

Bragg Creek Hamlet Expansion Strategy

Phase 1 & 2 Engagement Summary

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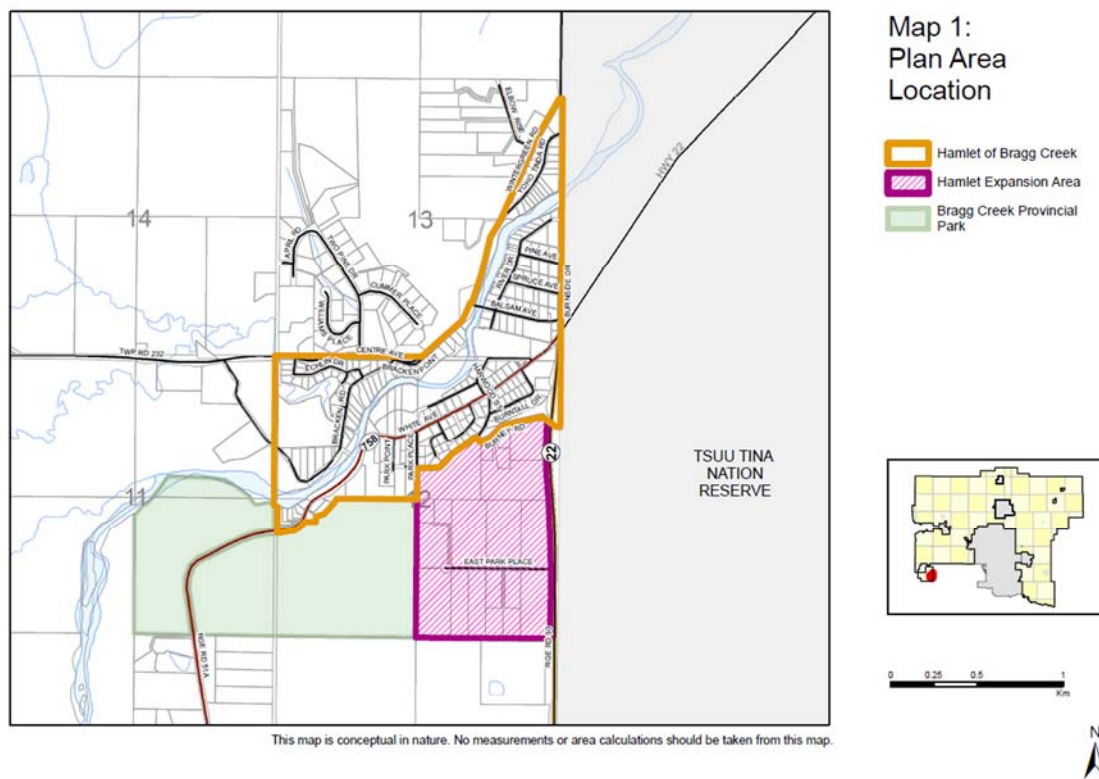
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Project & Process Summary

The County is preparing the Bragg Creek Hamlet Expansion Strategy as per Council's direction (see Council adopted Terms of Reference on the [project webpage](#)).

The Hamlet Expansion Strategy will be a set of amendments to the existing Greater Bragg Creek Area Structure Plan. Area Structure Plans are statutory plans approved by Council as bylaws and provide an overall planning framework for a specific area.

[The Greater Bragg Creek Area Structure Plan](#) was adopted in 2007 to guide future land use, subdivision, and development in the hamlet and its surrounding area. The Area Structure Plan identifies the area south of the hamlet, between Highway 22 and Bragg Creek Provincial Park, for future hamlet expansion. The hamlet expansion area is approximately 86 hectares (214 acres) in sizes, and consists of approximately 20 parcels (see Map 1: Plan Area Location).



The Hamlet Expansion Strategy project will involve public and stakeholder engagement, technical reviews, policy writing, and development of land use scenarios for the area. The plan will be prepared in the following phases:



The following sections outline what we did, what we asked and what we heard in Phase 1 & 2.

What We Did

Stakeholder meetings

After Council approved the Terms of Reference in January 2019, the Project Team met with a range of internal and external stakeholders to introduce the project and to gather background information for the Hamlet Expansion Strategy.

Internal agencies include, but are not limited to Intergovernmental Affairs, Fire Services, Recreation Parks and Community Support Services, Engineering, Utility Services, and Capital Projects. External agencies include Alberta Environment and Parks, Alberta Transportation, and Rocky View School Board.

Open House

The County held an Open House on May 9, 2019, with over 120 attendants. Based on the Open House sign in sheets, 47 attendees were from the Hamlet of Bragg Creek, 55 attendees were from the Greater Bragg Creek area, and the remaining 18 attendants were from other areas.

Several information panels were displayed at the Open House to provide an overview of the hamlet and the hamlet expansion area's existing condition. One specific panel captured what the residents would like to see and/or what they do not want to see in the Hamlet Expansion Area. The Open House panels and feedback forms are included in Appendix A.

Coffee Chat Sessions

The County held a series of Coffee Chat sessions at the Bragg Creek Community Centre on June 7, 13, and 14 from 9:00 am to 4:00pm, with additional sessions on June 21 and 27 at the County Hall. In total, 18 sessions were held with 32 participants attended (some sessions were attended by multiple participants).

Four questions were provided to the participants; however the sessions encouraged open dialogue and provided opportunity for the participants to ask questions and discuss the future of the Hamlet. After the sessions, the Coffee Chat minutes were provided to the participants via email to verify their feedback. Feedback provided at each Coffee Chat sessions are included in Appendix B.

What We Asked

Open House

The Open House feedback form featured three questions:

1. The Greater Bragg Creek Area Structure Plan identifies the expansion area for further residential development. Are you in support of this? (Yes/No, and comments)
2. If you are in support of additional housing in the hamlet expansion area, what type of housing would you support:
 - a. Acreage Development (1-2 acre lots, such as the Greater Bragg Creek area)
 - b. Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
 - c. Duplexes/Triplex/Fourplex
 - d. Townhomes/Condo style development
3. Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area? (Yes/No, and comments)

Coffee Chat Sessions

Four questions were prepared to guide the conversation at the Coffee Chat sessions:

1. The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?
2. What are some key constraints and opportunities you see within the Expansion Lands?
3. What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts about water/wastewater servicing/transportation/environmental, etc.?
4. Is there anything else the team should be aware of when preparing the plan?

What We Heard

Traffic

- **Highway 22 Intersection:** Upgrading the intersection is a top priority for the community. Participants expressed that improving the Highway 22 intersection is a 'must' before any development can happen in the area. During the weekends, traffic backs up to Banded Peak School to the south and up to Redwood Meadows to the north.

- **Burney Road & Burntall Drive:** Safety is a major concern on both Burney Road and Burntall Drive. There are two child care facilities in the area (one situated at the community centre and the other one is near the Burney Road and Burntall Drive intersection).

Burney Road is relatively narrow and there is a blind corner when travelling downhill (where accidents have occurred in the past). Participants expressed concerns with using Burney Road as a secondary access to the expansion area, which may compound the problem. Pedestrian safety is particularly important, as children use Burney Road to get to school. Improvements to the road may be required in order to ensure safety for pedestrians.

- **White Avenue:** Participants expressed concerns about the drainage issues along White Avenue, specifically snow and ice buildup during the winter months. Some participants were also concerned about traffic safety by the ice cream shop and by the proposed senior home at the intersection of White Avenue and Harrwood Street.

Servicing

- **Concerns about the cost of servicing:** Some participants expressed concerned about the cost for tying into the County's water and wastewater system, while some were concerned about the expansion area not tying into the system to share the cost.

Several landowners in the expansion area expressed their interest in continuing the use of the existing water wells and septic system (especially if their system has been recently upgraded). In either cases, participants indicated that the County's water or wastewater systems need to function properly before asking landowners to tie in (i.e. the pipes need to function properly during the winter months).

- **Concerns in regards to who pays for what:** Participants indicated that it is unclear who is paying for the infrastructure upgrades and who would be responsible for undertaking the work (i.e. whether it is the County, the developer, third party contractors, or the individual landowners). There is a consensus among participants that there needs to be clear communication moving forward.

Appropriate Form of Development

- **Bragg Creek Character:** The majority of participants expressed that people moved to Bragg Creek to enjoy the small town feel and the natural environment. Participants expressed that development (if any) needs to fit into the surrounding area character.
- **Lot Sizes and Housing Types:** Some participants indicated that acreage development is the appropriate form of development that would transition into the hamlet (especially where there is steep slopes between the hamlet and the expansion area). Others expressed that the hamlet needs smaller lot sizes and a variety of housing types (i.e. duplexes, villa, and townhomes) to support younger families and the aging population in Bragg Creek.

Overall, participants see the benefits of having a variety of housing to accommodate younger families and seniors to the south, with acreage lots that preserve the existing hamlet's character as the expansion area transitions into the hamlet to the north.

A number of other items were discussed such as wildlife corridor, wildfire prevention, stormwater management and demographic shifts.

Wildlife Corridor

- Several participants indicated that wildlife exists in the area and regularly travel between the hamlet, the provincial park and the river corridor.
- Participants suggested that the County should work with the applicable agencies to investigate wildlife corridor movements, and to consider wildlife interface management in the hamlet and in the hamlet expansion area.

Wildfire Prevention

- Participants indicated that there is an abundance of deadfall in the Provincial Park, west of the expansion area and in the Greater Bragg Creek area in general.
- Participants expressed that wildfire risk is high in the area – ‘It’s not a matter of “if” wildfire is going to happen, but rather a matter of “when” it will happen’.
- The wildfire in South McLean Creek was the closest incident located 15 km SW of Bragg Creek. Residents received the Emergency Alert for the wildfire in May 2018.
- There is no fire suppression in the Bragg Creek area. Future development should consider mitigation for wildfire risk and potential solution for fire suppression for the area.

Stormwater Management

- Stormwater management currently flows overland through the hamlet to the river. Several participants questioned whether increased development in the expansion area would affect the existing residences in the hamlet.
- Some participants indicated that there are local depressions at the west end of East Park Place, which causes localized flooding and isolated residences during extreme rainfalls.
- Participants expressed that future development in the expansion area should take into account stormwater management for the area and not impact the hamlet’s existing residences downstream.

Demographic Shifts

- Participants indicated that there is a demographic shift in the Greater Bragg Creek area, with the aging population moving away from the community due to the lack of housing options.
- Participants generally agree that more population would be beneficial to ensure the long term viability of the hamlet and the local businesses.
- Some participants expressed that acreage development is not sustainable due to the demands for year round maintenance and cost of living.
- Some participants noticed that young families are interested in moving into the area; however there are limited housing options at different price points.

Conclusion and Next Steps

Over the summer, the project team will use your feedback to help draft the vision, objectives, and potential land use scenarios for the hamlet expansion area.

The project team will also conduct high level technical studies (such as water and wastewater servicing, stormwater management, and traffic studies) and meet with the applicable agencies to discuss the relevant matters.

The project team will schedule another public engagement event to present the vision, objectives, and draft land use scenarios in the fall once the technical assessments are completed.

Please contact Johnson Kwan at jkwan@rockyview.ca or 403-230-1401 for questions, updates or further information. You can also fill in the form at the bottom of this page in order to receive regular email updates about the Bragg Creek Hamlet Expansion Project.

<https://www.rockyview.ca/BuildingPlanning/PlansUnderReview/BraggCreekHamletExpansionStrategy.aspx>

Thank you for your time, input and interest in the Bragg Creek Hamlet Expansion Strategy.

Appendix A: Open House Materials & Feedbacks

WELCOME



Thank you for attending the Bragg Creek Hamlet Expansion Strategy Open House.

This project will explore the potential development scenarios in the expansion area, as initially envisioned in the Greater Bragg Creek Area Structure Plan and the Bragg Creek Revitalization Plan.

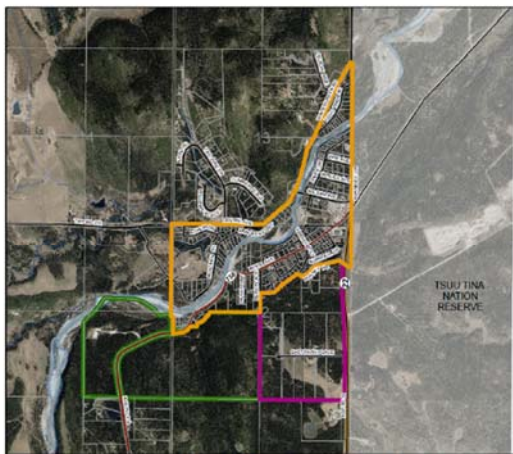
Please provide your thoughts on the feedback form or email your ideas/comments to the Project Team

Johnson Kwan, Planner
Email: jkwan@rockyview.ca
Phone: 403-520-3973



All Open House materials will be uploaded on the County Website under the following link:
<https://www.rockyview.ca/BuildingPlanning/PlansUnderReview/BraggCreekHamletExpansionStrategy.aspx>

The Hamlet Expansion Area



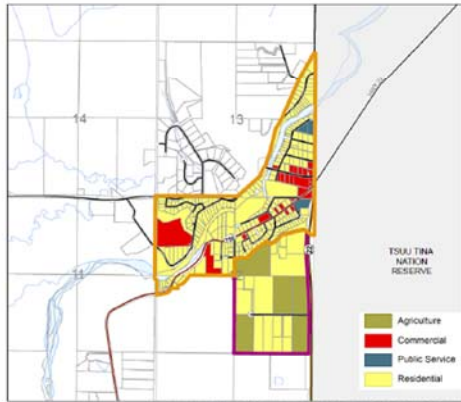
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

The Greater Bragg Creek Area Structure Plan identifies the properties located south of the hamlet between Highway 22 and Bragg Creek Provincial Park as 'hamlet expansion land'.

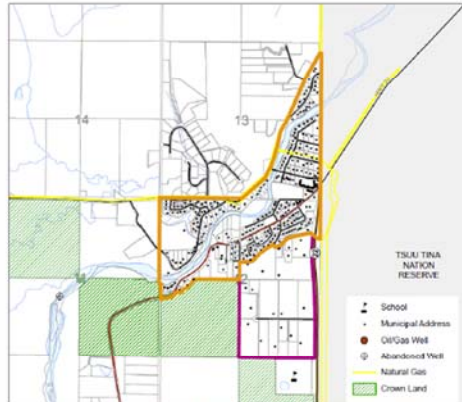
The hamlet expansion area includes 20 parcels and is approximately 87 hectares (214 acres) in size.



Existing Land Uses and Conditions



- Existing land uses in the area



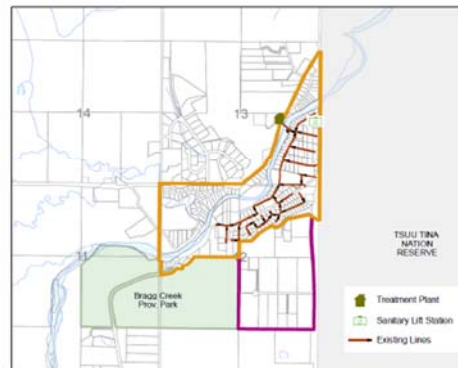
- Existing development in the area



Water and Wastewater Servicing



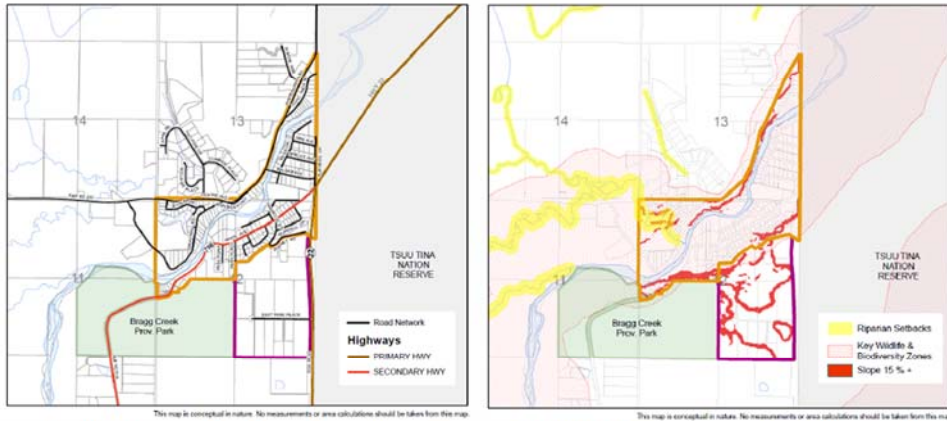
- Lands in the expansion area rely on well water.
- Piped servicing from Bragg Creek's Water Treatment Plant provides water to much of the hamlet, and future connections to the expansion area may be possible.



- Lands in the expansion area rely on private sewage treatment systems (i.e. Septic Field/Tank) for sanitary.
- Piped servicing from Bragg Creek's Waste Water Treatment Plant currently provides servicing to much of the hamlet, and future connections to the expansion area may be possible.



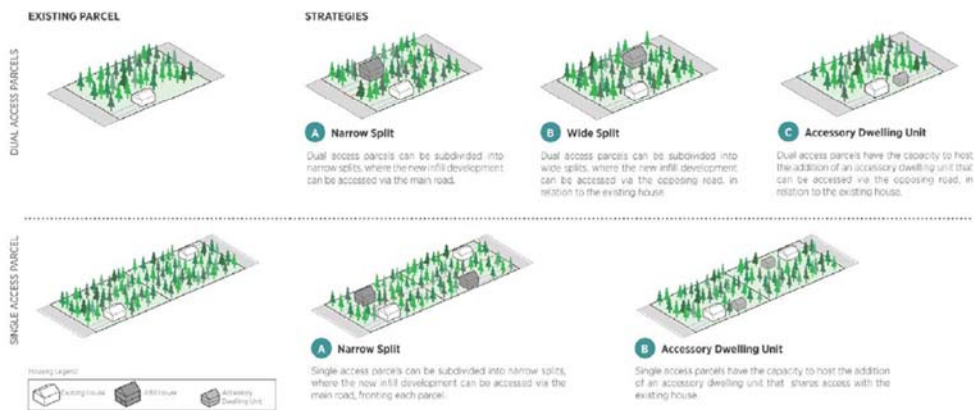
Access and Environmental Considerations



- Lands in the expansion area are currently accessed by Burney Road (North) and East Park Place (East).
- Significant slopes in excess of 15% exist in the expansion area, potentially limiting the developable area.



Residential Lot Layouts



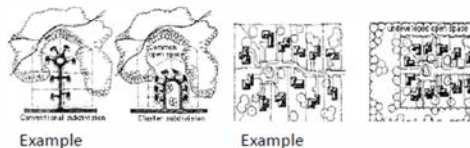
Cluster Development Examples

Example - Cluster Development

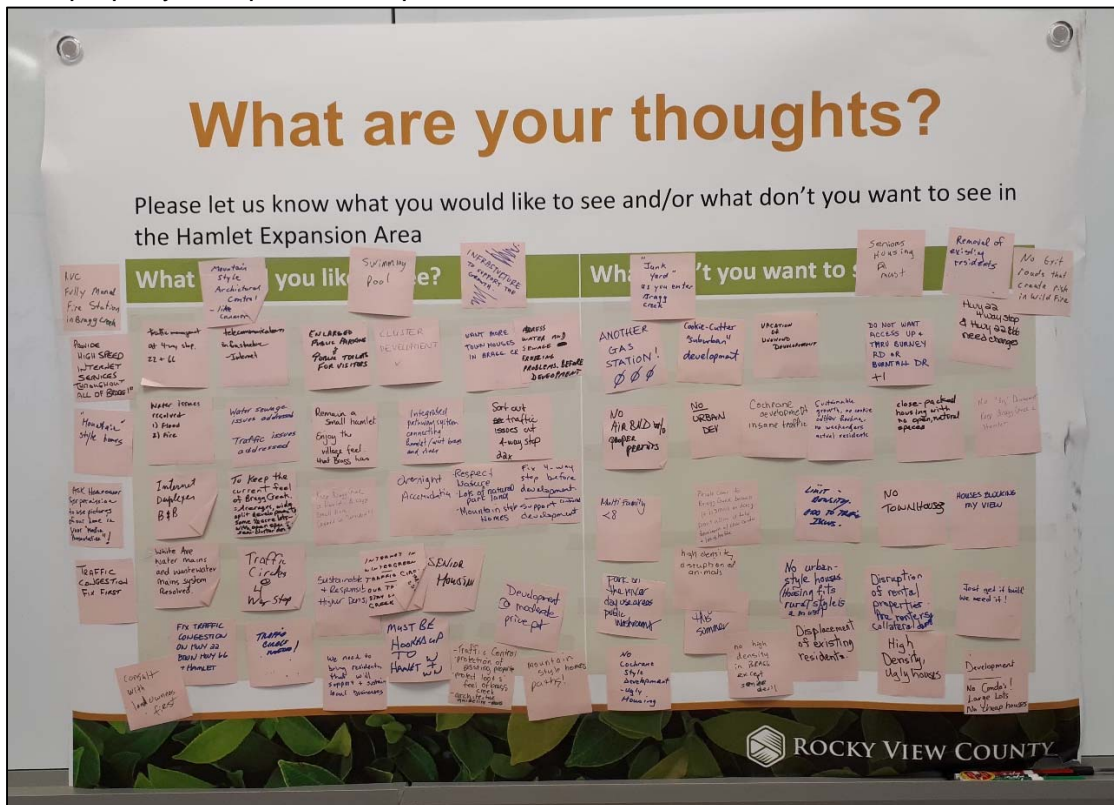


Cluster development sensitively integrates housing with the natural features (e.g. topography) and has the following benefits:

- retention of open space and natural landscape, and existing character;
- Achieve similar development density using the same project area;
- Allow a range of housing and lot sizes;
- reduced infrastructure cost (i.e. road);



Note: The 'Housing Types' panel is excluded in this report due to landowner's concern for using their property as a photo example.



What do you like to see (Transcribed)	What don't you like to see (Transcribed)
<p>Traffic Related</p> <ul style="list-style-type: none"> • Traffic congestion fix first. • Traffic management at 4 way stop 22 +66. • Fix traffic congestion on Highway 22 between Highway 66 and hamlet. • Traffic issues addressed. • Traffic circles at 4 way stop. • Traffic circles needed. • Traffic circle. • Fix 4 way stop before development. Support controlled development. • Traffic control. • Sort out traffic issues at 4 way stop 22x <p>Servicing Related</p> <ul style="list-style-type: none"> • Water issues resolved (flood and fire). • White Avenue water mains and wastewater mains system resolved. • Water sewage issues addressed. • Must be hooked up to hamlet water and wastewater. • Infrastructure to support the growth. • Address water and sewage freezing problems before development. • Park on the river day use areas public washrooms. • Enlarged public parking and public toilets for visitors. • Mitigation this summer. • Provide High Spend Internet Services through all of Bragg Creek. • Telecommunication infrastructure – internet. • Internet, Duplexes, B&B. • Internet in wintergreen. • RVC Fully manned Fire Station in Bragg Creek. <p>Development related</p> <ul style="list-style-type: none"> • Mountain style homes. • Mountain style architectural control like Canmore. • To keep the current feel of Bragg Creek. Acreages, wide split developments. 	<p>Traffic Related</p> <ul style="list-style-type: none"> • Cochrane development. Insane traffic. • Do not want access up and through Burney road or Burntall drive + 1. • Limit density. Add to traffic issues. • Highway 22 4 way stop and Highway 22 & 66 need changes • No exist roads that create risk in wild fire <p>Development related</p> <ul style="list-style-type: none"> • “Junk yard” as you enter Bragg Creek. • Another Gas Station. • No AirBNB without proper permits. • Multi-family greater than 8. • No Cochrane style development. Ugly housing. • Cookie-cutter “suburban” development. • No Urban Development, • People come to Bragg Creek because it is small and cozy. Don't allow it to be developed with close condos and lots of traffic. • High density disruption of animals. • No high density in Bragg except senior development. • Vacation or weekend development. • Sustainable growth. No cookie cutter housing. No weekenders. Actual residents. • No urban style houses (housing fits rural style is a must). • Displacement of existing residents. • Seniors housing a must. • Closed-packed housing with no open, natural spaces. • No townhouses. • Disruption of rental properties. Are renter's collateral damage. • High density, ugly houses • Removal of existing residents • No 'big' development keep Bragg Creek a hamlet. • Housing blocking my view. • Just get it built. We need it. • Development (no condos). Large lots. No cheap houses.

What do you like to see (Transcribed)	What don't you like to see (Transcribed)
<p>Development related (continued)</p> <ul style="list-style-type: none"> • Some ½ acre lots with open spaces. Semi-cluster development. • Remain a small hamlet, enjoy the village feel that Bragg has. • Keep Bragg Creek a hamlet, a cozy small place. Canmore is wrecked. • Sustainable and responsible higher density. • We need to bring residents that will support and sustain local businesses. • Swimming pool. • Cluster development. • Integrated pathway system connecting hamlet/west Bragg Creek and river. • Overnight accommodation. • Our tax dollar stay in Bragg Creek. • Want more town houses in Bragg creek. • Respect nature. Lots of natural park land. Mountain style homes. • Senior housing. • Development at moderate price point. • Protection of existing properties. • Protect look and feel of Bragg Creek. Architecture guidelines. • Mountain style homes. Paths. • Ask homeowners for permission to use pictures of our home in your media presentation. • Consult with landowners first. 	

The following section transcribe the feedback forms received from the Open House.

Bragg Creek Open House – Feedback Form 1

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, I like the idea of higher density but also want to see more for new commercial like accommodation business so people can stay in the area.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Acreage Development (1-2 lots, such as the Greater Bragg Creek Area).

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Yes, overnight accommodation and local commercial.

Bragg Creek Open House – Feedback Form 2

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

No, there are enough existing houses on the market that aren't selling. Bringing in high density housing on east park place will potentially devalue existing homes.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

N/A

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No

Bragg Creek Open House – Feedback Form 3

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

No, other current issues in Bragg are being over looked. Need to fix current issues prior to expanding.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Acreage Development (1-2 lots, such as the Greater Bragg Creek Area). The area of Bragg Creek doesn't have the infrastructure at present to address the proposal of development. All other issues should be addressed prior to the consideration of building new houses.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No, we have enough services in the hamlet at present. I thought the proposed building of houses was t help the current hamlet of Bragg Creek succeed and see increased businesses.

Bragg Creek Open House – Feedback Form 4

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

No, we recently moved to Bragg creek and are one of the lots listed in the expansion. We moved away from the city to get away from density and traffic. This will increased both of those.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

N/A

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No, right now the expansion area is limited to residential and farm. We believe it should stay that way.

Bragg Creek Open House – Feedback Form 5

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, developing the area to include controlled residential and small business expansion is good for the community.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Acreage Development, Hamlet Development, Townhomes/Condo style development – mixed development will bring a diverse population. This will benefit the community as a whole.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Yes, with restrictions (don't need another gas station but accommodation and small businesses are needed).

Bragg Creek Open House – Feedback Form 6

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

We never supported high density development. Not sure why our opinion did not count. Ugly. No services market for this stuff. Environmentally destructive. Bad plan. We did not move here to turn this into craystone/Cochrane.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Only support acreage development. Anything denser that this is cultural destruction, environmentally disastrous, commercial stupidity and then some.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No

Bragg Creek Open House – Feedback Form 7

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, need more population in village to spur more business.

No we don't want the residence of the expansion driving to the hamlet on Burney or Burntall these should remain quiet, rural not traffic through fares.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Duplexes/Triplex/Fourplex and Townhomes/Condo style development. Multiple unit housing for people who don't want work of acreage and not have to move to Calgary.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No, don't want sprawl happening. Want to keep rural feel. Village has most amenities.

Bragg Creek Open House – Feedback Form 8

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, as long as new development fits in with the feel of the community.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Acreage Development. I am worried that smaller parcels would encourage weekend or vacation usage. This impacts our infrastructure i.e. flushing toilets for many more that pay tax etc.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No, not in this area.

Bragg Creek Open House – Feedback Form 9

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion area for further residential development. Are you in support of this?

No, this area should be maintained for large acreage lots. Any development should be focused in other municipal areas. The residents of GBC are living out here to avoid density and traffic. Moreover, no one has addressed the traffic congestion issues at the highway 22 junction.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Not in favour of any.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

See comment above. The current mix of businesses is sufficient for the community needs.

Bragg Creek Open House – Feedback Form 10

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion area for further residential development. Are you in support of this?

Undecided. Only if needed infrastructure needs are addressed first (roads, telecom).

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Development that foster residents, not rental or vacation properties.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Sure within reasons. Restaurants.

Bragg Creek Open House – Feedback Form 11

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, we need new residents to support local businesses and increase the vitality of our community. We need to start moving on this NOW.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Hamlet Development, Duplexes/Triplex/Fourplex, Townhomes/Condo style development. Do not want housing built that is just geared to be used as a vacation home. Want full time residents. I am in favour of increased density in the expansion area.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Yes we need a hotel.

Bragg Creek Open House – Feedback Form 12

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, about time.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Townhomes/Condo style development. A need for younger families.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

B&B required. Tourism.

Bragg Creek Open House – Feedback Form 13

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

No, my property would be impacted by this, so I am against it.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

Not in support.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Not in support of this expansion.

Bragg Creek Open House – Feedback Form 14

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, this question mislead the attendees. In fact the Expansion Area is a multipurpose area as you later refer to in Question 3. Question 3 suggests that the uses in Q3 are not part of the ASP.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

This is another misleading question. The Greater BC ASP has 3 zones outside the Hamlet Zone. They are certainly not limited to 1-2 acre lots.

Secondly this question is actually 3 questions. One part deals with lot size – bullets 1 and 2 Part 2 deals with Building Form – Bullet 3. Part 3 Deals with both form and Condominium Ownership.

My direction to you is I support a planned mixture of housing types to meet the needs of a diverse community population.

Since this is an Expansion Strategy for the Hamlet.

1. Single Family Homes (form) are best suited to the current hamlet lots.
2. A reasonable mixture of higher density housing like Attached Bungalows, Duplexes, Town homes and of course actual apartment buildings of 3 -4 floors makes sense because they should meet lower income folks needs.

3. Ownership of housing unit should use various models including single family ownership, condominium ownership, landlord ownership of rental properties etc. When the condominium was incorrectly used by staff as a form description People assumed you were asking about 5 storey 200 unit buildings in Calgary. I do not support this type of building.

My final advice is that you not confuse lot sizes, building forms, and ownership provisions in this planning exercise.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

Yes, as I said above they are envisioned in the ASP as a Highway commercial strip along the full eastern boundary. BC needs more commercial space. In fact, if it were currently available breweries, distilleries, and Cannabis shops and motels could have been located there without pushing residential uses out. Of course new business might prefer to push residences out of the Historical core lands of BC hamlet. A careful reading of the ASP will show that an adequate balance of commercial and residential uses are allocated space in the Historical hamlet.

Final General Comment: the Expansion Lands are in fact a fairly small parcel of land. You must fit your Council's aspirations into this tiny space by limiting your aspirations.

Bragg Creek Open House – Feedback Form 15

Question 1) The Greater Bragg Creek Area Structure Plan identifies the expansion are for further residential development. Are you in support of this?

Yes, I have lived in Bragg Creek for 15 years and there has not been one new development in that entire time. If you are not growing, you are dying. Hooking up to water/wastewater should be mandatory.

Question 2) If you are in support of additional housing in the hamlet expansion area, what type of housing would you support?

- Acreage Development (1-2 lots, such as the Greater Bragg Creek Area)
- Hamlet Development (1/2 acre to ¼ acre lots, such as the ones in the hamlet)
- Duplexes/Triplex/Fourplex
- Townhomes/Condo style development

¼ acre lots or less. I would support single family homes, duplexes/ villas, townhouses/ condo/ apartments. I like the smaller lots, more open space concept, I would also support an area for tiny homes as options has recently approved although I would prefer occupied rather than rentals.

Question 3) Do you think other uses, such as local commercial, overnight accommodation, gas station and other business uses should be allowed in the expansion area?

No Gas Station. No overnight accommodation. May be a small area for commercial such as liquor store, drinking establishment, food services so people do not have to drive so far for those services. I would also support recreation facilities e.g. swimming pool, sport fields, playgrounds.

Appendix B: Coffee Chat Materials & Feedbacks

June 7, 2019 Meeting: 9:00 – 9:45 AM Session 1

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Cluster needs a critical mass of density. So it does boil down to density.
- You'd have to have more intense development to be consider cluster.
- I feel that clustering does not make economic sense. There has to be a viable plan that makes economic sense.
- Being packed in with neighbours may not fit with the Bragg Creek development style.
- 4 units per acre to be spread across the area is a reasonable target (similar to Redwood Meadows).
- The vision I see is residential development much like Redwood. Big trees, open community. Then you still have a lot of room for setbacks, parks etc.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Traffic flow – Traffic at the Highway 22 intersection.
- Servicing the site – water, treatment plant, sewer facility.
- If traffic flow and servicing the site can be overcome, building would be the easy part.

Opportunities

- Land availability – it is mainly larger lots in the expansion area.
- There is a potential to bring a larger population to the hamlet.
- Affordable housing for the working population (\$800-\$1200/month rental)
- Investigate condo's for perhaps the retirees, so they can be in the heart of town.
- Help people who work in town to find accommodations.
- Appeal; there needs to be something drawing people to that part of the area
- A robust community where there is room for everybody.
- Success = affordability and diversity.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- We have a diverse culture in this community. A new generation that are open minded. But we need to respect the interesting balance.
- There is a universal feeling that we want something to happen.
- The community are tire of waiting; they seem receptive to change. This would include quality development.
- The Revitalization Plan is a start. It got the community to be more accepting of changes.
- It's up to Council to decide if this is where we want to go. One person can't dictate this – Democracy – People don't like change, but once something happens, people do get excited about it. If we can raise the value of this community, then we all win.

Is there anything else the team should be aware when preparing the plan?

- We are a unique community.
- We need to make it as seamless as can be. This community is already fragmented as is. We need to make it as one. We must be integrated to work together
- We are all in favour of seeing residential community families able to access services in the core of Bragg Creek

Additional Comments/Questions

- Is there an opportunity to have a central lift station, and centralize sewer and water?

June 7, 2019 Meeting: 11:00 – 11:45 AM Session 2

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- I think that cluster development allows for a broader range of demographics that can live in the community. A range of sizes of square footage to attract young families.
- More affordable. A place for our seniors.
- Give us a safer, diverse and healthier community.
- A quarter acre (similar to the ones in the hamlet) would be the minimum to make it worthwhile for taxpayers and developers.
- I see row housing “stacked” housing and drawing outwards towards the Highway while keeping the green space.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Traffic because of the population density.
- TsusT’ina Nation (What are they planning on the other side of the highway?).
- Water licensing for servicing the area.
- Emergency infrastructure (Fire Station now in Redwood Meadows).
- Police Presence (RCMP now based in Cochrane).
- Education Infrastructure (how would the increased population affect the school?).

Opportunities:

- More residents in the hamlet expansion area will help the business core.
- There are recreational activities here but not enough population to support the local businesses throughout the year. There is a lot of tourism but we have no services. We need the tourists to look for services here.
- Consider light industrial jobs not in the hamlet but further away (e.g. Hinton, Alberta).
- Expanding is pivotal to service a fairly wide geographical area.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Stormwater management – we need to look at this.
- Pathway connectivity in conjunction with the traffic.

- Emergency situations: how are we going to manage wildfire?
- Making it work with the Chamber – focusing on tourism, business and residential growth and helping the ongoing development.

Is there anything else the team should be aware of when preparing the plan?

- Foresight with the projects is necessary. Look at what can be done while working on a project (i.e. improving the stormwater infrastructure, upgrading the road while putting in the water and wastewater services at the same time).
- Communicate to residents would help. The community's general consensus is that there are mixed messages throughout the process.
- The County needs to be able to take the leadership decisions, willing to make certain decisions even if it may not please everyone. We will never get it 100%, but we need to move forward.
- Consider a joint development project with TsuuT'ina Nation.
- Encourage micro farming agricultural opportunities with an alternative education centre to create 2 year programs within trades.
- Consider tiny homes integration as an alternative form of housing.

Additional Comments/Questions (N/A)

June 7, 2019 Meeting: 1:00 – 1:45 PM Session 3

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- The expansion area is best suited for comprehensively planned residential community because it is relatively flat and is located away from the flood plain.
- Avoid fragmenting the expansion area into acreage.
- The hamlet has become unsuccessful because the lots are too big. The fatal flaw is having only one house per lot. We should be maximizing the space and potential in the old hamlet by allowing smaller lots and different housing types.
- We need to make a smooth transition into the expansion area and provide more housing options so that people that want to stay in the community have the option to retire in Bragg Creek.
- Consider:
 - Smaller lots – like Redwood – approximately 1/3 acres
 - Side by side bungalows in a cluster
 - Accommodations for seniors but not limited to seniors – space for everyone.
 - Duplexes, Row houses, apartments, condos all primarily residential.
- The expansion area may include a commercial strip by the highway to service the local community (depending on how many people to be located in the area).

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Building residential homes in a wildfire zone. We are long overdue for a big burn with the provincial park at one end with lots of dead falls.
- 80% of our locals, drive away for work, grocery, shopping etc. Difficult to sustain local business without a certain population size. We have lots of commercial space in the hamlet already, but need people to buy into it.

Opportunities:

- Focus on residential community with all sorts of homes.
- There is a demand for people who lived here for a long time and want to retire here, but it is difficult to be independent (lots of work to maintain an acreage).
- Consider access road and/or pathway connecting into the hamlet.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Need to understand that the expansion area was envision with more residential development in the 2007 Area Structure Plan, but there may be opportunity for some industrial/servicing as well. It goes hand in hand.
- Careful to balance the competing pressure between Council, businesses landowners, and residents. We will get fantastic results if we can figure out how to get the variety of our community.
- Solve the corner of Hwy 22 with a traffic circle.
- Other small hamlet examples include Redwood Meadows (bedroom community), Village of Creemore, ON, and Town of Swan Hills, AB.

Is there anything else the team should be aware when preparing the plan?

- Communication with the residents is key.
- Be careful not to create a new hamlet that compete or draw away the development in the old hamlet. The expansion area should be supporting the existing hamlet and should be well integrated into the area.

Additional Comments/Questions (N/A)

June 7, 2019 Meeting: 2:00 – 2:45 PM Session 4

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- We agree with cluster development but our main concern is access to the area (traffic safety on Burney Road and White Avenue).
- Any commercial or residential planning in the expansion area needs to be done all at once, which includes being tied into water and sewer. If not, we are against it.

- Be caution that all of this could be detrimental to the existing hamlet. We need to get our water & sewer system figured out before we expand. The existing water & sewer in the hamlet costs too much.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Traffic on Burney Road and White Avenue.
 - There are two day cares in the area (one by the Community Centre, the other at the bottom of the hill by Burney Road).
 - School Bus cannot get up to Burney Road and kids are being picked up by White Avenue.
 - There are no shoulders on Burney Road – a huge safety concerns especially in the winter time when pedestrian and cars have to share the road.
 - We have had an increase in traffic since the vet clinic opened up the road.
 - An access road through Burney Road or Whyte Avenue will make it worse.
- Owners are opening up their land and don't live here. They live out of Bragg Creek and don't see the traffic repercussions.
- We do not want to disturb the wildlife (e.g. deer, bears, cougars).

Opportunities:

- Having more people will help our community and businesses. We need more growth.
- More people will help get more grants and push to improve accessibility (i.e. sidewalks on White Avenue, walking and biking trail in the area).
- Affordable housing options in the hamlet and in the expansion area will help the community groups (e.g. more people would be available to volunteer and help out in the community). May attract different demographics in Bragg Creek.
- Communications: Cell phone tower coverage and internet (more people may create more demand for improved services).
- Off leash dog area.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Consider using emergency gate for the egress road instead of having a road. People may use the road as a short cut through the hamlet to bypass the highway traffic.
- Need to be very conscious of the major migration routes for cougars and give the wildlife their open space. Studies need to be done before any of this begins.
- Wildfires: we need a proper water system with hydrants and access to more water.

Is there anything else the team should be aware when preparing the plan?

- Many residents have quit coming to any sessions as they never see results (e.g. flood mitigation and the revitalization plan implementation). This process is like a moving target; they seem to vanish.
- Communication with the residents is key. Engage each group (i.e. community association, chamber, the school). If you have any information for residents, go through

the key community groups. If not, the message is lost in translation and that's how the rumors get started.

Additional Comments/Questions (N/A)

June 7, 2019 Meeting: 3:00 – 3:45 AM Session 5

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Depends on what you mean with cluster. If you have no fixed number then it is difficult to agree or disagree.
- I like Redwood Meadows lot sizes (approximately 1/3 acre to 1/2 acre).
- Logic is towards making efficient use of the land. There is a place for a grid development. A proper road system needs to be laid out.
- We need to keep the look of our mountain/forest rural environment.
- We have to look at it as a "need" basis. What do we absolutely need? Community necessities only. In the residential and commercial as well.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Size of parcels and cost of the servicing.
- Emergency Services such as hospital, police and fire station etc. (Cochrane is the nearest town. We do not get any policing here although we find it very safe here in Bragg Creek).

Opportunities:

- Opportunities present themselves. The market will determine what is needed.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Pathways – on the side of Hwy 22 need to be used by the people. They use roundup which is not eco-friendly. Implications of using any chemicals are very invasive.

Is there anything else the team should be aware when preparing the plan?

- We need to look at the wants and needs of the elderly (4 acre parcels is a no – too much maintenance).
- Redwood seem balanced. It is difficult to develop a small area. Any development needs to keep with the theme of our environment (e.g. Canmore).
- Rules and regulations need to be treated as advice and not be written in stone. The County hinders by looking too close at rules; you need to look at the needs of the community as a whole.
- People are scared of change unless it is done in a controlled manner.
- As long as you consider everyone's needs.

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 9:00 – 9:45 AM Session 6

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- No problem with cluster that was always the idea – environmental sustainability (2 acres is a waste). This will allow for more place to play and enjoy life. No one has time to maintain all the land.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Wildlife need their natural vegetation. We need to preserve this.
- We have a high water table in the hamlet. We need effective drainage in place and then we can plan for development.
- We would like to see traffic maintained on the main roads and not go into residential area. Burney Road is not an effective road for traffic. It is already very dangerous. We have many blind driveways without shoulders. Upgrading Burney Road would cost money and I am wondering who will pay for that.
- Mandatory traffic study is a requirement. Traffic study needs to include tourist traffic. They need to look at the impact of this. Some local have to wait 20+ minutes to get out of their driveway after 40+ cars. The road upgrades need to be based on this traffic study.
- Infrastructure is so important. If you bring in more people, we need to verify all the servicing options. Everyone will need to participate: not everyone is tie into the water and wastewater system right now. We can't force residents to pay.
- We have tried to get senior housing for the hamlet. We have the land. The flood mitigation project needs to be done. Our residents are leaving the Hamlet.

Opportunities:

- Beautiful place to live. Close to Banff/Calgary. Great school in the area.
- This could be a wonderful community and we need more people. As long as the infrastructure is done properly.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Flood Mitigation has taken too long.
- Need to develop the hamlet as well so it doesn't go stagnant. Costs need to be reasonable as well. The cost of water and wastewater services ended up shutting down development in the past.
- Need to look at it as a whole; a whole community.
- Traffic; need two ways to get in and out is very important.
- More families=more industries which would be beneficial.
- People do not want Burney Road to be a main route. East Park Place is more reasonable and is a potential possibility.

Is there anything else the team should be aware when preparing the plan? (N/A)

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 10:00 – 10:45 AM Session 7

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- It depends. Residential is fine as long as it is appropriate for the area and have water and sewer.
- We are however worried about the cost to hook up the water and wastewater system. You need to look at what the community can handle financially. It is very expensive to upgrade the water well and septic system.
- Need options to use the existing water wells and septic systems if it's working as its.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Costs of servicing.
- Traffic & Road access.
- Noise.
- Stormwater and Drainage.
- Chronic water problems.
- We are a drive through for tourists.

Opportunities:

- Community schools – kids can walk to school.
- Young people can move here and start a business. For example we have a young couple that moved here and will be starting a bicycle shop. Services like that is what we need. Promoting the environment (bike, cross country skiing, hiking etc.).
- This is not a place to shop like in the city. We only want unique shops.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Ensure you look at the wildlife corridors.
- Lots that are big enough (Version of Redwood Meadows).
- Look at integration with the existing hamlet.
- Keep the originality/beauty.
- No rubber stamp housing.
- Hwy 22 needs services that will attract people. No residential on Hwy 22.

Is there anything else the team should be aware when preparing the plan?

- Ensure you communicate with the residents in regards to change and the cost.
- Find out how many people working in Bragg Creek and find out how many are low income residents.

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 11:00 – 11:45 AM Session 8

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- We are in support of cluster development provided that it doesn't disrupt the peace and quiet of the community.
- Development is good. The flood left Bragg Creek in a tired state
- We do however, have concerns:
 - Burney road is unsafe, especially in the winter. No sidewalks for pedestrians; kids are required to walk on the roads and our primary concern is the safety of the children who have bus pick-up and who attend the two day-care homes.
- We are in support of the Revitalization plan. If development happens, we need a chance for improvement.
- Smaller scale; higher density town homes or villas would be sought out towards the school. No high rises as this feels invasive.
- We want to see environment friendly development. People want to downsize, especially the seniors as they could get alternate housing instead of acreage lots.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Sidewalks and safety for children.
- Traffic - Congestion at the 4 way stop.
- Water & sewer (affordability and cost for hook up).
- Fire access roads.
- We fear for the safety of the residents if the density goes up and we only have one road.

Opportunities:

- This would help your average person be able to afford to live here.
- Water and sewer. If everyone is hooked up then this would be more cost effective
- Beautiful place to live. Peaceful and the nature.
- We are a tight community and people have the right values (e.g. care for the environment, small hamlet, respectful community).
- The elderly love it here. It would be nice to have housing options that allows them to stay in the community.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Flood mitigation project, stormwater drainage.
- Dump and transfer site (is there the need for expansion? what are you going to do with the waste?).

Is there anything else the team should be aware when preparing the plan?

- If we expand, it would be nice to have a high school so children can attend school in the community.

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 1:00 – 1:45 PM Session 9

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- We need to maximize the infrastructure in regards to the value of the land.
- Long term needs more affordable housing options.
- Commercial off the highway needs to have businesses that the population will use, such as a garden centre or overnight accommodation
- Consider pocket community by the school

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Water & sewage services (unknown cost for bringing servicing into the area)
- Rezoning – Approval process takes too long
- Traffic (4-way stop)

Opportunities:

- To keep the school running
- Large demand for affordable housing in Bragg Creek
- Great opportunity for the seniors with independent living
- Condominium style development with a shared tool-shed so not every resident has to get all the things to upkeep their land.
- Consider alternative tiny homes 300-500 sq. ft. in small pockets
- Nature (off grid adventures) and Recreational opportunities

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Connectivity - Pathways and bike trails that links to the greater network
- Need for cell phone towers better internet connections
- Access to in and out of the community.
- People need a place to stay when visiting for special events. Consider providing some sort of overnight accommodation such as a motel/hotel.
- Highway speed

Is there anything else the team should be aware when preparing the plan?

- We fear the big developers will come in and do what they want (cookie cutter types of suburban development, which does not fit the area's character).
- We want to do something creative and want reassurance that the developer is not the only driving force of this ASP.

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 2:00 – 2:45 PM Session 10

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- I agree this would be a good thing. I do like the idea of higher density.
- Consider multiple units and/or 50 ft. X 75 ft. lots.
- Clustering homes closer together with shared amenities.
- No fences to create an openness.
- Society is skewed on income and inflation; this will create affordability.
- Consider Porous asphalt (an environmentally friendly permeable pavement material for stormwater management).

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Accessibility – access routes
- Process needs to be smooth and fair
- We should have “red carpet” not “red tape” approach to development

Opportunities:

- Trail to provincial park
- Provide more housing options
- More people means the Commercial core would be more sustainable
- Still maintain the Bragg Creek entity
- Connectivity – people walk everywhere

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- 4 way intersection at Highway 22
- Water infrastructure needs to be re-evaluated and look at it entirely
- Youth initiative as they are our future
- We need connectivity (e.g. Cinco Terra by the Italian coastal area with hiking trails that link the villages);

Is there anything else the team should be aware when preparing the plan?

- Offsite levies – Need to recognize the price as a small hamlet and amortize for success. Need to build credibility with the community and follow through with agreements.
- The system is broken but internally the County can be great. Continuity is very important. Voices need to be heard. Communication with the same file manager/project manager strengthens our relationship.
- Revitalization is fantastic – you are on the right track

Additional Comments/Questions (N/A)

June 13, 2019 Meeting: 3:00 – 3:45 PM Session 11

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Some spaces in between is better than high density. People live in Bragg Creek because they enjoy the natural environment.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Steep slope in the areas.
- Standing water problems, especially during snowmelt on East Park Place.
- Lots of dead fall in the provincial park and nearby the school. Province needs to be aware if the density is going to increase. There needs to be wild fire suppression.
- Bragg Creek kind of died when Wintergreen shut down the ski hill. There used to be more people visiting the hamlet when parents drop off their kids at the ski hill for the day.

Opportunity:

- Bragg Creek residents enjoy their dynamics.
- Will provide for our children, community, commercial and recreation
- More one of a kind art and culture shops. Not the typically franchises.
- More housing options would allow the employees to be able to live and stay here and not have to go back into Calgary.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- For commercial we need to consider what type of traffic will come through.
- Need to collaborate with stakeholders

Is there anything else the team should be aware when preparing the plan?

- Needs to define the vision and the goal for this plan.

Additional Comments/Questions (N/A)

June 14, 2019 Meeting: 9:00 – 9:45 AM Session 12

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- We support a mixture of housing types. Right now we have single detached on half acre lots or acreages in west Bragg Creek. What is currently available is out of reach for most people.
- Businesses are looking for young workers and these workers need accommodations. The hamlet may die without the expansion. Development would support diversifying the demographics to call Bragg Creek home.

- However, we do not support the egress road being on Burney Rd or White Avenue due to traffic and safety

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Burney Road is just not wide enough. We do not support the connection through Burney Rd. People bought their homes for peace & quiet. It is not designed as a connector road. Perhaps it could only be for pedestrians and emergency vehicles.
- White Ave is not ideal either. This would have people (day cares, parks, community centre) driving by this and it is not ideal.
- We need to think about what traffic will be like once the Ring Road is complete. Highway traffic will be reduced in the roads we have now.
- Makes sense to use what we've got. Leave the main hamlet road without all the heavy commercial and industrial traffic.
- Drainage
- Could also add 4 or 5 homes into the hamlet.
 - Buffer – transitional zone
 - Collocation of - quiet sleepy to new division

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Talk to the school about egress roads and how it will affect them.
- Comprehensive revitalization should also be for the old hamlet.

Is there anything else the team should be aware when preparing the plan?

- It is pivotal to have the 4 way stop addressed for this project.

Additional Comments/Questions (N/A)

June 14, 2019 Meeting: 10:00 – 10:45 AM Session 13

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Agree only if is away and at the far end of the area, closer to the highway and/or the hamlet. We are used to living in an acreage setting. Don't put it in my backyard.
- No condos or apartments.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Landowners
- Low spots causing flooding (drainage issue near the end of East Park Place)
- Traffic – Hwy 22 needs to be addressed
- Aging populating. Will they have to sell and move elsewhere or will there be other housing options for them to buy or rent?

Opportunities:

- Kids will be able to walk to and from school.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Wildlife & Environment
- Deadfall in the Provincial Park and the Greater Bragg Creek area needs to be addressed. It's not a matter of if it would happen. It's a matter of when it will happen.

Is there anything else the team should be aware when preparing the plan?

- Why would you start the ASP when the revitalization isn't done?

Additional Comments/Questions (N/A)

June 14, 2019 Meeting: 11:00 – 11:45 AM Session 14

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- We do not want Burney road to be used for construction of or the egress to the south Bragg Creek development. We moved into a quiet cul du sac and we wish it to remain that way.
- We are not against progress. Must be done in an accurate, common sense approach.
- Must get a good egress in and out.
- In favour of the revitalization plan.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints:

- Erosion on the slope over the years (on the north side of Burney Road)
- Concerns about ground water contamination from private septic fields in the area and runoff (Waste from the veterinarian)
- Water & Sewer hook-up cost
- Need sidewalks along Burney Road and White Avenue
- Traffic and road condition on Burney Road/ Burntall Drive/White Ave
 - 2 day cares on both end (At the community centre and at the bottom of the hill of Burney Road). Safety concerns with children.
 - Dogs getting run over
 - Not structured for traffic
 - Needs to be expanded/upgraded
 - Grade is steep
 - Accidents in the winter when road is icy
- The Bragg Creek area is a wildlife corridor
- We want as smooth transition. We don't want the existing hamlet to have to compete with the new extension.

Opportunities:

- Merchant development
- Growth is good
- Keeping the rustic and unique setting
- Will become a place of interest
- Adds to the value and heritage of Cowboy Trail (Highway 22)

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Water and sewage servicing
 - Freezing lines. The way it happened really deteriorate our trust in Rocky View County. Was it mandatory? The County changed the rules and this pitted community neighbours against each other.
- Emergency evacuation onto Highway 22 in case of flood/wildfire.
 - Consider installing a controlled intersection (Elbow Valley West have a lesser population, yet they have intersection lights).

Is there anything else the team should be aware when preparing the plan?

- Communication needs to be clear from the County to the residents. Be consistent.
- We are concerned about our seniors. We need proper walkways for them.
- White Ave will have the senior housing and potentially a learning place for handicapped children. There needs to be a safety component in place.
- We fear wildfires (last year there was a wildfire alert from the Elbow Fall area).
- Some Community members have given up as it has become overwhelming.
- Needs to be done properly.

Additional Comments/Questions (N/A)

June 14, 2019 Meeting: 2:00 – 2:45 PM Session 15

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Agree with the idea of cluster development, provided there is pathway connectivity
- In favour of logical development
- Lack of affordable housing
- Would encourage young families to move to Hamlet
- Would help suffering businesses / real estate
- Would need to be internally connected
- Can potentially accommodate a community gathering place

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints

- Accessibility is a challenge

- Ice that develops on roads in winter from shade

Opportunity

- Populate the school
- High ground away from the flood fringe

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- N/A

Is there anything else the team should be aware when preparing the plan?

- Stormwater. High water table in the area, drainage overland right now.
- Wildfire, lots of deadfall in the provincial park and in the area.
- Emergency Access concerns – in cases of flood and wildfire.
- These lands would be an ideal location for a fire hall for the area.
- 4 way stop needs to be constructed and completed before this plan goes ahead.

Additional Comments/Questions (N/A)

June 14, 2019 Meeting: 3:00 – 3:45 PM Session 16
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The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Agree, higher density is good and necessary. Offer a variety of housing options.
- we would also like to see some "light" commercial development allowed in the expansion zone, not just residential high density cluster homes. i.e. BnB or simple accommodation (such as yurts, small cabins or a lodge) being allowed, as well as potential co-working space and a gym.

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints

- Getting zoning that would allow development.

Opportunity

- Great location, close to recreation amenities.
- Younger families would like to move here with access to the park, the school and other recreation amenities (world class trail system).

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- N/A

Is there anything else the team should be aware when preparing the plan?

- Determine how to bring in business into the Hamlet.
- Lands would be compatible for shared accommodation, shared office space (i.e. satellite offices, gym).

Additional Comments/Questions (N/A)

June 21, 2019 Meeting at the County Hall Session 17

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Not a big fan of cluster development – may be too dense for Bragg Creek.
- Like Bragg Creek to maintain small town feel.
- One to two acres subdivision would make more sense.

What are some key constraints and opportunities you see within the Expansion Lands?

- Concern about the using Burney road as a potential secondary road due to increase traffic, noise, and safety for children using the road.
- Kids are using the pathway and sometime Burney road to walk and/or bike to school.

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water/Waste water Servicing/Transportation/ Environmental etc.?

- Concern about potential requirement to tie into the County's water and wastewater system due to cost. Would prefer to stay on water well and septic system if the existing infrastructure is working fine.
- Traffic currently back up to Redwood Meadows and Highway 66 during the weekend and summer seasons. The traffic situation must be address being allowing any further development.

Is there anything else the team should be aware when preparing the plan?

- Increase population may affect demand for the local school. It may affect class sizes and use of school facilities. Need further information with the school board. Currently the class sizes are not overly crowded.

Additional Comments/Questions (N/A)

June 27, 2019 Meeting at the County Hall Session 18

The Area Structure Plan identified cluster development as a potential form of development, do you agree or disagree?

- Oppose ASP entirely
- 4 acre development is suitable for these lands
- Limited services available

What are some key constraints and opportunities you see within the Expansion Lands?

Constraints

- Lot of deadfall in the area – wildfire risk
- Traffic congestion – ingress / egress, 4 way stop, Highway 22
- High groundwater, risk of damaging natural springs / aquifers

What else should we be focusing on in reviewing the Expansion Strategy? What are your thoughts on Water / Waste Water Servicing / Transportation / Environmental, etc.?

- Geotechnical Study
- Market Analysis / Fiscal Impact

Is there anything else the team should be aware when preparing the plan?

- Lower cost to tie into piped services
- Development should be phased
- Potential for “eco-resort” use of solar and geothermal
- High density is a recipe for disaster
- Lands are adjacent to animal reserve
- Where will the buffer be? Between forest and homes.
- Intersection of Highway 66/22 should be a 3 way stop.

Additional Comments/Questions (N/A)