

7Amend Section 3.3.1 Water and Wastewater Utilities as follows:

Development within the hamlet has been restrained since adoption of subdivision and development restrictions in the hamlet of Bragg Creek Area Redevelopment Plan (ARP) in September 1998. In large measure, these restrictions stem from geotechnical conditions that do not support effective use of private sewage treatment system (PSTS) and from the shallow, untreated water wells that most hamlet residents rely on. Although the raw water quality of the Elbow River in the hamlet of Bragg Creek is believed to be fair, risks from water borne diseases are believed to remain high. Consequently, many hamlet residents drink bottled water and most commercial operators currently haul in treated water from outside the community at significant added expense. An objective of the ARP was to “prohibit subdivision until the hamlet’s groundwater constraints have been resolved and solutions implemented.” Implementation of a municipally owned water distribution system and wastewater collection and treatment system is underway, design is complete and provincial and federal sources to augment municipal funding are being investigated.

Provision of safe water and wastewater services is also an ongoing concern in the balance of the Greater Bragg Creek area.

The geotechnical conditions within the hamlet area does not support effective use of private sewage treatment system (PSTS). Although the raw water quality of the Elbow River in the hamlet of Bragg Creek is believed to be fair, risks from water borne diseases are believed to remain high, therefore the use of shallow, untreated water wells for human consumption is not considered ideal.

Following the southern Alberta flood in 2013, a municipal water distribution and treatment system and wastewater collection and treatment system were constructed in the hamlet services area to provide a safe and reliable potable water and environmental friendly wastewater disposal method to the hamlet’s residents. The County and other regional stakeholders are currently pursuing the expansion of municipal water and wastewater services into the hamlet expansion area.

The majority of properties developed outside of the hamlet rely on individual wells for potable water and on PSTS for wastewater treatment...

Amend Section 3.3.4 Community, Protective and Emergency Services as follows:

Recreation and cultural programs that contribute to the quality of life have, to date, been available through the local recreation board. This organization has been responsible to the funding and programming needs of the community through operational and program support of facilities such as the Bragg Creek Centre and the Snowbirds Centre. A recently completed survey of residents’ needs /desires for support and leisure services, the Community Survey 2005 Technical Report for Rocky View West Recreation District, will help to inform future funding and programming needs within the Plan area. Excess facility capacity for implementation of these programs is available at the Bragg Creek Centre alleviating any need for the development of additional similar facilities in the foreseeable future. Two nearby multi-use facilities in Cochrane (the Spray Lakes facility) and Springbank (Park for All Seasons) augment existing recreational and cultural infrastructure.

Amend Section 3.4 Population Growth Table 1 as follows:

Table 1: Number of Additional Housing Units by Policy Area

	Infill Development	New Development	Total Development
West Policy Area	115	390	505
North Policy Area	25	540	565
South Policy Area	35	190	225
Hamlet (including Hamlet Expansion Area)	205	360	565
Total	389	1480	1860

At a reasonable occupancy level of 2.6 persons per housing unit, the figures in the above table, combined with the existing population of the Plan area, could result in a future hamlet population of 2,147 people and a population of 4,855 people outside of the hamlet, for a total future population of 7,002.

	Infill Development	New Development	Total Development
West Policy Area	115	390	505
North Policy Area	25	540	565
South Policy Area	35	190	225
Hamlet (including Hamlet Expansion Area)	205	360	565
<u>Hamlet Expansion Area</u>	<u>125</u>	<u>700</u>	<u>825</u>
Total	389 <u>505</u>	1480 <u>2,180</u>	1860 <u>2,685</u>

At a reasonable occupancy level of 2.6 persons per housing unit, the figures in the above table, combined with the existing population of the Plan area, could result in a future hamlet population of 2,147 people, a future hamlet expansion with approximately 2,145 people, and a population of 4855 people outside of the hamlet, for a total future population of 7,002-9,147.

Amend Section 4.4 Policy Areas as follows:

The Greater Bragg Creek Area Structure Plan includes all lands shown in Figure 1. Based upon common relationships with existing transportation routes, current local land use and subdivision patterns, and natural fragmentations, the Terms of Reference for the Plan contemplated ~~four~~ five distinct policy areas with the idea that it may be useful to develop visions and land use strategies unique to each policy area. The ~~four~~ five policy areas are shown on Figure 6 and are described as follows:

- Hamlet of Bragg Creek Policy Area – containing all lands within the current boundaries of the hamlet;
- Hamlet Expansion Policy Area – containing all lands intended for the hamlet’s future expansion. The area is bounded by the existing hamlet to the north, Highway 22 to the east, Banded Peak School to the south, and the Bragg Creek Provincial Park to the west.

Bragg Creek Hamlet Expansion Amendments

- West Bragg Creek Policy Area – containing the area bounded by Kananaskis Improvement District to the west, ~~Crown-owned provincial lease lands~~ Tsuut’ina Nation Reserve to the north, the Elbow River and the hamlet of Bragg Creek to the east, and the MD of Foothills to the south;
- North Bragg Creek Policy Area – containing the lands bounded by ~~crown-owned provincial lease lands to the west and north~~, the Tsuut’ina Nation Reserve to the east, west and north, and the hamlet of Bragg Creek to the south; and
- South Bragg Creek Policy Area – containing all of the lands (outside the hamlet and hamlet expansion boundary) located south and east of the Elbow River.

Amend Section 6.0 Infrastructure to support physical development as follows:

WATER

A successful strategy to supply potable water within the Plan area has to be flexible to accommodate ongoing development. Safe potable water needs to be available in a manner that responsibly manages groundwater as a finite resource; appropriately manages local public health concerns; and meets existing and future demands in a fair, equitable, and cost effective manner. The hamlet areas is currently being serviced by a municipal water system. ~~Installation of a~~ Expansion of the existing municipal water system ~~within~~ to provide piped water services to the hamlet expansion area ~~and its immediate services area~~ is actively being pursued by the County and other regional stakeholders. Outside of this service area, if local aquifers can accommodate additional demands, as demonstrated through preparation of preliminary groundwater feasibility assessments required under the Water Act, developments will continue to rely on groundwater: small scale, lower density development will use private wells but multi-lot developments should implement privately owned decentralized communal water systems to treat and distribute potable water.

WASTEWATER

To be successful, a strategy to provide adequate and safe wastewater treatment within the Greater Bragg Creek area must also be flexible, employing various technologies to provide short and long term solutions for wastewater disposal. Mechanism should be implemented to collect, treat, and dispose of wastewater in an environmentally responsible manner, ideally to a higher quality than that required by minimum provincial standards. Because public health and environmental risks appear to be increasing within the Plan area, reliance on individual private sewage treatment systems (PSTS) should be reduced.

A municipal wastewater collection and treatment facility is in place that provides piped wastewater services to the hamlet area to collect, treat and dispose of wastewater in an environmentally responsible manner. ~~As with water,~~ Expansion of the a municipal wastewater collection and treatment facility is actively being pursued to provide piped wastewater services to for the hamlet expansion area ~~and its immediate service area~~. Use of PSTS should continue outside of the hamlet service area on small scale, lower density developments, with technology being guided by site soil and groundwater conditions. Privately owned decentralized wastewater systems should be installed to collect, treat, and dispose of effluent within multi-lot subdivisions.

Insert the following Section after Section 6.1.1

Section 6.1.2 Potable Water and Wastewater Within the Hamlet Expansion Area

- a) Strategies that promote a more efficient use of water resources should be encouraged and implemented (e.g. low flush toilets and showerheads).
- b) Future subdivision and/or development proposals may continue the use of groundwater wells and Private Sewage Treatment Systems (PSTS) until the regional water and wastewater utility becomes available in the hamlet expansion area.
- c) A deferred servicing agreement shall be registered at the time of subdivision for lands within the hamlet expansion area to identify the Owner's responsibility to connect to a regional water and wastewater utility when it becomes available.
- d) The decision to expansion the regional water and wastewater utility into the Hamlet Expansion area should be planned by the County in collaboration with the area landowners, the Developer, potential customers, and other relevant stakeholders (e.g. Rocky View School). Special consideration should be given to issues of public health and environmental protection and cost recovery for expansion the regional servicing infrastructure.
- e) Subdivision proposals with lot sizes of 4 acres or more in the hamlet expansion area:
 - a. may obtain potable water services via individual groundwater wells;
 - b. may obtain wastewater services via Private Sewage Treatment Systems (PSTS);
 - c. should be required to submit Private Sewage Treatment System Assessments and geotechnical assessments (if applicable), prepared by qualified professionals, to demonstrate which minimum PSTS technologies are capable of safely and effectively treating wastewater over the long term, given the soil and groundwater conditions within the subdivision and/or development area.
- f) Subdivision proposals with lot sizes of 2 acres or less in the hamlet expansion area:
 - a. should tie into the regional water and wastewater utility;
 - b. Using individual groundwater wells may be considered by Council, where connecting into the regional water sytemis not feasible.
- g) Multi-lot subdivisions proposing lot sizes of 0.50 acres or less, and/or multi-unit developments (e.g. townhome/multi-plex) shall connect into the regional water and wastewater system.
- h) Expansion of the regional water and wastewater utility system may be subject to infrastructure cost recovery in accordance with the applicable County policy and procedure.

Insert the following table after the new Section 6.1.2 Potable Water and Wastewater Within the Hamlet Expansion Area

Table 2: Hamlet Expansion Area Servicing Requirement Overview:

<u>Scenarios</u>	<u>Water Servicing</u>	<u>Wastewater Servicing</u>
<u>Existing Lots</u>	<u>On-site groundwater well until regional servicing available.</u>	<u>On-site Private Sewage Treatment System until regional servicing available.</u>
<u>Subdivision (4 acres or more)</u>	<u>On-site groundwater well until regional servicing available.</u>	<u>On-site Private Sewage Treatment System until regional servicing available.</u>
<u>Subdivision (2 acres or less)</u>	<u>Should tie in to regional water servicing; On-site groundwater well may be considered by Council where it is not feasible to connect to regional servicing.</u>	<u>Should tie in to regional wastewater servicing.</u>
<u>Subdivision (0.50 acre or less) multi-lots and/or multi-unit residential development</u>	<u>Shall tie in to regional water servicing. Cost Recovery Agreement, where applicable.</u>	<u>Shall tie in to regional wastewater servicing. Cost Recovery Agreement (up to 15 years), where applicable.</u>

Amend and renumber Section 6.1.2 as follows:

Section 6.1.~~23~~ Potable Water Outside the Hamlet Service Area and Hamlet Expansion Area

Amend and renumber Section 6.1.3 as follows:

Section 6.1.~~34~~ Wastewater Outside the Hamlet Service Area and Hamlet Expansion Area

Insert new policies under Section 6.1.6 Solid Waste Management within the Plan Area

6.1.6 g) Garbage receptacles in the plan area should be animal proof.

6.1.6. h) Multi-lot residential subdivision and/or multi-unit residential development should provide on-site solid waste management solutions (e.g. Molok or other solid waste disposal system) to minimize reliance on the Bragg Creek waste transfer site.

Amend Policy 6.2.1 The Provincial Transportation System as follows:

d) Subject to municipal budget considerations, the County should encourage a partnership with the Province and the Tsuut'ina Nation Reserve #145 to develop appropriate short and long-term strategies to improve the design and function of the intersection between Balsam Avenue, Highway 22 and Highway 758, and to coordinate access management along Highway 22.

Insert a new policy under Section 6.2.1 The Provincial Transportation System as follows:

h) The Developer shall work with the County, the Province and other stakeholders (e.g. Rocky View Schools) to coordinate Access Management along Highway 22 and Highway 758 (White Avenue).

Insert a new policy under Section 6.2.3 The Municipal Road Network (when future subdivision and/or developments are proposed) as follows:

k) The Developer shall be responsible for upgrading/improving the existing local roads up to County Standards to provide safe access to new subdivision and/or development.

Amend Section 7.0 Future Physical Form as follows:

Future residential development will occur throughout the Plan area and, to varying degrees, future business development will occur either within or outside of the hamlet. To ensure that development respects the natural environment and is contemplated in a holistic and comprehensive manner, conceptual schemes will be required to guide future land use changes and subdivision within predetermined boundaries. ~~Development of a hamlet expansion strategy will be required, prior to significant subdivision, on lands identified for expansion of the hamlet.~~ A Conceptual Scheme will also be required for multi-lot subdivisions in the hamlet expansion area.

Amend Policy 7.1 c) as follows:

c) Within the Hamlet Expansion Area and residential infill areas, outside of the hamlet, conceptual schemes should be required within predetermined conceptual scheme boundaries, as defined in Figure 13. Notwithstanding these defined conceptual scheme boundaries, future conceptual scheme boundaries may be altered without amendment to this Plan, as the discretion of Council, provided that:

- i. The alternative conceptual scheme area is comprehensive in nature,
- ii. The implications of development proceeding within an alternative conceptual scheme boundary (including implications to those area excluded from the original conceptual scheme boundaries) have been examined; and
- iii. ~~The County determines that a~~ Any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.

Amend Section 7.2 as follows:

Section 7.2 Future Physical Form in the Hamlet and the Hamlet Expansion Area

HAMLET AND HAMLET EXPANSION AREA RESIDENTIAL DEVELOPMENT

VISION:

The form of residential development has changed from exclusively single family to include ~~low-density~~ multi-family units in selected areas where appropriate building form and siting provides for unobtrusive integration with the landscape. Comprehensively designed residential developments now occupy prominent sites such as the Elkana Ranch Lands and the ~~Herron property~~ Hamlet Core, and secondary suites serve to integrate residential and commercial development further.

Amend Section 7.2.1 as follows:

7.2.1 General Residential Development Policies within the Hamlet and the Hamlet Expansion Area

Amend Policy 7.2.1 d) as follows:

d) New multi-unit residential developments within the hamlet and the hamlet expansion area should confirm to the “Hamlet of Bragg Creek Design Standards,” which forms Appendix A of this Plan.

Amend Section 7.2.5 Hamlet Residential Expansion as follows:

7.2.5 Hamlet Residential Expansion

- ~~a) Expansion of the hamlet boundaries is encouraged within that portion of the South Policy area that lies between Highway 22 and Bragg Creek Provincial Park, north of the Banded Peak School Site (the hamlet expansion lands), as defined in Figure 11.~~
- ~~b) Once a funding commitment and a timetable for development of municipal water and wastewater systems to service the Hamlet Expansion area, the County, subject to budget considerations, should undertake preparation of a comprehensive land use strategy (hamlet expansion strategy) to accommodate hamlet expansion within these lands. Until this strategy is prepared, future subdivision should be discouraged. In some cases, future subdivision may be supported provided it can demonstrate that it would not negatively impact the potential for future development of it can demonstrate that it would not negatively impact the potential for future development of hamlet-oriented transportation, servicing, open space connections, and land uses.~~
- ~~c) The hamlet expansion strategy should:~~
- ~~● Accommodate an appropriate range of residential and institutional land uses within the hamlet expansion lands;~~
 - ~~● Provide for an appropriately staged transition from country residential to hamlet land uses in accordance with the logical extension of transportation and utility services;~~
 - ~~● 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;~~
 - ~~● Accommodate the logical extension of transportation connections into the hamlet expansion lands (both from the hamlet and Highway 22);~~
 - ~~● Accommodate extension of utility services and open space connections from the hamlet into the hamlet expansion lands;~~
 - ~~● Accommodate appropriate transitioning and buffering between the hamlet expansion lands and the Bragg Creek Provincial Park; and~~
- ~~d) The hamlet expansion strategy shall be developed through a process of public consultation to ensure all community issues have been addressed.~~
- a) Future land uses in the hamlet expansion area should be in general accordance with the Hamlet Expansion Area Land Use Concept (Figure 11).
- b) Properties adjacent to the Bragg Creek Provincial Park may subdivide to a minimum lot size of 4 acres. Existing landscape adjacent to the provincial park should be protected via Environmental

Reserve Easement (where applicable) to preserve the existing landscape.

- c) Areas identified as future Hamlet Residential development may subdivide to a minimum lot size of 0.46 acres (± 1,858 sq. m) if the following criteria are met:
 - o The proposed site is fully serviced by a piped water and wastewater system;
 - o The proposed access is acceptable to the County; and,
 - o There are no physical constraints to the proposed subdivision.
- d) Areas identified as Potential Multi-Residential may accommodate future subdivision and/or development up to a maximum of 10 units per gross acre.
- e) Higher density development should be located in proximity to Highway 22 and Banded Peak School with appropriate screening from the Highway, as well as safe and adequate access provided to the satisfaction of the County and Alberta Transportation..
- f) A variety of housing types are encouraged in the Potential Multi-Residential area, including semi-detached, townhomes, and multiplex developments that integrate into the surrounding area.
- g) Multi-residential subdivision and/or development within the Hamlet Expansion area should be supported by a Conceptual Scheme and/or Master Site Development Plan, to be adopted by Council.
- h) A Conceptual Scheme and/or Master Site Development Plan for multi-residential subdivision and/or development within the Hamlet Expansion Area should include the following:
 - i. A piped Water and Wastewater Servicing Strategy;
 - ii. A Stormwater Management Plan;
 - iii. A Traffic Impact Assessment, including a proposal for secondary access (if applicable) should provide an assessment of cumulative impacts to the hamlet and off-site infrastructure (such as the Highway 22 and 758 intersection and the Highway 22 and 66 intersection);
 - iv. Pathways and open space connections;
 - v. A summary of public engagement; and,
 - vi. Any other assessment required by unique area conditions, including but not limited to the requirements as listed in Section 7.1 of the Area Structure Plan, to the County's satisfaction.
- i) Notwithstanding the aforementioned policies, Council may consider other density scenarios in the hamlet expansion area via the Conceptual Scheme, Master Site Development Plan and the land use redesignation application processes on a case-by-case basis.

Amend Section 7.3 HAMLET COMMERCIAL DEVELOPMENT as follows:

7.3 HAMLET AND HAMLET EXPANSION AREA COMMERCIAL DEVELOPMENT

Amend Section 7.3.1 General Commercial Policies as follows:

~~7.3.1 a) Commercial development in the form of bed and breakfast homes shall:~~

- ~~• Be reviewed by the development authority annually to ensure that these businesses do not dominate the primary residential use of the dwelling; and~~
- ~~• In all other aspects, be governed by relevant policies in the Land Use Bylaw.~~

~~7.3.1 b) Vacation homes shall not be allowed to operate within the hamlet of Bragg Creek.~~

7.3.1 ~~ε~~a) Home-based businesses with limited outside storage ~~should be encouraged~~ **are supported** within the hamlet **and the hamlet expansion area**, and should take into consideration the Hamlet of Bragg Creek Design Standards.

Amend Section 7.3.2 Commercial Core Policies as follows:

7.3.2 Hamlet and Hamlet Expansion Commercial ~~Core~~ Policies

a) ~~With the exception of bed and breakfast homes, and home-based businesses,~~ **Commercial**, institutional, and mixed-use development should be located in the hamlet core, as defined in Figure 10.

b) Commercial, institutional, and mixed-use development located outside the hamlet core may be considered, subject to:

- Servicing availability;
- Compatibility and transition into surrounding land uses;
- Potential traffic impacts; and
- Any other assessment required by unique area conditions, to the satisfaction of the County.

~~b~~c) ~~New commercial, institutional, mixed-use, and multi-residential development within the hamlet shall conform to the Hamlet of Bragg Creek Design Standards, which form Appendix A of this Plan.~~

The Hamlet of Bragg Creek Design Standards should apply to new commercial, institutional, mixed-use, and multi-residential development within the hamlet and the hamlet expansion area.

Hamlet Expansion Area

c) Existing non-residential uses may continue to operate in the hamlet expansion area; however, expansion of existing non-residential uses should be limited.

d) All new non-residential development, including commercial, industrial, and institutional land uses should be directed to the Hamlet Core, with the exception of home-based businesses, vacation rentals, and overnight accommodations in accordance with the Land Use Bylaw.

e) Home Based Businesses may be accommodated in the expansion area with limited outside storage.

f) Vacation rentals and overnight accommodations may be considered in the expansion area subject to water and wastewater servicing capacity, traffic impact and compatibility with the surrounding area.

g) Notwithstanding the aforementioned policies, Council may consider other non-residential development in the hamlet expansion area via the Conceptual Scheme, Master Site Development Plan and/or land use redesignation processes on a case-by-case basis.

Remove Policy 7.4.3 e) as follows:

~~7.4.3 e) Lands between the southern hamlet boundary and Banded Peak Elementary School (the hamlet expansion lands) should accommodate future expansion of the hamlet for residential development and appropriate institutional uses that are supported by efficient transportation, servicing and open space connections (see Section 7.2.5 Hamlet Residential Expansion)~~

Amend 7.5 Commercial Development Outside of the Hamlet Vision as follows:

It is the year 2030. Commercial development is concentrated within a vibrant hamlet commercial core that attracts tourists and visitors to the area on a regular and ongoing basis. To support that development, bed and breakfast homes provide overnight accommodation outside of the hamlet, while not disturbing the peace and quiet of the surrounding residential area.

Home-based businesses continue to play a significant role in the provision of commercial and light industrial services throughout the Plan area. Business are developed and operated in residential areas in an unobtrusive manner that provides for the rights of both the business owner and the neighbouring resident. However, once they become established and grow in scale to where they are no longer able to quietly co-exist within the neighbourhood, these businesses should relocate to the commercial area within the hamlet.

Special function facilities that bring groups of like-minded individuals to the area to experience its beauty and connect with nature are scattered throughout the Greater Bragg Creek area, having been developed to a scale and character that is in harmony with the balance of the surrounding land uses. When proposed, these facilities have gained the support of the majority of adjacent residents who will be directly affected by the business.

Remove Policy 7.5.1 b as follows:

~~7.5.1 b) Vacation homes should not be allowed to operate within the Greater Bragg Creek area.~~

Remove Policy 10.1.1 as follows:

~~10.1.1 a) Upon adoption of this Area Structure Plan, the County should rescind the Hamlet of Bragg Creek Area Redevelopment Plan.~~

Remove Section 10.1.10 Residential Development Considerations as follows:

~~10.1.10 a) The County should undertake preparation of a hamlet expansion strategy as a comprehensive land use strategy to accommodate hamlet expansion within that portion of the south policy area that lies between Highway 22 and Bragg Creek Provincial Park, north of the Banded Peak School site. This strategy should:~~

- ~~• Accommodate an appropriate range of residential and institutional land uses within the hamlet expansion lands;~~
- ~~• Provide for an appropriately staged transition from country residential to hamlet land uses in accordance with the logical extension of transportation and utility services;~~
- ~~• 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;~~

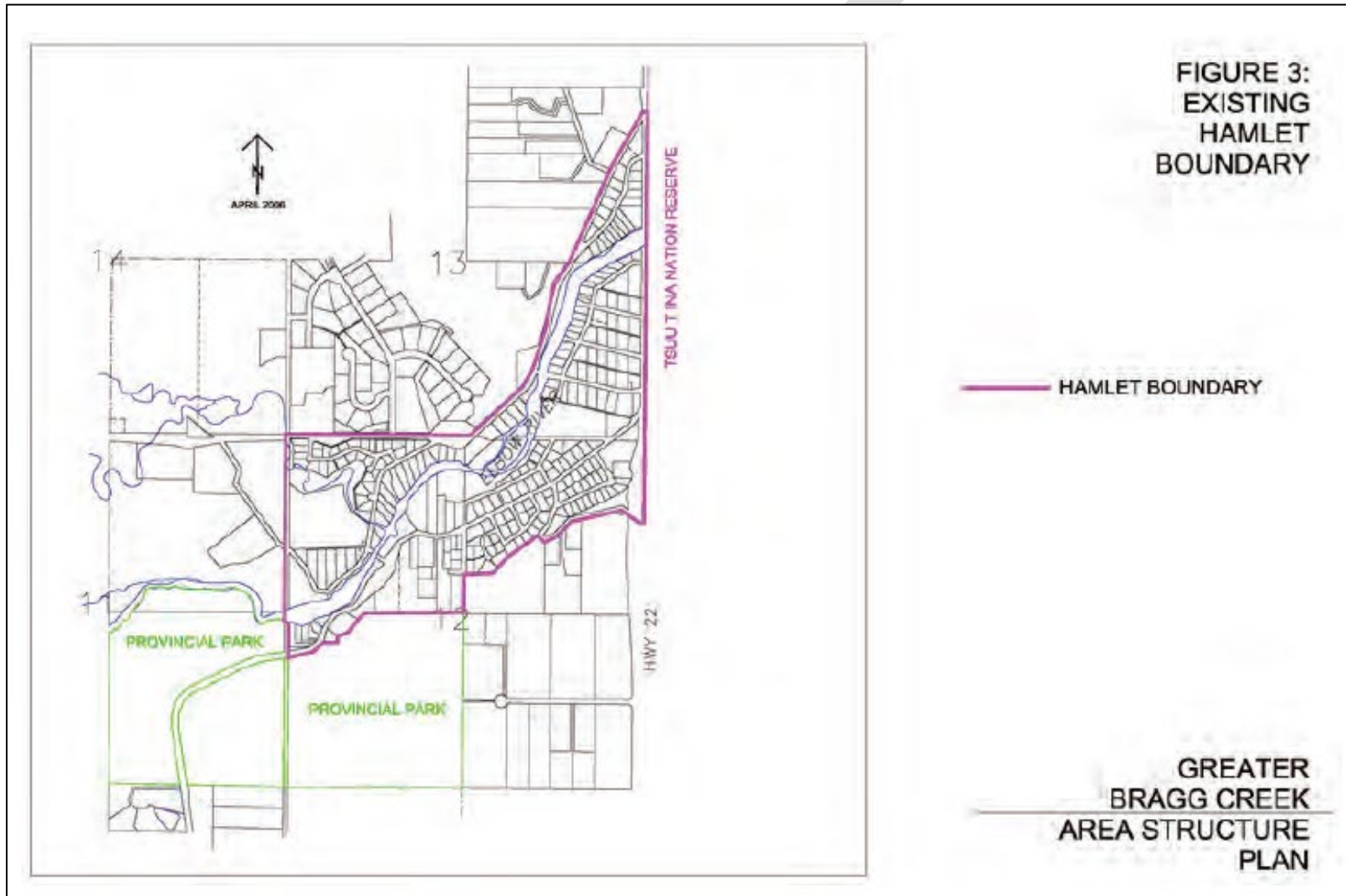
Bragg Creek Hamlet Expansion Amendments

- Accommodate the introduction of semi-detached residential structures into a predominately single family area to:
 - Reflect a minimum parcel size of 0.46 acres for semi-detached structure, 10,000 ft² for each dwelling unit, and
 - Allow for the separate ownership of semi-detached housing units;
- Establish an appropriate mix of single detached and semi-detached residences;
- Accommodate the logical extension of transportation connections into the hamlet expansion lands (both from the hamlet and Highway 22);
- Accommodate extension of utility services and open space connections from the hamlet into the hamlet expansion lands;
- Accommodate appropriate transitioning and buffering between the hamlet expansion lands and the Bragg Creek Provincial Park; and
- Be developed through a process of public consultation to ensure all community issues have been addressed;
- Land Use Bylaw should be amended to introduce a new land use district(s) to provide for development of residential uses in the form and densities identified within this Plan, including provisions for changes identified to current provisions for type II home based businesses.

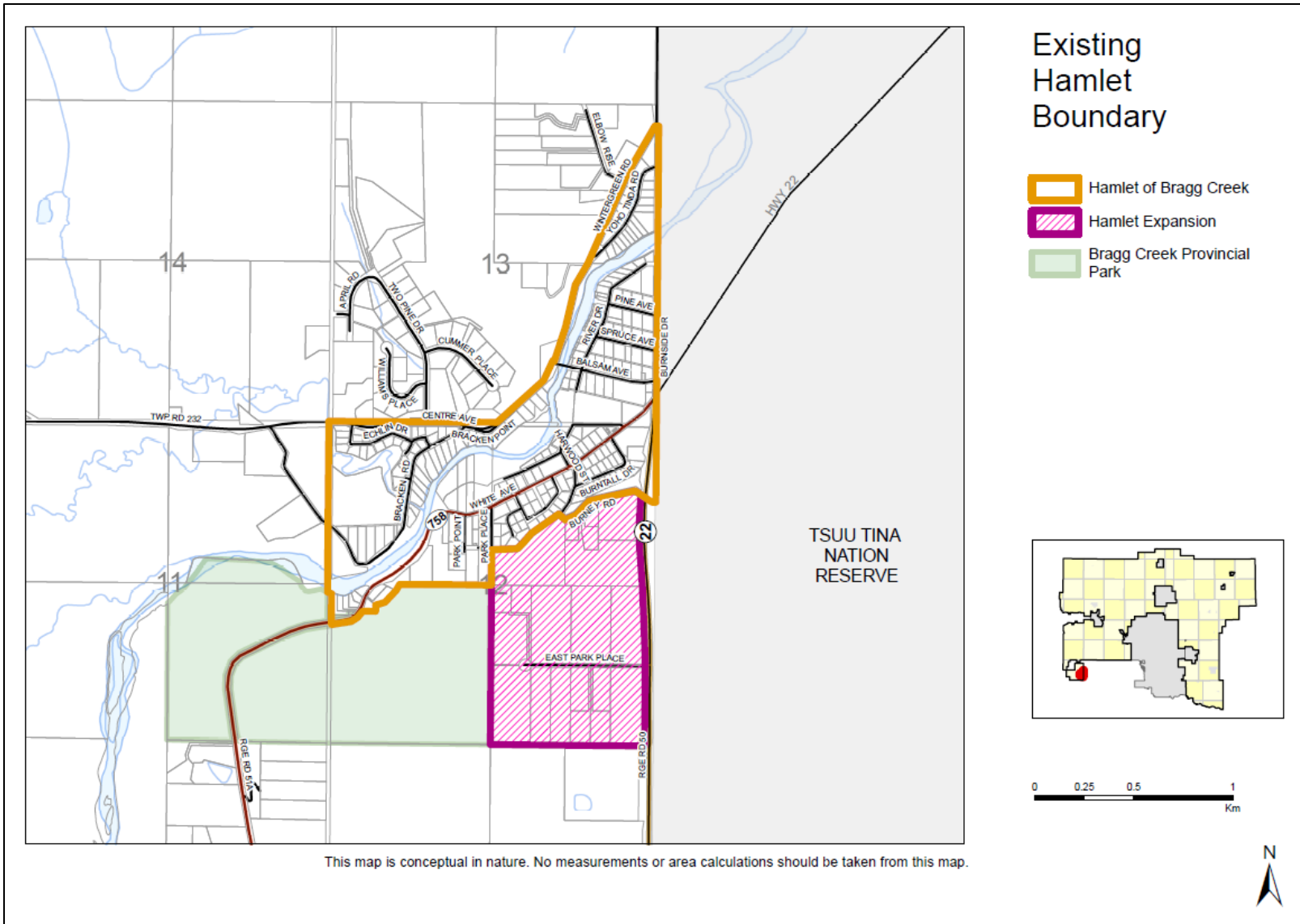
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FIGURES AMENDMENTS

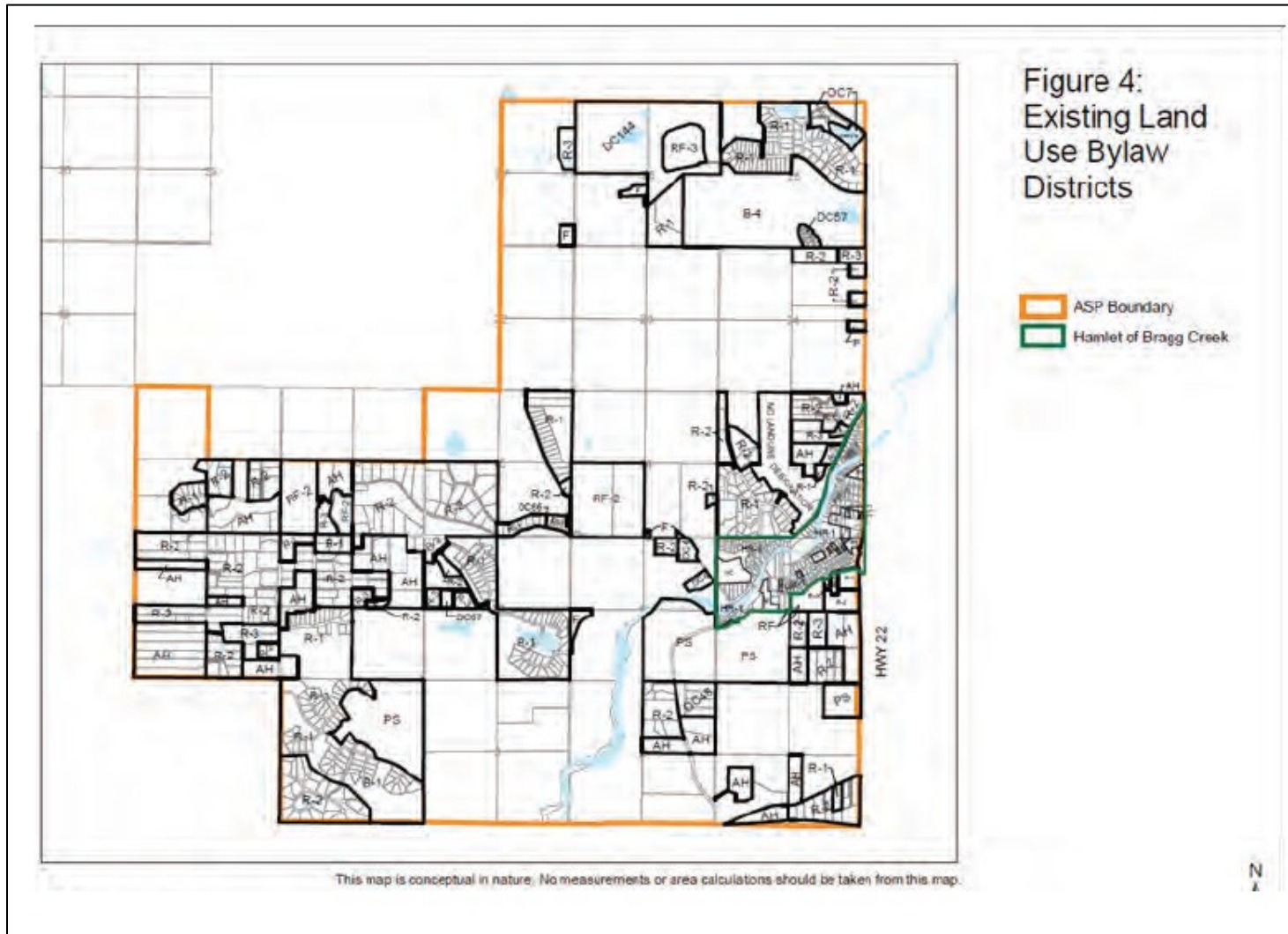
- **Figure 3 Existing Hamlet Boundary (pg. 16 of ASP):** Replace the existing figure with the revised figure that include the Hamlet Expansion area.



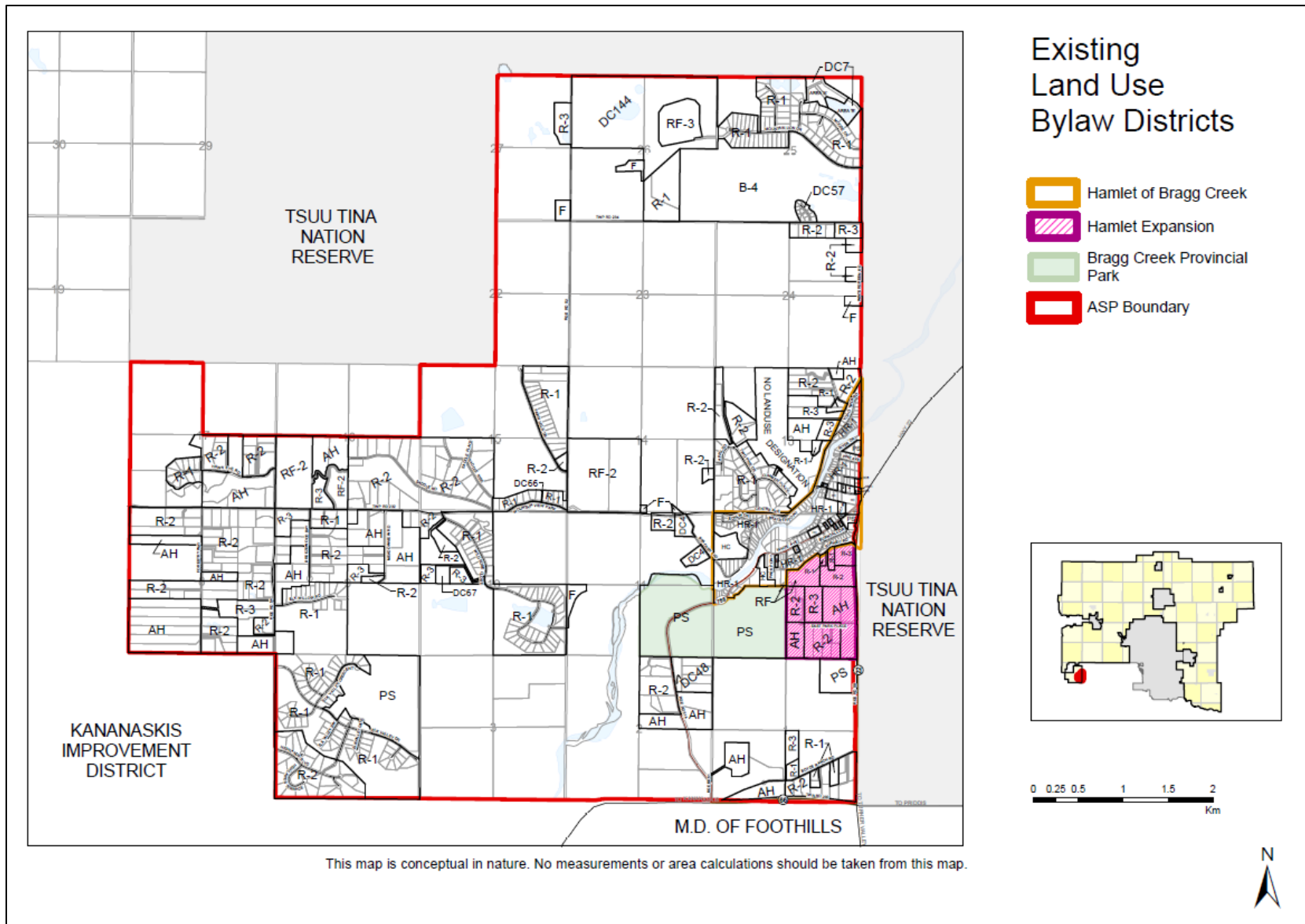
Bragg Creek Hamlet Expansion Amendments



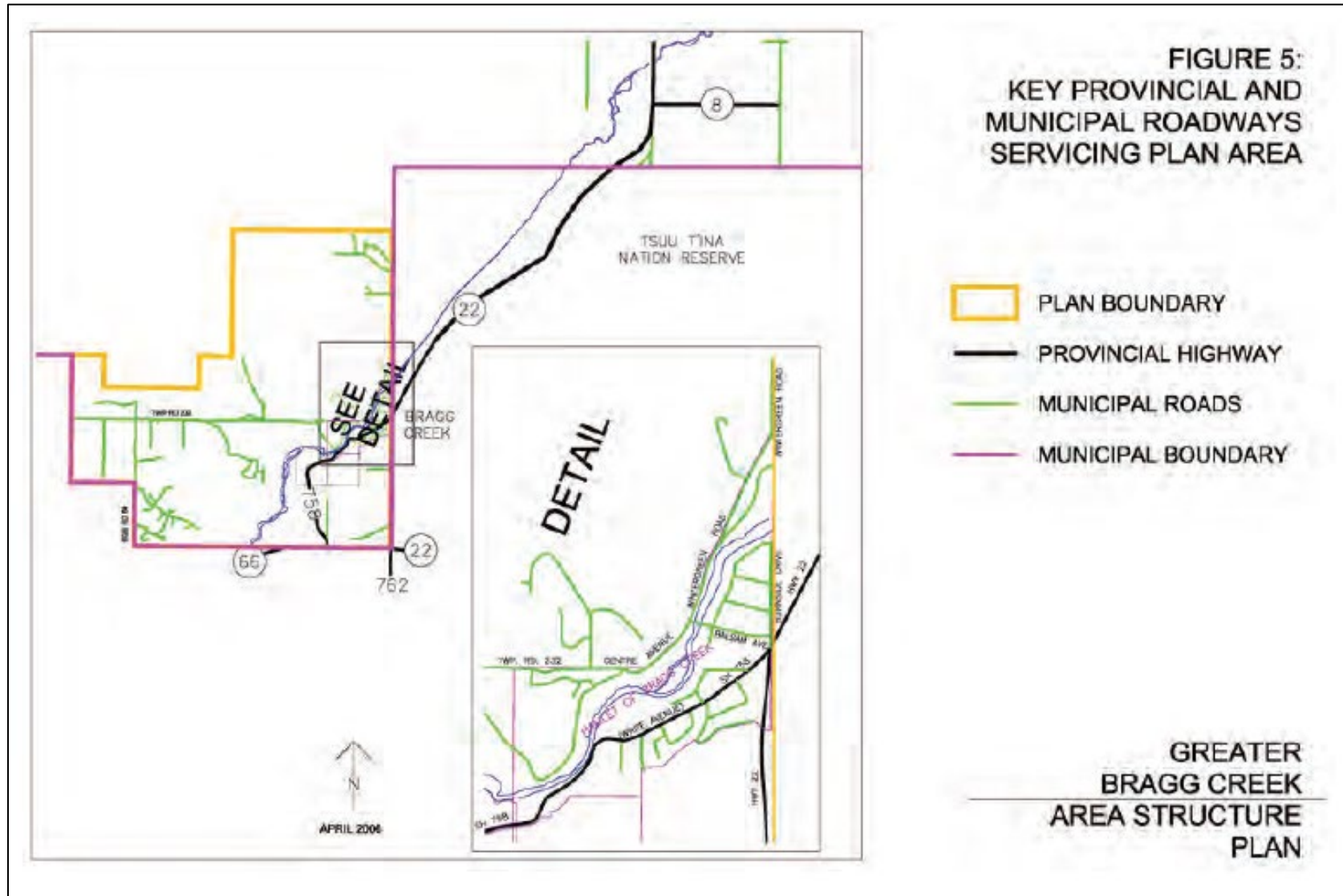
- **Figure 4: Existing Land Use Bylaw District (pg.17 of ASP): Replaced the existing Land Use Bylaw Maps with the new Land Use Map**
(Note: map needs updates with the New Land Use Bylaw C-8000-2020 adopted September 8, 2020)



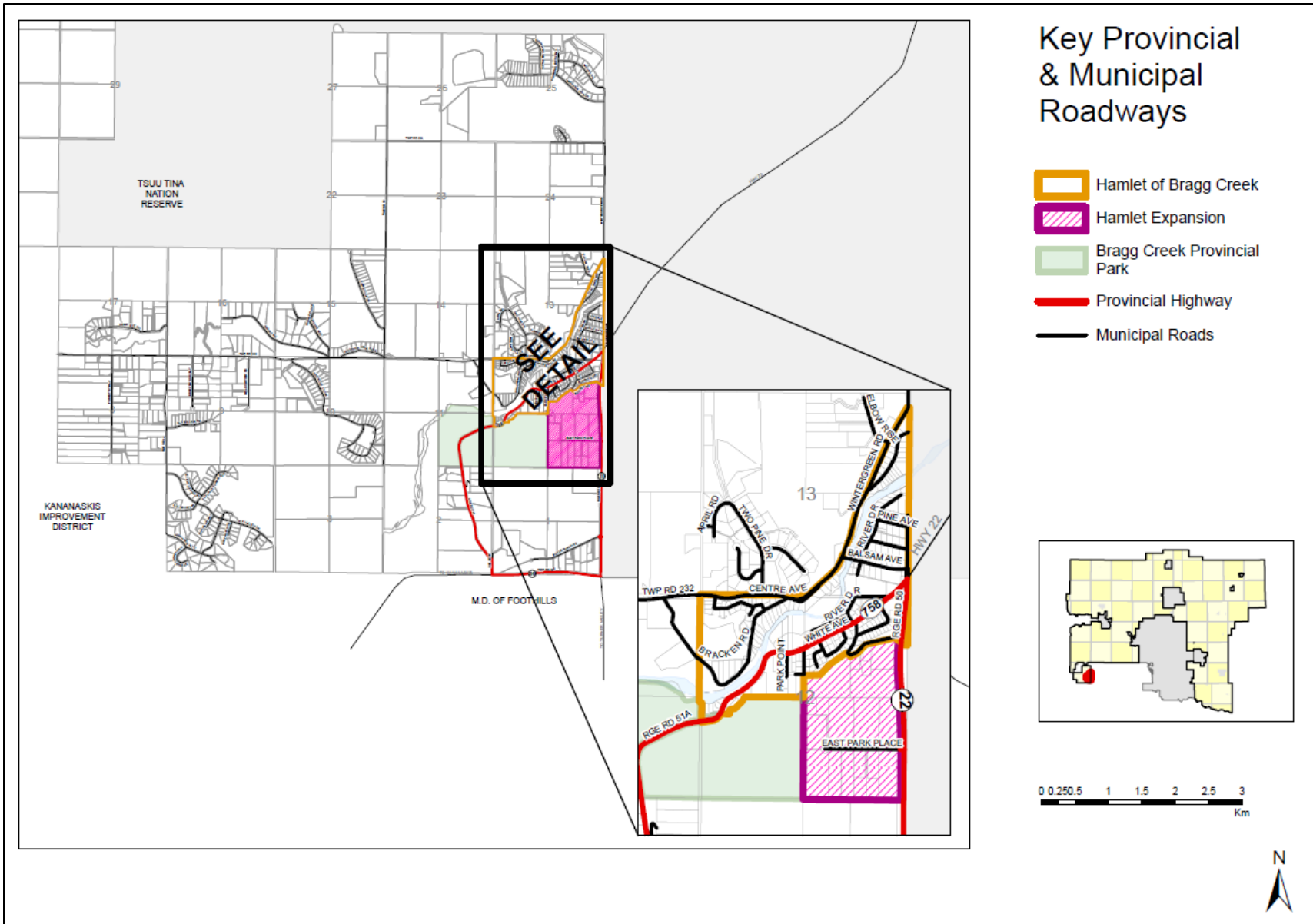
Bragg Creek Hamlet Expansion Amendments



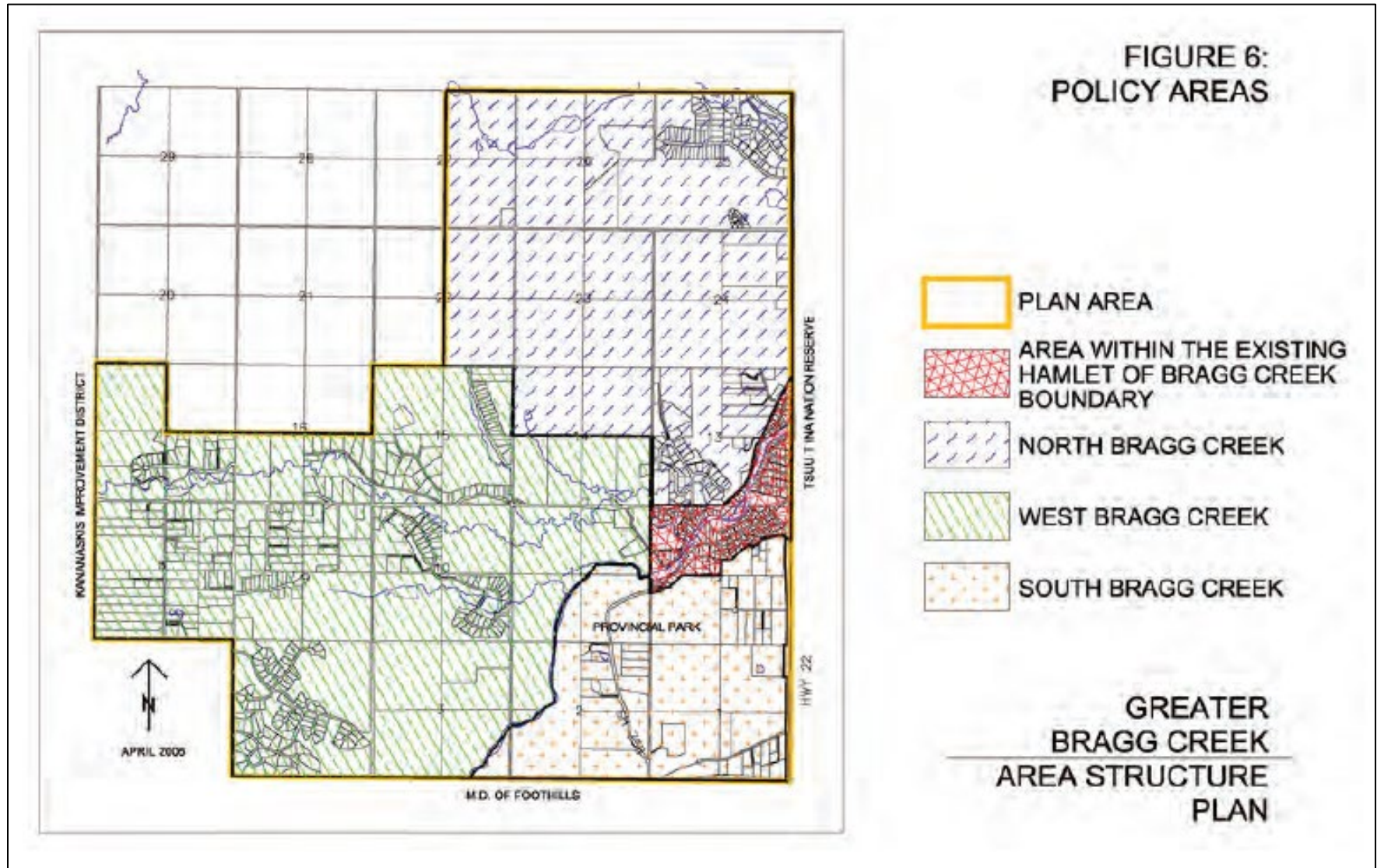
- **Figure 5: Key Provincial and Municipal Roadways (Pg. 20 of ASP):** Update map with higher quality road network map for the Greater Bragg Creek Area and include Hamlet Expansion area.

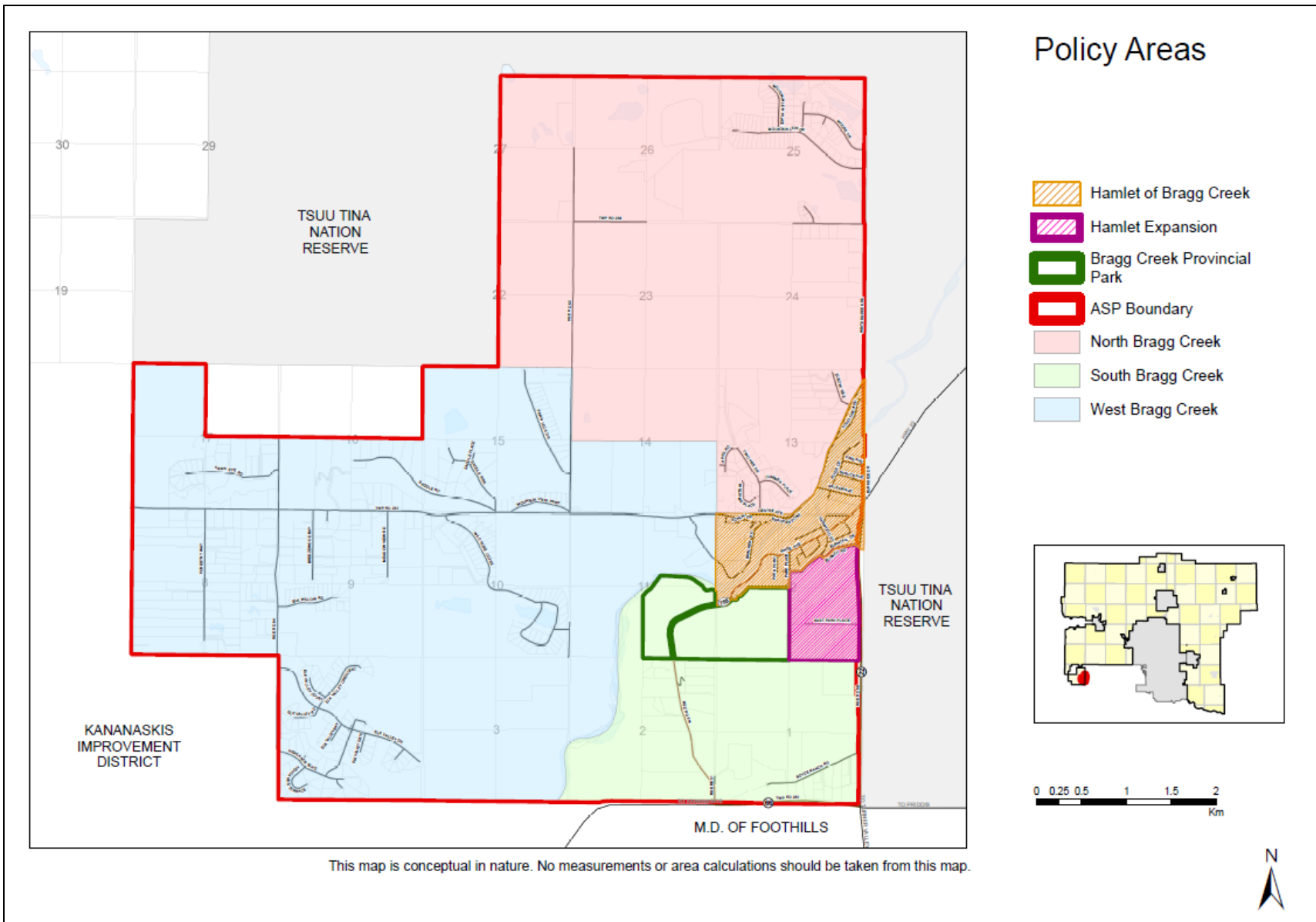


Bragg Creek Hamlet Expansion Amendments



- **Figure 6: Policy area (pg. 28 of ASP):** Include “Hamlet Expansion” as a new policy area, adjust boundary for ‘South Bragg Creek’ area to exclude expansion lands, and update Tsuut’ina Nation Reserve Boundaries





- Replace Figure 11: Lands for Hamlet Residential Expansion (Pg. 63 of ASP) with “Hamlet Residential Area Land Use Concept” and include a new Figure for “Hamlet Expansion Environmental Protection overlay”.

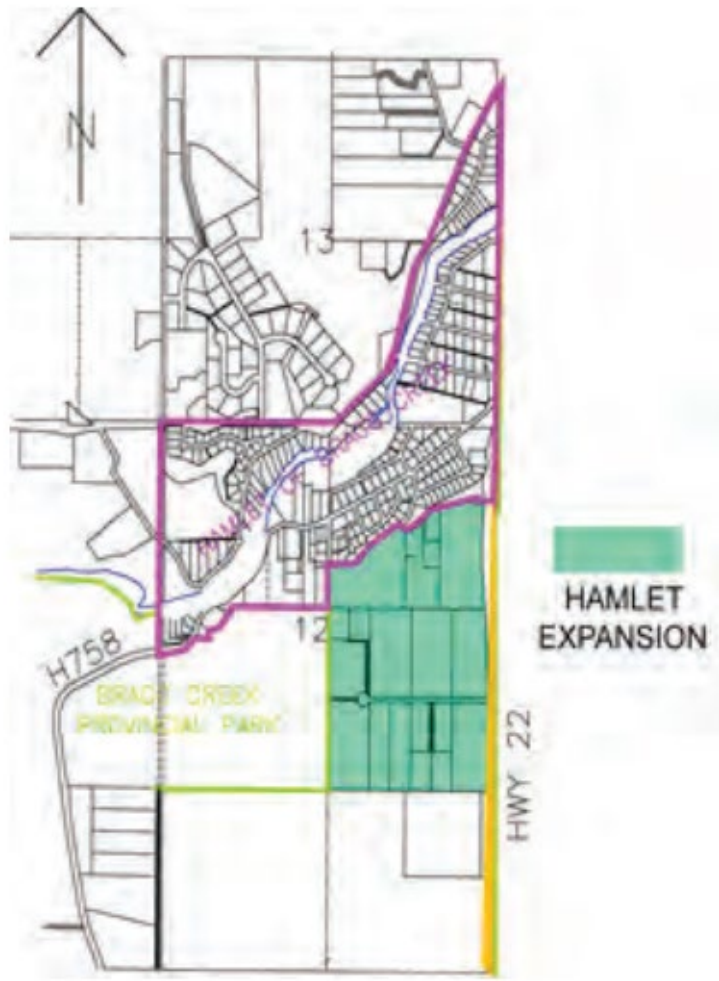
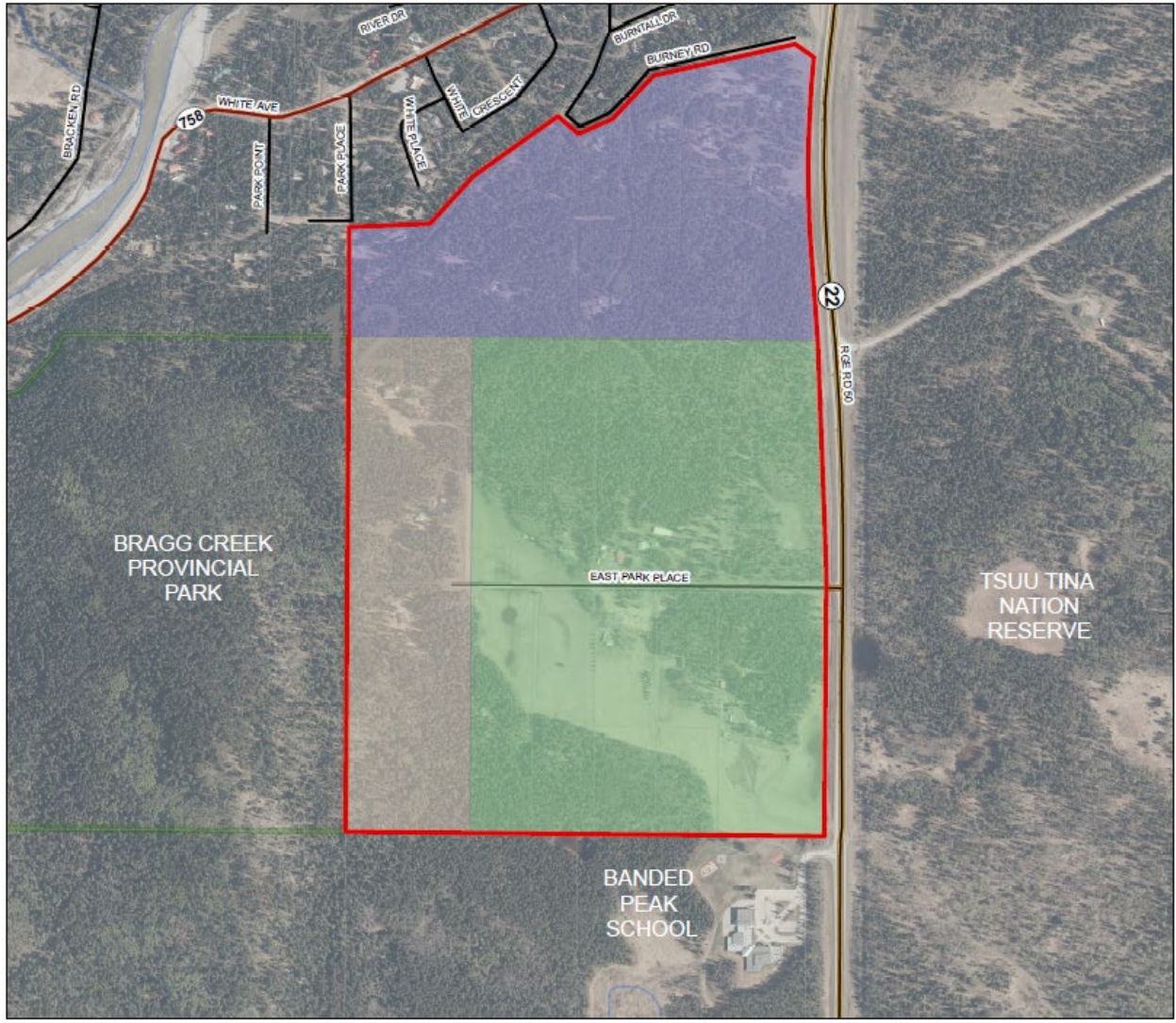


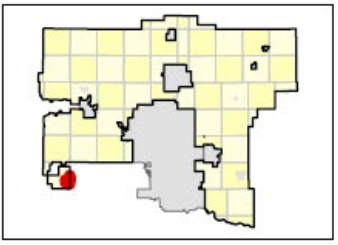
Figure 11: Lands for Hamlet Residential Expansion

Bragg Creek Hamlet Expansion Amendments



Hamlet Expansion Land Use Concept - V2

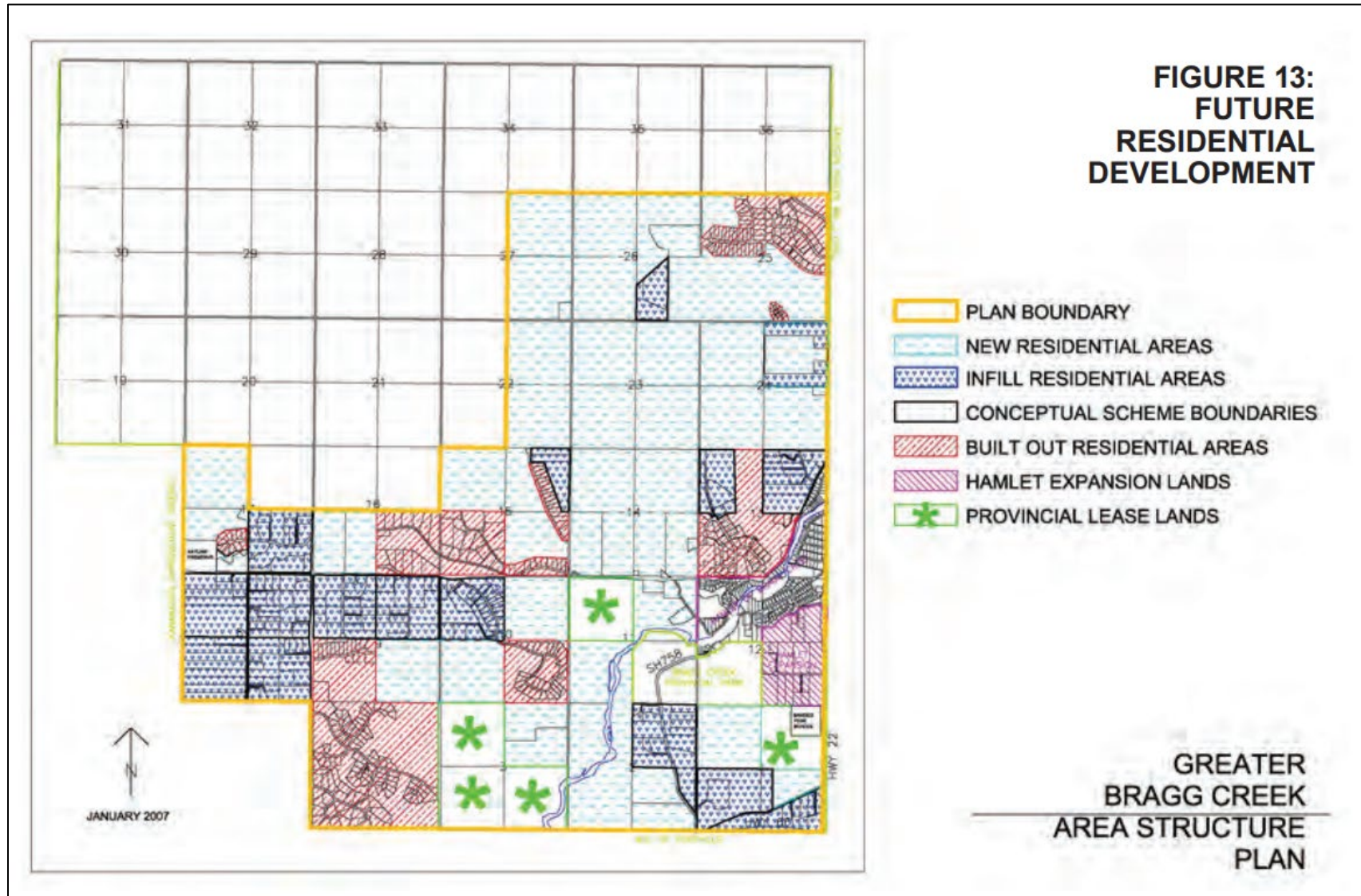
- Hamlet Expansion
- Bragg Creek Provincial Park
- Country Residential
- Hamlet Residential
- Potential Multi-Residential

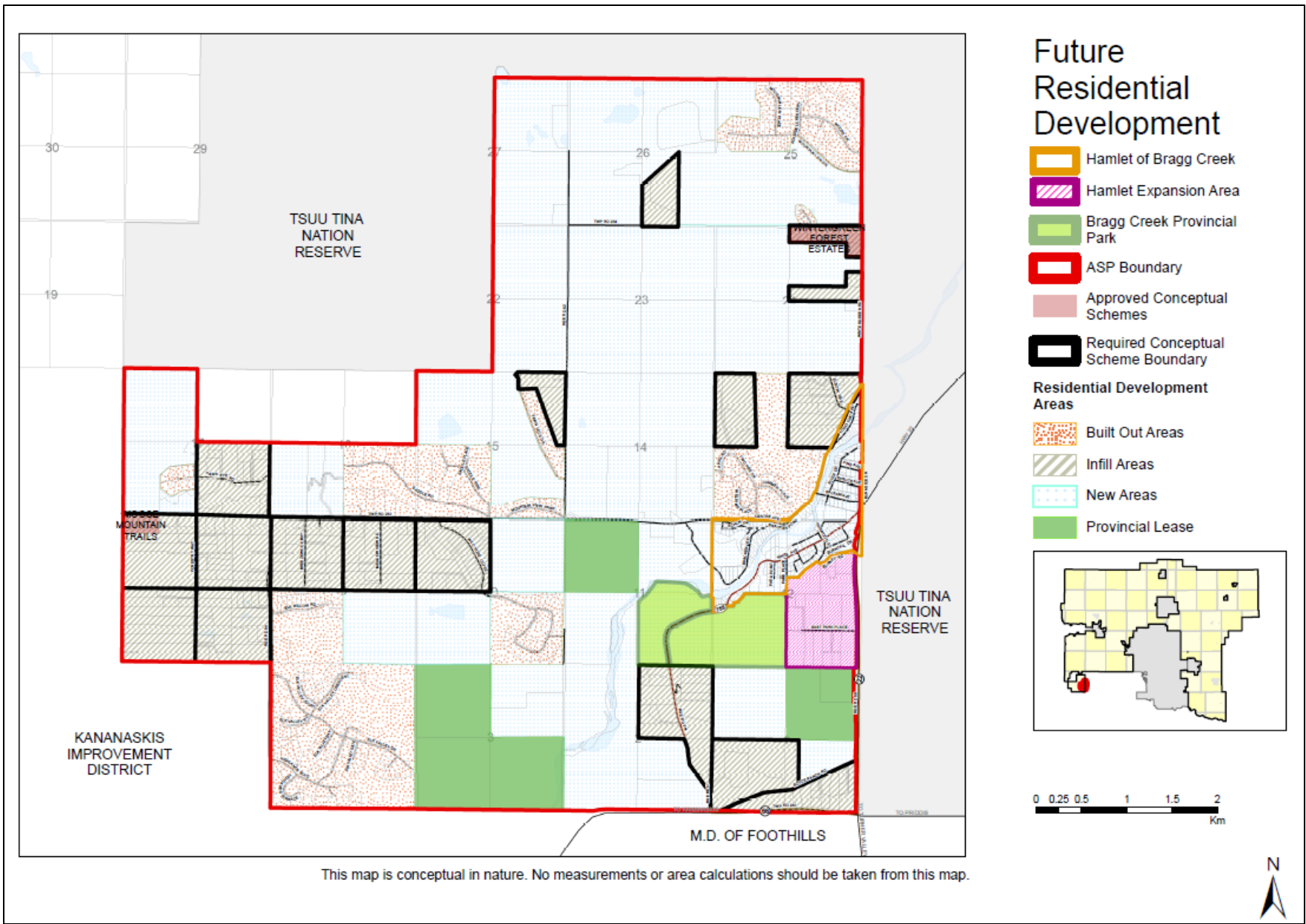


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



- **Figure 13: Future Residential Development (Pg. 73 of ASP):** include new Conceptual Scheme Boundaries for Hamlet Expansion lands (one for properties within NE-12-23-5-W05M, one for properties within SE-12-23-5-W05M





FOR REFERENCE ONLY – Other Relevant Sections in the Greater Bragg Creek ASP

- **Servicing (ASP 6.1)**
 - Water (ASP 6.1.1, 6.1.2) + new policies for hamlet expansion area
 - Wastewater (ASP 6.1.1, 6.1.3) + new policies for hamlet expansion area
 - Stormwater (ASP 6.1.4 a, c, d, e, f, g, h)

- **Environmental Protection (ASP 5.2.2)**
 - Vegetation management (ASP 5.1.1 c)
 - Upload/Slope Stability (ASP 5.1.5 a, b, c; 5.2.2 b)
 - Transition with Provincial Park (ASP 5.2.2 e, 9.1.1 e)

- **Transportation (ASP 6.2)**
 - Road dedication along Highway 22 (ASP 6.2.1 e)
+ new policies for Highway shared Access Management
 - Highway intersection improvement (ASP 9.1.2 a, b, and c, 10.1.8 a)
 - Local Road construction & improvements (ASP 6.2.2 d, e, f; 6.2.3 b, c, d)
 - Secondary Access (ASP 6.2.3 g, h, l, j)

- **Trail (ASP 6.3)**
 - Connectivity to the Hamlet (ASP 6.3.4 b)
 - Connectivity to the School (ASP 6.3.4 b)
 - New Trail connections (ASP 6.3.4 t, u, v)

- **Others**
 - Solid Waste Management (ASP 6.1.6) + new policies for hamlet expansion area and animal proof requirement
 - Wildlife Corridor (ASP 5.1.2 a, b, c, 9.1.1 h)
 - Wildfire & Fire Smart (ASP 8.2.2 b)
 - Emergency Services (ASP 8.2. 9.1.4 a)
 - Cost recovery (ASP 10.1.2 c)