

Bearspaw

AREA STRUCTURE PLAN



BEARSPAW AREA STRUCTURE PLAN

Item D1. Bylaw C-8588-2024

January 28, 2025



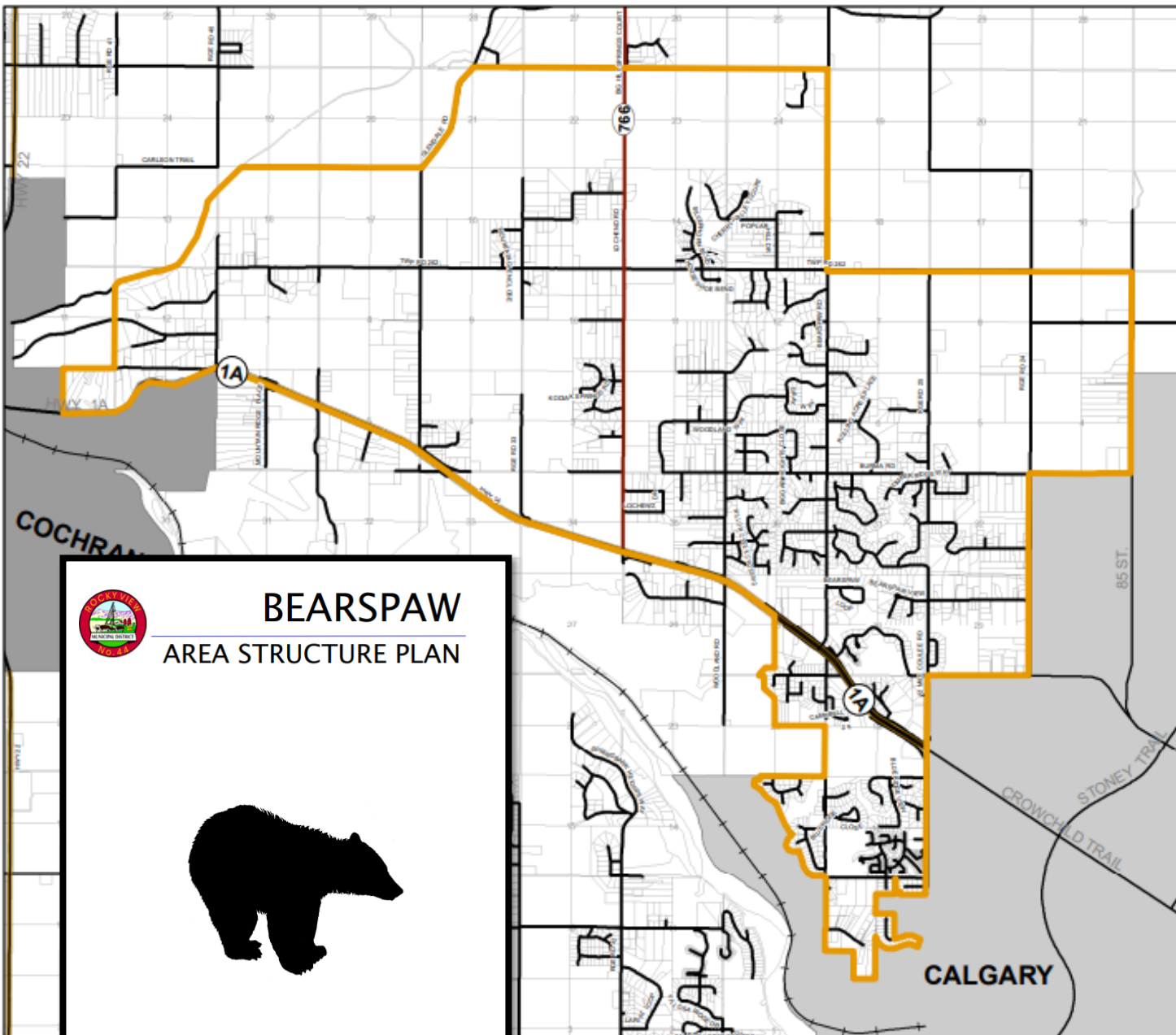
OUTLINE

- **BACKGROUND**
- **PROJECT TIMELINE**
- **PUBLIC ENGAGEMENT AND CIRCULATIONS**
- **PROPOSED CHANGES TO THE BEARSPAW ASP**
- **ASCENSION CONCEPTUAL SCHEME**
- **PUBLIC SUBMISSION**
- **RECOMMENDATIONS**



EXISTING ASP

- Adopted in 1994
- Balance of country residential development with, opportunities for agricultural operations and highway commercial
- Previously included areas within the Glenbow Ranch ASP



BEARSPAW AREA STRUCTURE PLAN



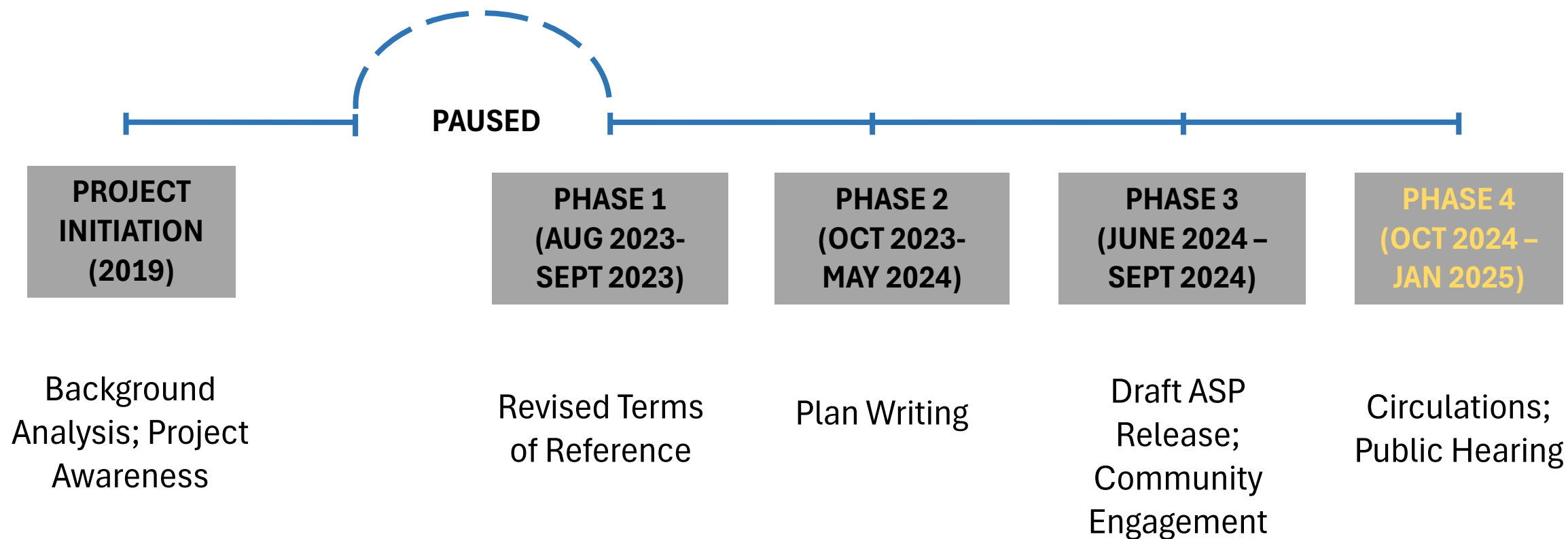
Bylaw C-4129-93, Adopted January 18, 1994

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development



ROCKY VIEW COUNTY

PROJECT TIMELINE



PUBLIC ENGAGEMENT



VISIONING AND GOALS

(COFFEE CHATS, OPEN HOUSE)



POLICY DRAFTING

(OPEN HOUSES, GENERAL SURVEY)



CIRCULATIONS



ROCKY VIEW COUNTY

INTERMUNICIPAL COLLABORATION



CITY OF CALGARY



TOWN OF COCHRANE



ROCKY VIEW COUNTY

PROPOSED CHANGES TO THE BEARSPAW ASP



COUNTRY RESIDENTIAL



LOCHEND ROAD OVERLAY



COMMUNITY CORE



AGRICULTURAL TRANSITION



PLAN BOUNDARY



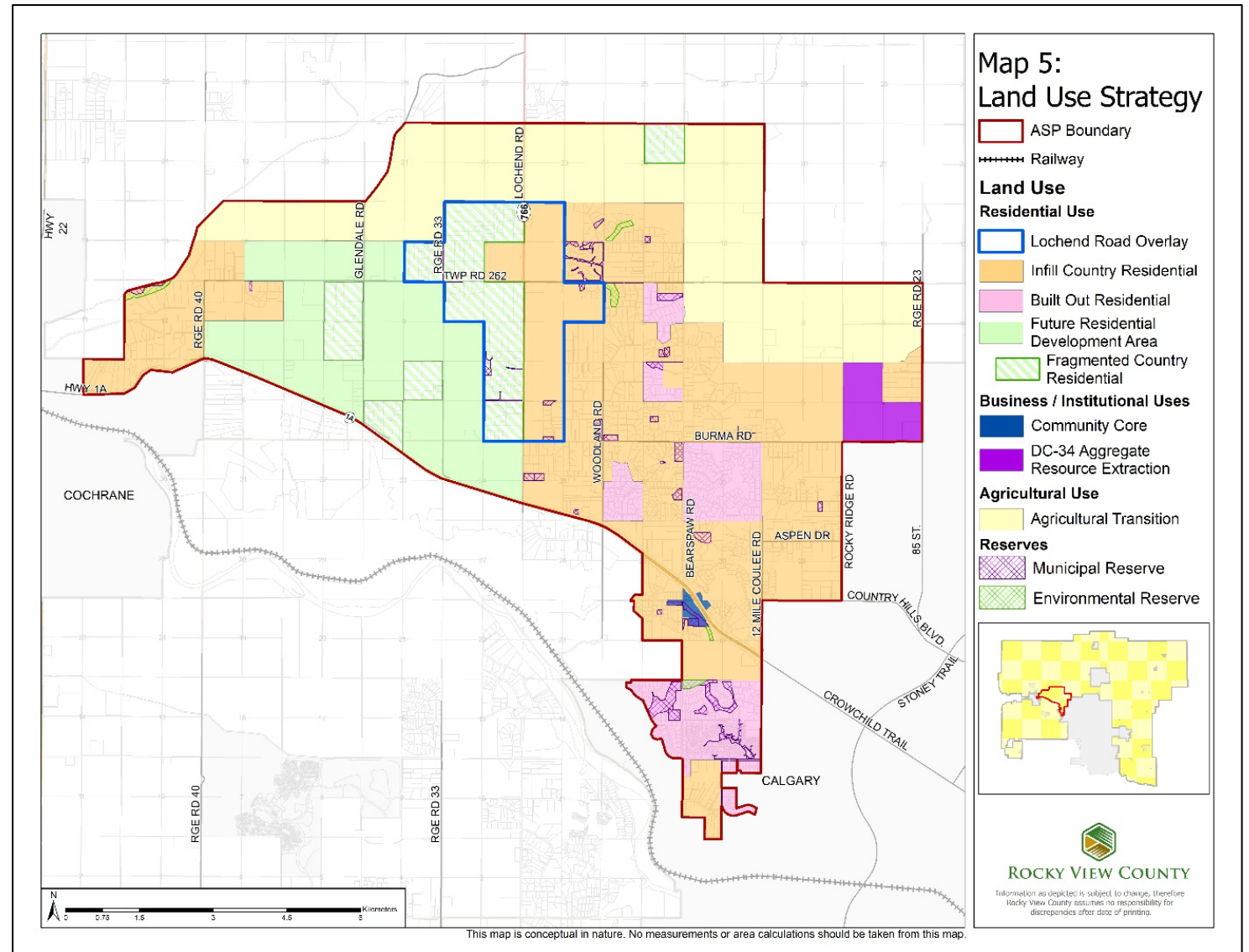
AGGREGATE RESOURCES



ROCKY VIEW COUNTY

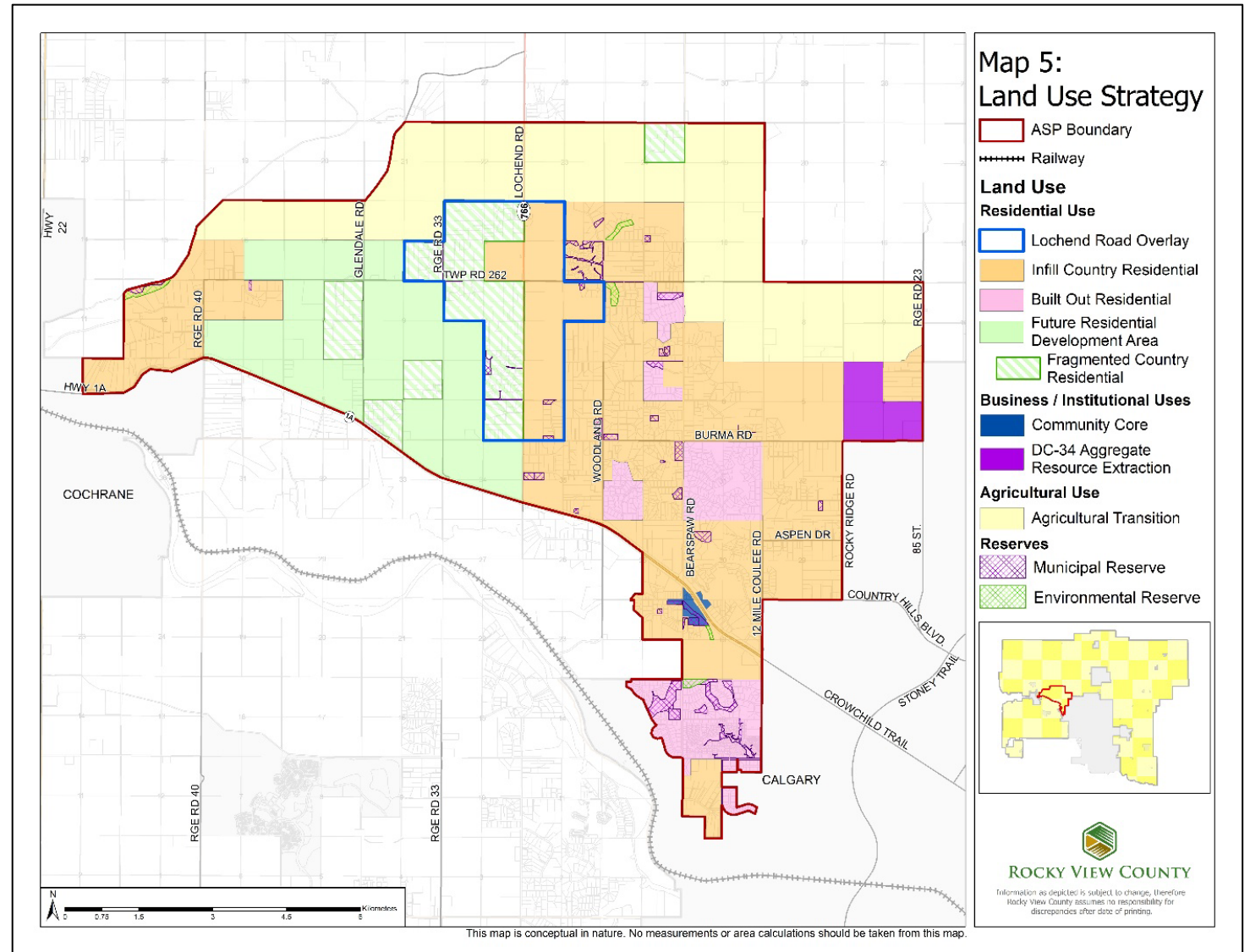
BUILT OUT RESIDENTIAL

- Previously subdivided areas
- No further subdivision shall be permitted



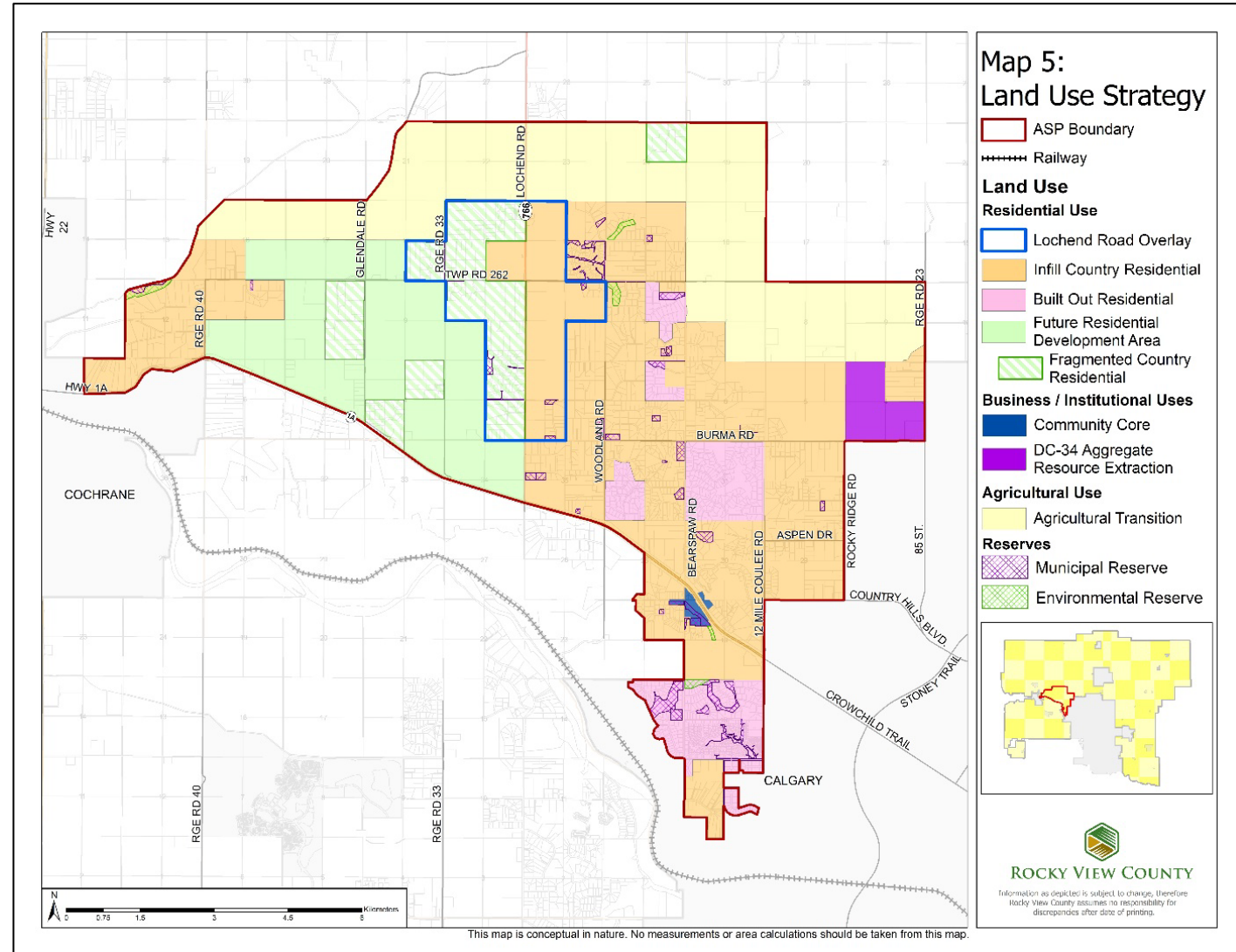
INFILL COUNTRY RESIDENTIAL

- Two-acre (1.98 hectares) minimum in size for subdivision
- Conceptual Schemes shall be required except for the following conditions :
 - No four (4) new residential lots created;
 - Limited potential for future subdivision; and
 - No benefit for the subdivision or development from having policies within a local plan



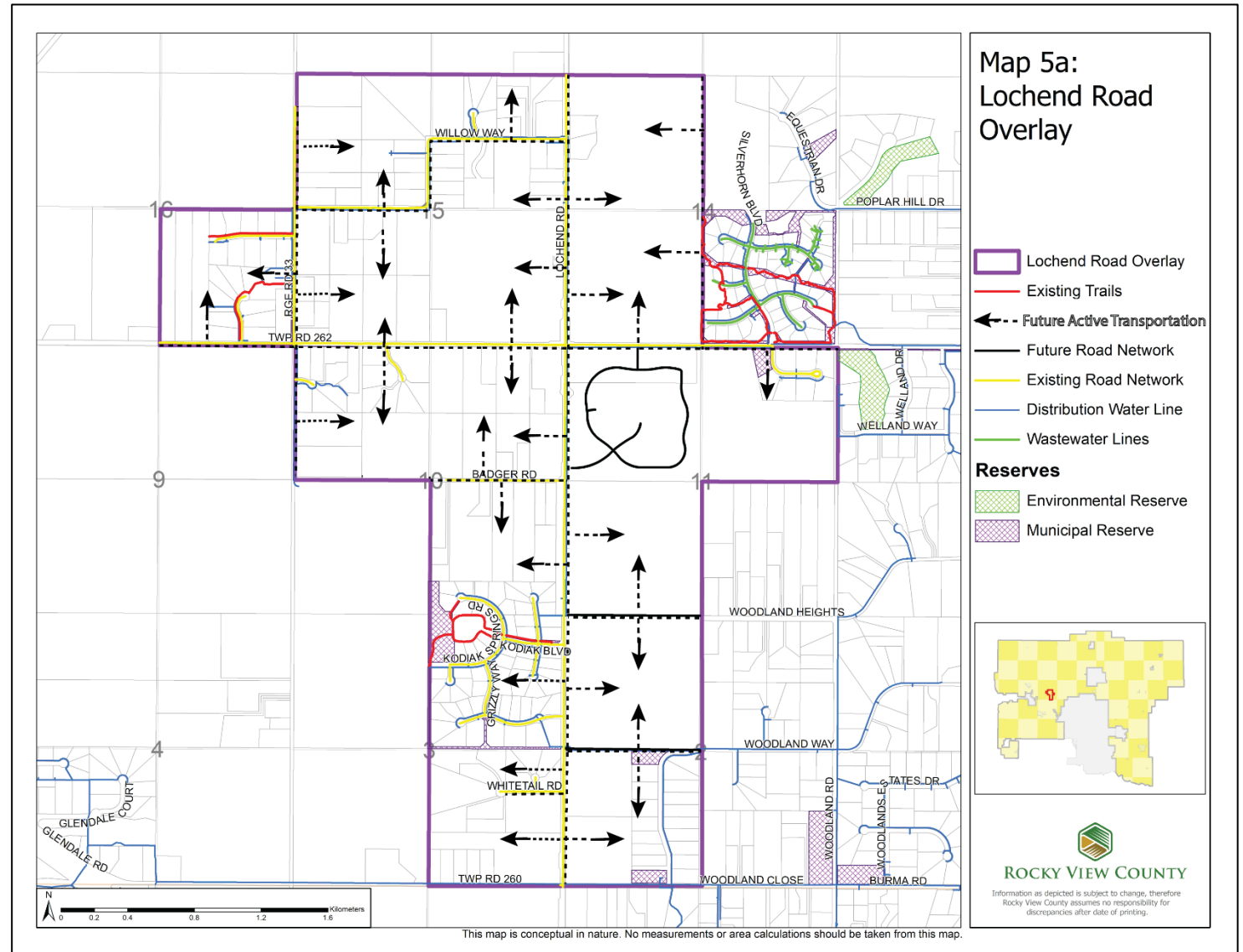
FUTURE DEVELOPMENT AREAS

- Redesignation or subdivision of lands cannot proceed, prior to comprehensive plan adoption except for a first parcel out subdivision which meets the following:
 - a) Direct road access, without the use of a panhandle
 - b) One lot is created from parent parcel;
 - c) Proposed size is greater than 2 acres; and
 - d) Proposal will not impede future subdivision.
- Fragmented Country Residential can proceed where a Local Plan is in place.



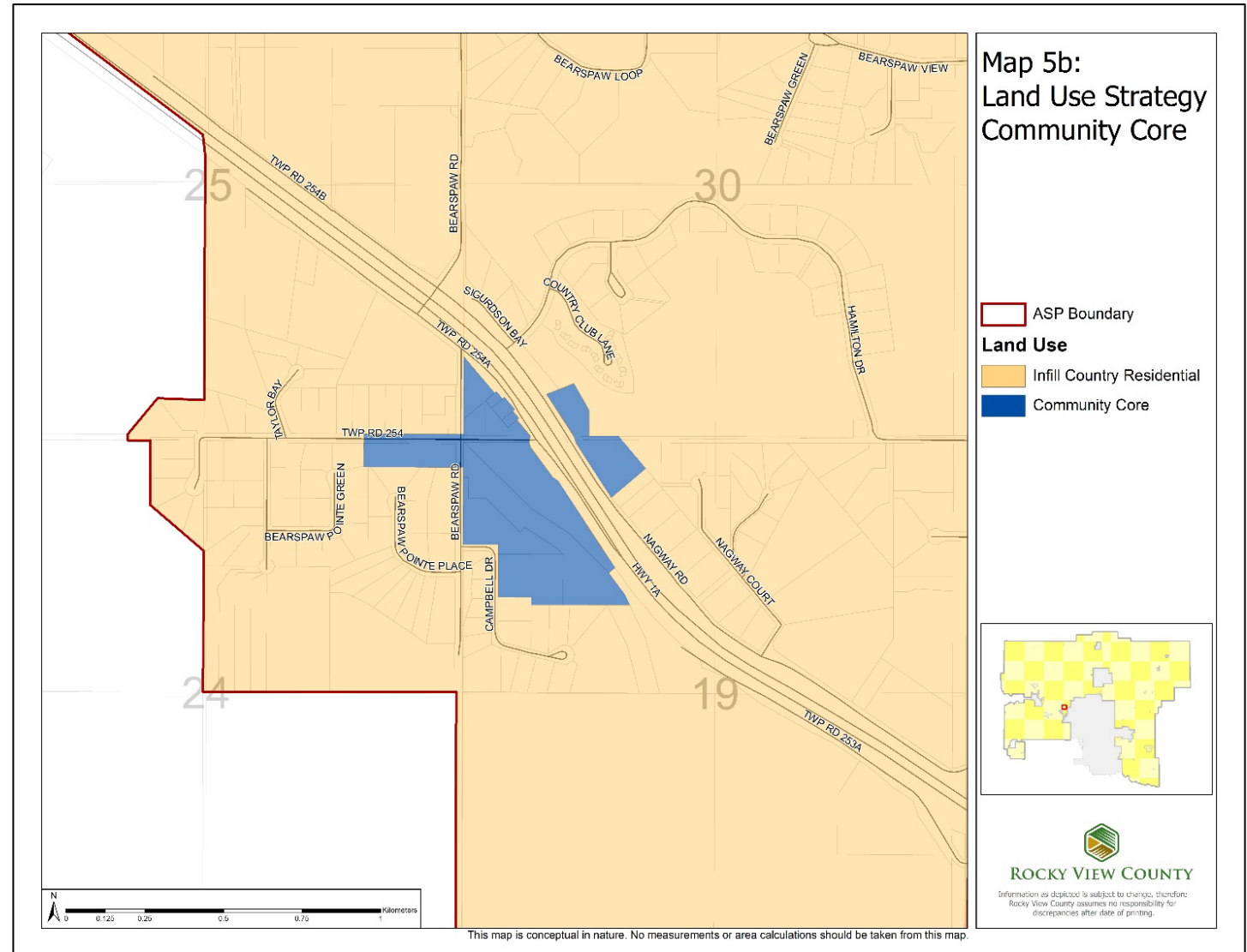
LOCHEND ROAD OVERLAY

- Encourage future developments to connect to existing or planned servicing, pathways, infrastructure, and open space.
- Lands within the Overlay will have to adhere to the 'overlay' policies in addition to the underlying land use policy area.



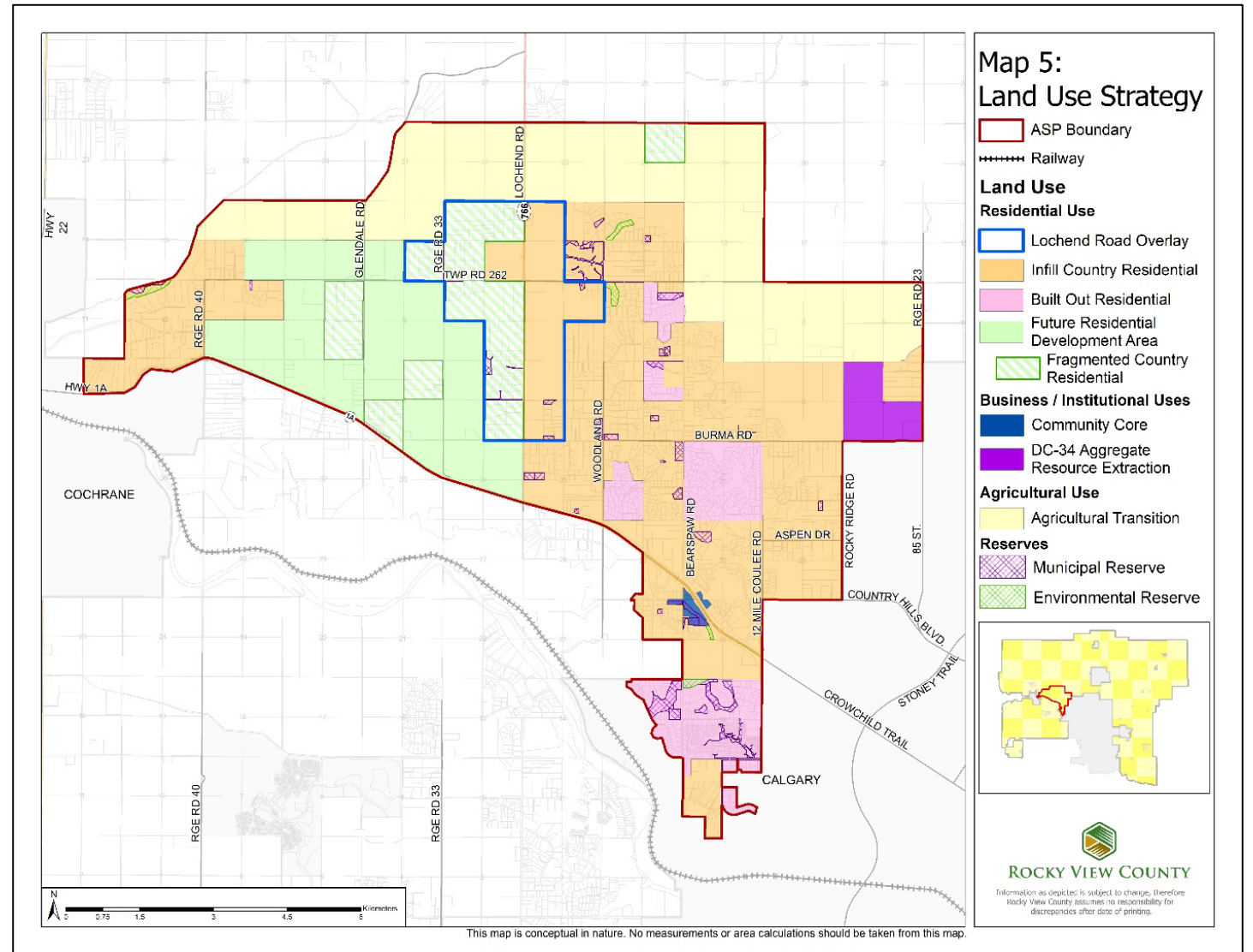
COMMUNITY CORE

- Provide a small hub of local, small-scale commercial and institutional uses.
- Recognizes existing land use designations within the area.
- Only Institutional and Commercial uses can be located within this area.



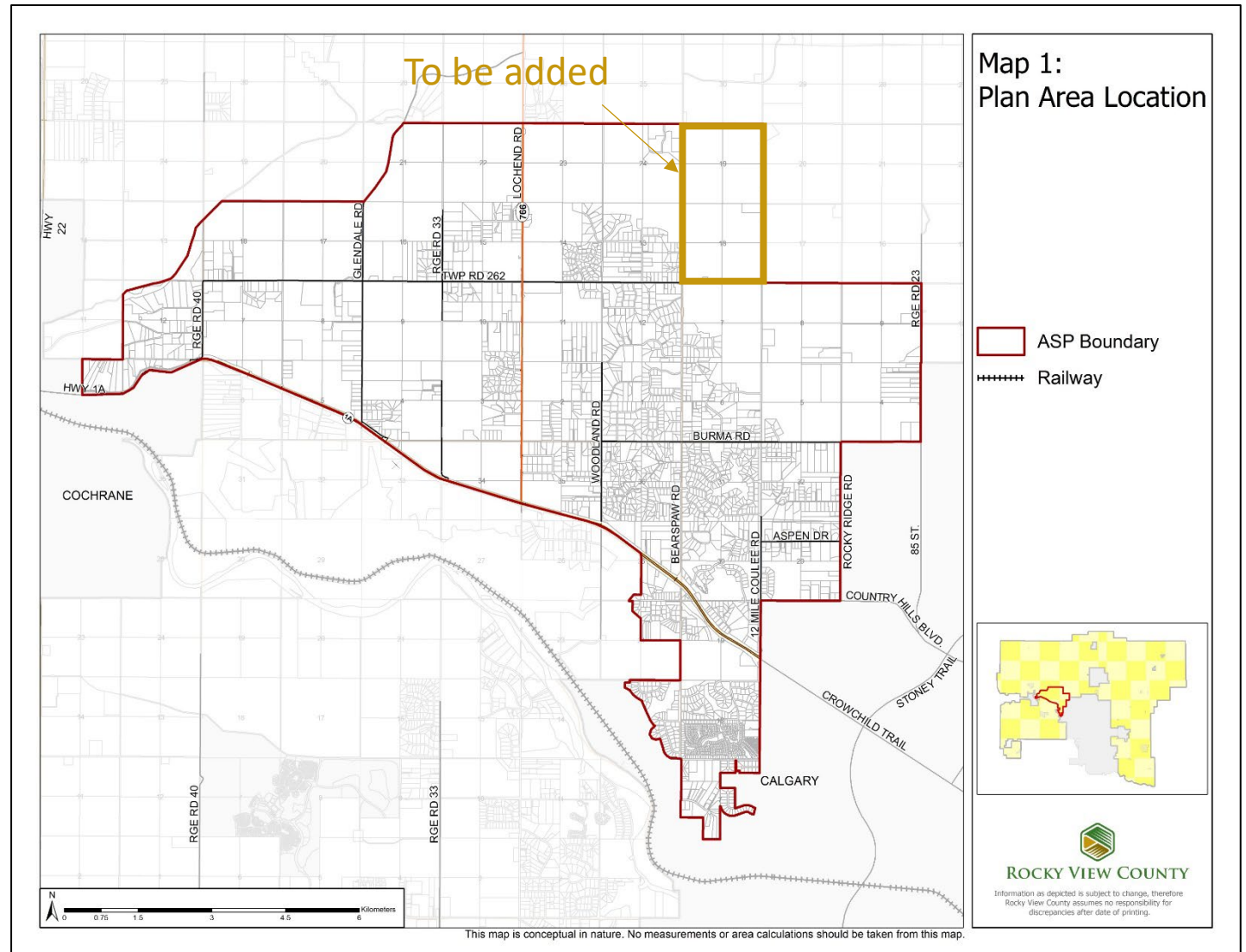
AGRICULTURAL TRANSITION

- Allow for diversity of small-scale agricultural pursuits.
- Act as buffer between country residential and agricultural operations.
- Can support up to four lots of agricultural parcels, with a minimum of 35 acres in parcel size.



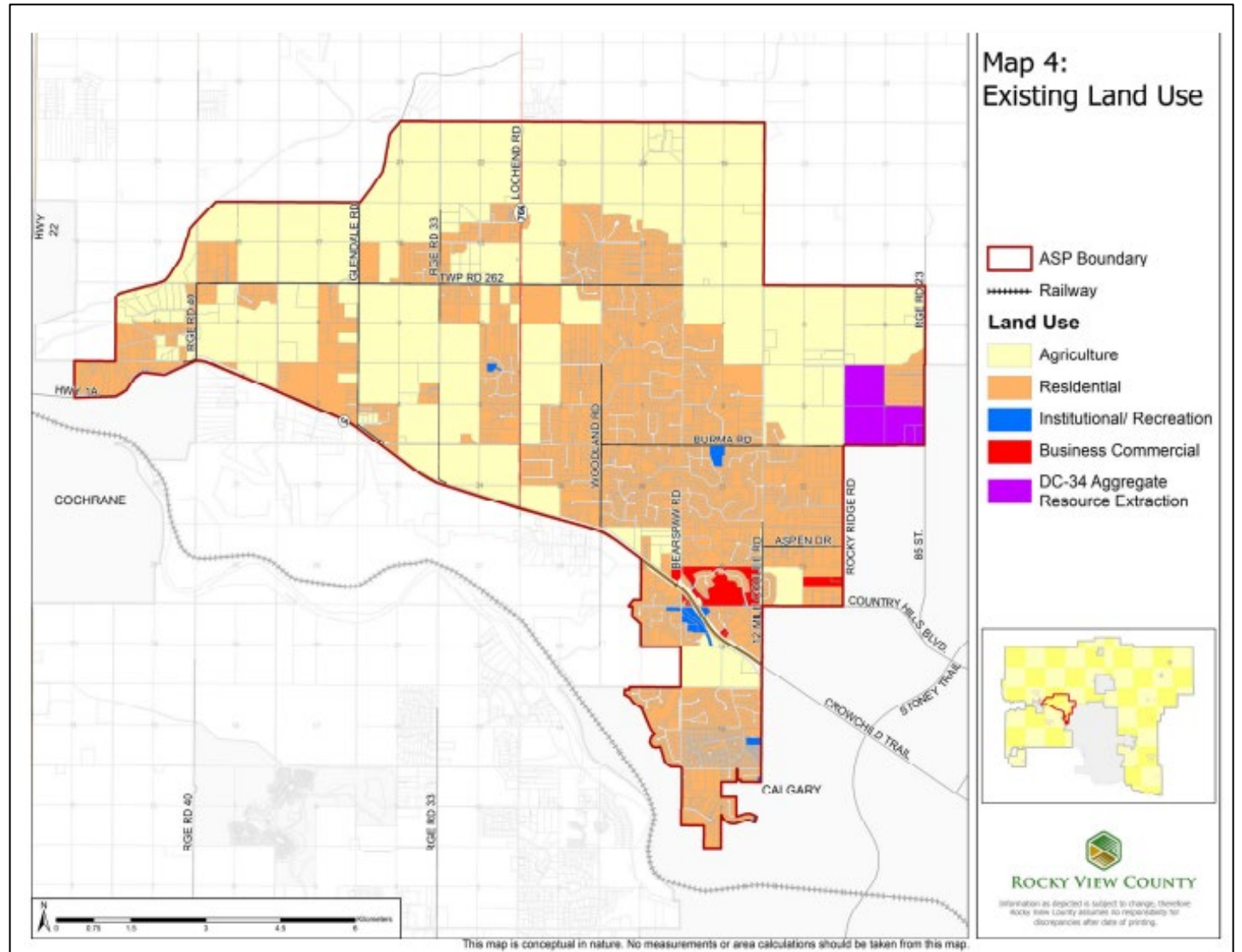
PLAN BOUNDARY

- Additional lands to be included in the Bearspaw ASP
- Designated as Agricultural Transition lands



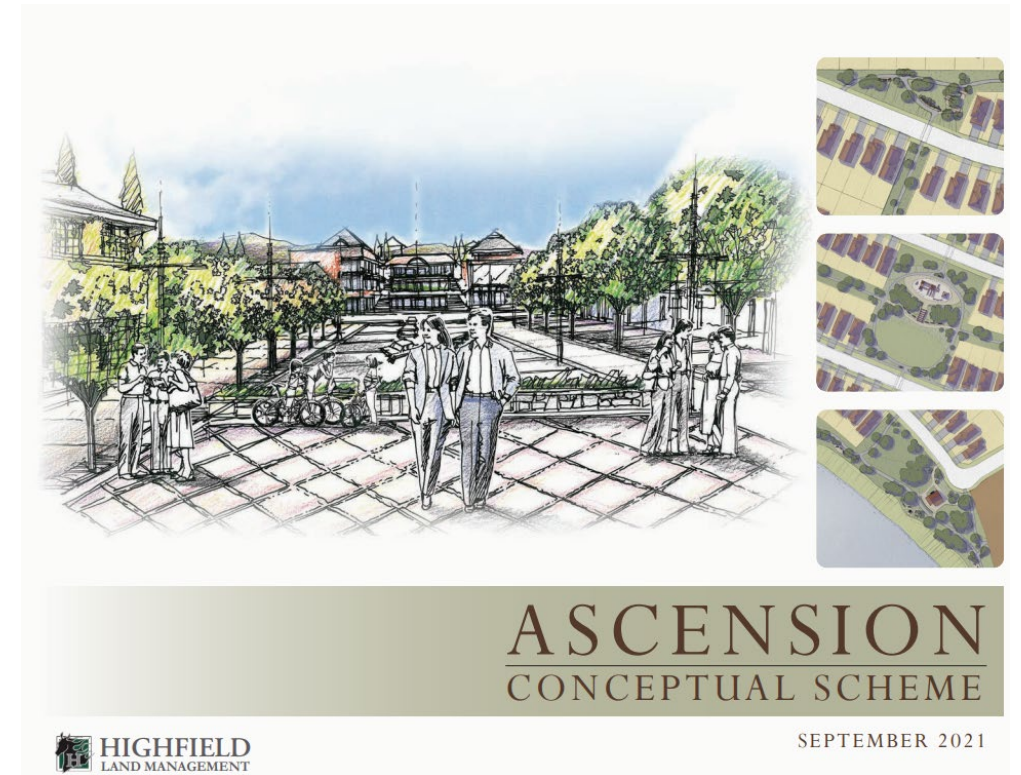
AGGREGATE RESOURCE EXTRACTION

- Only lands within the Bylaw DC-34 can be allowed for aggregate resource extraction within the Bearspaw ASP.

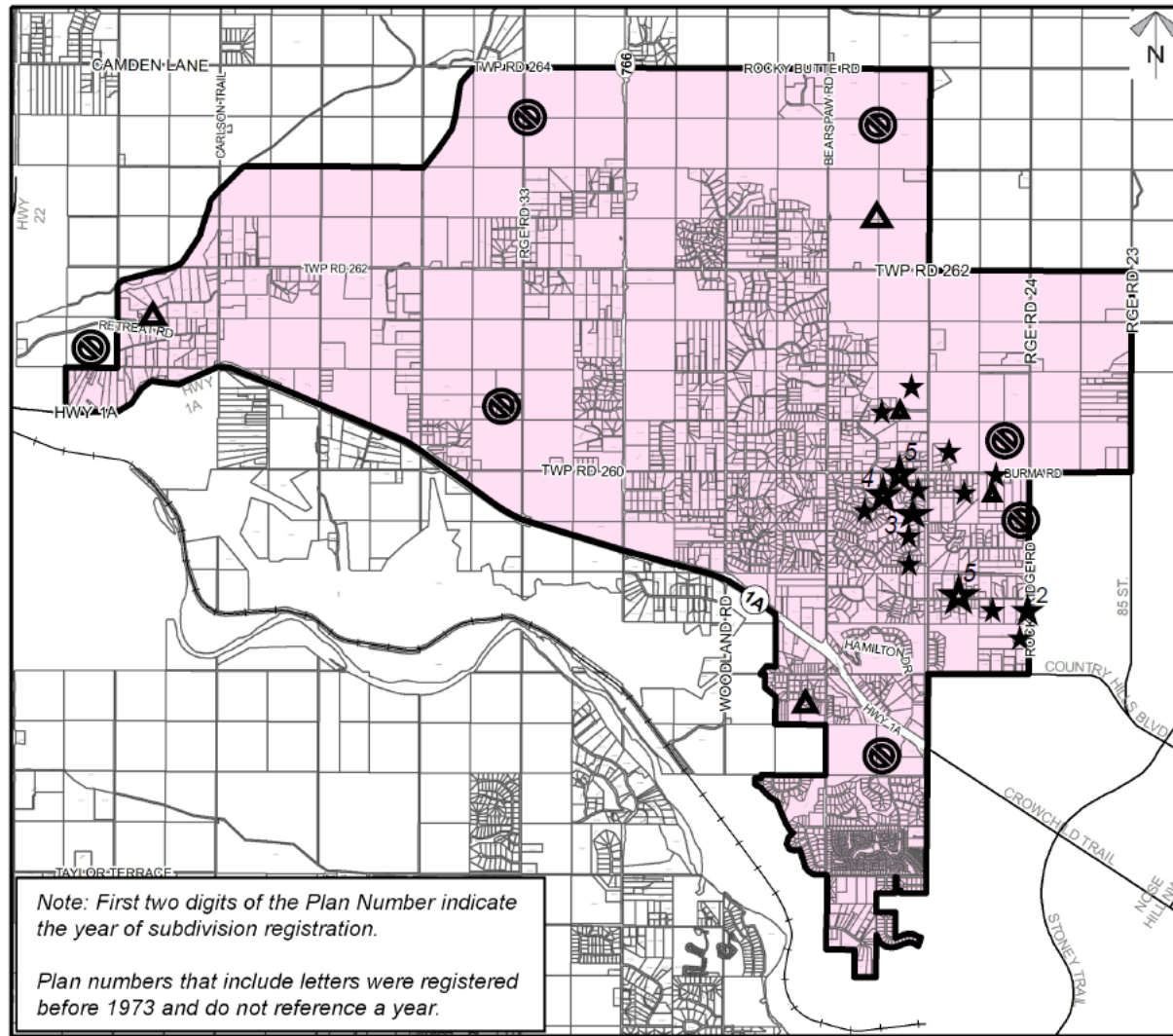


ASCENSION CONCEPTUAL SCHEME

- Repeal of the Ascension Conceptual Scheme (Bylaw C-7991-2020)
- Ascension Conceptual Scheme removed from Map 3. Existing Local Plans and Appendix E. Local Plans of the Bearspaw ASP



PUBLIC SUBMISSIONS



Landowner Circulation Area

Legend

- Support ★
- Opposition Ⓢ
- Comment with no clear support/opposition △

- 31 Letters in Support
- 9 Letters in Opposition
- 6 Letters with no clear support/opposition

Bears Paw ASP
Division: 3 & 4
Printed: 12/19/2024
Legal: A portion of
Twp 25 & 26, Rge 2-4



ROCKY VIEW COUNTY

RECOMMENDATION

- Administration recommends that Council provide first and second reading to the bylaw
- That the bylaw be referred to the Calgary Metropolitan Region Board for approval

