

**Bearspaw ASP – Draft Motions for April 23, 2025 Public Hearing**

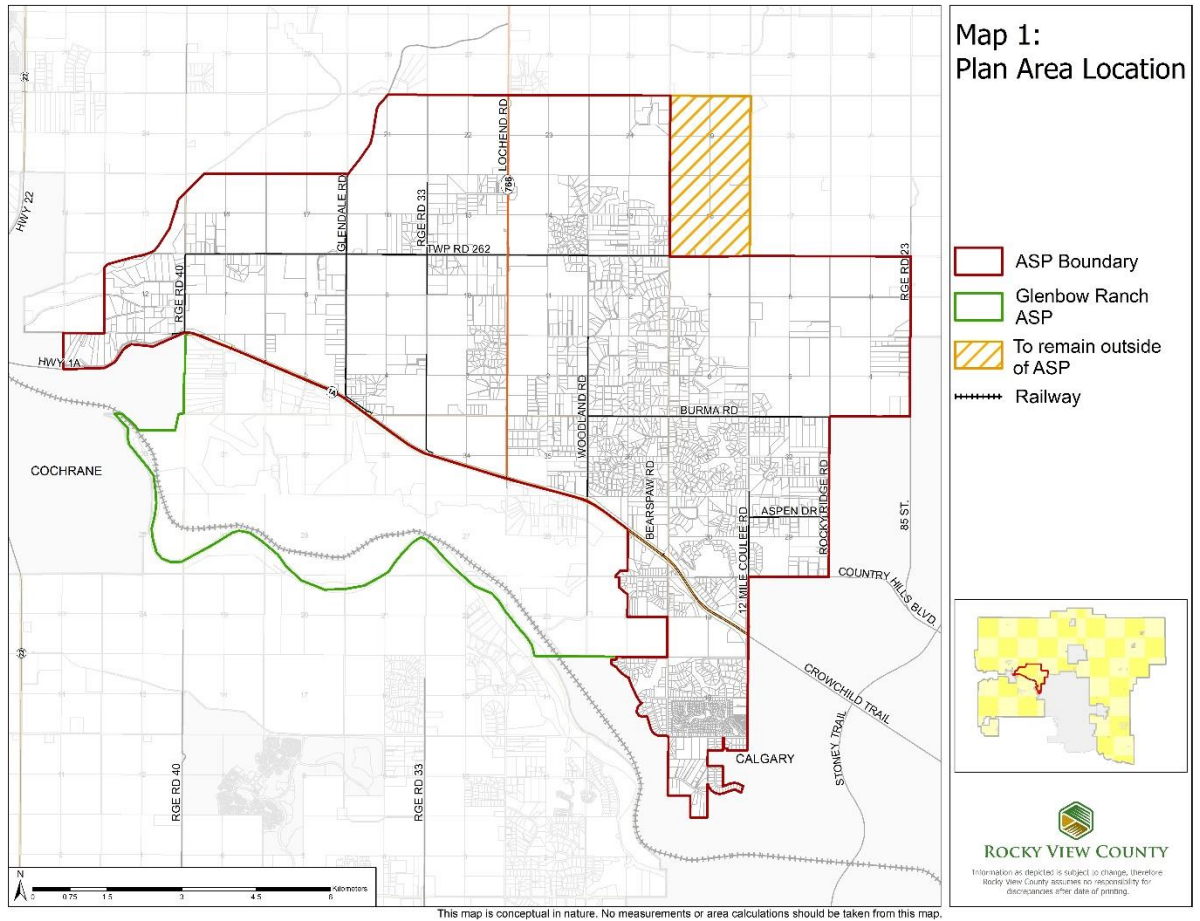
After the January 28, 2025 public hearing, Council directed administration to amend the Bearspaw ASP. Council provided recommendations to Administration for their desired amendments. Administration has compiled the following draft motions that would enact Council’s requested amendments.

<b>MOTION NUMBER</b>	<b>PROPOSED MOTION</b>
<b>A. ADMINISTRATIVE</b>	
MOTION A.1	THAT the term “Local Plan” be replaced with the term “Conceptual Scheme or Master Site Development Plan” throughout the document.
<p><b>Administration Analysis:</b> For conciseness within the document, the term “Local Plan” is used where a policy applies to either or both a Conceptual Scheme or Master Site Development Plan. Appendix A: Definitions of the Bearspaw ASP defines “Local Plan” as “ a Conceptual Scheme or Master Site Development Plan as defined by the County’s Municipal Development Plan.” Where a policy applies exclusively to a Conceptual Scheme, the term “Conceptual Scheme” is used, and where a policy applies exclusively to a Master Site Development Plan, the term “Master Site Development Plan” is used. Administration has no concerns with replacing the term “Local Plan” with the term “Conceptual Scheme or Master Site Development Plan” throughout the document.)</p>	

## B. ASP BOUNDARY

THAT the Maps within the Bearspaw ASP be amended to show that all of 18-26-02-W5M, and all of 19-26-02-W5M are excluded from the ASP boundary.

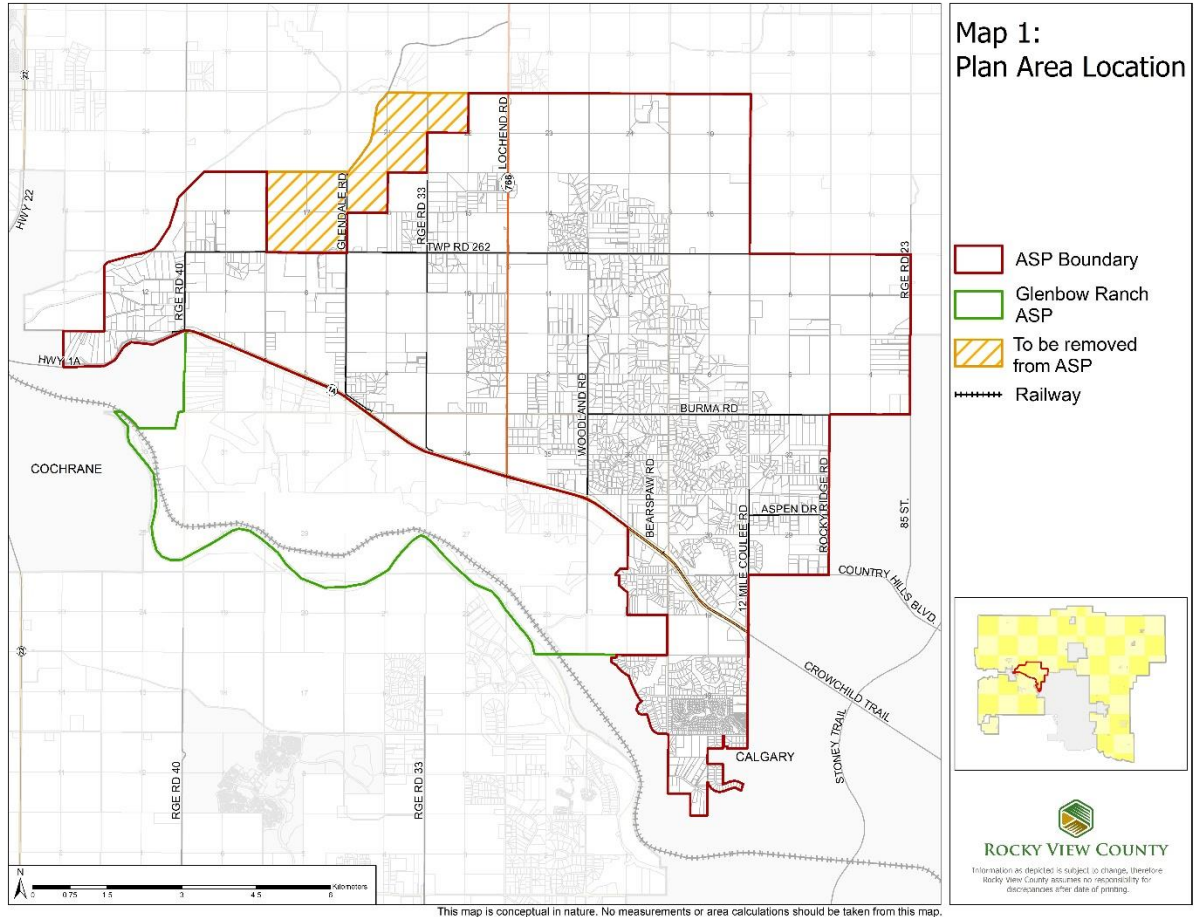
MOTION B.1



**Administration Analysis:** These lands are not within the current ASP area, and were added late in the drafting process. The landowners expressed that would not like to be included in the ASP area. While Administration’s position is that the lands would provide a transition between Country Residential lands within the ASP and the large-scale agricultural lands to the east, Administration has no significant concern with the lands remaining outside the of ASP.

THAT the Maps within the Bearspaw ASP be amended to reflect the removal of the following lands to the Plan Area: 17-26-3-W5M, NW-16-26-3-W5M, and NW-22-26-3-W5M.

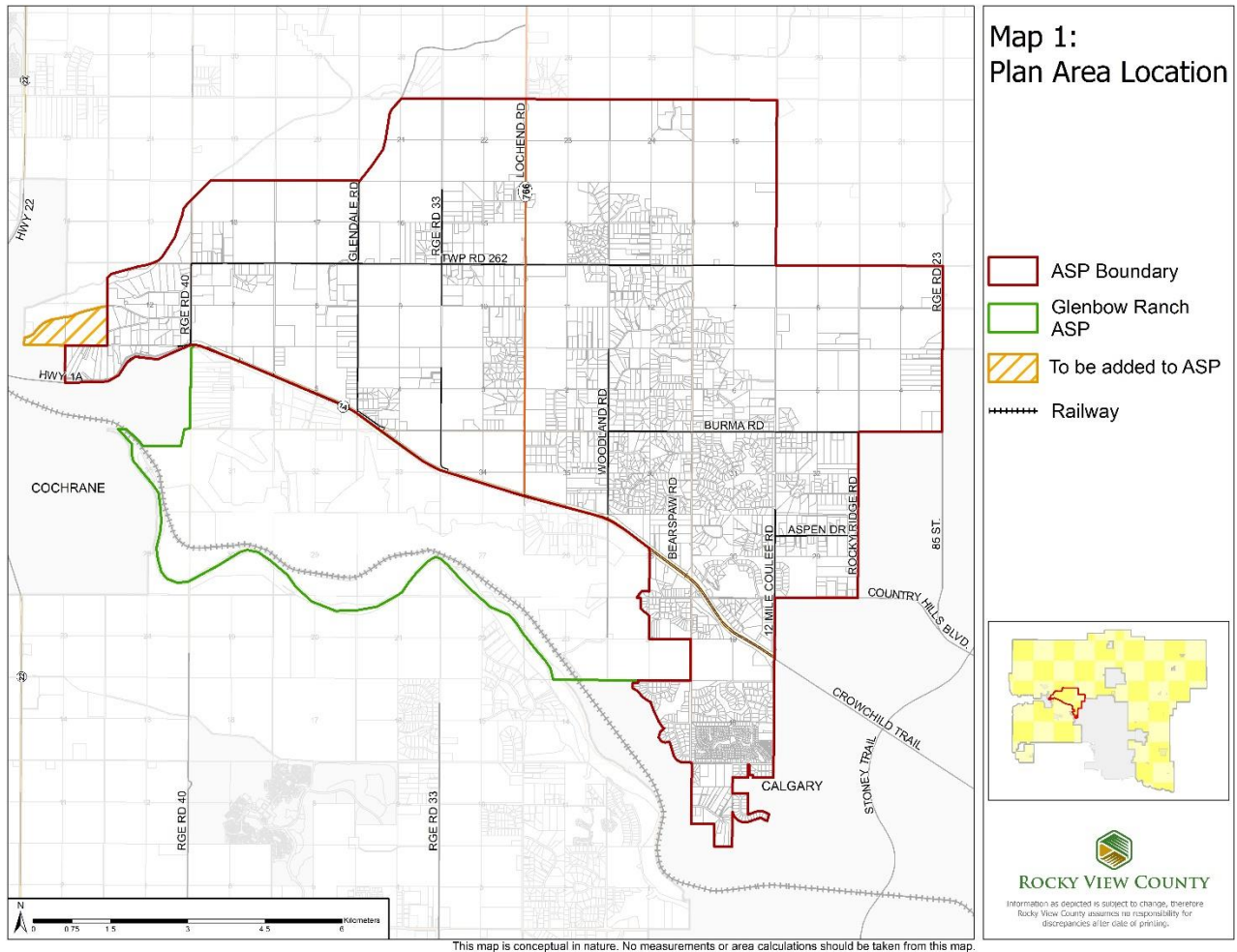
MOTION B.2



**Administration Analysis:** The landowner expressed that they would like to be removed from the ASP boundary. In the current draft of the ASP, these lands are primarily within the Agricultural Transition policy area, and the Future Development policy area is adjacent to the south. There is no immediate demand for development on the subject lands. If these lands were to be removed from the ASP, any proposed developments within these lands would be subject to the policies of the Municipal Development Plan rather than the ASP.

THAT the Maps within the Bearspaw ASP be amended to add the following lands to the Plan Area: an approximately 130-acre portion of SE-11-26-4-W5M and an approximately 75-acre portion of SW-11-26-4-W5M.

MOTION  
B.3



**Administration Analysis:** The landowner expressed that they would like to be included in the ASP, under the Infill Country Residential policy area. There are significant topographical constraints on these lands, and only a small portion of it is developable. Administration has no significant concerns with these lands being included in the ASP area.

## C. LAND USE AND PHASING

MOTION C.1

THAT Section 5.2.1.b be deleted;

**Administration Analysis:** Administration’s position is that this policy is a critical aspect of the function of the Future Development Area. If this policy were removed, development could occur generally in the same manner as in the Infill Country Residential Policy Area. Administration recommends that this policy remain, so that development does not proceed in the Future Development Area until a comprehensive plan is prepared for the area, to ensure the integrity of the transportation, servicing, and park space layouts that will serve future developments in the area.

Timing of the planning work for the Future Development Area will be determined by Council. The project will be included on the ranking list in the Planning Project Prioritization Policy C-322, and Council will have the opportunity to direct the project be undertaken when Council sees fit.

MOTION C. 2

THAT Policy 6.1.1 (e) be amended, as follows:

“High-quality design secured through consistent architectural controls across subdivisions, particularly relating to building appearance, **building height**, lot layout, landscaping, and streetscape; and”

**Administration Analysis:** Building height is considered to be an aspect of building appearance, and is controlled through the land use bylaw at the development permit stage. Conceptual Schemes may require stricter height limits than the land use bylaw. Administration has no concern adding “building height” to 6.1.1(e).

MOTION C.3

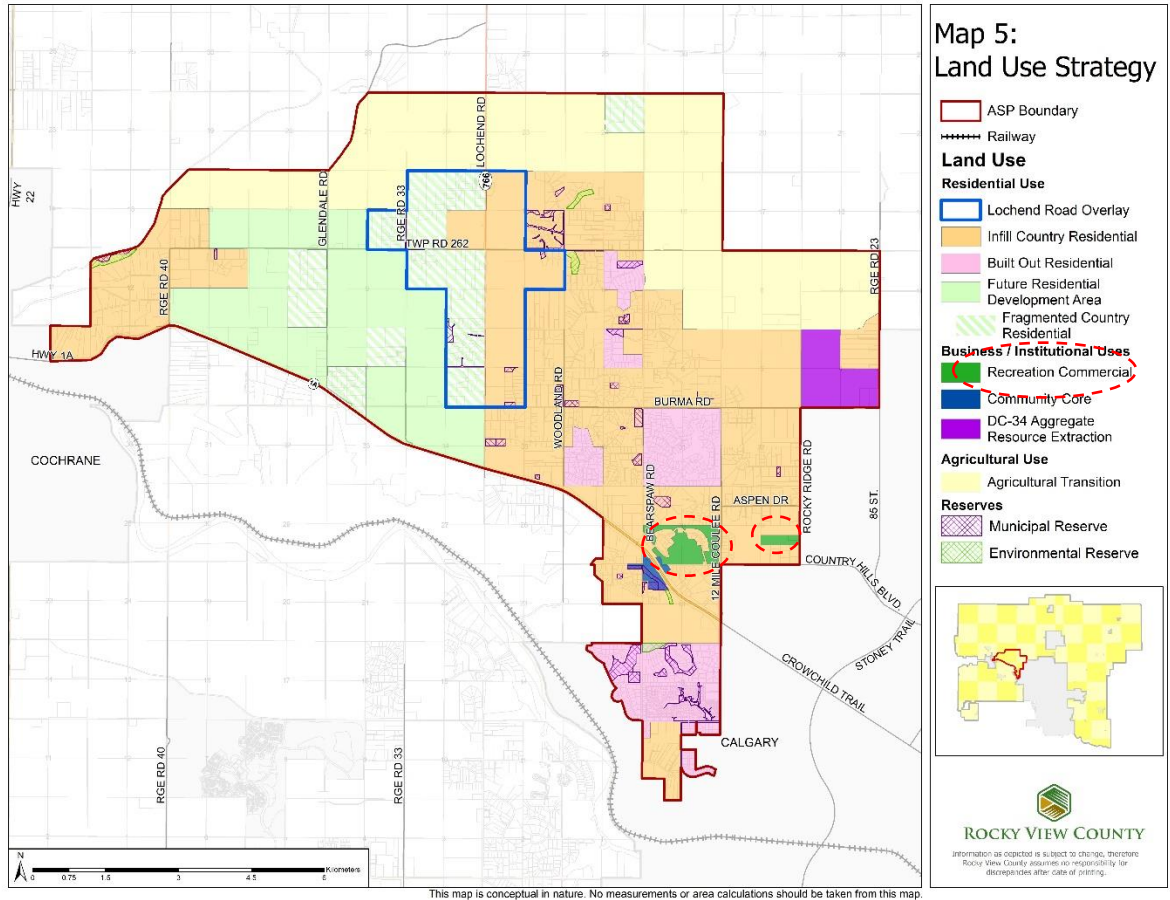
THAT Map 5: Land Use Strategy be amended to depict the lands legally described as

- Block 2, Plan 6749JK;
- Block A, Plan 8111028;

as Recreation Commercial,

AND THAT a new policy be inserted after 7.2.5 to read:

“Redesignation proposals and/or applications for subdivision and development approval to accommodate recreation commercial land uses should be considered appropriate on those lands identified as Recreation Commercial on Map 5: Land Use Strategy”.



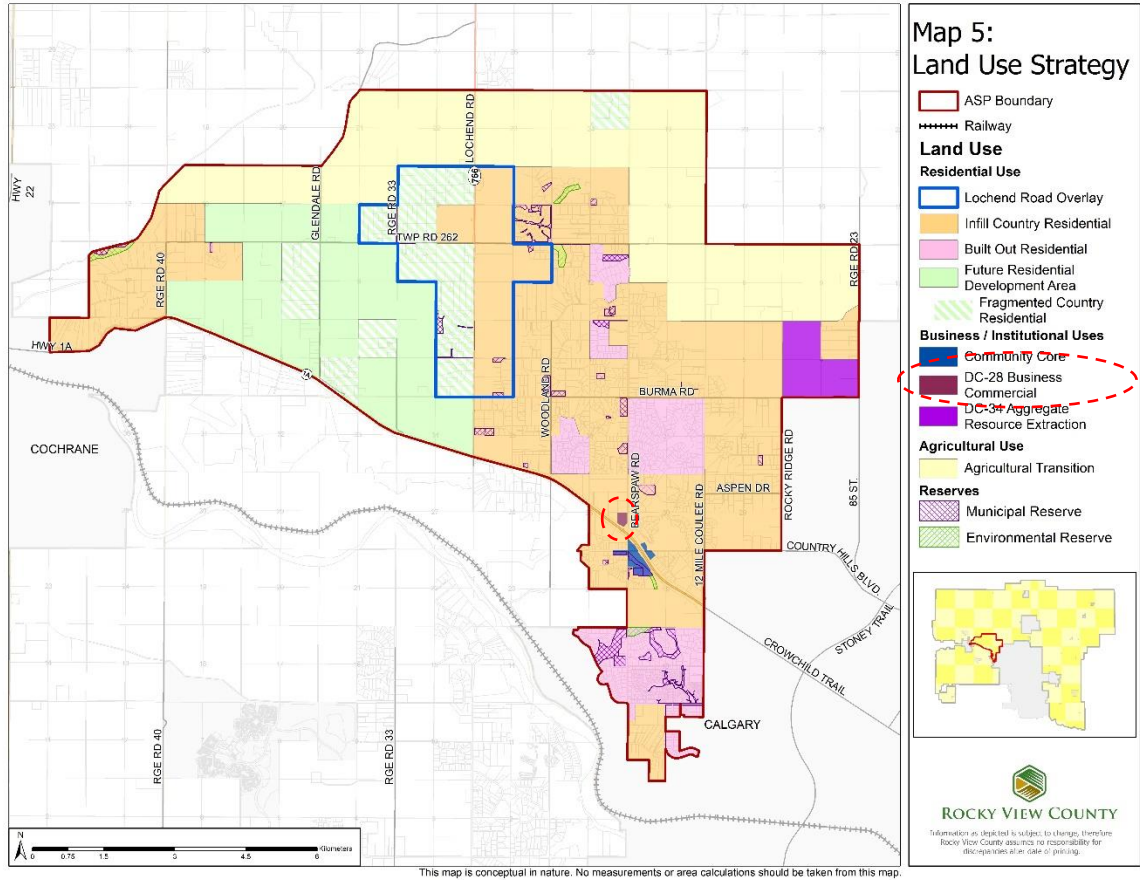
**Administration Analysis:** Block 2, Plan 6749JK (Butterfield Acres) and Block A, Plan 8111028 (Bears paw Golf Club) are currently zoned as Business, Recreation (B-REC) District under the County’s Land Use Bylaw. The existing uses are operating under existing approvals and can continue to operate under the B-REC zoning even if the lands are identified as Infill Country Residential. Future development permit applications for recreation commercial uses may be allowed, subject to the regulations of the B-REC zone. Further, the ASP allows for recreation commercial uses to be undertaken anywhere within the Plan area, as long as they do not negatively impact adjacent lands as per policy 7.2.6. Administration is satisfied that the current draft supports the continued operation and growth of Butterfield Acres and the Bears paw Golf Club; however, to provide greater certainty to those business owners, Administration would support the above amendment to Map 5 and attendant policy.

THAT Map 5: Land Use Strategy be amended to depict the 13-acre portion zoned DC-28 on the lands legally described as Block PCLA, Plan 7537HK as Business Commercial.

AND THAT a new policy be inserted after 7.2.1 to read:

“Business uses on the lands identified as DC-28 – Business Commercial on Map 5 may continue to be used for business uses as allowed under the DC-28 Direct Control Land Use Bylaw”.

MOTION C.4



**Administration Analysis:** A 13-acre portion of Block PCLA, Plan 7537HK (Stewart Tree Farm) is zoned DC-28, to facilitate the existing landscaping business. The existing operation would be allowed to continue under the DC-28 zoning even if the lands were identified as Infill Country Residential. This amendment makes no change to the land uses on the site, but it does provide the landowners certainty that their business may continue to operate. However, future Country Residential for this parcel will not be permitted as this is currently designated for Business Commercial. Further amendment to this ASP should a country residential development be proposed in the future.

## D. ENVIRONMENTAL MATTERS

MOTION D.1

THAT the legend on Map 6 be amended to correctly identify municipal Environmentally Sensitive Areas.

### Administration Analysis:

Map 6. Identifies two different datasets of environmental features:

1. Environmentally Significant Areas - This is pulled from a Provincial dataset that was compiled in 2014 for quarter-section scale desktop review of land cover features.
2. Environmentally Sensitive Areas: This is finer-grained study that was done specifically for the Bears paw ASP project in 2023. It maps a number of features that were required by the CMRB Growth Plan. This is mis-labelled on the map as “Municipal Environmentally **Significant** Area”.

Delineation of site-specific environmental features will be done at the conceptual scheme stage through a Biophysical Impact Assessment.

MOTION D.2

THAT the word “should” in policies 10.1.16, 10.1.17, 10.1.18, 10.1.19, and 10.1.20 be replaced with the word “shall.”

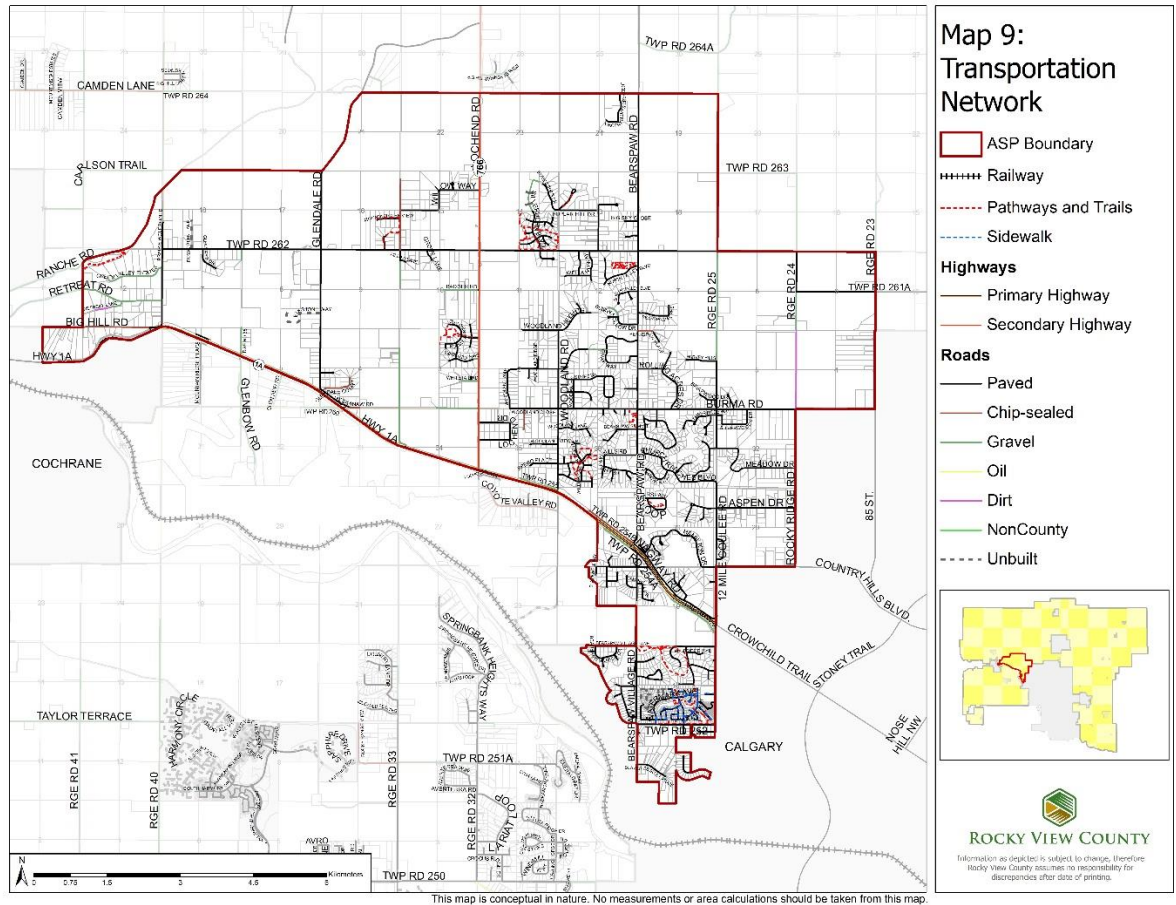
**Administration Analysis:** The policies 10.1.16 – 10.1.20 of the proposed Bears paw ASP were “should” statements, which allows for flexibility if site conditions precluded full compliance with the policy. As these policies were generally require certain considerations at the Conceptual Scheme stage, Administration supports revising these policies to mandatory “shall” statements, requiring Local Plans to consider policies relating to wildlife corridor, movement and habitats.



## E. TRANSPORTATION

THAT Map 9. Conceptual Transportation Network be replaced with Map 9. Transportation Network Map, as follows:

MOTION E1.



THAT section 15.1.6 be amended as follows:

“The regional transportation system shall be developed in general accordance with Map 9: Transportation Network **and the Bears Paw Transportation Network Analysis.**”

That section 15.1.11 be amended as follows:

“Roads not identified as arterial and collector roads within the **Map 9: Conceptual Transportation Network are Bears Paw Transportation Network Analysis** considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to arterial and collector roads should be avoided.”

**Administration Analysis:** Administration recommends that that Map 9. Conceptual Transportation Networks be replaced with Map 9. Transportation Network map (from the circulated version). Requirements for road network design and upgrades would be determined at the Conceptual Scheme stage, and would be evaluated against the Transportation Network Assessment.

MOTION E.2	<p>THAT Section 15.1.14 be added to Section 15. Transportation, as follows:</p> <p>“Pursuant to 15.1.11, Bearspaw Road south of Highway 1A should not be extended and/or upgraded to provide direct access/egress to Highway 1A.”</p>
<p><b>Administration Analysis:</b> Conversations from previous proposals along the Bearspaw Road centered around the need for a service road should more driveways were to be built along this road. The proposed amendment is to include similar language in the current Bearspaw ASP which limits access points in Bearspaw Road, specifically policy 8.5.6:</p> <p>“Pursuant to Policy 8.5.5, Coyote Valley Road and Bearspaw Road south of Highway 1A (133 Street N.W.) provide access and egress to local traffic and should not be extended and/or upgraded to provide direct access/egress to Highway 1A.”</p> <p>Administration recommends adding a similar policy to address concerns regarding overloading Bearspaw Road with additional access points.</p>	
MOTION E.3	<p>THAT Section 15.1.20 and 15.1.21 be amended, as follows:</p> <p>“15.1.20 No new accesses onto roads within adjacent municipalities shall be supported <b>in association with a subdivision or development permit approval.</b>”</p> <p>“15.1.21 <b>Notwithstanding Policy 15.1.20</b>, connection to a road within an adjacent municipality may be supported through <b>submission and approval of</b> a local plan to the satisfaction of <b>the County and</b> adjacent municipality.”</p>
<p><b>Administration Analysis:</b> Administration recommends the above amendments to policy 15.1.20 and 15.1.21 to provide additional clarity on the intent and timing of intermunicipal road connections.</p>	

## F. SERVICING

MOTION F.1	<p>THAT section 16.1.15 be amended as follows:</p> <p>“16.1.15 Connection to piped utilities for water and waste water <del>is the preferred method of will be used</del> for potable water and waste water service delivery, <del>whenever feasible</del>, in accordance with provincial legislation and regulation.”</p> <p>AND THAT section 6.1.1 (c) be amended as follows:</p> <p>“6.1.1 (c) New residential development <del>should</del> shall be connected to piped water and wastewater systems, whenever feasible, and as directed by the other policies of this Plan.”</p> <p>AND THAT section 16.1.6 be added to Section 16. Utility Services, as follows:</p> <p>“Where the County considers it appropriate, the extension of infrastructure required to service a proposed subdivision shall be the responsibility of the applicant for subdivision approval.”</p>
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**Administration Analysis:** These amendments would require all residential development to connect to piped water and wastewater systems where feasible. This means that piped servicing will be the default method for water and wastewater servicing, while allowing for other servicing options if piped water connection is not feasible.

MOTION F.2	<p>THAT section 6.2.4 shall be added to Section 6.2 Infill Country Residential Areas, as follows:</p> <p>“The maximum number of lots shall not exceed 64 on a quarter section.”</p>
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**Administration Analysis:** The 64-lot requirement in Springbank was intended to control density-per-quarter-section where lot sizes were smaller than 2 acres. The draft Bearspaw ASP includes a 2-acre minimum lot size which achieves the same density outcome (i.e. a quarter section could be subdivided into approximately 64 two-acre lots, when accounting for road ROWs, etc).

<p>MOTION F.3</p>	<p>THAT section 16.1.19 shall be added to Section 16. Utility Services , as follows:</p> <p>“New Connections to Watermark Wastewater Treatment System shall not be supported, except for connections that have been granted approval under a Conceptual Scheme or Master Site Development Plan in place at the time of this ASP coming into force.”</p>
<p><b>Administration Analysis:</b> The proposed amendment provides that no additional connections are allowed to be connected to the Watermark Wastewater Treatment System, except for those subdivision and development proposals which are under the effect of an approved Local Plan. This addresses concerns raised about the capacity of the system.</p>	
<p>MOTION F.4</p>	<p>THAT 16.1.11 be added to read:</p> <p>“A Phase 1 Supply Evaluation shall be provided for any Conceptual Scheme, Master Site Development Plan, or land use redesignation application as per the County’s servicing standards.”</p> <p>AND THAT 16.1.12 be added to read:</p> <p>“Any application for Conceptual Scheme, Master Site Development Plan, land use redesignation or subdivision shall not be supported if the water supply evaluation shows insufficient supply as per the County’s servicing standards.”</p>
<p><b>Administration Analysis:</b> Landowners expressed concern about new development impacting aquifers from which existing residents draw their water, especially in the western side of the ASP area. The County’s servicing standards require supply evaluation and well-driller’s reports that ultimately are enforced at the time of subdivision endorsement. The above policies ensures that aquifer supply evaluation is determined at an earlier stage, which would provide greater certainty that further development cannot proceed should there be concerns about groundwater supply.</p>	