



## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council  
**DATE:** May 12, 2020 **DIVISION:** 1  
**FILE:** N/A **APPLICATION:** N/A  
**SUBJECT:** Feasibility of Bragg Creek Hamlet Expansion Strategy project

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### EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on the Bragg Creek Hamlet Expansion Strategy, and to seek further direction from Council in regards to how the project should proceed.

After analysis of community input, technical studies, and County policies, Administration has concluded that development of the proposed Bragg Creek Hamlet Expansion Strategy may not be feasible at this time without a substantial increase in residential density allowed in the area. This is predominantly due to the anticipated cost of over \$30 million to provide water and wastewater servicing infrastructure to the expansion lands.

Option #1 of this report directs Administration to prepare Area Structure Plan amendments supporting a land use scenario with a higher residential density that justifies the costs of providing water and wastewater servicing the lands. Alternatively, Option #2 would rescind the Hamlet Expansion Strategy Terms of Reference, thereby directing Administration to cease further work on the project.

### ADMINISTRATION RECOMMENDATION:

Administration recommends continuation of the Bragg Creek Hamlet Expansion Strategy project in accordance with Option #1.

### BACKGROUND:

The Greater Bragg Creek Area Structure Plan (ASP) encourages expansion of the hamlet boundary to include the properties located south of the hamlet, between Highway 22 and Bragg Creek Provincial Park, once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the area. The municipal water and wastewater systems were put in place within the hamlet in 2014 following the major flood in southern Alberta.

The Hamlet of Bragg Creek Revitalization Plan (adopted by Council in 2015) indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community.

In January 2019, Council adopted a Terms of Reference to review the Greater Bragg Creek Area Structure Plan (ASP) for the potential Bragg Creek hamlet expansion (see Appendix A).

### Land Use Scenarios

In Phase 3 of the project, Administration sought community feedback on three land use scenarios it had prepared based on previous community input and the Greater Bragg Creek Area Structure Plan's direction. A summary of these scenarios is set out below.

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### Administration Resources

Johnson Kwan, Planning and Development Services

Scenario 1 – County Residential Development



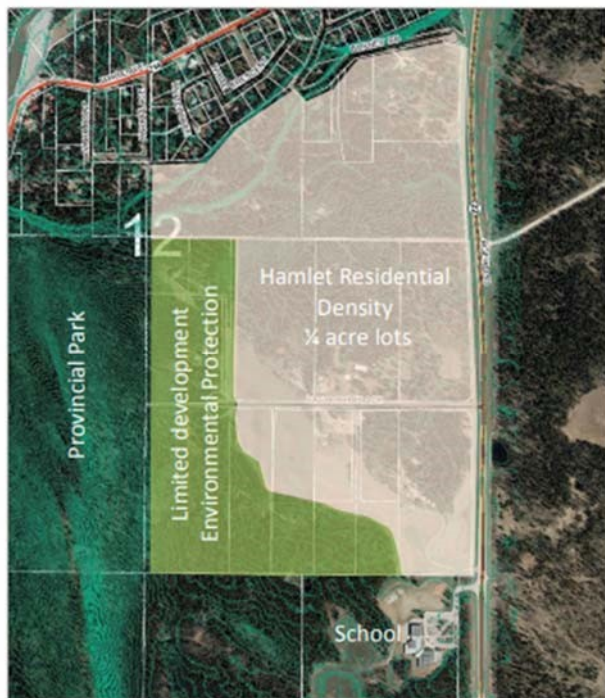
Residential Density & Housing Types

- 2-4 acre lots similar to north and west Bragg Creek.
- This scenario would allow ± 50 - 100 new lots in the entire expansion area.
- Detached, semi-detached, plus accessory dwelling units.

Servicing & Transportation

- Proposed subdivision would be serviced by individual water wells and private sewage treatment systems.
- Transportation Impact to be confirmed by the Applicant at the time of subdivision application.

Scenario 2 – Hamlet Density Development



Residential Density & Housing Types

- ¼ acre lots (± 4 units per acre), same density as the existing hamlet.
- Environmental Protection along the west side beside the Provincial Park.
- This scenario would allow ± 288 new lots across the entire expansion area.
- Detached, semi-detached, plus accessory dwelling units provided that there is adequate servicing.

Servicing & Transportation

- Connection to municipal water and wastewater servicing.
- Estimated cost for water servicing is approximately \$15 million.
- Estimated cost for wastewater servicing is approximately \$14.48 million to \$15.91 million.

### Scenario 3 – Hybrid Development



### Residential Density & Housing Types

- 2 acre lots between the existing hamlet and the hamlet expansion area.
- 0.10 acres ( $\pm$  10 units per acre) on the top of the hill.
- Environmental Protection along the west side beside the Provincial Park.
- This scenario would allow  $\pm$  16 new lots in transition area and  $\pm$  408 new lots in the southern portion
- Detached, semi-detached, townhomes, multi-units (i.e. four-plexes) plus accessory dwelling units provided that there is adequate servicing.

### Servicing & Transportation Impact

- Connection to municipal water and wastewater servicing
- Estimated cost for water servicing is approximately \$16.82 million to \$17.43 million.
- Estimated cost for wastewater servicing is approximately \$18.25 million to \$19.68 million.

### Public and Stakeholder Engagement

Engagement was undertaken over three phases. Phases 1 and 2 engagement included stakeholder meetings with internal and external agencies to gather background information. An Open House was held in May 2019 to publicly launch the project with over 120 attendants. A total of 18 Coffee Chat sessions were held in June 2019 to provide the opportunity for the participants to ask questions and to discuss the project.

Phase 3 engagement included an Open House held in January 2020 to gather feedback on the land use scenarios, with over 120 attendants. An online survey was made available to the public between February to early March with over 50 respondents.

The three major topics emerged from the public and stakeholder engagement were:

- **Traffic:** upgrading the Highway 22 intersection is a top priority for the community, and is seen as a must before development can happen in the expansion area. Some residents are concerned about the use of Burney Road and/or Burntall Drive as a potential connection into the expansion area.
- **Servicing:** some landowners expressed concerns about the cost for tying into the water and wastewater servicing system, while some landowners expressed concerns for the expansion area not tying into to the system to share the cost. Several landowners expressed interest to continue the use of existing well and septic system.



- **Density:** The majority of participants expressed that development needs to fit into the surrounding area. Some indicated that acreage development is the appropriate form, while others support smaller lot sizes and a variety of housing types to support younger families and the aging population. Most agree that all development (if any) should fit into the Bragg Creek character.

#### Technical studies

The project team engaged ISL Engineering to prepare a servicing analysis with preliminary cost estimates, and Watt Consulting Group to prepare the Traffic Network Analysis based on potential development scenarios. A summary of findings is set out below.

#### *Water Servicing*

- Existing Greater Bragg Creek Area Structure Plan policies require future multi-lot subdivision (less than 4 acres) to connect to municipal water distribution systems;
- Preliminary estimates for the water servicing extension cost range from \$15.29 million to \$17.12million for land use scenarios 2 and 3 respectively;
- Developers can enter into a cost recovery agreement for the infrastructure upgrades (Agreement typically valid for 15 years for the benefiting area).
  - a. Assuming an estimated \$15.29 million cost for the water servicing would be shared among the developable expansion area ( $\pm$  48.56 hectares), the Cost recovery amount would be approximately \$315,000 per developable hectare for the water-servicing infrastructure.

#### *Wastewater Servicing*

- Existing Greater Bragg Creek Area Structure Plan requires future multi-lot subdivision (less than 4 acres) to connect to municipal approved wastewater treatment systems;
- Preliminary estimates for two waste water servicing options were provided. The wastewater servicing extension cost for Option 1 is \$14.48 million to \$18.25 million for land use scenarios 2 and 3 respectively. The wastewater servicing extension cost for Option 2 is \$15.91 million to \$19.68 million for and use scenarios 2 and 3 respectively;
- Developers can enter into a cost recovery agreement for the infrastructure upgrades (Agreement typically valid for 15 years for the benefiting area).
  - a. Assuming the \$14.48 million cost for the wastewater servicing costs would be shared among the developable expansion area ( $\pm$  48.56 hectares), the cost recovery amount would be approximately \$298,000 per developable hectare for the wastewater servicing infrastructure.

#### *Transportation*

- The results of the traffic distribution analysis show that accesses to the proposed hamlet expansion development should be provided via Burney Road and East Park Place to achieve the best traffic distribution. Should additional or alternate access locations be required, the additional access that could be considered should be located at Banded Peak School and subsequently at Park Place.
- Based on the result of the analysis, improvements to the network are expected to be required by the 5-year time horizon. The improvements are limited to construction of a single lane roundabout at the intersection of Highway 22/Highway 758 (White Avenue).



- Currently, the existing roads providing access to the hamlet expansion lands (i.e. Burney Road, Park Place, and East Park Place) are constructed to gravel surface standard. It is recommended that the gravel surface roads be upgraded to a Urban Residential Collector paved standard. The existing road allowance dimensions of the access roads can accommodate these upgrades hence road dedication is not required at time of future subdivisions.

**BUDGET IMPLICATIONS:**

There are no further budget implications at this time. The Bragg Creek Hamlet Expansion Strategy was budgeted for 2019 to 2020.

**OPTIONS:**

- Option #1                    THAT Council directs Administration to continue the Bragg Creek Hamlet Expansion Strategy project and to finalize the Greater Bragg Creek Area Structure Plan amendments based on a land use scenario that envisages higher residential densities to off-set the anticipated cost of servicing the area.
- Option #2                    THAT Council rescinds the Bragg Creek Hamlet Expansion Strategy Terms of Reference as adopted on January 8, 2019.
- Option #3                    THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

JKwan/llt

**APPENDICES:**

APPENDIX ‘A’ – Approved Bragg Creek Hamlet Expansion Strategy Terms of Reference



## PLANNING & DEVELOPMENT SERVICES

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|-----------------|--|---------------------|-----|
| <b>TO:</b>      | Council  | <b>DIVISION:</b>    | 1   |
| <b>DATE:</b>    | January 8, 2019  | <b>APPLICATION:</b> | N/A |
| <b>FILE:</b>    | 1011-534   |                     |     |
| <b>SUBJECT:</b> | Terms of Reference – Bragg Creek Hamlet Expansion Strategy |                     |     |

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### **<sup>1</sup>POLICY DIRECTION:**

Council approved the Greater Bragg Creek Area Structure Plan in 2007. The ASP encourages expansion of the hamlet boundary to include the properties located just south of the hamlet once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the hamlet expansion area.

### **EXECUTIVE SUMMARY:**

The Greater Bragg Creek Area Structure Plan (ASP) was adopted in 2007 to guide future land use, subdivision, and development in the hamlet of Bragg Creek (the hamlet) and its surrounding area. The purpose of this report is to present Council with a Terms of Reference to guide the preparation of amendments to the Greater Bragg Creek Area Structure Plan for the purposes of creating a Hamlet Expansion Strategy, as per the policies of the existing ASP and the direction of the Hamlet of Bragg Creek Revitalization Plan. This project has been scheduled for inclusion on the 2019 work plan, in accordance with the criteria of Council Policy 322: Area Structure Plan Priority Policy.

The Greater Bragg Creek Area Structure Plan encourages expansion of the hamlet boundary to include the properties located just south of the hamlet once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the hamlet expansion area. Since the adoption of the ASP, a municipal water distribution system and wastewater collection and treatment systems were put in place within the hamlet to provide safe and reliable services to the community.

In the summer of 2013, the major flood in southern Alberta affected the majority of the hamlet. As part of the flood recovery, the Hamlet of Bragg Creek Revitalization Plan (the Revitalization Plan) was adopted by Council to identify opportunities and actions that can be undertaken to achieve the community’s vision for the hamlet, and to revitalize the Bragg Creek area as a dynamic place to live and visit.

The Revitalization Plan indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community. As part of the Revitalization Plan implementation, one of the recommended actions is to determine steps for allowing future development in the hamlet expansion area as originally intended in the Greater Bragg Creek ASP.

For this reason, Administration is initiating the Hamlet Expansion Strategy in accordance with the Greater Bragg Creek ASP policies and the Revitalization Plan’s implementation strategy.

### **BACKGROUND:**

The Greater Bragg Creek Area Structure Plan (ASP) identifies the properties located just south of the hamlet between Highway 22 and Bragg Creek Provincial Park as hamlet expansion land (see Terms of Reference location map within Appendix ‘A’).

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<sup>1</sup> **Administration Resources**  
Johnson Kwan, Planning & Development Services



The Greater Bragg Creek ASP (Policies 7.2.5 and 10.1.10) indicates that the County should undertake preparation of a comprehensive land use strategy (Hamlet Expansion Strategy) to accommodate hamlet expansion within the expansion lands once a funding commitment and a timetable for development of municipal water and wastewater systems to service the hamlet expansion area are available. Those systems are now in place in the hamlet, and the potential service extensions to the hamlet expansion area are currently being investigated. For this reason, Administration is initiating the Hamlet Expansion Strategy.

The Hamlet Expansion Strategy will explore the potential development scenarios and establish a land use strategy for the expansion lands in accordance with the Greater Bragg Creek ASP and other relevant planning policies (i.e.: Interim Growth Plan and the County Plan).

The Hamlet Expansion Strategy will involve public and stakeholder engagement, technical review and studies, policy writing, and development of land use scenarios. Should the proposed Terms of Reference be adopted, the project would be initiated in early 2019.

**BUDGET IMPLICATIONS:**

The Bragg Creek Hamlet Expansion Strategy ASP amendments project was budgeted for in 2018. Subject to year-end, Administration would recommend this budget be carried forward to 2019.

**OPTIONS:**

Option #1: THAT the Bragg Creek Hamlet Expansion Strategy Terms of Reference be approved as presented in Appendix 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

\_\_\_\_\_  
Executive Director  
Community Development Services

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Chief Administrative Officer

JKwan/rp

**APPENDICES:**

APPENDIX 'A': Terms of Reference



# Bragg Creek Hamlet Expansion Strategy

## Terms of Reference

TOR #1011-534

### Introduction

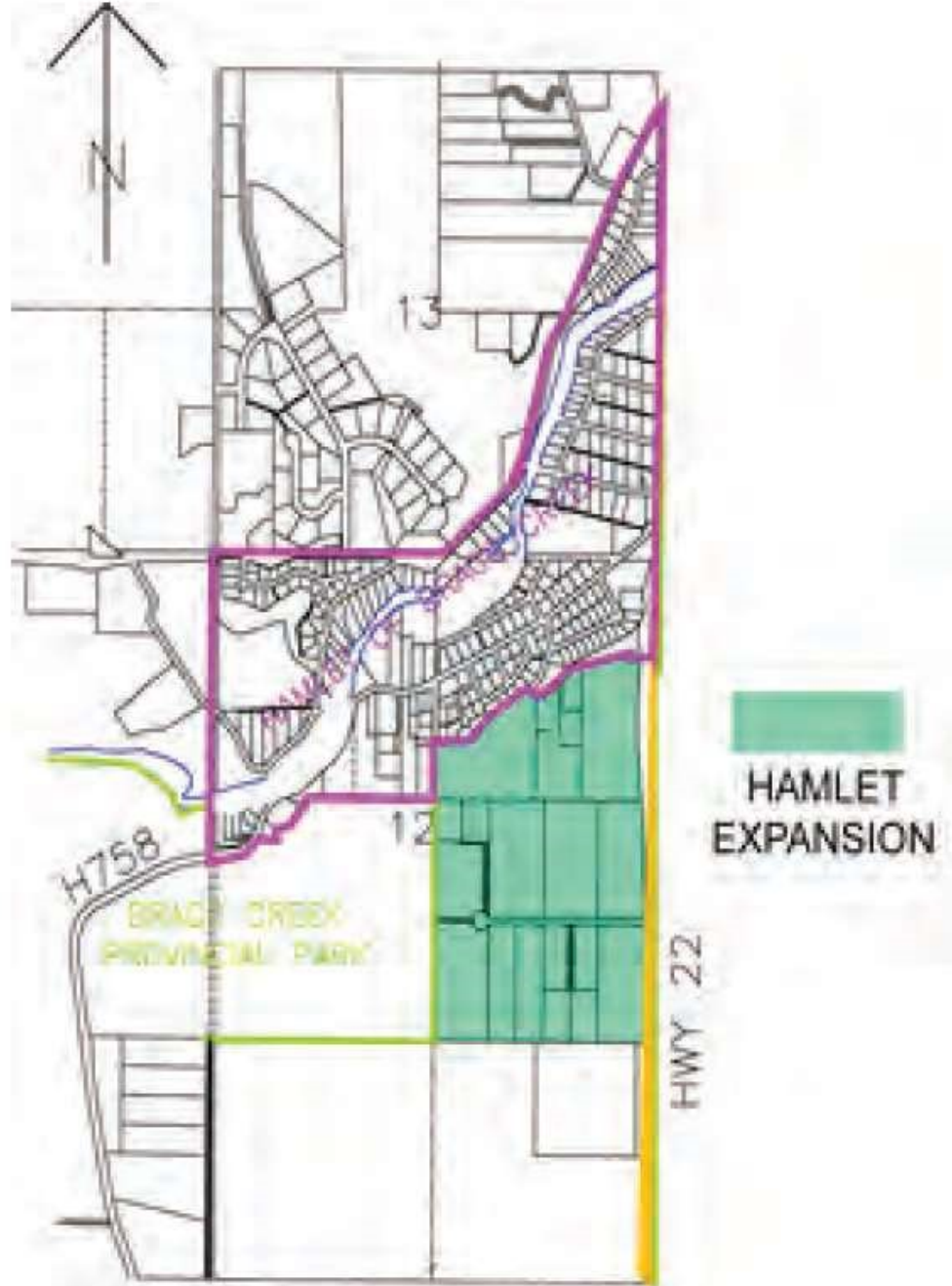
- 1 The hamlet of Bragg Creek (the hamlet) is located approximately 30 km southwest of the city of Calgary. The County's Municipal Development Plan (the County Plan) supports the development of the hamlet as a small rural community with basic services in accordance with the local plan.
- 2 The Greater Bragg Creek Area Structure Plan (ASP) is the local plan that was adopted in 2007 to guide future land use, subdivision, and development in the hamlet and its surrounding area.
- 3 At the time, development in the hamlet of Bragg Creek was restrained due to geotechnical conditions that do not support effective use of private sewage treatment systems, and shallow, untreated water wells upon which most hamlet residents rely.
- 4 In the following years, the hamlet experienced little development, and the hamlet's population remained static as reflected in the 2006 and 2013 municipal censuses.
- 5 In the summer of 2013, the major flood in southern Alberta affected the majority of the hamlet. As part of the flood recovery, a municipal water distribution system and wastewater collection and treatment systems were put in place within the hamlet to provide safe and reliable services to the community.
- 6 In December 2015, the Hamlet of Bragg Creek Revitalization Plan (the Revitalization Plan) was adopted by Council to identify opportunities and actions that can be undertaken to achieve the community's vision for the hamlet, and to revitalize the Bragg Creek area as a dynamic place to live and visit after the flood in summer of 2013.
- 7 The Revitalization Plan indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community.
- 8 As part of the Revitalization Plan implementation, one of the recommended actions is to determine steps for allowing future development in the hamlet expansion area as originally intended in the Greater Bragg Creek ASP.
- 9 The Greater Bragg Creek ASP encourages expansion of the hamlet boundary to include the properties located just south of the hamlet, between Highway 22 and Bragg Creek Provincial Park (see Figure 1).
- 10 The study area consists of 20 parcels and is approximately 86.66 hectares (214.41 acres) in size (see Figure 2).





# Bragg Creek Hamlet Expansion Strategy

Figure 1 – Lands for Hamlet of Bragg Creek Expansion



# Bragg Creek Hamlet Expansion Strategy

Figure 2 – Hamlet Expansion Land 2018 Aerial Photo



- 11 The Greater Bragg Creek ASP (Policy 7.2.5 and 10.1.10) indicates that the County should undertake preparation of a comprehensive land use strategy (Hamlet Expansion Strategy) to accommodate hamlet expansion within these lands once a funding commitment and a timetable for development of municipal water and wastewater systems to service the hamlet expansion area are available.
- 12 The municipal water and wastewater systems are now in place in the hamlet, and the potential service extensions to the hamlet expansion area are currently being investigated. For this reason, Administration is initiating the Hamlet Expansion Strategy in accordance with the Greater Bragg Creek ASP policies and the Revitalization Plan’s implementation strategy.



# Bragg Creek Hamlet Expansion Strategy

## Goals

- 13 The goal of the Hamlet Expansion Strategy is to explore the potential development scenarios in the expansion area and establish a land use strategy for the expansion lands in accordance with the Greater Bragg Creek ASP and other relevant planning policies.
- 14 Contributing to Hamlet Expansion Strategy would be:
  - (1) Community and stakeholders input;
  - (2) Baseline technical studies;
  - (3) Growth projections;
  - (4) Compatibility and integration with the surrounding area (e.g. interface with Bragg Creek Provincial Park, connection to the existing hamlet, consideration for TsuuT'ina First Nation Reserve); and
  - (5) Directions and intent of higher order documents (e.g. the Interim Growth Plan and the County Plan).
- 15 The Hamlet Expansion Strategy will be a set of amendments to be adopted as part of the Greater Bragg Creek Area Structure Plan and prepared in accordance with the *Municipal Government Act*.

## Basic Assumptions and Circumstances

- 16 A number of basic assumptions and circumstances guiding the planning framework for the area have changed since adoption of the Greater Bragg Creek Area Structure Plan:
  - (1) In October 2013, the County Plan was adopted; it identifies the hamlet of Bragg Creek as a small rural community with basic services.
  - (2) In January 2018, the Calgary Metropolitan Region Board (CMRB) was established as the provincially mandated growth management board in the Calgary region. Rocky View County became a participating municipality of the Calgary Metropolitan Region Board.
    - (a) Under the Calgary Metropolitan Regional Board Regulations (AR190/2017), statutory plans that are to be adopted by a participating municipality must be submitted to the Board for approval.
  - (3) In October 2018, the Interim Growth Plan (IGP) and the Interim Regional Evaluation Framework (IREF) were approved and came into effect. Under the Interim Growth Plan, amendments to existing statutory plans shall be submitted to the Board for review and approval. The Board may approve or reject a statutory plan in accordance with the Regional Evaluation Framework.
  - (4) The 'Bragg Creek Hamlet Expansion Strategy' will be a set of amendments to the Greater Bragg Creek Area Structure Plan. For this reason, the proposed amendments would be subject to the Calgary Metropolitan Regional Board review and approval under the Interim Growth Plan and the Interim Regional Evaluation Framework.



# Bragg Creek Hamlet Expansion Strategy

## Background

### Interim Growth Plan

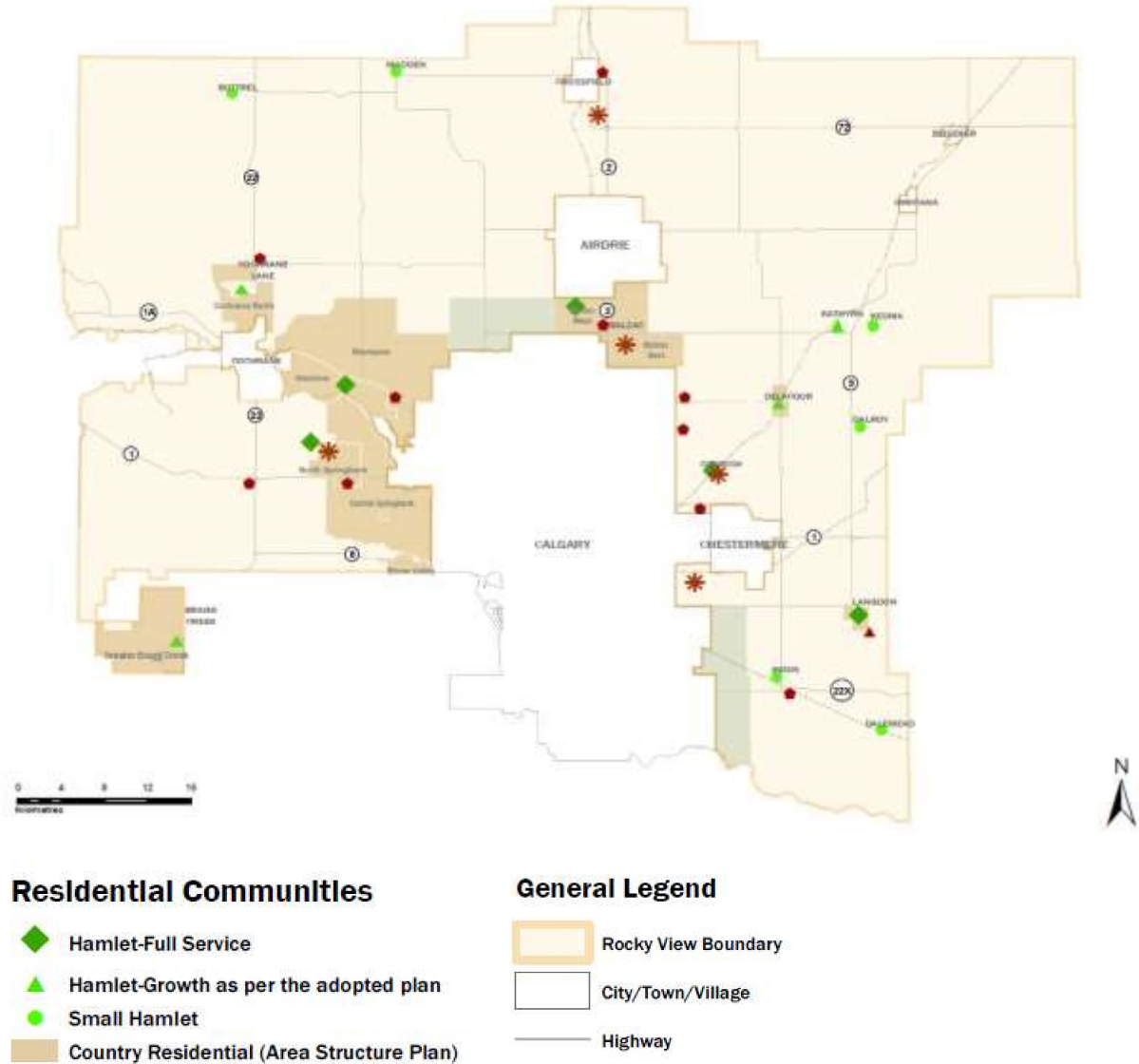
- 17 The Interim Growth Plan (IGP) identifies different types of development that would be subject to the Calgary Metropolitan Region Board review and approval.
- 18 Under the IGP, the hamlet of Bragg Creek is considered a 'Settlement area':
  - (1) *Settlement Areas* means all lands located within the limits of planned areas in cities, towns, villages, hamlets, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.
  - (2) *Hamlet* means an unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties and Municipal Districts, and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as *hamlets* are recognized as *hamlets* by the Calgary Metropolitan Region Board.
- 19 The IGP (3.4.1.2) indicates that *intensification and infill* in existing *settlement areas* in *hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:
  - (1) Achieve an efficient use of land;
  - (2) Achieve higher density development in central core areas;
  - (3) Accommodate residential and/or mixed-use development at a higher density than currently exists;
  - (4) Provide for a mix of uses including community services and facilities, where appropriate; and
  - (5) Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

### County Plan

- 20 The County Plan identifies Bragg Creek as a 'Hamlet – Growth as per the adopted plan' (see Figure 2 – County Plan Managing Growth Map).

# Bragg Creek Hamlet Expansion Strategy

Figure 2 - County Plan Managing Growth Map



## Greater Bragg Creek Area Structure Plan

- 21** The Greater Bragg Creek Area Structure Plan (ASP) consists of a number of goals and policies that guides the Hamlet Expansion Strategy. The ASP amendments will be prepared in a manner that meets the goals and intent of the ASP.
- 22** The ASP (Policy 7.2.5) also specifies that the Hamlet Expansion Strategy:
  - (1)** Should accommodate an appropriate range of residential and institutional land uses within the hamlet expansion lands;



# Bragg Creek Hamlet Expansion Strategy

- (2) Should provide for an appropriately staged transition from country residential to hamlet land uses in accordance with the logical extension of transportation and utility services;
- (3) Should establish controls for the rate of development of the hamlet expansion lands. These controls should identify appropriate development phasing and conditions that should exist prior to development proceeding in a subsequent phases;
- (4) Should accommodate the logical extension of transportation connections into the hamlet expansion lands (both from the hamlet and Highway 22);
- (5) Should accommodate extension of utility services and open space connections from the hamlet into the hamlet expansion lands;
- (6) Should accommodate appropriate transitioning and buffering between the hamlet expansion lands and the Bragg Creek Provincial Park; and
- (7) Shall be developed through a process of public consultation to ensure all community issues have been addressed.

## Envisioned ASP Amendments to Date

- 23 Mapping amendments for the expansion lands in the Greater Bragg Creek ASP would consider land use strategy, environmental protection, open space connectivity, transportation network, and servicing (water, wastewater, and stormwater) that reflects the public and stakeholders' input and the results of the technical studies.
- 24 Policy amendments for the expansion lands in the Greater Bragg Creek ASP would:
  - (1) Confirm and update the community's vision for the hamlet expansion area;
  - (2) Align policies with higher order planning documents such as the Interim Growth Plan and the County Plan;
  - (3) Re-evaluate the land use scenario for the expansion lands to promote the development of a full-service hamlet with a mix of residential and non-residential uses, which connects to the existing hamlet;
  - (4) Update technical policies to reflect new and revised studies; and
  - (5) Address existing policy gaps in the ASP.

## ASP Amendments' Goals

- 25 In addition to the goals already listed in the Greater Bragg Creek ASP, the Hamlet Expansion Strategy should also take into account a number of goals:
  - (1) Intent to develop the hamlet expansion area as a distinct and attractive community;
  - (2) Be supported by growth projections, desired growth size, and limitations of servicing;



# Bragg Creek Hamlet Expansion Strategy

- (3) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- (4) Explore appropriate methods to infill existing development;
- (5) Explore the use of alternate forms of development, such as compact and/or cluster housing;
- (6) Demonstrate sensitivity and respect for key environmental and natural features;
- (7) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (8) Achieve effective public consultation in a fair, open, considerate and equitable manner;
- (9) Alignment with other planning documents; and
- (10) Other achievable goals identified by the public.

## ASP Amendments' Objectives

**26** The objectives for the ASP Hamlet Expansion review should be achievable, based on existing studies and additional work as described in the following subsections:

### Land Use

- (1) To develop a land use strategy for the Hamlet Expansion Lands;
- (2) To establish a development sequence for future subdivision and development of the expansion lands; and
- (3) To determine appropriate integration and transition policies for adjacent land uses;

### Servicing

- (4) To identify land carrying capacities and servicing options that may be available for existing and future development of the expansion lands;
- (5) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities;
- (6) To identify possible pedestrian and other non-vehicular linkages to ensure the development of a cohesive community; and
- (7) To identify other required physical services.

### Physical Environment

- (8) To identify key environmental and natural features within the area and suggest methods to uphold their form and function; and
- (9) To identify physical constraints to future development that may limit connectivity of land uses, such as steep slopes within the study area;



# Bragg Creek Hamlet Expansion Strategy

## Local Amenities

- (10) To identify desired and achievable amenities;

## Institutional Development

- (11) To further explore the potential for the institutional development identified in the Greater Bragg Creek ASP, with reference to the existing establishments (e.g.: Bragg Creek Community Centre and Banded Peak School);

## Phasing

- (12) To explore phasing to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
- (13) To describe the existing development within the study area and adjacent lands;
- (14) To discover where development opportunities and constraints may exist; and
- (15) To determine the fiscal impact of the proposed land uses;

## Other

- (16) To establish a framework for monitoring the long-term effectiveness of the Plan; and
- (17) To meet the intent and direction of the Interim Growth Plan, the County Plan, the Greater Bragg Creek Area Structure Plan and other relevant policy frameworks.

## Enabling Legislation

- 27 The *Municipal Government Act (MGA), Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an area structure plan for the purpose of establishing a framework to guide subsequent subdivision and development within a defined area. In accordance with the MGA, the Greater Bragg Creek Area Structure Plan must describe, provide notification, and be consistent with the Act.

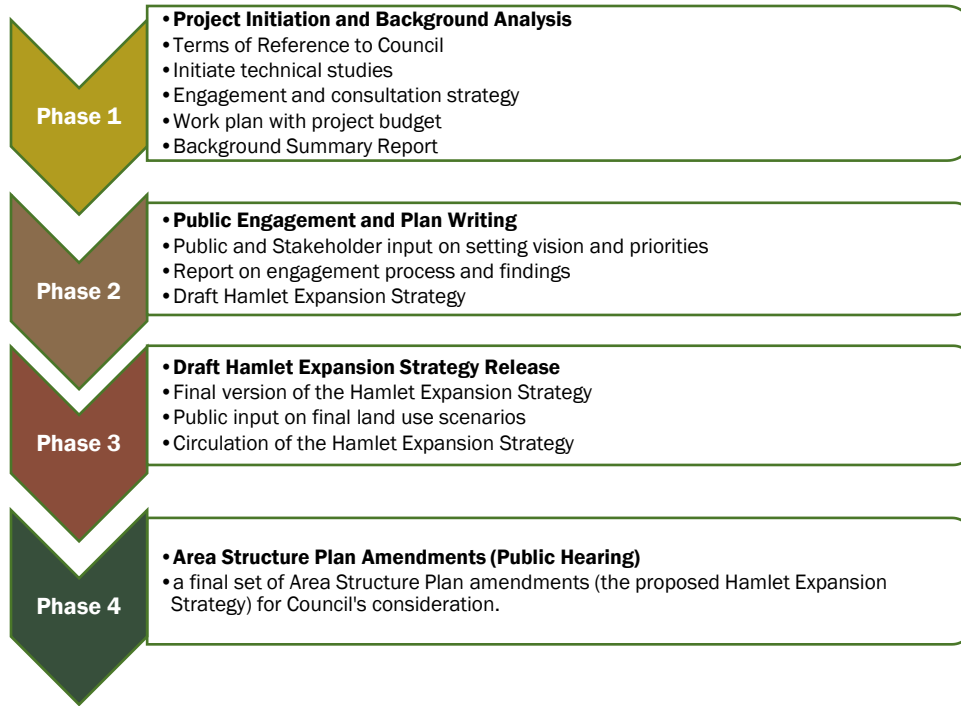




# Bragg Creek Hamlet Expansion Strategy

## Work Program

28 The Work Program is anticipated to occur in four phases.



### Phase 1 – Project Initiation and Background Analysis (Jan 2019 – March 2019)

29 In this phase, the baseline technical studies will be conducted while the project initiation and background analysis take place:

- (1) Confirm goals and objectives of the project and update Terms of Reference;
- (2) Conduct technical studies including, but not limited to, water and wastewater servicing strategy, transportation Impact analysis, and updated master drainage plan;
- (3) Initiate technical studies;
- (4) Develop a public and stakeholder engagement strategy;
- (5) Create a work plan and budget to guide overall project management; and
- (6) Create a Background Report to inform the review of the Area Structure Plan. The timing of the public release of the report will be in accordance with the public engagement strategy.

30 Phase 1 Deliverables:

- (1) Draft technical studies;
- (2) Engagement and consultation strategy;



# Bragg Creek Hamlet Expansion Strategy

- (3) Work plan with project budget; and
- (4) Background report that identifies and summarizes the existing situation and potential issues.

## Phase 2 – Public Engagement and Plan Writing (March 2019-July 2019)

- 31 This phase marks the official public launch of the project. It begins with public engagement and finishes with the writing of a draft plan. Public and stakeholder engagement will be conducted as per the engagement plan.
- 32 The preparation of the draft Hamlet Expansion Strategy integrates the community’s vision for the area, with:
  - (1) The goals and objectives identified in the Terms of Reference;
  - (2) The results of the technical studies; and
  - (3) Relevant planning documents.
- 33 Phase 2 Deliverables:
  - (1) A report on public and stakeholder input on setting the vision and priorities; and
  - (2) A draft of the Hamlet Expansion Strategy.

## Phase 3 – Draft Hamlet Expansion Strategy Release (July –December 2019)

- 34 This phase of the project is the release of the draft ASP amendments with an opportunity for public and agency review. Upon completion of the external review, the Hamlet Expansion Strategy will be amended as required.
- 35 Phase 3 Deliverables:
  - (1) Final version of the Hamlet Expansion Strategy with supporting technical studies;
  - (2) Release of the ASP Amendments (final - proposed) for public input; and
  - (3) Circulation of the Hamlet Expansion Strategy to agencies and adjacent municipalities.

## Phase 4 – Area Structure Plan Amendments (Public Hearing) (Jan - March 2020)

- 36 This phase of the project is the public hearing and consideration of the proposed ASP amendments. It is anticipated that the Hamlet Expansion Strategy will be completed in the last quarter of 2019.

## Conclusion

- 37 The Greater Bragg Creek ASP identifies the Bragg Creek expansion lands as a suitable location for future residential and institutional development. The Hamlet Expansion Strategy will ensure that proposed development is consistent with higher order planning policies, and that the area is prepared to accommodate future growth where appropriate.



# Bragg Creek Hamlet Expansion Strategy



|                          |                    |
|--------------------------|--------------------|
| Approval Date            | •                  |
| Replaces                 | • n/a              |
| Lead Role                | • County Manager   |
| Committee Classification | • Council/Advisory |
| Last Review Date         | • n/a              |
| Next Review Date         | •                  |

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Reeve

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Approval Date