look back in the history you will see also that administration recommend against and we're over ruled by council (which happens frequently from what I gather).

Potable water is scarce and studies have shown the water table dropping.

Storm water management is not in place and we often get flooded as we are lower.

There is a proliferation of septic fields which can have impacts.

Access plan needs addressing. Is the plan RR 40 or Green Valley?

An plan should be in place for green valley and impacts on the valley considered as much of the above also impacts the coulee.

Please refer to our earlier correspondence on this parcel.

Regards, [REDACTED]

[REDACTED]

M: [REDACTED]

Do not open links or attachments unless sender and content are known.

From: [REDACTED]
To: [Andrew Chell](#)
Subject: [REDACTED]
Date: Thursday, 20 June, 2024 18:15:13

Dear Andrew

I hope this email finds you well.

It was a pleasure meeting you yesterday during the open house. As discussed. I am not in favor of any blanket moratorium on land in the Bearspaw area. My family and I have resided at [REDACTED] since 2006 and have greatly enjoyed our time in this community. Despite initial concerns, we supported the Watermark development, recognizing the need for additional housing to generate more revenue for the county. Moreover, increasing housing density in a smaller area is crucial for reducing our environmental footprint.

In line with our conversation, I would like to initiate the process of subdividing my lot. Our property is connected to the Watermark sewage system, and we have county approval to discharge double the volume of sewage into the Watermark sewage treatment plant. Your guidance on how to begin the subdivision process would be greatly appreciated, as I want to ensure that no politically motivated decisions negatively impact future generations.

Thank you for your assistance.

Best regards,





July 18, 2024

RE; BEARSPAW AREA STRUCTURE PLAN REVIEW

Andrew Chell Senior planner

AChell@rockyview.ca

Cc: Steve Altena Supervisor Planning Policy

Saltena@rocky-view.ca

Cc: Gerrit Scheffel Regional Planning Strategist

gschettel@rockyview.ca

Cc: Crystal Kissel Reeve

CKissel@rockyview.ca

Dear Andrew Chell

Thank you for sharing your time with me on June 19, 2024 at the Open House in Bearspaw.

As property owners in Bearspaw for the past 44 years the major changes in planning strategy when compared to the 2019— 2020 Bearspaw Phase 2a Draft was a disappointing surprise.

During 2019 at the various coffee chats and meetings with some of the Bearspaw land owners adjoining Country Hills Blvd. N.W. there was agreement to designate the Rocky View County lands that interface with the City of Calgary along Country Hills Blvd. as transitional density with some General Themes provided for usage.

Attached are pages 13 and 17 copies taken from Phase 2a Engagement Summary.

We recommend that your Department engage with the City of Calgary Planning and Policy to initiate a revision of City Policy for lands along Country Hills Blvd. westward from Rocky Ridge Road to Twelve Mile Coulee Rd. N.W.

This rationale is based on good planning transition :

- 1 . The City of Calgary housing density along the South side of Country Hills Blvd. is 7-8 UPA.
2. The following City existing services are in place on Country Hills Blvd. and oversized to accommodate additional land area in Rocky View County.

Attached are 2 pages of existing Installed Off-site Provisions installed at Country Hills Blvd.

- 1 . Sanitary Sewers installed off-site provisions for additional 126 Ha. (6804 population)
2. Storm Sewer installed off-site provision for additional 236 Ha.
3. Water Main buried along Country Hills Blvd. 300 & 400 mm.

2.

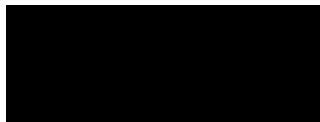
I believe this matter should be addressed with the City to facilitate good planning in the interface between the City high density housing along Country Hills Blvd. and transitional density in Rocky View County with access provided to Country Hills Blvd. County lands along Rocky Ridge Rd. N.W. will also see usage changes when the City Industrial Employment Park on the East site of Rocky Ridge Rd. on the present gravel extraction lands opens with 4,400 employees anticipated.

In General the latest draft of the Bearspaw ASP of Country Residential limited to 2 acre parcels, likely all on septic fields, and a designated single Community core contradicts the land owner discussions dating back to 2008 — 2009 during the Bearspaw ASP review and Community Development open houses and more recently 2019-2020 draft which advocated e work— live — play community with various cluster housing, senior living facilities, nodal commercial development and resident amenities in the Community with distinctive Bearspaw architecture.

I would be grateful to you for acting on this matter as the present ASP format does not reflect the wishes of many of the land owners effected by these changes in previous planning

discussions and meetings and the potential growth and development of Bearspaw into a vibrant active all encompassing community.

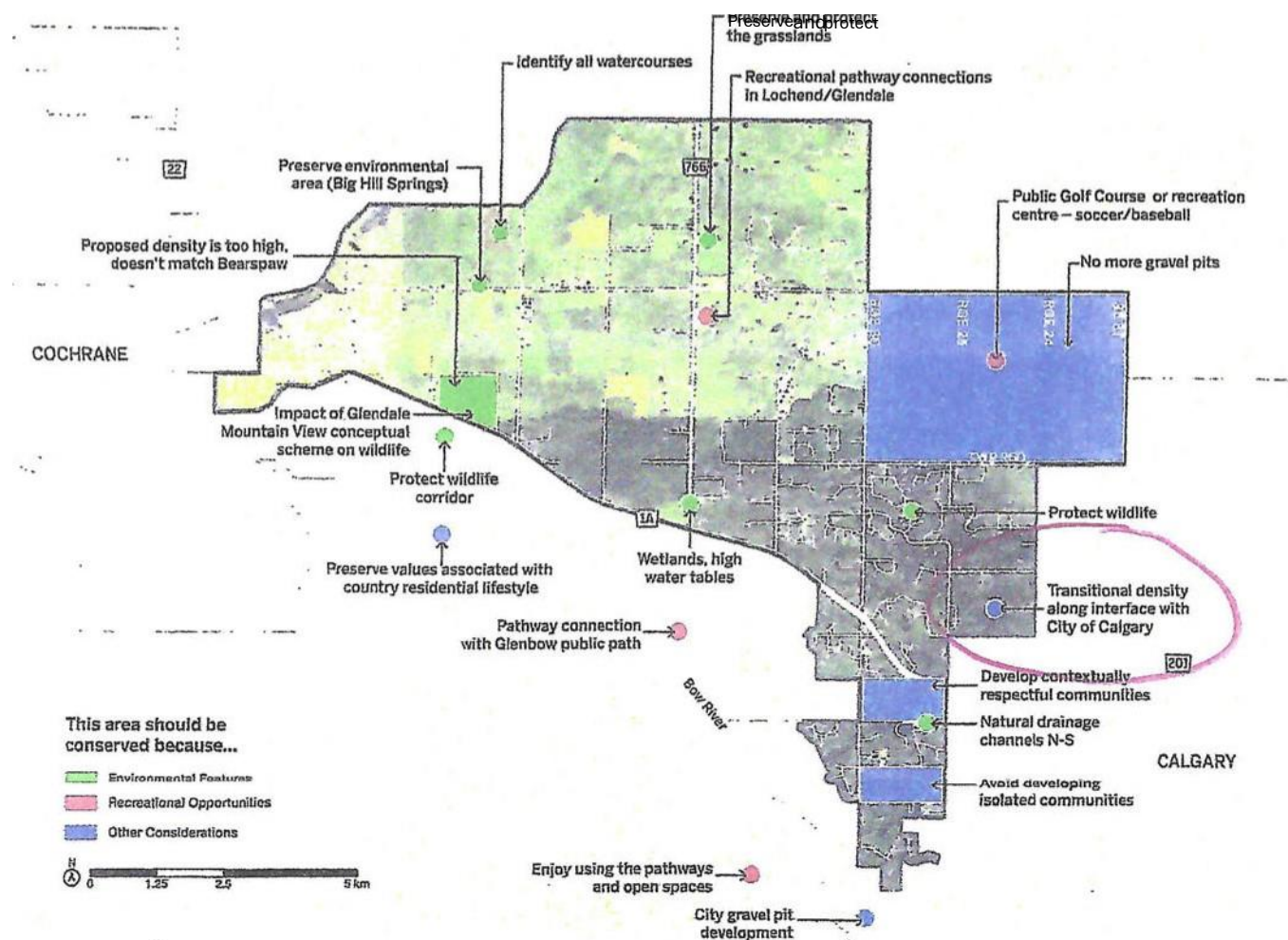
Yours truly,



Attachments

1. Phase 2a Engagement summary 2 pages
2. Installed oversize services provisions 2 pages

This area should be conserved because...



Commercial: Local Commercial Uses

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 Bears paw. 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 Recreational BuSiness Uses

Bears paw character.

General Land Use Themes:

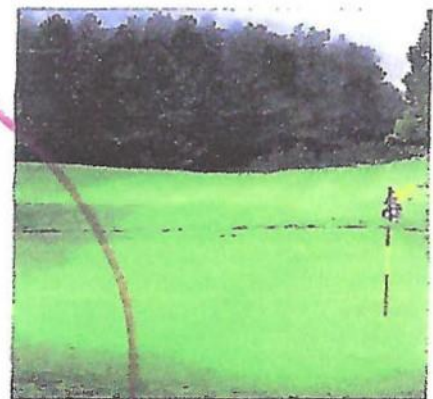
Other land use considerations that arose included:

- » 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 Bears paw is that it is different from the City, therefore the ASP should have strong policies to protect the character of Bears paw.

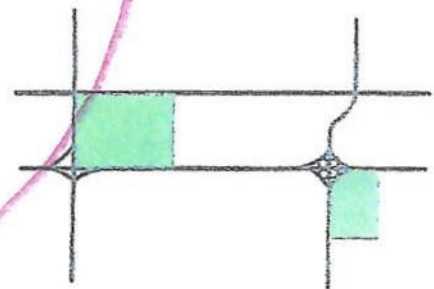
Example: The Heart of Bragg Creek Gate



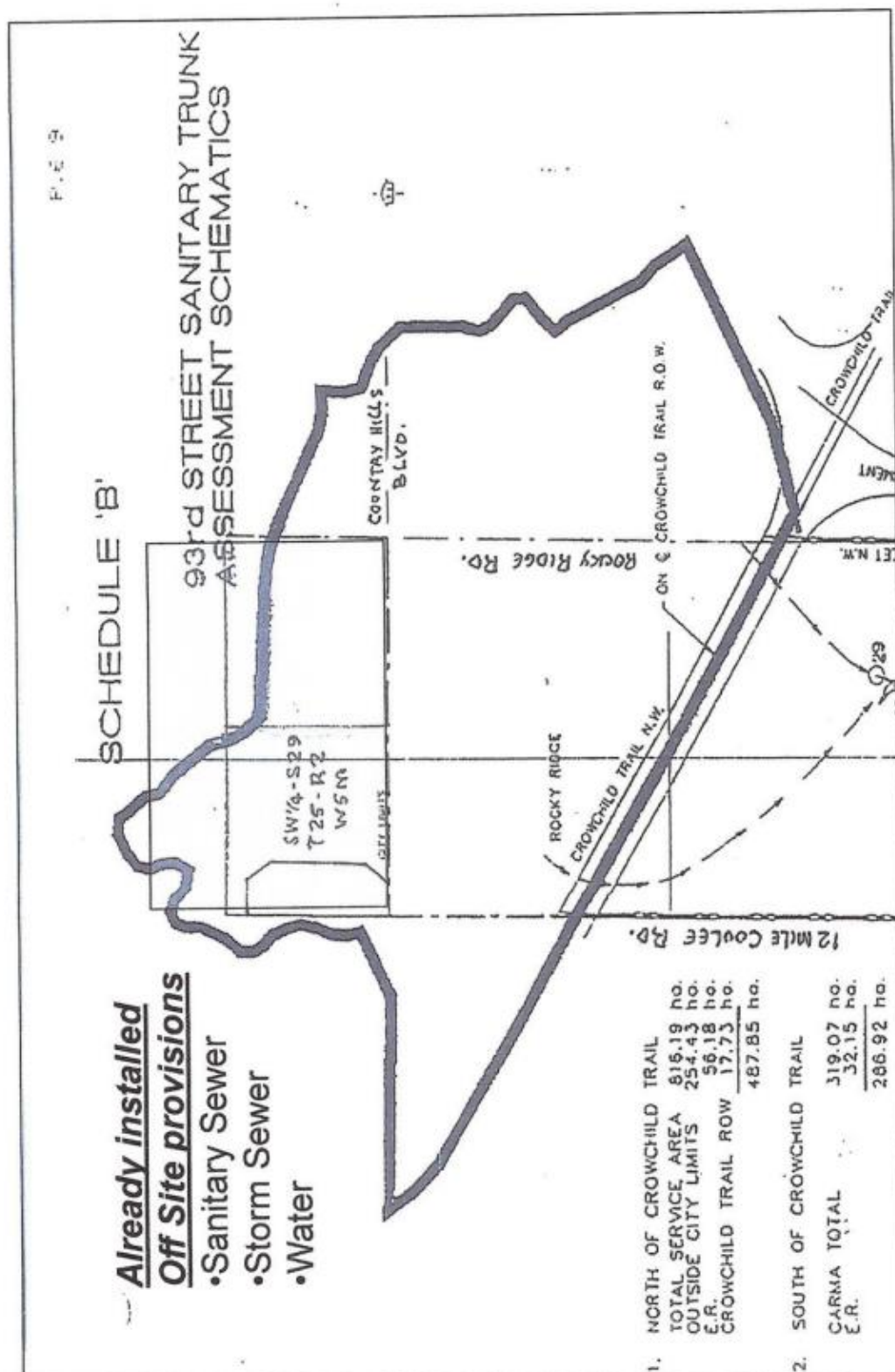
Example: Golf Course



Nodal Commercial Development



Bears paw chara



ROCKY RIDGE RANCH

INSTALLED OFF SITE PROVISIONS For Section 29 Twp 25 R2 W5M

SANITARY SEWERS

Country Hills Blvd. & Rocky Ridge Blvd.	250mm For Future Area North of Country Hills Blvd. of 63.5 ha.(156.8 ac.) Population 54/ha. 3429
---	--

ROCKY RIDGE PHASE 9B

ROCKY RIDGE PHASE 10

Country Hills Blvd. & Rockysprings Gate	200mm For Future Area North of Country Hills Blvd. of 62.5 ha. (154.4 ac.) Population 54/ ha. 3375
Total Installed Off Site Servicing Area 126.0 ha (301.2ac.)	
Total Population Capability	6804

WATER MAINS

ROCKY RIDGE PHASE 9B

Country Hills Blvd. & Rocky Ridge Blvd.	400mm East of Rocky Ridge Blvd. 300mm West of Rocky Ridge Blvd.
---	--

ROCKY RIDGE PHASE 10

Country Hills Blvd. to 80m. from 12 Mile Coulee Rd.	300mm
--	-------

Water Main buried in median along Country Hills Blvd.

STORM SEWER

ROCKY RIDGE PHASE 9B

Country Hills Blvd. & Rocky Ridge Blvd.	300mm increasing to 375mm & 675mm Off Site Drainage Area 109 ha (269.2 ac.)
---	--

ROCKY RIDGE PHASE 10

Country Hills Blvd. & Rockysprings Gate	450mm increasing to 600mm Off Site Drainage Area 127 ha (313.7 ac.)
Total Installed Off Site Drainage Area 236 ha (582.9 ac.)	

Reference: IBIWN Engineering Dwg. No. 9959 B, C & D Oct. 28/03
D.A.Watt Consulting Dwg. No. 02, 03 & 04 Nov. 3/03

The wording in the draft Bearspaw ASP appears to be confusing.

The Objectives state that "No new aggregate resource extraction operations shall be undertaken within the Bearspaw ASP. I support this strong language.

However, the Policies themselves, which are the part that is legally binding, are contradictory.

Policy 7.4.1 limits the policies by stating: "The policies within this section shall apply to all lands identified as Aggregate Resource Extraction Policy Area within Map 05: Land Use Strategy." This is problematic given that this only covers the existing Burnco Burma Road pit! This is radically more limited in scope and extremely problematic since it totally fails to deliver on the stated Objective!

Policy 7.4.2 then confuses things by stating "No new Aggregate Resource Extraction operations shall be approved within the Bearspaw ASP boundary." This is encouraging and consistent with the Objective, the problem is that Policy 7.4.1 already states that the policies in this section do not apply beyond Burnco's pit. Please advise how Policy # 7.4.2 is to be interpreted?

Removal of land from existing Bearspaw ASP

With respect to the lands removed from the ASP, I do not believe there is any discussion or even acknowledgement in the draft ASP regarding why these lands have been removed. At the Governance Committee meeting last November when Admin presented the draft land use strategy, they indicated they were proposing to take all the Priority 4 ag lands out of the ASP as a way to have new residential development be focused within the core parts of

Bearspaw. This draft removes the Priority 4 ag land along the north side of the ASP west of Bearspaw Road as well as the Priority 4 lands between Bearspaw Road and Range Road 23, south of Township Road 262. While I have no serious concerns with the removal of the more westerly Priority 4 lands, I cannot support the removal of the land east of Bearspaw Road. In terms of where new residential development should logically go in Bearspaw, – the Priority 4 ag land between Bearspaw Road and Calgary makes a great deal of sense. As a result, it should stay within the ASP.

From: [Planning Policy](#)
To: [Andrew Chell](#); [Steven Altena](#)
Subject: FW: ASP
Date: Wednesday, 19 June, 2024 13:06:14

From: [REDACTED]
Sent: Wednesday, June 19, 2024 11:09 AM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: ASP

Good day,

Just writing to convey my concerns that the revised ASP and its land use strategy must EXCLUDE any future aggregate operations from land within the ASP.

This is completely incompatible with existing land use as residential and Agricultural.

It is imperative to protect Bearspaw's country residential character. The draft ASP proposed land use strategy does not make any reference to any industrial land use possibilities.

Another issue is Admin's proposal to remove from the ASP the Priority 4 agricultural lands east of Bearspaw Road and north of Burnco's Burma Road pit. This would leave this land available for future gravel operations, just outside the ASP! Again not compatible with surrounding and use.

Removing this land from the ASP also makes little sense in terms of future country residential. Unlike the other Priority 4 ag land in the current ASP (which Admin is also proposing to remove), this area is very close to both existing country residential development and to new residential development in Calgary. As a result, this land is logical "next-to-develop" residential land; probably more so than much of the undeveloped land in the middle of the ASP.

Thanks for your time and consideration.

Best regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 19, 2024 5:22 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: Bearspaw Area Structure Plan

I attended the open house today (June 19) but found the process did not lend itself to adequate communication of my comments to the County so will be providing them in this email. These comments represent the view of both me and my wife [REDACTED]. We have been residents of Bearspaw for approximately 45 years and have seen massive changes during that time and an updated ASP is certainly required.

The draft Bearspaw Area Structure Plan is a good start and I think generally addresses the views of most Bearspaw residents. The emphasis on the rural character of Bearspaw and the minimum 2 acre parcel requirement reflects the balance between "rural" and the realities of economic development. The importance of agriculture and the environment are also critical to the majority of residents. It appears as if the intention is to preclude future aggregate mining in Bearspaw which mining and proposed mining has been an ongoing problem for the 45 years we have lived here.

My suggestions and comments on the draft are set out below.

1. Page 6. I believe the "purpose" needs to recognize the necessity of future development being compatible with existing development, residential in particular. I believe that is implied in the draft but I believe it should be specifically spoken to.
2. Page 8 point 12. Business use must be compatible with existing use. Again probably implied but why not state it.
- 3 Map 05 It appears as if a number of quarters in the north east, east of Range Road 25 and south of TRP 262 which are currently in the BASP have been removed from the lands encompassed in the draft BASP. When staff was questioned the explanation provided (as I understood it) was that the lands were agricultural and it was felt the agricultural nature of the lands could be better protected if they were not included in the draft BASP. While the lands are certainly currently being used for agricultural purposes they are close to the City of Calgary and have good access from both RR25 and TWP 262 and lend themselves to future residential development. I would see them being prospective development land before lands further west that have been identified for future development. These NE lands should be brought back into the BASP.

Another problem with Map 05 and the DASP is that in a number of places reference is made to "Country Residential Policy within Map 05" and "Aggregate Resource Extraction Policy Area within Map 05" by way of example. Although the words are capitalized they are not found in the definition section of the draft nor are they in fact identified, using that language, in Map 05. It is therefore impossible to identify which lands are being addressed in the Residential Use and Aggregate sections of the draft. This must be clarified.

4. Page 27. The first paragraph refers to "aggregate extraction activities will not be supported". I am unclear what is intended by the use of this language. If the intention was to prohibit aggregate extraction activities the language should so state. A simple correction would be to replace "supported" with "allowed". In light of the first "Objective" this would appear to be a "no brainer" correction. As now drafted, extraction activities could still be allowed although they might not be supported by the County.

In the last sentence of the first paragraph replace "will be reclaimed" with "will be required to be reclaimed" to make it clear the obligation to reclaim is borne by the operator.

Existing aggregate mines should have a final date by which they must shut down based on the timelines set out in the original development application. Otherwise operators may manipulate their operations to prolong the life of an existing mine in an economically advantageous location. This could have a huge impact on adjacent residents who have relied on a limited window of operations based on the original representations of the operator.

Those are my main areas of concern. Overall the draft is positive development.

[REDACTED]

From:

Sent: Monday, July 8, 2024 12:18 PM

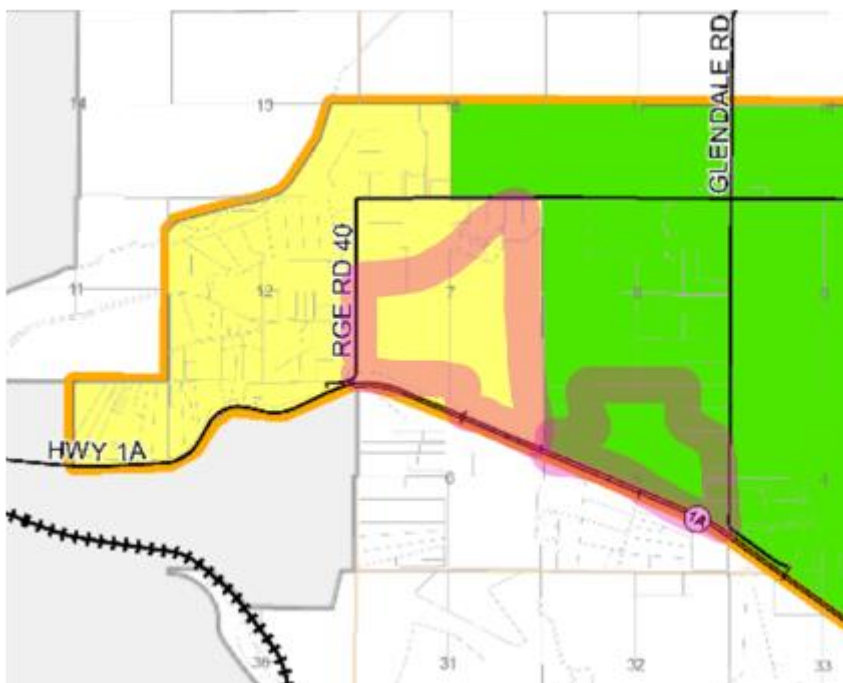
To: Planning Policy <planning_policy@rockyview.ca>

Cc:

Subject: Bearspaw ASP Update Feedback (Urban Star)

Hello,

I am emailing today on behalf of our client [REDACTED] regarding the draft Bearspaw ASP. Urban Star has a large, consolidated land holding within the Bearspaw ASP boundary (~670 acres) and has an active conceptual scheme application for these lands. As such, we are unsure of the rationale for bisecting these lands with the country residential/future development boundary (see map excerpt below). As a major landowner within the ASP boundary, we would appreciate the opportunity to participate and engage further on this project. Please let us know when further opportunities to engage will be provided.



From: [Planning Policy](#)
To: [Andrew Chell](#)
Subject: FW: Bearspaw ASP
Date: Wednesday, 19 June, 2024 08:13:15

From: [REDACTED]
Sent: Tuesday, June 18, 2024 8:08 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: Bearspaw ASP

Hello, in case I miss the June 19 meeting, I am stating my concern of future industrial land use in proximity to country residential. I oppose excluding the Priority 4 ag lands east of Bearspaw Rd and N of Burma Rd from the ASP, and protect residential from proximity to industrial proposals. We are already dealing with conflicts due to gravel mining operations that should not have been allowed.

Thanks... [REDACTED]



From: [REDACTED]
To: [Andrew Chell; Planning Policy](#)
Subject: Inputs to the Bearspaw ASP Draft
Date: Friday, 19 July, 2024 14:25:51
Attachments: [Input to Bearspaw ASP Draft.docx](#)
[Support Letter1.pdf](#)
[Support Letter 2.pdf](#)

Dear Mr. Chell,

I am writing to you in response to the Bearspaw Area Structure Plan (ASP) Draft Feedback process.

My name is [REDACTED], and I am a specialist in Endocrinology and Metabolic

Disorders. I run a specialty medical practice, [REDACTED], located at [REDACTED]

[REDACTED].

Our clinic serves patients from Bearspaw and the surrounding areas of Cochrane and northwest Calgary who rely on our expertise and compassionate care to manage their diabetes, metabolic, and hormonal disorders effectively.

Current Limitations in Service Offerings

Currently, patients at [REDACTED] cannot access a full range of medical services they require. These services include, but are not limited to:

- Pharmacy/Dispensing/Education
- Optometry
- Sleep Lab
- Podiatry
- Family Medical Clinic (that can easily refer patients to the specialist)

Patients with diabetes and metabolic disorders often require a comprehensive approach that involves various specialists. A team-based approach with other medical professionals significantly improves patient outcomes.

Unfortunately, the lack of these allied medical services within the Bearspaw area forces patients to travel to other locations, causing significant inconvenience.

Proposed Expansion and Benefits

Expanding [REDACTED] to incorporate on-site allied medical services would create a one-stop shop for patients. This would:

- Improve convenience by eliminating the need for multiple appointments and travel to different locations.
- Streamline the process of obtaining medications and diabetes-related education. - Allow for crucial eye care, a critical component of diabetes management, with an on-site optometrist.
- Allow Bearspaw to have its own Family Practice Clinic and patients not going to Calgary or Cochrane. This means the chronic diseases such as diabetes, obesity and metabolic disorders can be managed on site with convenience and flexibility.

This is in complete alignment with Bearspaw ASP Draft Policies which supports Medical Treatment services under section 7.3.4 Community Impact

The population of Bearspaw and its catchment area is estimated to be close to 10,000 people, with a median age of 50 and the ASP is forecasting it to grow to 19,000 people. This population would greatly benefit from the expanded services offered by [REDACTED]. There are currently no similar clinics in the surrounding areas, with the closest options located in the university area or downtown Calgary.

A comprehensive approach to diabetes care not only benefits patients but also benefits the county as a whole. By providing preventative care and early intervention, we can potentially reduce long-term healthcare costs associated with diabetes complications as diabetes is often considered a gateway disease to other complications such as heart diseases, eye diseases, high blood pressure etc.

Furthermore, population of Calgary and area is exploding and this will have impact on Bearspaw and catchment area it is a question of when and not if, therefore having the flexibility to add niche medical services to serve the increasing population of the area will help alleviate the future medical infrastructure deficit issues that may arise in future.

Alignment with New Bearspaw ASP Goals

The Bearspaw ASP Draft vision emphasizes maintaining the rural character while fostering a sense of community and offering essential services to residents. Having the flexibility to

expand community medical services at [REDACTED] [REDACTED] at

[REDACTED] aligns perfectly with Business and Institutional uses goals that encourages

opportunities for the local community to find day-to-day amenities within Bearspaw. The flexibility to expand the services at the clinic in future would provide:

- essential medical services within the community.
- reducing the need for travel outside of Bearspaw for healthcare needs. contributing to a healthier community through preventative care.
- provides flexibility for future local community medical services expansion focussed towards meeting the needs of the Bearspaw population growth and an ageing demographics.

Request for Inclusion of [REDACTED] ([REDACTED]) as part of

the Business and Institutional Uses Area or other treatment that will provide the flexibility for the expansion of community medical services.

The current ASP draft appears to limit the community core for Business and Institutional uses to the area around those lands which have existing or approved business commercial land uses around the Highway 1A/Bearspaw Road Intersection, and [REDACTED] where

[REDACTED] is situated misses it by being short 300ft distance from the closest boundary i.e. the Lions Club.

I urge you to consider including our location within the designated community core or provide another treatment to the land that can spur expansion of local community based medical services at the location. This would allow us to expand our services and offer much-needed healthcare options to the residents of Bearspaw and the surrounding areas.

Conclusion

I strongly urge you to consider extending the zoning to permit the expansion of medical services at [REDACTED] [REDACTED]. This expansion is fully aligned with the Bearspaw

ASP vision and will significantly enhance the health and well-being of the community. **Such an opportunity to positively impact the area over the next 30 years is truly exceptional.**

Thank you for your time and consideration.

Sincerely,

[REDACTED]

[REDACTED]

Attached are the community support letters as well as the word document of the email..

From: [Andrew Chell](#)
To: [REDACTED]
Subject: RE: Bearspaw Area Structure Plan
Date: Tuesday, 16 July, 2024 14:26:00

Hi [REDACTED],

The Area Structure Plan is a separate document from the Land Use Bylaw, so the proposed amendment will not change any land use designations under the Land Use Bylaw within the Plan area. It may impact the way we review any land use redesignation applications we receive, but it does not proactively change any zoning.

Please let me know if you have any further questions.

Sincerely,

Andrew Chell, RPP/MCIP

He/Him

Senior Planner (Policy) | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Office: 403-520-1655 | Cell: 403-461-9485 achell@rockyview.ca |

www.rockyview.ca

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Rocky View County Planning and Development Services is fully operational with some alternative processes. Please see our website for more information and application processes: www.rockyview.ca/buildingplanning

-----Original Message-----From:

[REDACTED] [REDACTED]

Sent: Monday, July 15, 2024 2:10 PM

To: Planning Policy <planning_policy@rockyview.ca>

Subject: Bearspaw Area Structure Plan

Good afternoon,

I read through most of the Bearspaw Area Structure Plan. I also completed the survey.

I found the use of the term “country residential” in the plan to be a bit confusing. It is not clear to me if the intent is to also change the land use bylaw to designate more properties as “country residential”, for example by redesignating R-RUR properties as R-CRD.



From: [REDACTED]
To: Andrew Chell
Subject: Re: Butterfield Acres!
Date: Monday, 24 June, 2024 19:55:28

Thank you for such a quick reply. We are relieved and grateful for this reassurance. Thank you!

On Mon, Jun 24, 2024 at 3:46 PM Andrew Chell <ACHell@rockyview.ca> wrote:

Hello [REDACTED],

Thank you for writing to us – I hope I can alleviate some of your concerns. This update to the Bearspaw Area Structure Plan does not rezone your land and does not require you to change your operations in any way. Here are some of the ways we have considered [REDACTED] in the draft:

- Map 4 recognizes your land as being currently use for a recreation commercial use, which is a reference to the B-REC (Business – Recreation) zoning of your land under the Land Use Bylaw.
- Policy 7.2.4 of the plan states that Recreation Commercial uses (which would include uses like [REDACTED]) may be considered an appropriate land use anywhere in the plan area (even within the Country Residential Policy Area).
- Butterfield Acres has been in the Country Residential Policy Area of the ASP since it was first adopted in 1994, and has been fully approved to operate under that policy framework. This new amendment continues the Country Residential Policy Area over your land, and all your land use approvals will remain in place.

The County does not typically name specific businesses in its ASPs, but I hope you can see that Butterfield Acres is recognized as an operating business, and that the high-level ASP policy over your land is not changing.

We have drafted the plan based on the input that was gathered during the Phase 1 engagement in 2019. Now, we are in Phase 2 public engagement, where we are seeking your input on the draft and ways that you think the specific policies could be refined. If you have more comments, question, or concerns, please let me know how you think we should adjust the draft of the ASP.

Sincerely,

Andrew Chell, RPP/MCIP

He/Him

Senior Planner (Policy) | Planning

Rocky View County

[262075 Rocky View Point](#) | [Rocky View County](#) | AB | T4A 0X2
Office: 403-520-1655 | Cell: 403-461-9485

achell@rockyview.ca | www.rockyview.ca

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Rocky View County Planning and Development Services is fully operational with some alternative processes.

Please see our website for more information and application processes www.rockyview.ca/building-planning

From: [REDACTED]
Sent: Monday, June 24, 2024 12:46 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: [REDACTED] ?

Hi there...

I am saddened and concerned to see this new ASP proposal. There is no mention or consideration given to our little family farm, [REDACTED], which has been providing a wonderful 'Farm Experience' to the community since 1984. We have become a touchstone farm in the Calgary area with many teachers, students (including many Rockyview schools) and families making annual visits to the farm to connect with wonderful animals, and building lasting, fond memories.

We have not been consulted in any way. To suddenly have our land rezoned with no

consideration to the future of our little family owned farming business is alarming. I trust this is open for serious review and reconsideration.

██████████ has been a life-long venture of love and passion for agriculture/farming for not only our family, but for the many many students and adults we have employed throughout the years. It has launched careers for many veterinarians, doctors, teachers, and everything in between.

We had no inkling there would be this sort of pressure to shut down or move. We actually have been trying to gather resources to buy the 40 acres directly to the north of us because it has been part and parcel of our grazing & operations since the beginning. The sale of this 40 acres and the subsequent application to install one of the largest (if not, the largest) daycares in Canada has left us feeling vulnerable and looking for options to acquire that piece of land. It is unique, and more importantly is a wildlife corridor. We have had many, many experiences with the wildlife... turning either of these two 40 acre strips into residential would be so wrong, frankly environmentally irresponsible.

Please contact me at your earliest convenience...

Thank you,

██████████

WELCOME TO THE OPEN HOUSE!

Tonight's Objectives

To provide an update on the status of the draft ASP

To obtain your feedback on the draft ASP

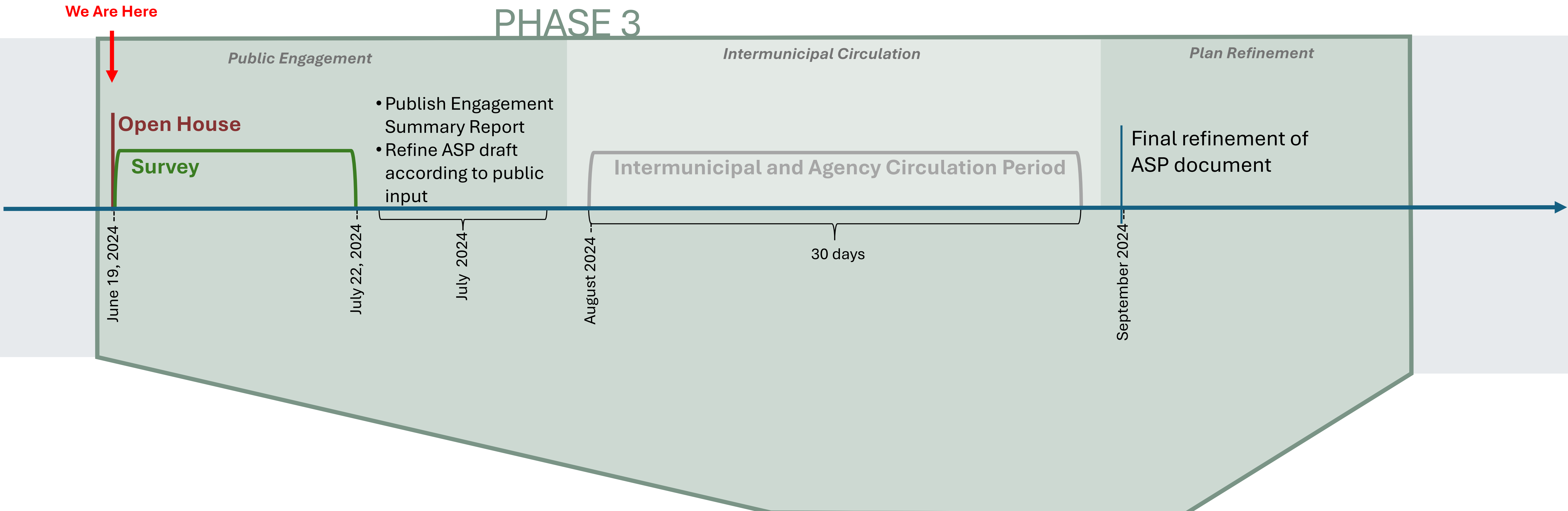
To answer your questions

To provide an overview of next steps

FIND THE PROJECT WEBPAGE HERE



PROJECT TIMELINE

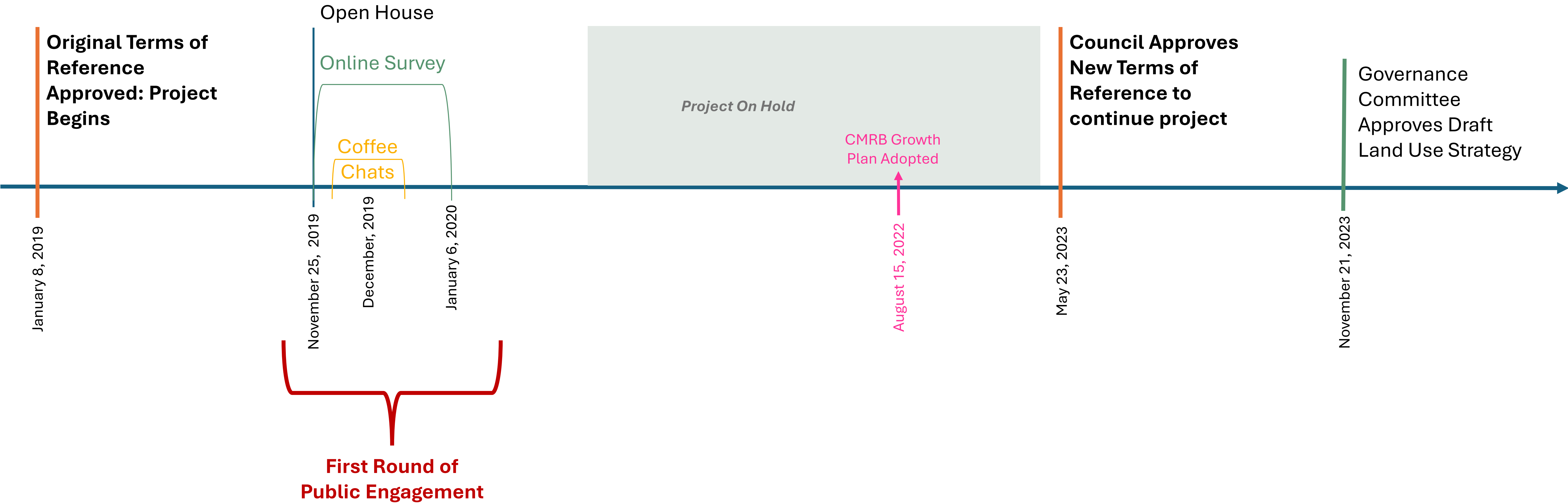


Phase 1	Phase 2	Phase 3	Phase 4
Project Initiation and Background Analysis	Plan Writing	Draft ASP Release and Community Engagement	Approval and Adoption
<ul style="list-style-type: none">Revised Terms of Reference to CouncilUpdate technical studiesUpdate communication and engagement strategyUpdate work plan and project budgetUpdate background Summary Report	<ul style="list-style-type: none">Review and confirm public and Stakeholder input on setting vision and priorities.Report on engagement process and findingsCompleted Technical studies as required.Prepare ASP draft for public review	<ul style="list-style-type: none">Final version of the BASPCommunity input on draft Plan final land use strategy.Circulation of the BASP to adjacent municipalities and other agencies.Revisions and release of final draft Plan	<ul style="list-style-type: none">Public Hearing (RVC Council) and first reading.Referral to CMRB.Third reading and adoption (RVC Council)

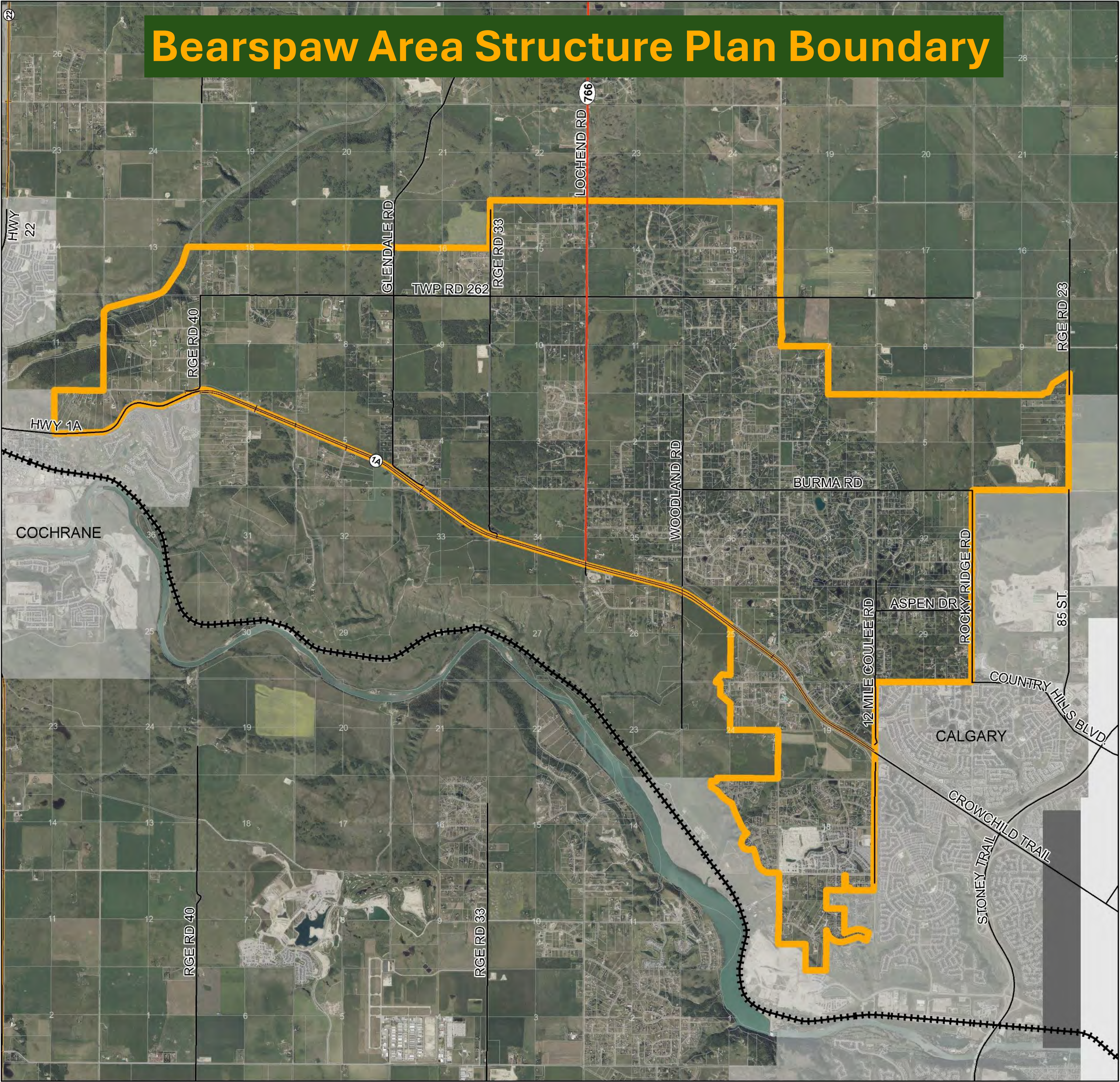
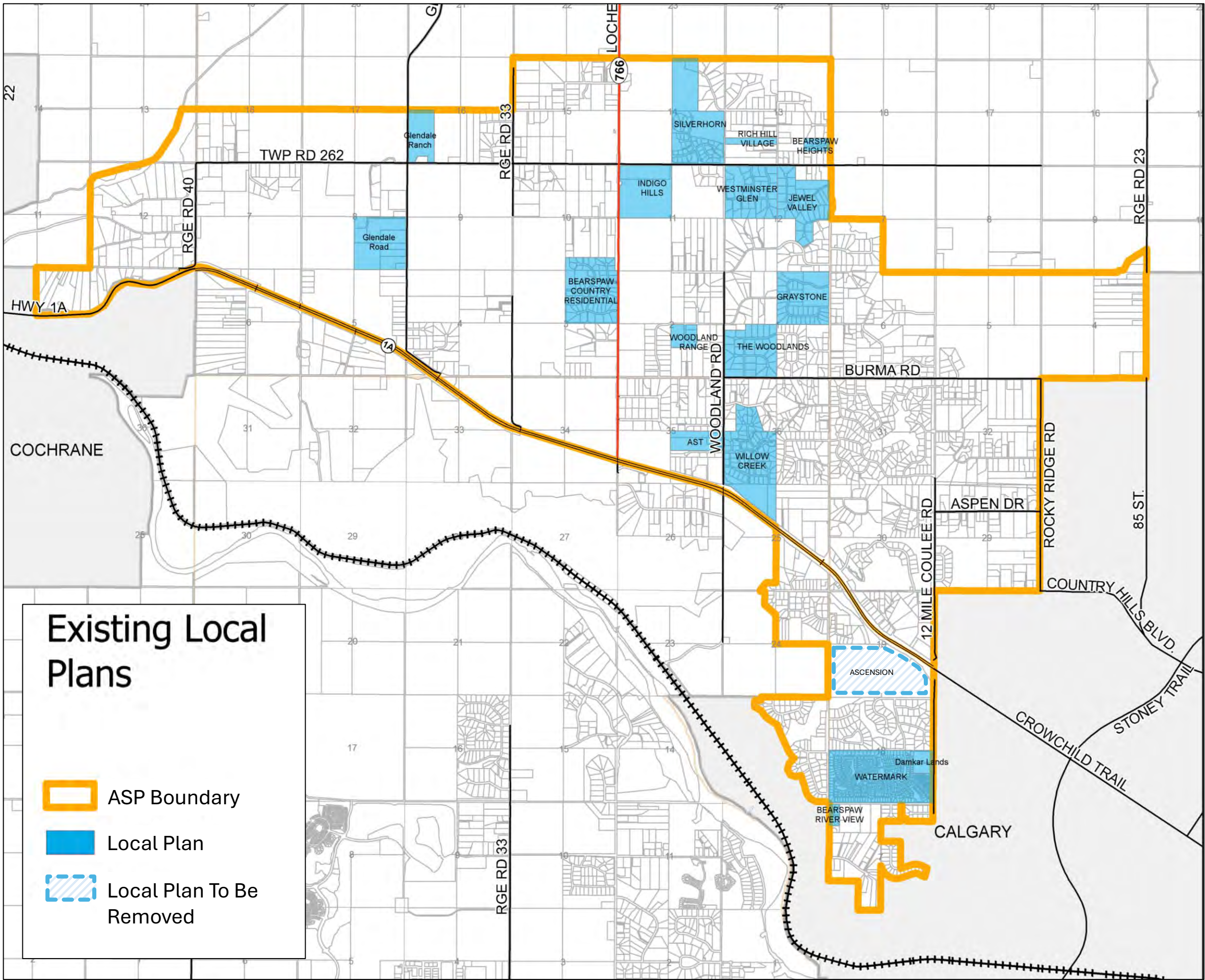
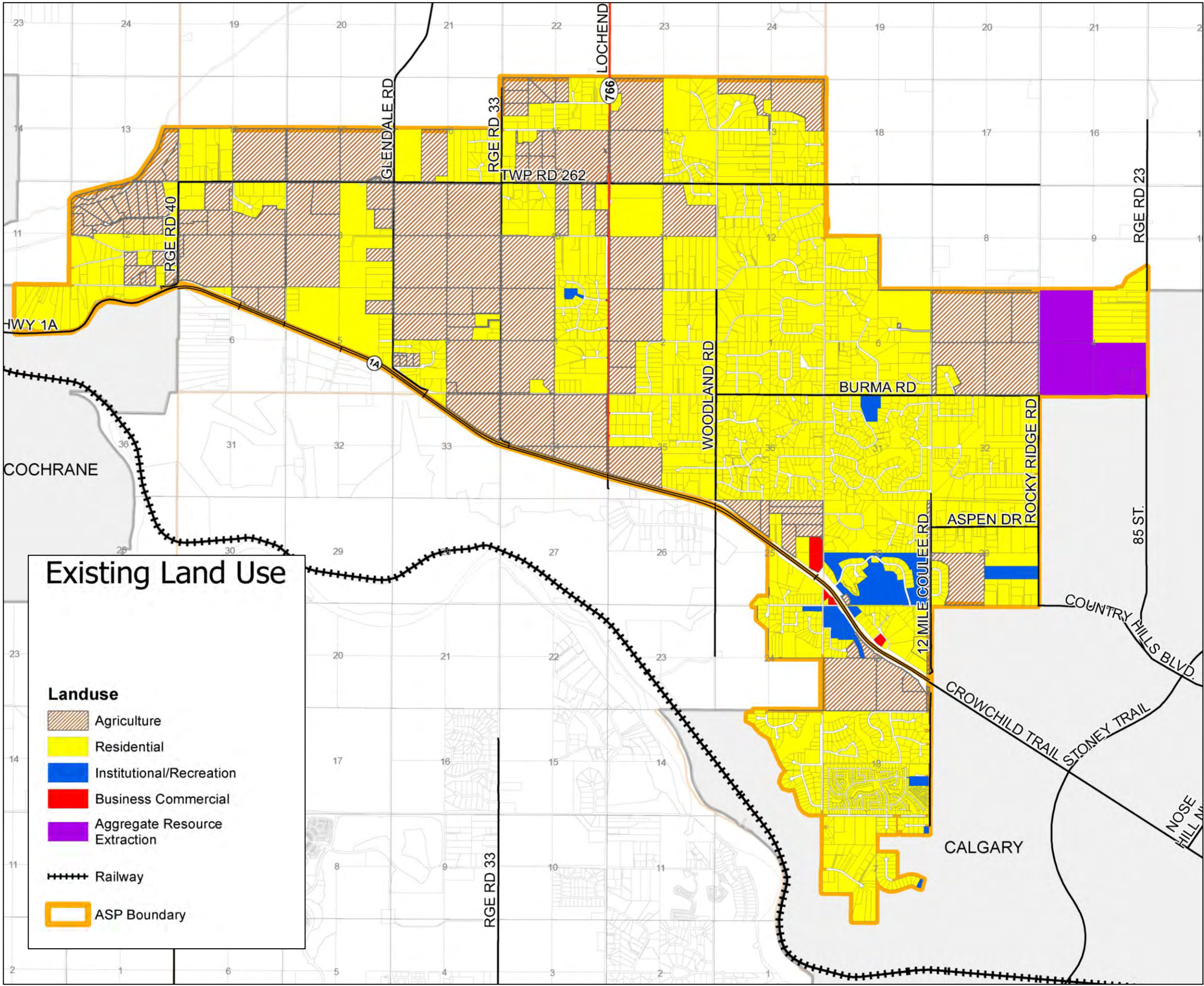
CURRENT PHASE



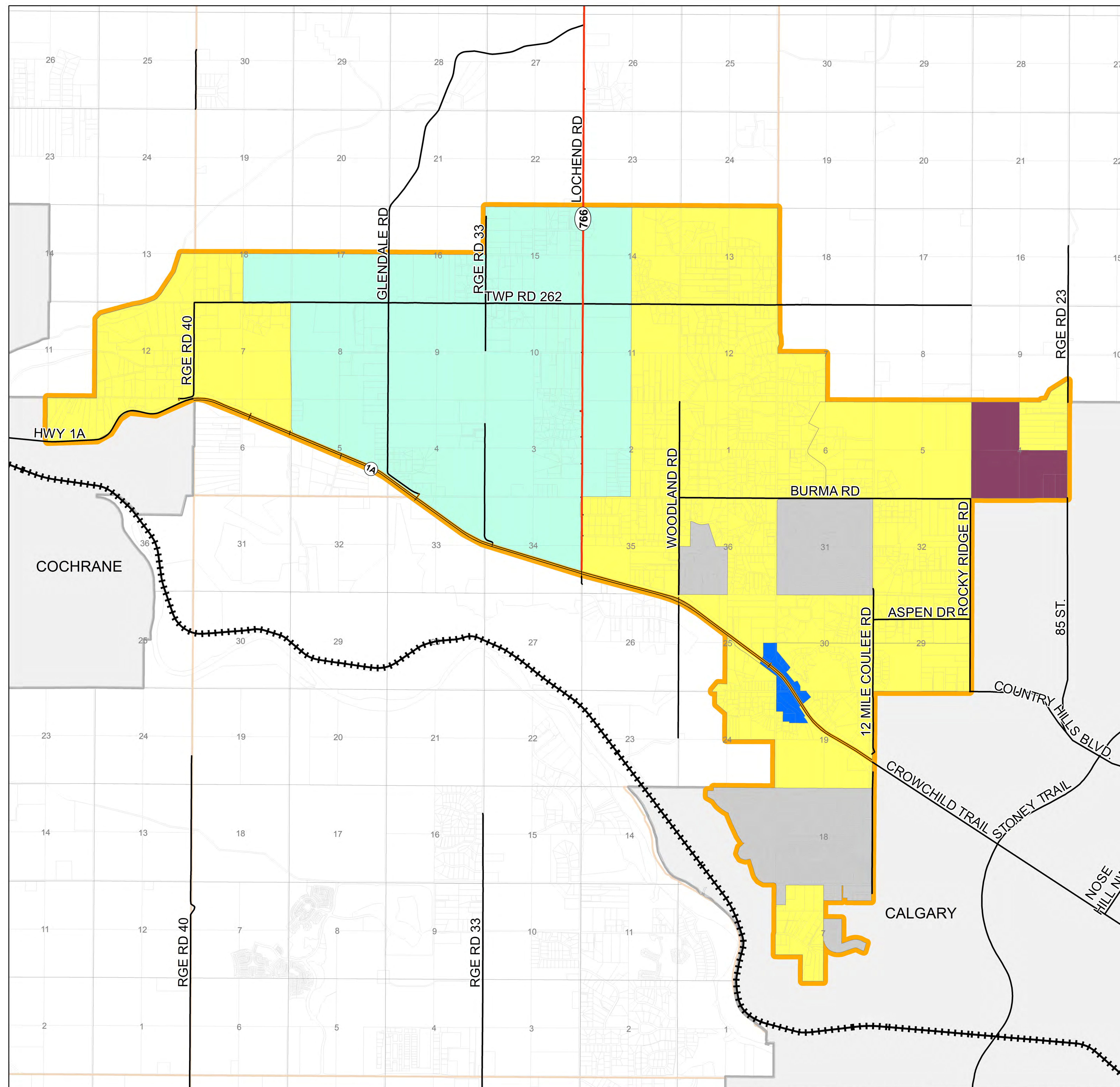
PROJECT BACKGROUND



BEARSPAW – AREA BACKGROUND AND CONTEXT



LAND USE STRATEGY



Area Structure Plan **BEARSPAW** Land Use Strategy

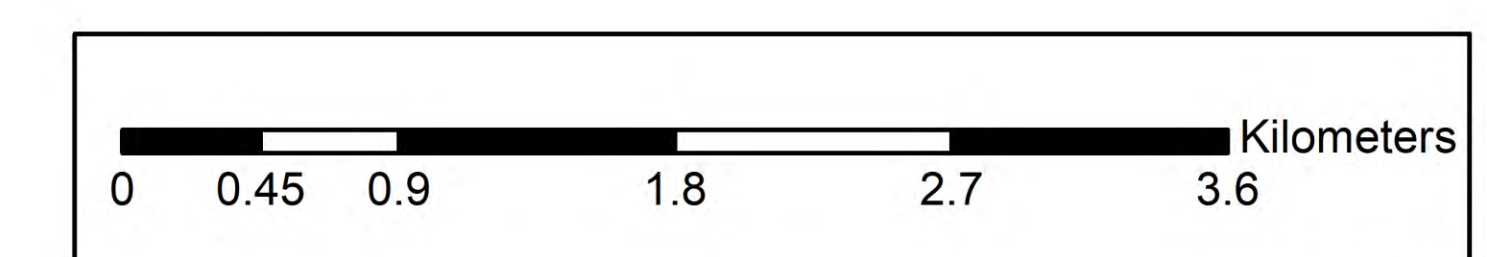
ASP Boundary

Land Use

- DC-34 Aggregate Resource Extraction
- Built Out
- Community Core
- Future Development
- Country Residential

Railway

PROJECT WEBPAGE

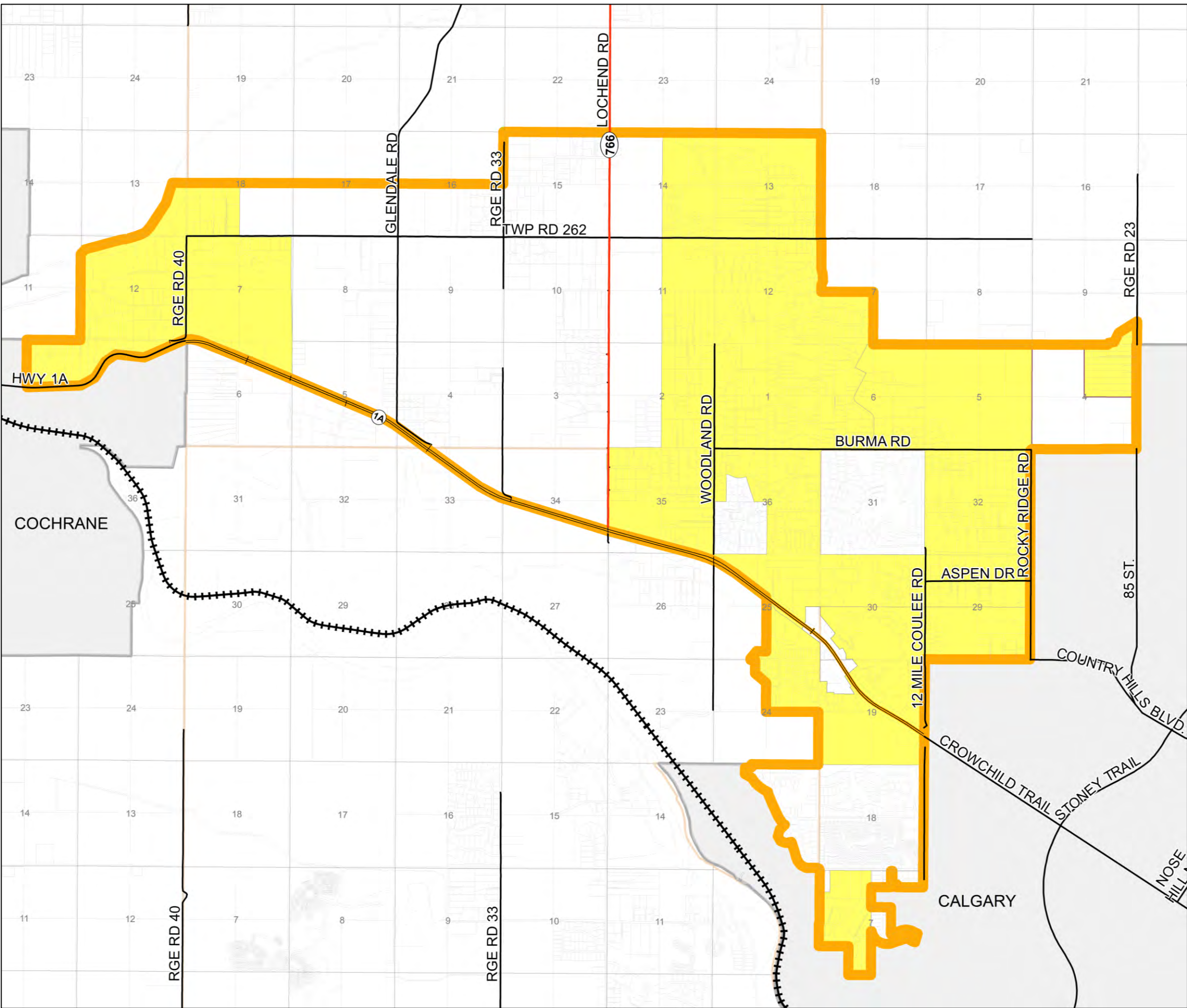


Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



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

COUNTRY RESIDENTIAL



Vision from Phase 1 Engagement

- Respect the existing built environment, and allow for further development of similar country residential forms.
- Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Objectives

- Maintain the Country Residential built form, which is characterized by single detached houses on lots at least 2 acres in size.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework

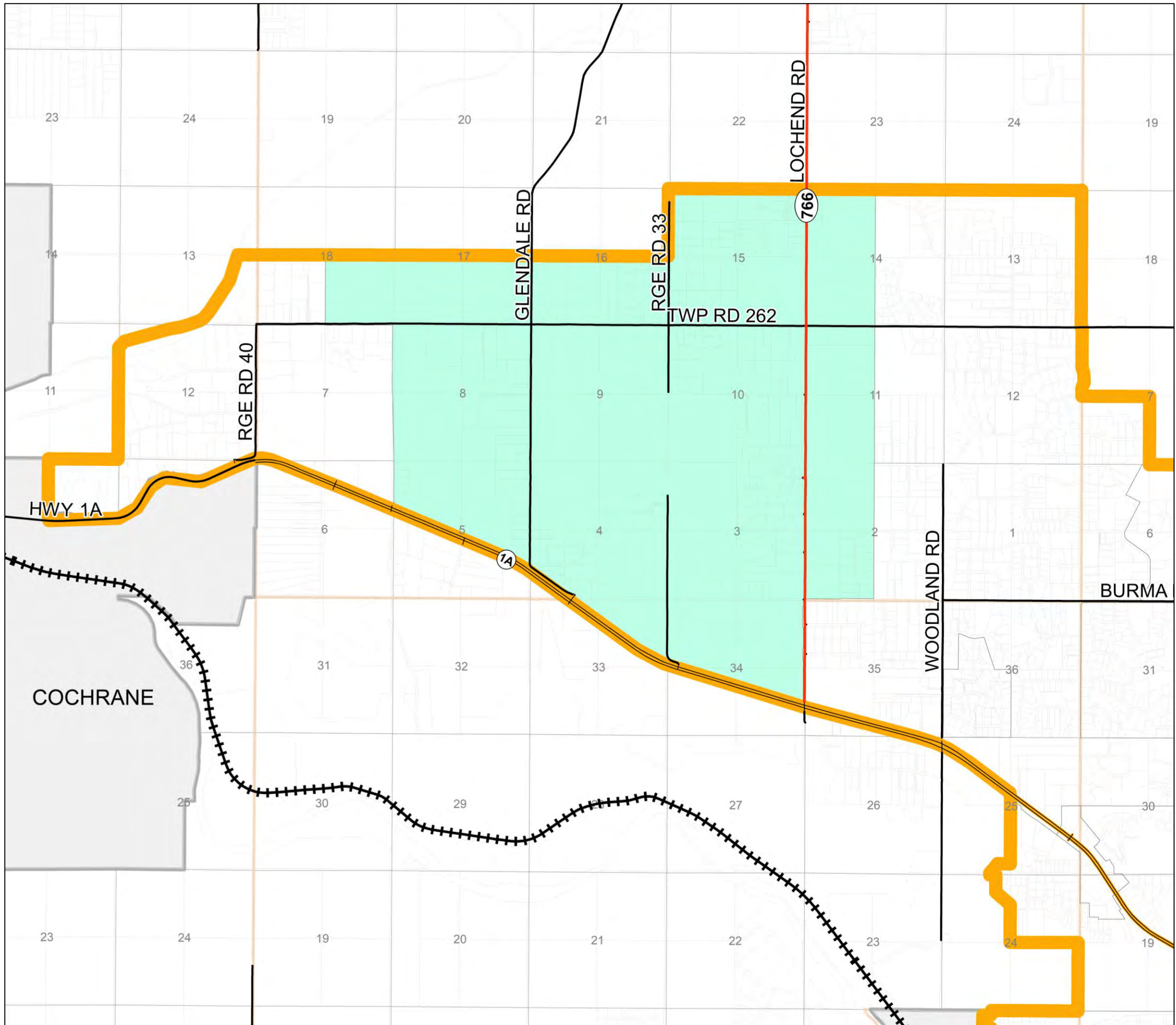
Policy Summary

- Minimum 0.8 ha (1.98 acre) lot size.
- Country Residential is the primary land use type supported in the plan area.
- Large areas shall be planned through Local Plan application (i.e. Conceptual Scheme).
- Panhandle driveways are discouraged.
- Home based businesses may be supported as a secondary use to an existing residence.
- Connect to piped water and wastewater services if possible.
- A Local Plan shall be required for subdivision of a parcel larger than 20 acres, or if more than 10 lots are to be created, and may be required if smaller than 20 acres and less than 10 lots.
 - Previous ASP required Local Plan in certain areas, no matter how many parcels created.
- Subdivision down to 2 acres will be possible without the need for Local Plan.
 - Previous ASP set a minimum parcel size of 4 acres, or smaller under an approved Local Plan.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



FUTURE DEVELOPMENT AREA



Vision from Phase 1 Engagement

- Respect the existing built environment, and allow for further development of similar country residential forms.
- Establish a framework for the orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Development within Bears paw will be phased so that development occurs near Calgary and Cochrane first, and then transitions toward the centre of the Plan area as servicing and transportation networks expand. This phasing is intended to allow for logical and efficient extension of servicing, transportation networks, and impacts to the natural landscape.

Objectives

- Provide criteria for amendment of the Bears paw ASP, to determine appropriate land uses, densities, hard and soft services, and interface measures within the Future Development Areas.
- Support a level of development that is reflective of service availability and that aligns with the Regional Growth Plan and the relevant regional servicing plan.

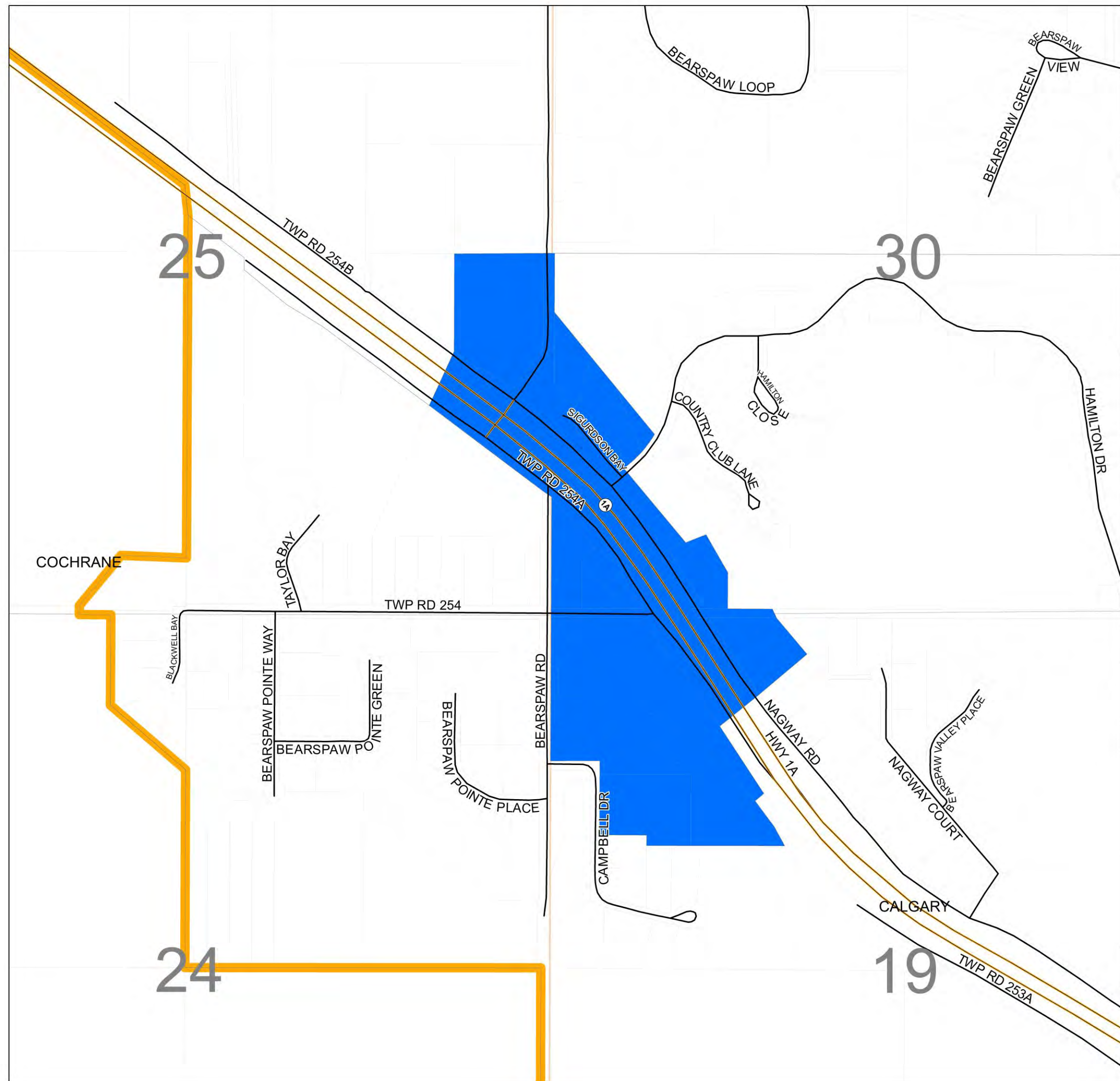
Policy Summary

- First-Parcel-Out subdivisions may be allowed in the Future Development Area pursuant to the Municipal Development Plan.
- Applications (Local Plan, Subdivision, Redesignation) will not be supported in this area until:
 - The Country Residential Policy Area is built out to 80% of its capacity;
 - There are piped services available to serve the expanding development area;
 - Transportation networks have been planned to accommodate the new development area;
- An amendment to the ASP has been adopted to include the new development area.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



COMMUNITY CORE



Vision from Phase 1 Engagement

- Ensure sustainable and sensitive growth of business uses in a way that is supported by market trends, desired growth size, and limitations of servicing.
- Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.

Objectives

- Provide a location for business, commercial, and institutional uses that serve the local community, and act as a central location for community gathering and social interaction.
- Encourage local commercial and institutional development to be serviced by piped or regional water and wastewater servicing where appropriate and efficient, and that all other development shall be encouraged to connect to such services.

Policy Summary

- Institutional and local commercial shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Bearspaw Road.
- Commercial uses shall be local-focused and shall complement the existing community in use and building/site design.
- Commercial areas shall be designed and oriented in such a way that ensures safe and efficient access from adjacent roadways.
- Outdoor storage shall not be permitted. Outside Display Areas may be allowed subject to Land Use Bylaw requirements.
- Development within the Community Core shall allow for connectivity of active transportation modes.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



BUSINESS AND INSTITUTIONAL USES

Business Uses

Objectives

- Provide for the local commercial and institutional uses that serve the needs of the Bearspaw Community.
- Promote modest development of non-residential uses within the Community Core to provide amenities, services, and local employment opportunities for residents.
- Provide for a commercial hub whose built form celebrates and preserves the character and heritage of Bearspaw.
- Support the growth of institutional and community services within the Community Core as the natural destination for people seeking to obtain community services.
- Provide mechanisms to support the infrastructure and public realm improvements necessary to create an efficient and cohesive development pattern that promotes pedestrian activity within the Community Core and interactions between public and private spaces.
- Promote active transportation routes through and within the Community Core area to ensure that the area is accessible from other parts of the Bearspaw community.

Policy Summary

- Commercial uses should be focused primarily in the Community Core.
- Home-Based Businesses may be allowed as a secondary use to a residence throughout Plan area, pursuant to the Land Use Bylaw.
- Commercial Recreation uses outside the Community Core area may be considered where the proposal does not unduly impact adjacent lands.
- Industrial Uses will not be permitted within the Plan area (except for the existing DC-34 Aggregate Resource Extraction).

Institutional Uses

Objectives

- Support institutional and community uses in accordance with the policies of the Municipal Development Plan County Plan and the Recreation and Parks Master Plan.
- Encourage the focused development of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, Town of Cochrane, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the Bearspaw ASP.

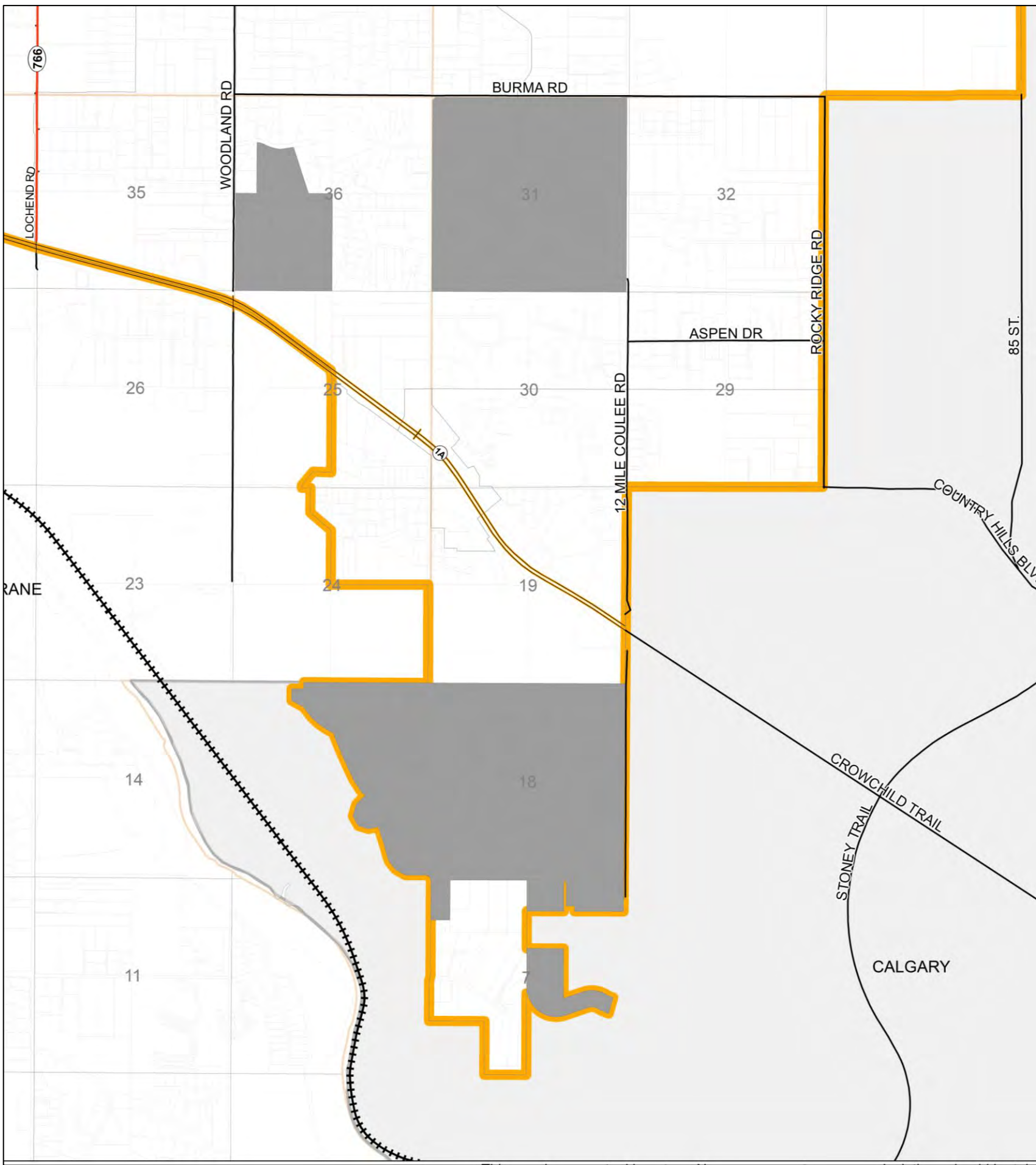
Policy Summary

- A Master Site Development Plan will be required for any proposed Institutional Use.
- Institutional uses should be focused to the Community Core, unless:
 - the proposed location of the development shall be justified, including reasons for not locating within the Community Core;
 - evidence of the benefits to the Bearspaw community and wider public shall be provided, through for example, an assessment of the public need for the development;
 - demonstration that the proposal meets the Institutional Uses policies and other relevant sections of this Plan.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



BUILT-OUT AREA



These areas are built out to the minimum 2-acre lot size envisioned by the plan, and servicing and transportation infrastructure is constructed and fully operational.

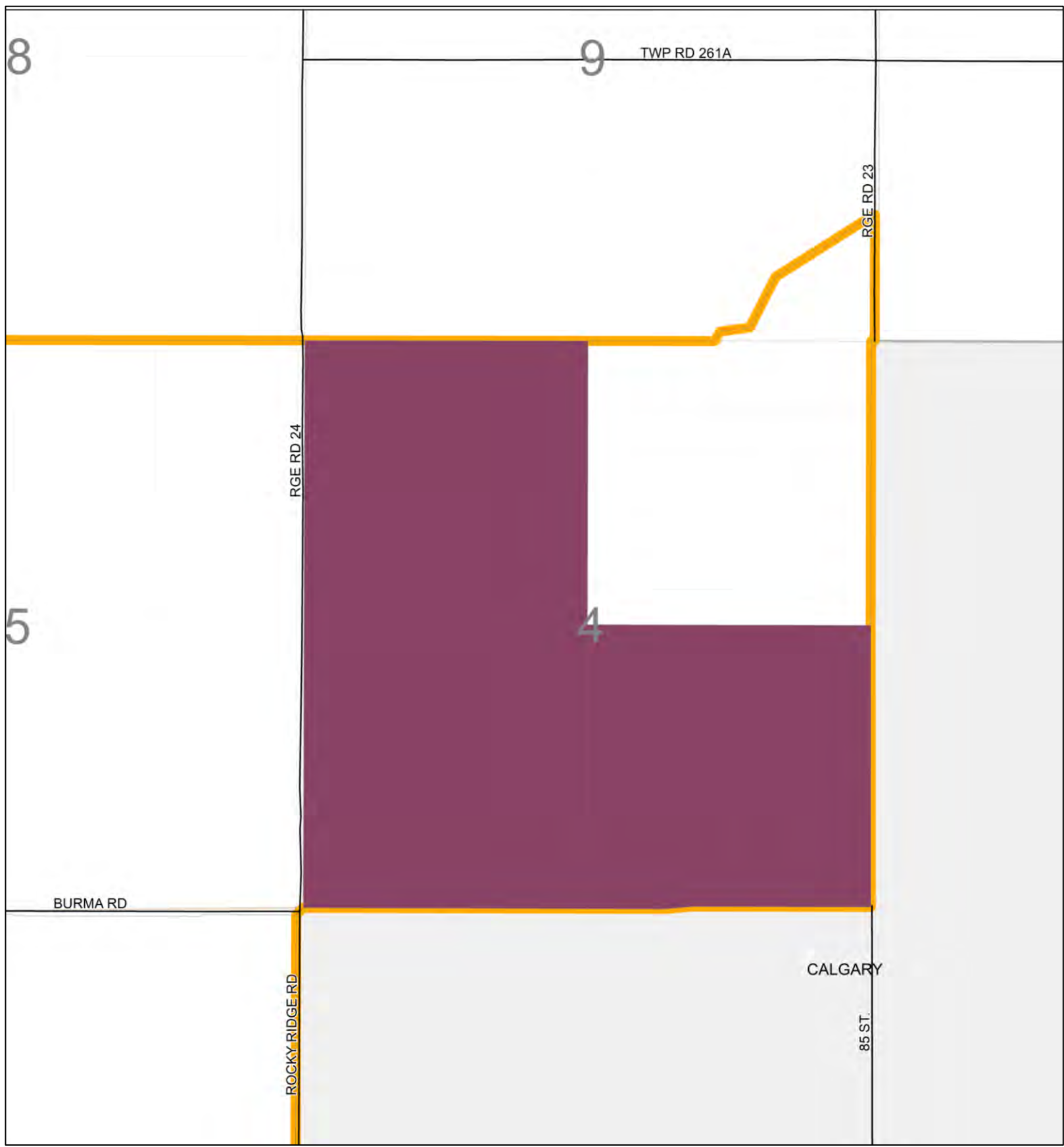
No further development is expected.

Policy Summary

- No redesignation will be allowed in this area.
- No further subdivision will be supported, unless the proposed lot size to be subdivided is allowed under the existing land use district.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

AGGREGATE RESOURCE EXTRACTION



These three quarter sections have been approved under Direct Control District DC-34 for Aggregate Extraction Use. They will be allowed to continue under existing approvals.

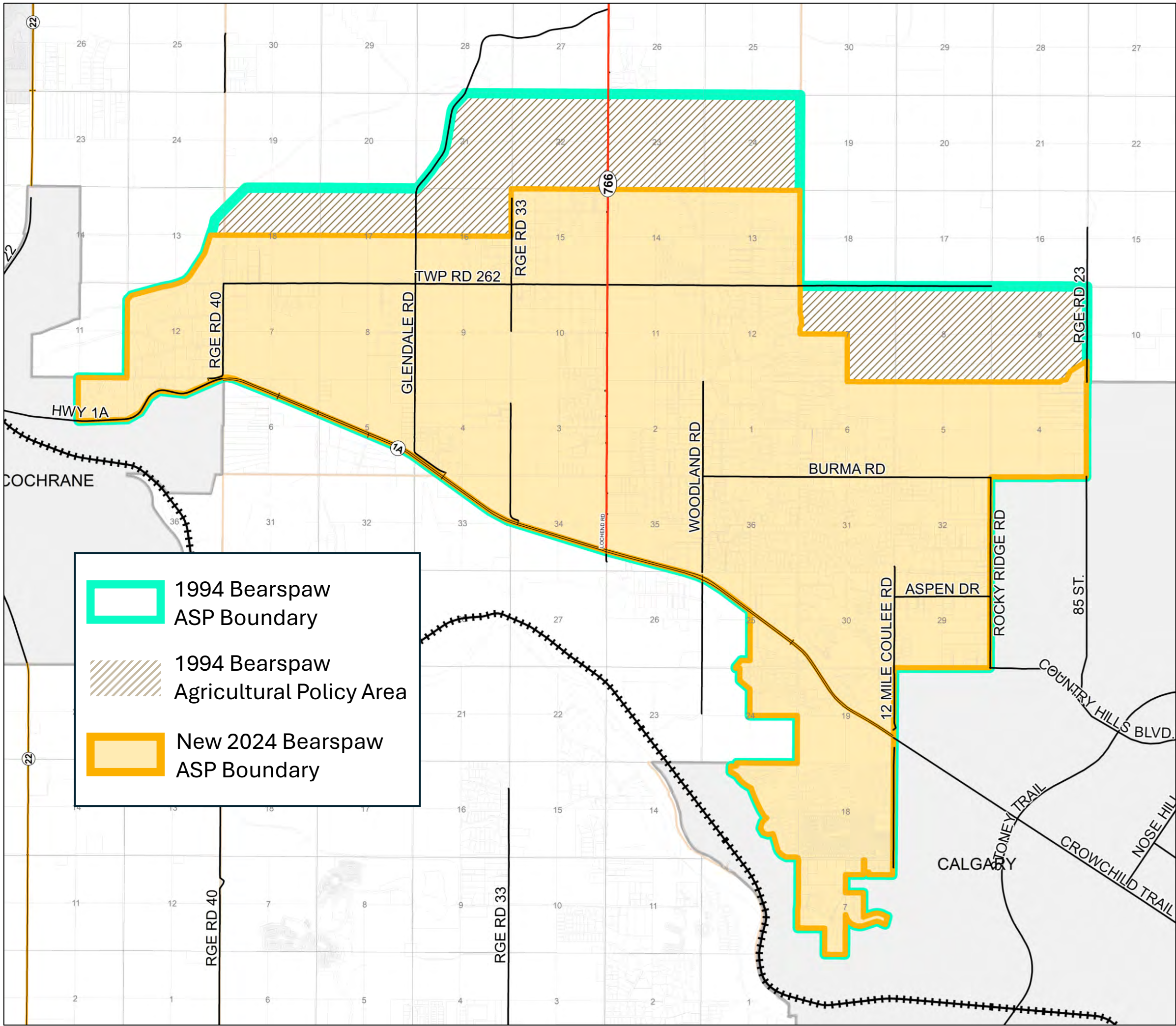
Aggregate Resource Extraction uses will not be supported anywhere else in the Plan area.

Policy Summary

- No new development of aggregate resource extraction operations within the Plan area.
- The existing aggregate resource extraction site on NW, SW, and SW 4-26-2-W5M approved under Bylaw DC-34 will continue to operate pursuant to existing approval.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

AGRICULTURE



Vision from Phase 1 Engagement

- Support agricultural uses until alternative forms of development are determined to be appropriate. 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 uses to maintain the rural character of Bears paw.

The previous ASP identified large areas of agricultural lands on the north of the Plan area. This ASP does not include those lands in its boundary, so that the agricultural uses are guided under the County-wide Municipal Development Plan. Agricultural uses in the Country Residential, Community Core, and Future Development areas may continue operating.

Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the County’s Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

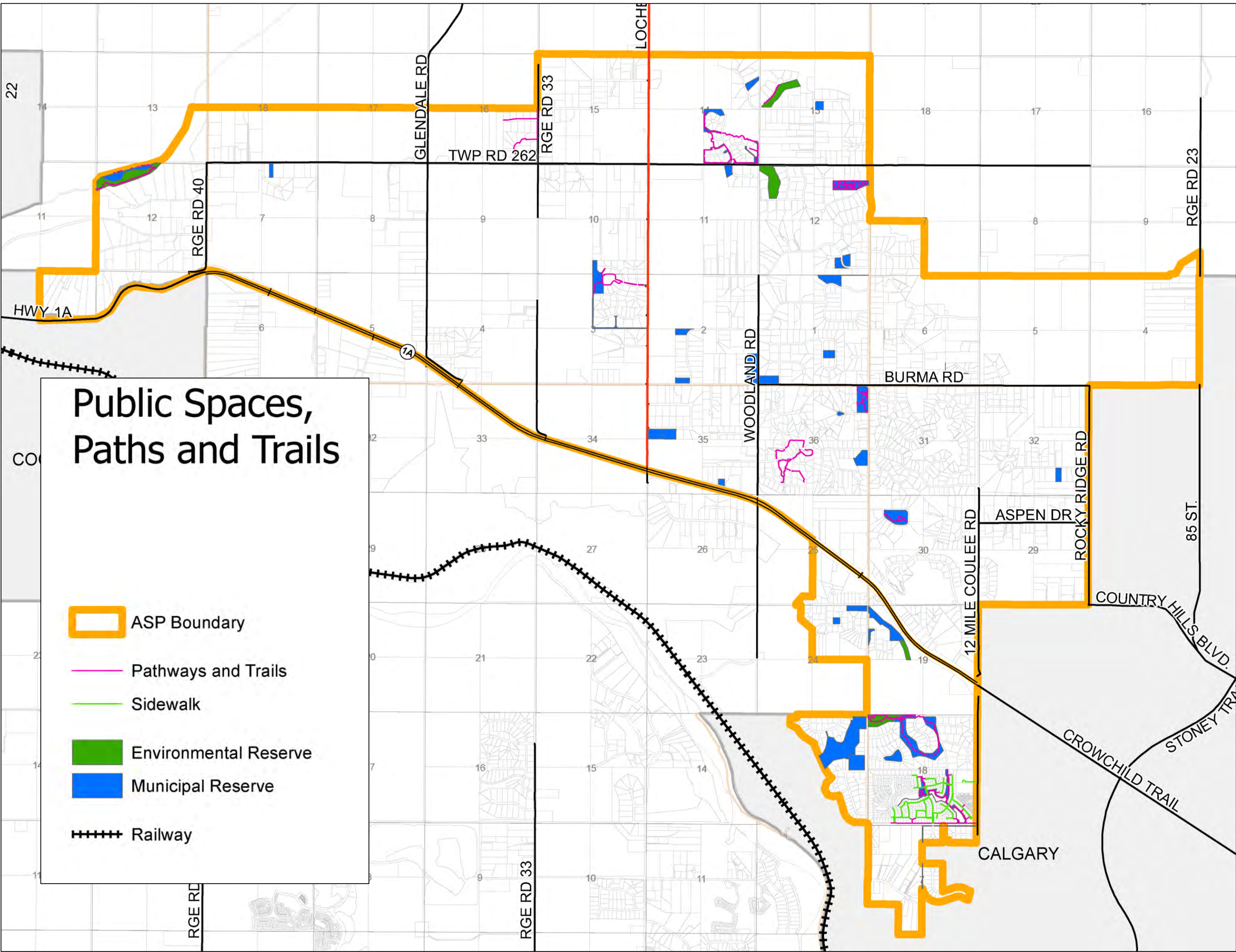
Policy Summary

- Where a land use may conflict with an agricultural use, setbacks should be considered, in alignment with the County’s Agricultural Boundary Design Guidelines.
- Agricultural land uses should incorporate best management practices.
- Agricultural heritage buildings and cultural landscapes should be incorporated into development.
- Contemporary small-scale agricultural uses will be supported where compatible with surrounding land uses.
- Land uses adjacent to Agricultural uses shall incorporate the County’s Agricultural Boundary Design Guidelines.
- Confined Feeding Operations shall not locate within the Plan area.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



RECREATION, PARKS & OPEN SPACE



Vision from Phase 1 Engagement

- 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.
- Complement the character and appearance of Bears paw through high-quality design that supports efficient use of land and encourages provision of accessible public spaces.
- Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.

Policy Summary

- The County shall support the development of recreation facilities and services through grant funding programs/appropriate funding mechanisms.
- Where there is a need for recreation services, the County should encourage both public and private partnerships to provide those services, including school boards, community groups, and adjacent municipalities.
- Parks spaces and recreation amenities should be provided by Municipal Reserve, either by land dedication or cash-in-lieu.
- Local Plans should contribute to an overall interconnected network of parks and open spaces.
- Infrastructure should be provided for safe recreation activities, such as walking and cycling paths.
- Parks should be designed to integrate into the existing landscape, celebrate natural and cultural heritage of the area, and is safe and accessible.

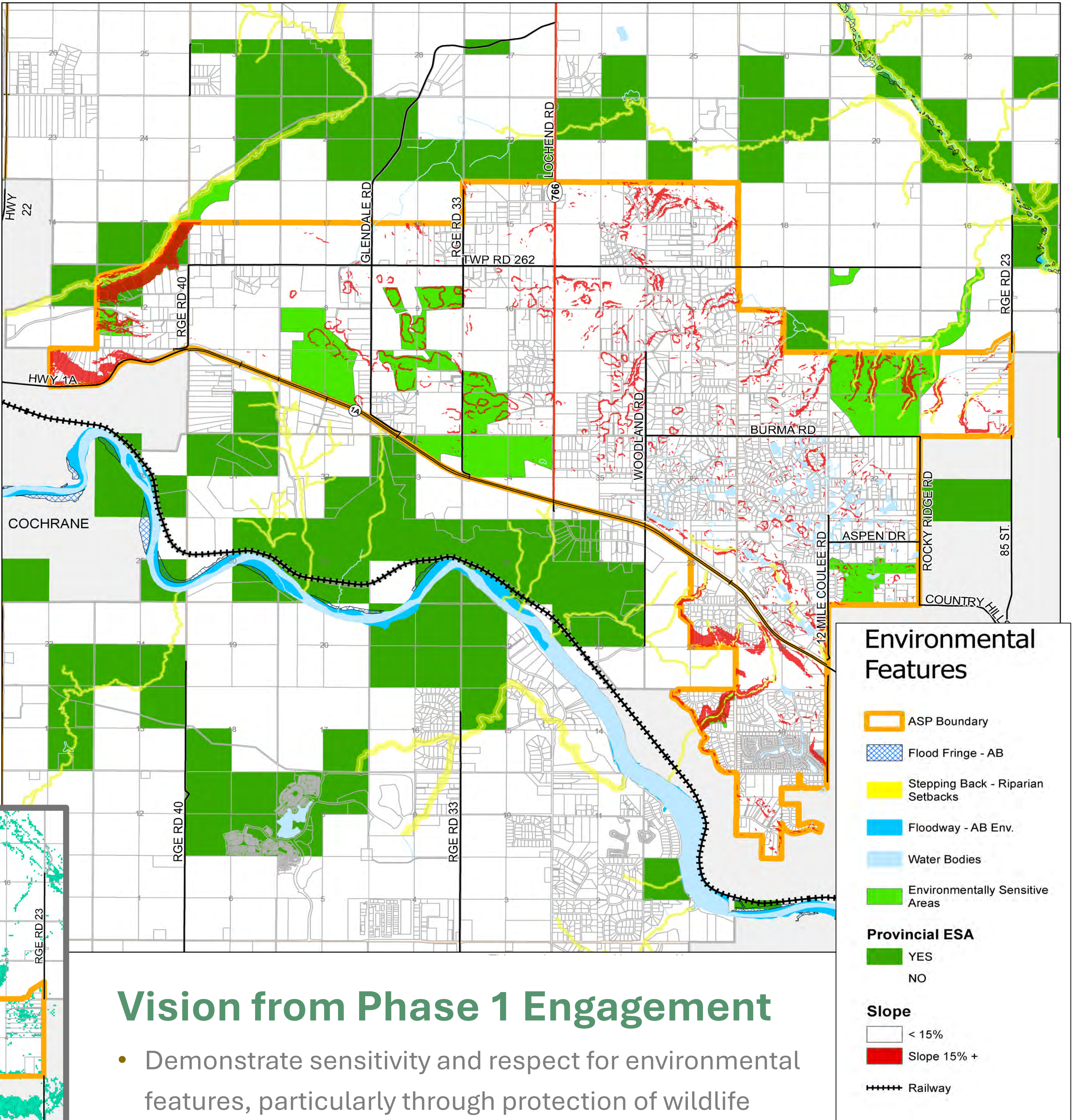
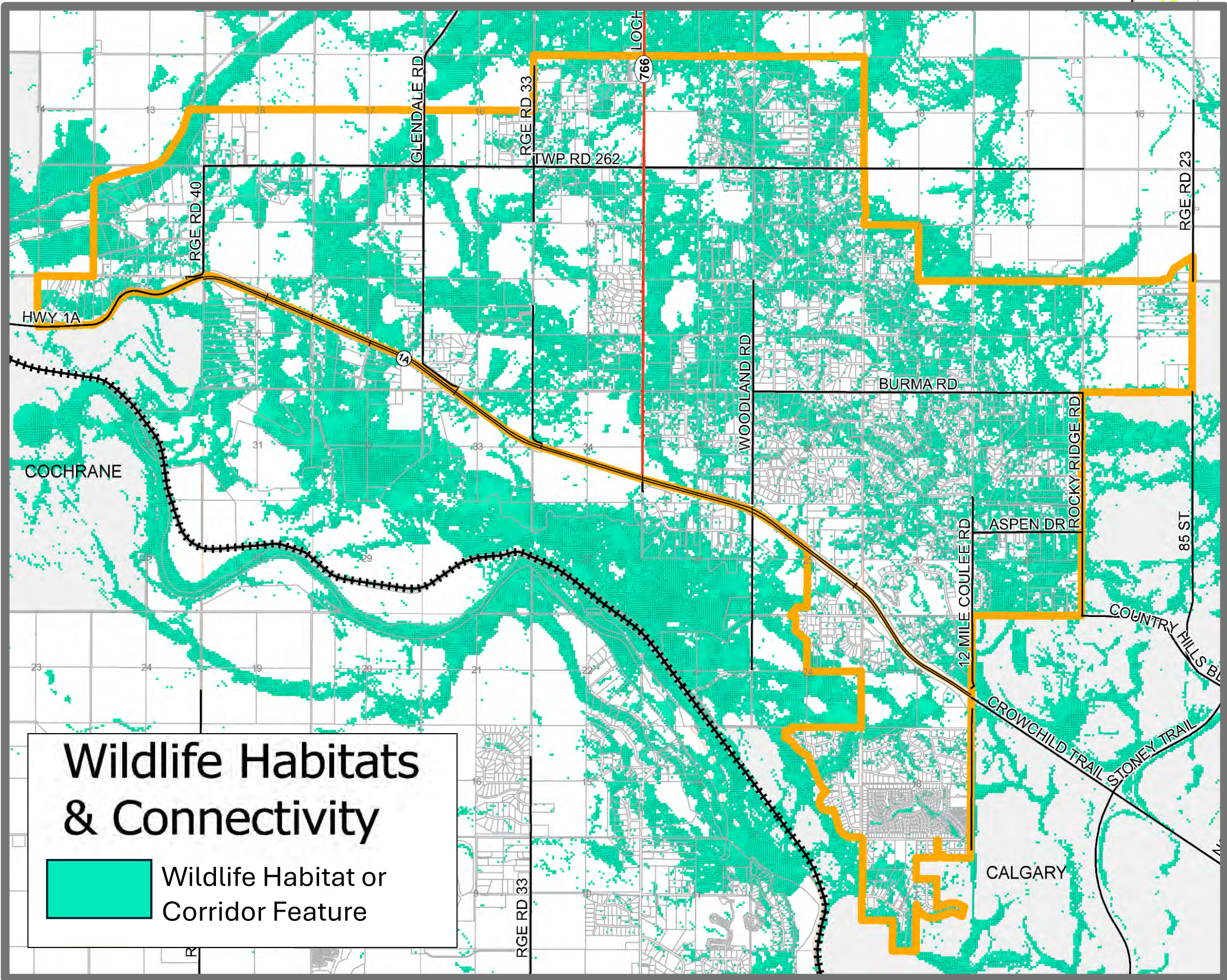
Do you agree with this policy approach? Are there any policies you would add, remove or modify?



ENVIRONMENTAL AREAS & WILDLIFE HABITAT

Policy Summary

- Biophysical Impact Assessment (BIA) will be required at Local Plan or Subdivision stage.
- BIA will identify Wildlife Habitat and Connectivity Features on-site. These must stay in their natural state (or be minimally disturbed if no other building site exists).
- Development design should consider environmental function (e.g., minimize fencing to allow free wildlife movement).
- Roads should be designed to minimize landscape fragmentation



Vision from Phase 1 Engagement

- Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife habitats and corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow River, Big Hill Springs, and Nose Creek.
- Protect, conserve, and enhance existing natural amenities and minimize impacts on natural areas through sensitive development.
- Integrate the naturalized open space with active and passive recreation.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

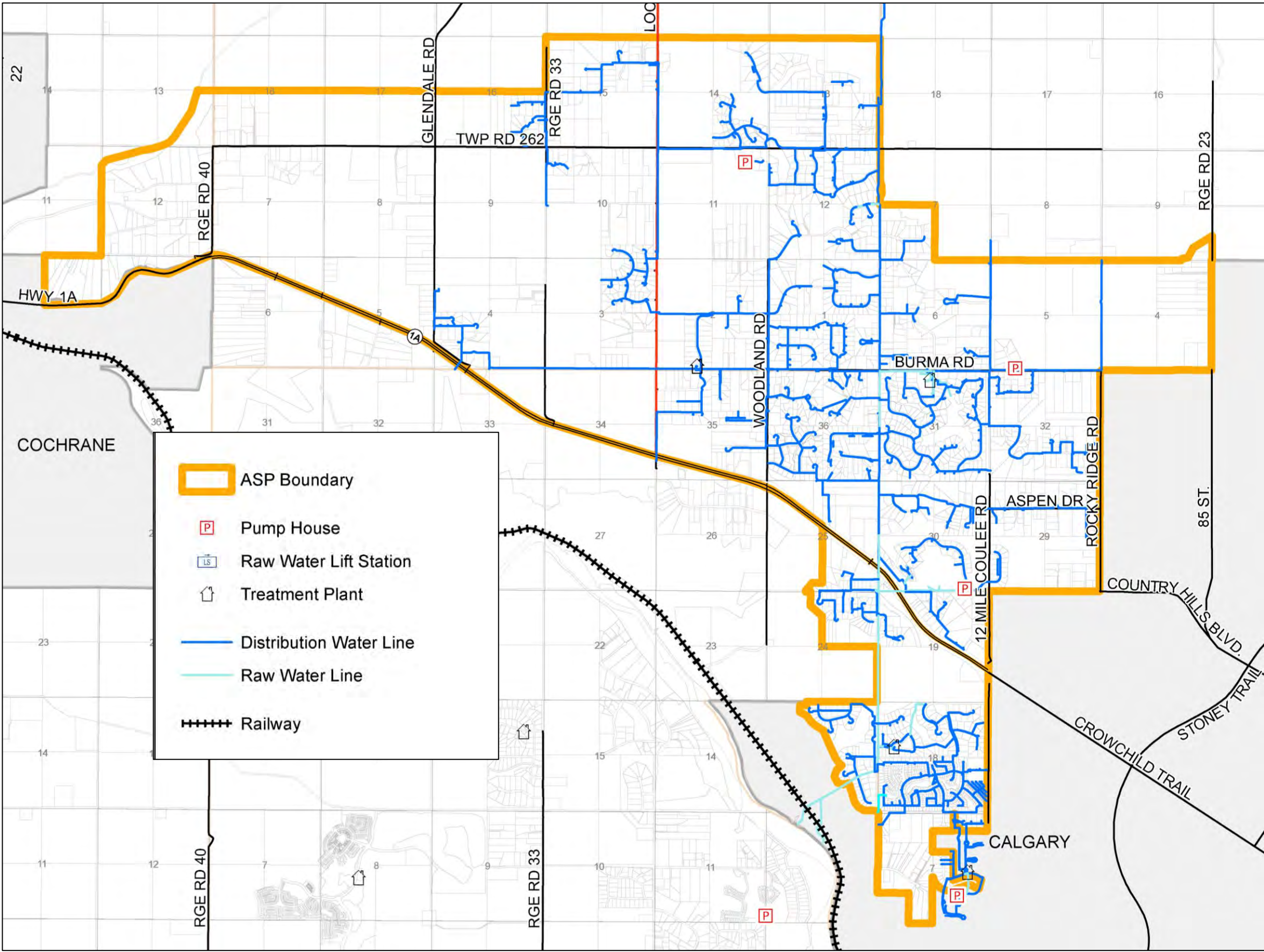


WATER AND WASTEWATER SERVICES

Vision from Phase 1 Engagement

- Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.

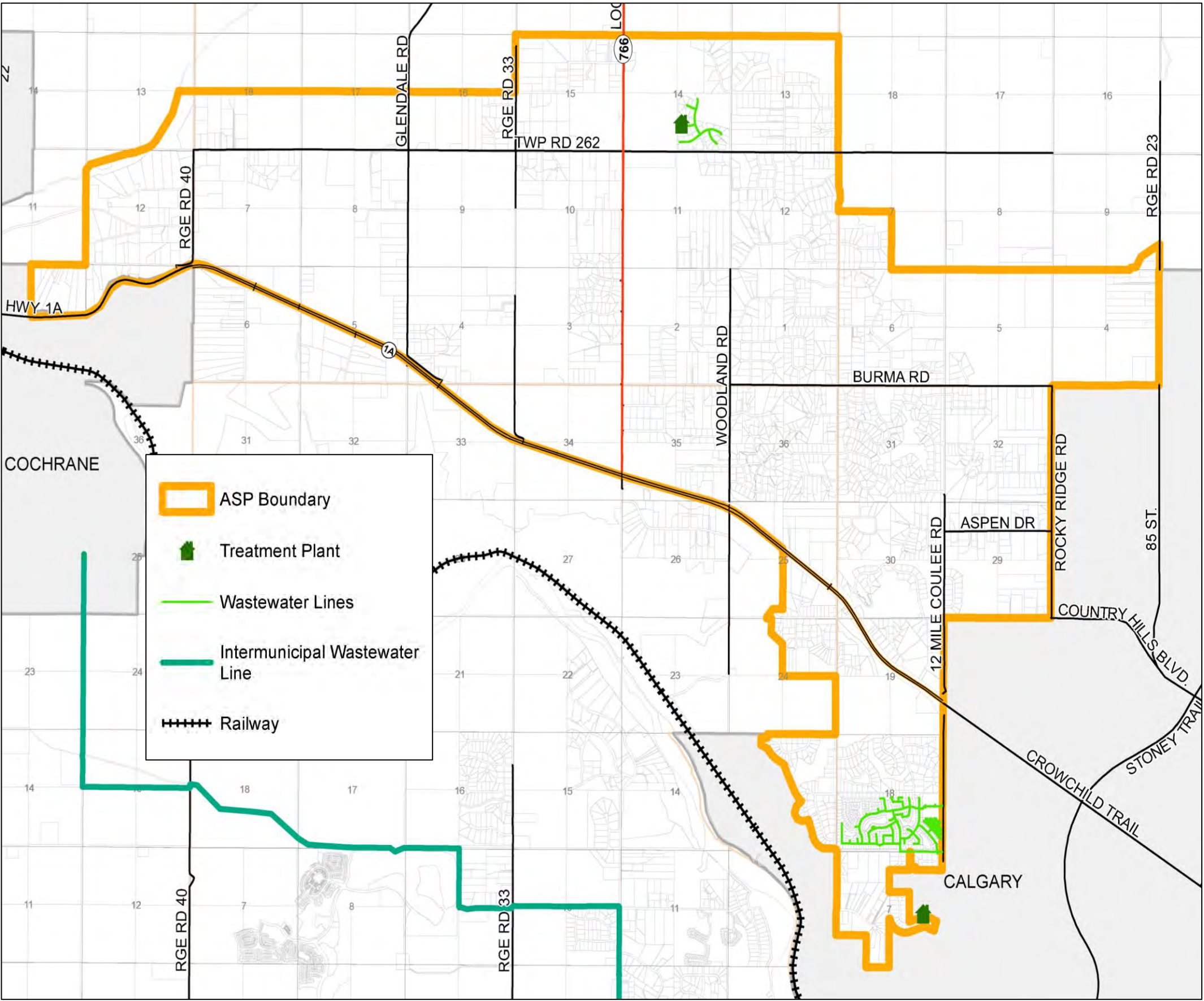
Water Service Infrastructure



Policy Summary

- Development should be served by piped water service wherever possible.
- Utility services should be provided in an orderly, logical, and sequential pattern of development.
- Commercial uses must provide fire suppression in accordance with the County's Fire Suppression Bylaw
- Water saving devices and practices should be designed into developments.

Wastewater Service Infrastructure



Policy Summary

- A cost feasibility analysis to evaluate connection to a piped waste water system should be performed at Local Plan stage.
- Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- Methods of wastewater effluent discharge must meet a quality that is acceptable to the Province and the County.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?



STORMWATER MANAGEMENT

Vision from Phase 1 Engagement

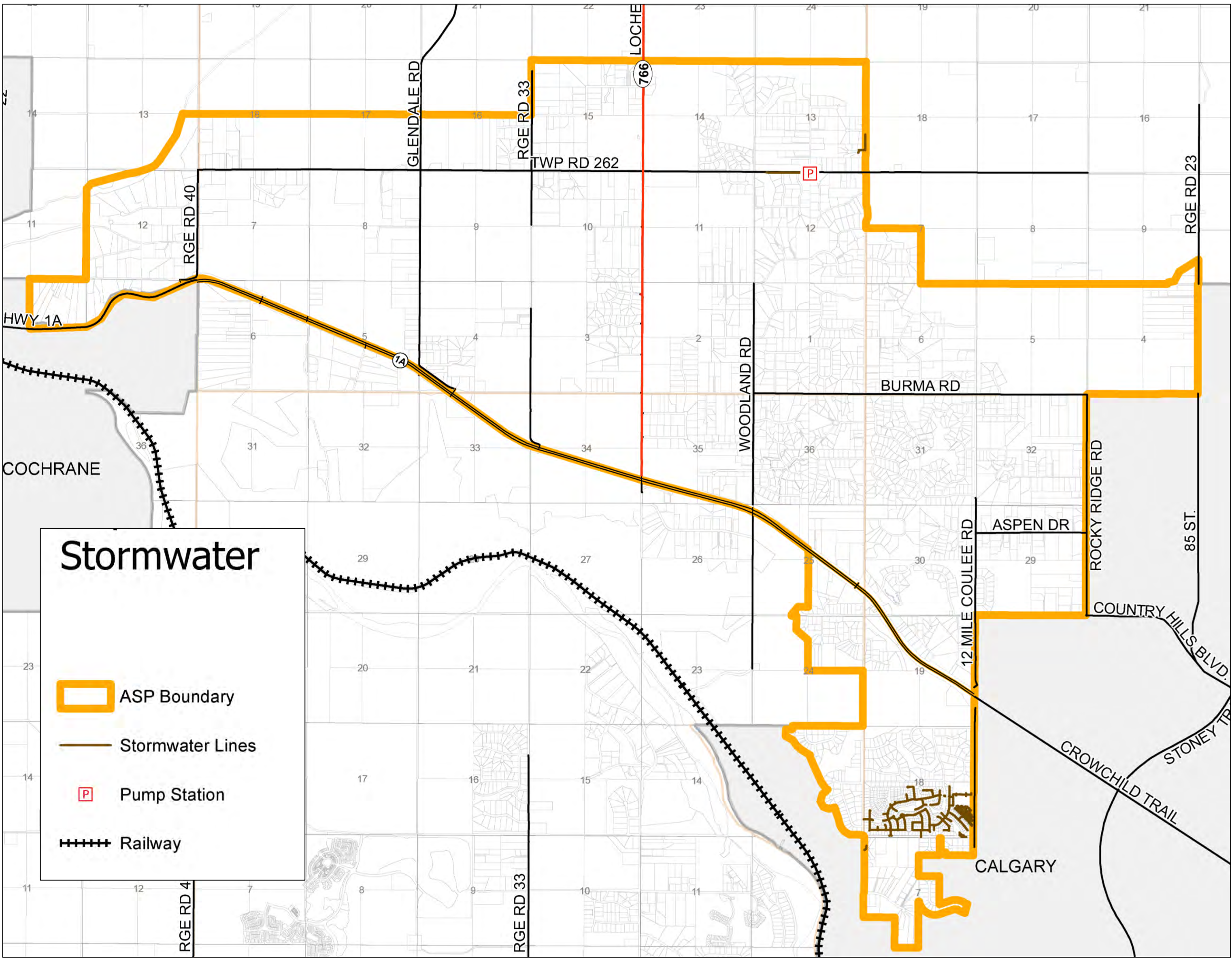
- Ensure that appropriate potable water, wastewater, and storm water infrastructure is provided within the Plan area in a safe, cost-effective, and sustainable manner.
- Collaborate with government agencies, adjacent municipalities, and other stakeholders to address regional growth in accordance with the region-level planning framework.
- Support the County’s goal of achieving financial sustainability through rational extensions of development, to ensure servicing infrastructure is provided efficiently.

Policy Summary

- Stormwater manage plan or sub-catchment drainage report shall be required at the Local Plan or Subdivision stage.
- Stormwater management shall be designed to align with the Bearspaw Master Drainage Plan.
- Design of stormwater conveyances shall prioritize protection of downstream properties, landscapes, and receiving watercourses.
- Low Impact Development methods shall be incorporated into site design.
- Stormwater management should not impact the quantity or quality of groundwater.

NOTE: Bearspaw Master Drainage Plan is currently being updated. Final policies will depend on results of completed plan.

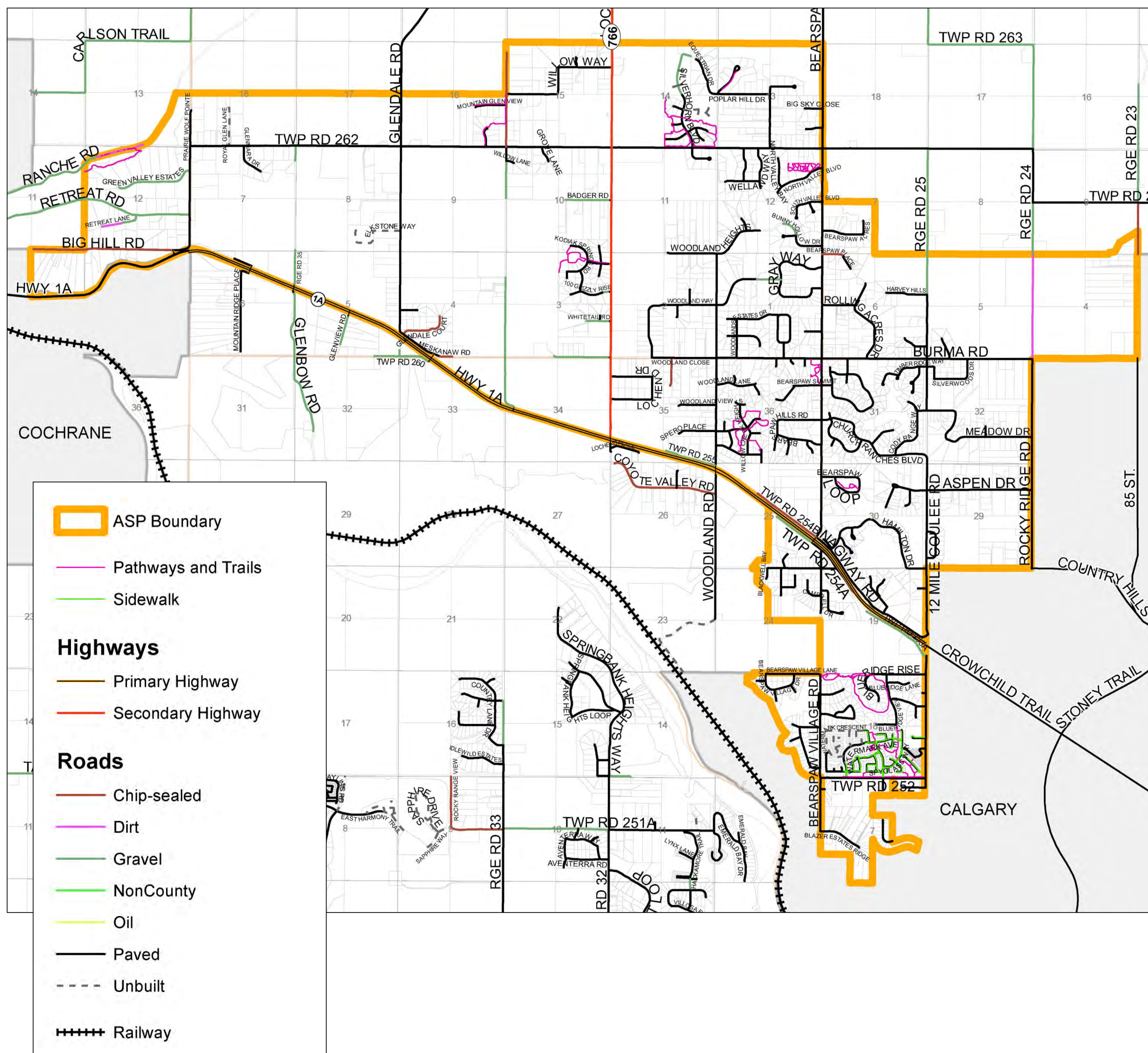
Do you agree with this policy approach? Are there any policies you would add, remove or modify?



TRANSPORTATION

Vision from Phase 1 Engagement

- Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.
- Ensure that new development is integrated smoothly into the existing transportation network, with appropriate upgrades as necessary as the community grows.
- Ensure connectivity of the open space system and pathway connections to adjacent communities and natural features.
- Collaborate with neighboring municipalities and provincial agencies to promote a safe and efficient regional transportation network.



Policy Summary

- A Traffic Impact Assessment (TIA) will be required at Local Plan or Subdivision stage to identify road network design and required upgrades.
- Road networks shall prioritize efficient vehicular travel, and shall align with the Long Range Transportation Plan for the area.
- Connections to regional transit will be explored when feasible.
- In the Community Core, the transportation network should accommodate bicycle and pedestrian transportation modes.
- Residential road networks shall accommodate pedestrian travel, including sidewalks and trail linkages.
- No new direct accesses onto Highway 1A.
- New connections to City of Calgary roads will not be supported, unless under a Local Plan to the satisfaction of the City of Calgary.

Do you agree with this policy approach? Are there any policies you would add, remove or modify?

