



SPECIAL COUNCIL MEETING AGENDA

Date: Thursday, July 10, 2025
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on June 10, 2025 and June 17, 2025 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- 1. All Divisions - Bylaw C-8653-2025 Consideration of New Municipal Development Plan

2

File: 1014-365

- E. CLOSED SESSION
- F. ADJOURN THE MEETING



COUNCIL REPORT

Consideration of New Municipal Development Plan

Electoral Division: All

Project: 1014-365

Date:	July 10, 2025
Presenter:	Gerrit Scheffel, Senior Regional Planner
Department:	Intergovernmental and Regional Services

REPORT SUMMARY

The purpose of this report is to present Bylaw C-8653-2025 *Municipal Development Plan (MDP)* for consideration of approval by Council.

The MDP Review project was undertaken in accordance with the Terms of Reference (TOR), approved by Council on December 13, 2022. The regional context has shifted considerably since the beginning of the project, with the dissolution of the Calgary Metropolitan Regional Board (CMRB), resulting in the Regional Growth Plan being rescinded on April 30, 2025. The MDP Review project remains a priority for the County as the *County Plan* (current MDP) was adopted 12 years ago in 2013. The MDP requires periodic updates to reflect changing community needs, best practices, and growth pressures.

The MDP proposes an updated 20-year vision for growth and development across the County, and outlines a set of goals, objectives, performance indicators, and action items to implement and achieve that vision. This report highlights several key policy areas, including the County's approach to Managing Growth, Building Communities, and County-Wide Policies.

The MDP Review project has included three formal rounds of engagement with residents, business owners, intermunicipal partners, and other interested parties. Feedback from project stakeholders and engagement participants has been generally positive. Throughout the engagement process, a number of concerns have been raised and addressed, extensively shaping the MDP. The methods of engagement and feedback received during Stage 3 Engagement have been summarized in the Stage 3 Engagement Summary Report.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8653-2025 be given first reading.

THAT Bylaw C-8653-2025 be given second reading.

THAT Bylaw C-8653-2025 be considered for third reading.

THAT Bylaw C-8653-2025 be given third and final reading.

BACKGROUND

The Municipal Development Plan (MDP; Attachment A) is the County's highest order statutory plan that sets a 20-year vision for growth and development across the County. The MDP establishes decision-making objectives and policies regarding future land use, infrastructure, municipal services, environmental stewardship, and other aspects related to growth.

In Alberta, every municipality is required to adopt an MDP under the *Municipal Government Act*. The MDP is a County-wide plan and provides direction and guidance to lower-level policy documents, such as area structure plans, conceptual schemes, and the *Land Use Bylaw*.

Consideration of New Municipal Development Plan

On December 13, 2022, Council approved the MDP Review project Terms of Reference and provided direction to conduct a full rewrite of the *County Plan* (current MDP). The reasons for starting the project were twofold:

1. The Calgary Metropolitan Region Board (CMRB) approved the Regional Growth Plan and required all CMRB member municipalities to update their MDPs to align with this new legislation by August 15, 2025.
2. The *County Plan* was approaching 10 years since being adopted on October 1, 2013 (Bylaw C-7280-2013), and the County had significant growth and associated infrastructure demands.

In March 2025, the Regional Growth Plan was rescinded effective April 30, 2025, along with the requirement for CMRB member municipalities to conform with the Regional Growth Plan. Notwithstanding the changing legislative requirements, a comprehensive update to the *County Plan* was considered timely, and the MDP Review project remained a priority for the County.

MDP Review Project Schedule & Deliverables

The project consisted of four phases with key deliverables for each phase:

- *Phase 1 – Initiation & Planning (Q4 2022 – Q3 2023)*
 - ☒ Background Report
 - ☒ Council Workshop
- *Phase 2 – Draft Plan & Engagement (Q4 2023 – Q2 2025)*
 - ☒ Stage 1 Engagement Summary Report
 - ☒ Stage 2 Engagement Summary Report
 - ☒ Draft MDP
 - ☒ Stage 3 Engagement Summary Report
- *Phase 3 – Council Approvals (Q3 2025)*
 - ☒ Final Draft MDP
 - ☐ Public Hearing and Approval
- *Phase 4 – Plan Adoption & Actions (Q3 2025 – Q4 2025)*
 - ☐ Workplan to update subordinate plans, policies, and actions

The project has concluded Phase 2 – Draft Plan & Engagement and has transitioned into Phase 3 – Council Approvals.

ANALYSIS

The Municipal Development Plan (MDP) is organized into four parts, with 22 policy sections, and two appendices. Below is a summary of key policy areas in the MDP.

Vision and Goals

The MDP sets a long-term vision for the County that is supported by a set of five goals. Each goal is further linked to a set of outcomes, which will be monitored through performance indicators and reported upon to ensure the MDP goals are being achieved over time.

Vision Statement:

Rocky View County is home to diverse communities offering a range of rural lifestyles and opportunities for residents, farmers, and businesses at every stage of life.

Goals:

- Goal 1: Focused Growth and Effective Services
- Goal 2: Celebrate the County's Diverse Communities and Lifestyles

Consideration of New Municipal Development Plan

- Goal 3: Support Agriculture
- Goal 4: Maintain Healthy Land and Water
- Goal 5: Grow our Business Community

Distinct Areas

The introduction of Distinct Areas shifts the County away from a broad County-wide approach to planning, and towards a local planning focus that is responsive to local contexts and celebrates the unique identity and character of its communities. By identifying Distinct Areas in the County, the vision, values, and priorities of each community can be reflected in the built form and appropriate land uses. Distinct Area Profiles have been created for each distinct community and agricultural area of the County and must be considered when amending relevant lower-level plans, such as an area structure plan. Distinct Area Profiles were developed and validated with local communities throughout all three stages of engagement.

Managing Growth

The MDP's Managing Growth section directs growth and development to approved area structure plan areas with demonstrated (or potential) capacity to effectively service this growth. This approach ensures the County can achieve the long-term vision and goals set forth in the MDP. While the MDP directs growth and development to specific locations in the County (Map 3 of Attachment A), local land use, infrastructure planning, and the associated technical studies will continue to be done at the area structure plan level.

The MDP considered existing/approved area structure plans when identifying Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs. The community types identified in the MDP align to the existing community vision and plan set out in the respective area structure plans.

The OMNI Area Structure Plan has been identified as a Growth Hamlet as this considers the future intent of the area structure plan as a mixed-use master plan community, as stated in the approved OMNI Area Structure Plan Terms of Reference (TOR #1014-381).

Building Communities

In Part 2: Building Communities, the MDP provides high-level objectives and policies that guide the form and function of the identified growth areas and established communities. The policies of this section shall be used in conjunction with the Managing Growth and County-Wide Policies of the MDP.

The MDP categorizes these plan areas into the following community types:



Consideration of New Municipal Development Plan

Agriculture

The agriculture policies were developed in collaboration with the County's Agriculture Master Plan (AMP) project, taking direction from the draft AMP and feedback received through the project's public engagement process, which specifically targeted agricultural operators and producers in the County.

The MDP has introduced policies that balance flexibility for agricultural operators with the need to protect productive agricultural lands and limit fragmentation. All areas of the County that are not identified as a growth area, established community, or business hub, are considered part of the County's agricultural areas. As these areas are not planned through an area structure plan, the MDP provides policy guidance to planning and development applications on agricultural lands.

The MDP proposes three major policy changes that affect how agricultural lands are expected to subdivide and develop. These policies are included in the following subsections of Section 11.0 Agriculture:

- First Farmstead Out;
- Second Farmstead Out; and
- Diversified Agricultural Operation.

The MDP has listed an Action Item to review the agricultural policies within two years of the plan's approval, to ensure the desired outcomes are being achieved.

Environment

The Environment policies have expanded the County's definition of Environmental Areas to include wildlife habitat and corridors that facilitate large mammal movement in the County. These areas were identified through a study completed by Miistakis Institute and are indicated on Map 4: Natural Systems. The MDP does not preclude development from occurring in Environmental Areas but has strengthened policy language around the planning requirements to minimize negative impacts to these areas. The MDP recognizes all development shall align with environmental legislation and policy enacted by the Government of Alberta.

Natural Resources and Energy Development

The Natural Resource and Energy Development policies provide guidance to direct industrial scale solar projects to appropriate areas of the County and away from productive agricultural lands, considering the Municipal Land Use Suitability Tool (MLUST) approved by Council.

The MDP has carried forward the existing *County Plan* policies regarding aggregate extraction, including the requirements for aggregate extraction master site development plans approved through the planning process. The MDP will be updated to reflect policy changes implemented through the Aggregate Resource Plan (ARP) project, if necessary.

Implementation and Monitoring

Implementation and monitoring of the MDP is supported by a set of action items and performance indicators that translate the MDP's vision and policies into practical steps over time. Progress will be tracked through an annual report presented to Council, which will summarize completed actions, monitor key performance indicators, and highlight emerging priorities. This approach ensures that implementation of the MDP remains transparent, accountable, and responsive to the County's evolving needs.

Action items are specific projects or programs that help to further the MDP's goals and desired outcomes. Council will have the opportunity to prioritize, resource, and allocate budget to those projects or programs they deem appropriate. Action items that require County resources and/or budget will be brought to Council with a Terms of Reference for approval.

Consideration of New Municipal Development Plan

COMMUNICATIONS / ENGAGEMENT

Rocky View County has provided public notice of the proposed amendments in accordance with the *Municipal Government Act*.

The Municipal Development Plan (MDP) engagement has been an iterative process, allowing each stage to build upon previous stages. Throughout the engagement process, overall sentiment has been positive and offered constructive feedback that supports the development of the MDP.

Previous Engagement (2019-2020)

In January 2019, the County started a project to update the *County Plan*, which included three rounds of public engagement between 2019-2020. While the project did not result in an approved MDP, findings from engagement provided insight into the shifting priorities of County residents and other stakeholders.

Public Engagement (2023-2025)

The MDP Review Project included three stages of engagement:

- Stage 1 (Nov. 2023 – Feb. 2024):
 - Validated engagement findings from 2019-2020, and refined the community vision, values, and priorities previously identified.
 - Introduced the concept of Distinct Area Profiles and received initial input.
- Stage 2 (Jun. 2024 – Aug. 2024):
 - Validated Distinct Area Profiles for each of the identified communities.
 - Sought feedback on agricultural subdivision, various types of agricultural and business hubs, and County-wide policies.
- Stage 3 (May 2025 – Jun. 2025):
 - Released the draft MDP for public review and feedback.
 - Circulated the draft MDP to adjacent municipalities, relevant agencies, and interested parties.

Stage 3 Engagement

Stage 3 engagement included the release of the draft MDP document, allowing residents and interested parties the opportunity to review the document in full, engage directly with the project team, and provide detailed comments on the draft policies of the MDP.

The Stage 3 Engagement Summary Report is provided as Attachment B. The report highlights significant revisions made to the draft Municipal Development Plan (MDP) and addresses concerns raised by residents and interested parties across several key policy areas. Stage 3 Engagement results indicate that 55% to 66% of survey respondents support the proposed approach in various sections of the MDP, while only 11% to 25% oppose it.

General revisions to the draft MDP addressed several concerns, including:

- Overall clarity and legibility of the MDP maps;
- Strengthening of policy language where appropriate;
- Policy amendments that clarify implementation of the MDP's desired outcomes; and
- Revision to definitions to ensure common understanding and clear direction of associated policies.

Consideration of New Municipal Development Plan

Intermunicipal and Agency Circulation

The draft MDP was circulated to the County's Intermunicipal partners and relevant agencies, and comments received are available as Attachment C. Responses were positive and there were generally no concerns.

Public Submissions

Prior to the deadline for public submissions, four submissions were received, which highlighted concerns or recommendations for revision. The letters noted concerns with policies that direct country residential design, protection of agricultural lands, business hubs, future industrial lands, and interim uses. There were also concerns with the project's engagement with the Bears paw First Nation regarding their partnership with Durum Capital for future development in the Springbank area.

No letters were received in support or opposition of the MDP prior to the deadline for public submissions.

IMPLICATIONS

The *County Plan* was adopted 12 years ago with the last update occurring in 2023. The County has experienced significant growth and a changing regional context over this time. To ensure the County continues to grow and develop in a thoughtful and strategic manner, an update to the *County Plan* is required.

Financial

There are no financial implications.

Other Implications

Community Engagement

The community has been formally engaged six times since 2019 regarding an update to the *County Plan* through approval of a new MDP. The level of engagement has been significant, and the feedback thoughtfully represents a vision for the County over the next 20 years. The MDP captures the community vision and aligns objectives, policies, and an implementation strategy to achieve this vision.

Regional

With the CMRB's requirement for member municipalities to update their respective MDPs only being recently repealed, several municipalities in the region have approved a new MDP in recent months. The County would benefit from an updated MDP that captures the County's strategic priorities and role in the region.

Intermunicipal

With Ministerial Order MSD:025/25, all former CMRB member municipalities are required to update their Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks to ensure regional coordination. These plans and agreements are required to be approved by November 30, 2027. Having an updated MDP in place prior to the start of these projects is advantageous to the County and would ensure the County's strategic objectives are aligned across the County and the region.

Consideration of New Municipal Development Plan

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	The MDP's approach to managing growth is directly tied to the County's ability to provide effective service delivery that is efficient and cost effective.
Financial Prosperity	FP1: Successfully planning and managing tax revenues between residential and non-residential landowners	FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy	The MDP supports development that achieves the tax split ratio outlined in Policy C-197 <i>Assessment Base Diversification Policy</i> .
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.1: Complete new Municipal Development Plan (MDP) in alignment with the Regional Growth Plan within legislated timelines	Directing growth and development into areas that are well connected, efficiently serviced, and contextually suitable contributes to the County's long-term vision. The CMRB Regional Growth Plan has been rescinded.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Land use approvals that are supported/aligned with the Regional Growth Plan & MDP	The MDP considered existing/approved area structure plans and other lower-level planning documents. The CMRB Regional Growth Plan has been rescinded.

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council refers Bylaw C-8653-2025 to Administration to allow Council to submit proposed amendments to the draft bylaw.

AND THAT Council directs Administration to return with Bylaw C-8653-2025, and Council's proposed amendments, for consideration no later than September 2025.

ATTACHMENTS

Attachment A: Bylaw C-8653-2025 Municipal Development Plan
Attachment B: Stage 3 Engagement Summary Report
Attachment C: Intermunicipal and Agency Responses
Attachment D: Public Submissions

APPROVALS

Manager:	Devin LaFleche, Manager, Regional Planning
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer



ROCKY VIEW COUNTY

BYLAW C-8653-2025

A bylaw of Rocky View County, in the Province of Alberta, to adopt the Municipal Development Plan.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as the Municipal Development Plan.

Definitions

- 2 Words in this bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the Municipal Development Plan be adopted as shown on Schedule ‘A’ attached to and forming part of this bylaw.

Effective Date

- 4 Bylaw C-8653-2025 is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*
- 5 Bylaw C-8653-2025 comes into full force and effect as follows:
- (1) If the bylaw is passed prior to July 31, 2025, the bylaw comes into full force and effect on July 31, 2025; or
 - (2) If the bylaw is passed after July 31, 2025, the bylaw comes into full force and effect on the day the bylaw is passed.



READ A FIRST TIME this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

Reeve

Chief Administrative Officer

Date Bylaw Signed



ROCKY VIEW COUNTY

Municipal Development Plan

June 2025

Rocky View County

Municipal Development Plan

Note on Land Acknowledgement

We recognize that this document does not include a formal land acknowledgment. Rocky View County is committed to working in partnership with Indigenous neighbours, fostering meaningful collaboration on projects that honour and integrate Indigenous perspectives, values, and knowledge. A formal land acknowledgment will be established in collaboration with our Indigenous neighbours to ensure Indigenous histories, rights, and contributions are acknowledged appropriately. This document will be amended to include a future land acknowledgment.



ROCKY VIEW COUNTY

Contents

Part 1: Our County **1**

1.0 Rocky View County's Municipal Development Plan	2
2.0 Rocky View Context	10
3.0 Vision and Goals	16
4.0 Distinct Areas	18
5.0 Managing Growth	23
General Planning Policies	29

Part 2: Building Communities **31**

6.0 Growth Hamlets	32
7.0 Employment Areas	35
8.0 Country Residential Communities	37
9.0 Hamlets	40
10.0 Business Hubs	42
11.0 Agriculture	45

Part 3: County-Wide Policies **54**

12.0 Environment	55
13.0 Transportation	61
14.0 Parks, Pathways, and Recreation	65
15.0 Institutional and Community Uses	70
16.0 Financial Sustainability	72
17.0 Reserves	74
18.0 Emergency Services	77
19.0 Water, Wastewater, and Solid Waste	79
20.0 Natural Resource and Energy Development	84
21.0 Intergovernmental Relationships and Regional Collaboration	89

Part 4: Implementation and Monitoring **92**

22.0 Implementation and Monitoring	193
--	-----

Definitions 101

A: Distinct Area Profiles 113

B: Lower-Level Plans and Technical Requirements 130

B1.0 General.....	131
B2.0 Area Structure Plans	132
B3.0 Conceptual Schemes.....	135
B4.0 Limited Scope Conceptual Schemes	136
B5.0 Master Site Development Plans	137
B6.0 Density Methodology	139
B7.0 Technical Requirements and Supporting Information	140

Figures and Maps

Figures

F1. Rocky View County's Planning Framework.....	3
F2. Spectrum of Rural Lifestyles.....	12
F3. Rocky View County's Demographic Profile	14
F4. Voices That Shape the MDP	15
F5. Managing Growth.....	24
F6. Country Residential Design.....	38
F7. Panhandle	47
F8. First Farmstead Out.....	48
F9. Second Farmstead Out.....	49
F10. Diversified Agricultural Operations	51
F11. Maximum Agricultural Subdivision.....	52

Maps

M1. Rocky View County Context.....	13
M2. Distinct Areas	19
M3. Managing Growth.....	23
M4. Natural Systems.....	57
M5. Transportation Corridors.....	63
M6. Water and Wastewater Infrastructure	81
M7. Energy Corridors.....	87

An aerial photograph of a rural landscape. In the foreground, a paved road curves through a field. To the right of the road is a green golf course. The middle ground is filled with dense forests of trees with yellow and green foliage. In the background, rolling hills are visible under a clear blue sky.

Part 1

Our County

1.0

Rocky View County's Municipal Development Plan

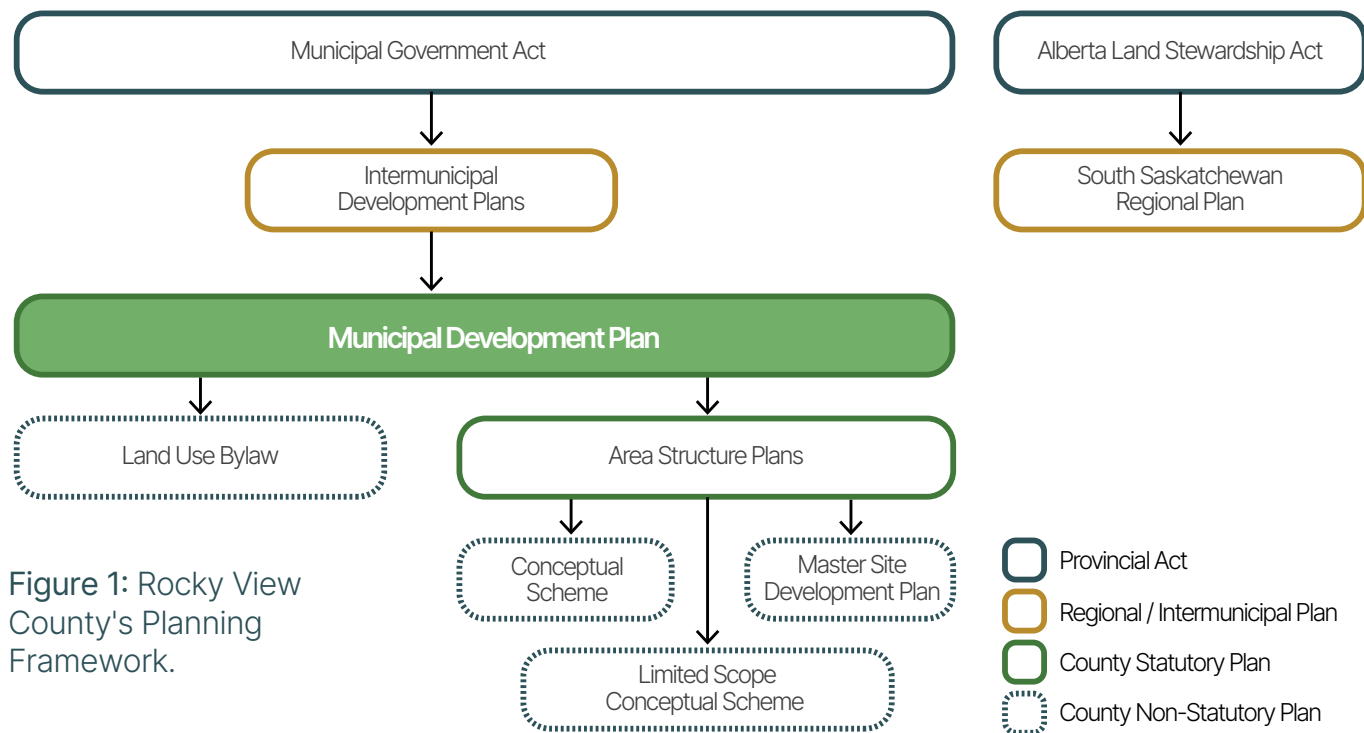


Purpose

The Rocky View County Municipal Development Plan (MDP) is a 20-year *growth* and *development* vision for the *County*. The MDP establishes decision-making objectives and policies regarding land use, infrastructure, services, environmental stewardship, and other aspects related to growth. The MDP seeks to ensure the County continues to support distinct residential and business communities that grow in a thoughtful and efficient manner according to their unique character. The MDP is a shared road map for the County that reflects our local context, best practices, and community feedback.

The Planning Framework

The *Municipal Government Act* requires that every Alberta municipality adopt an MDP as its highest-order municipal planning document. The MDP is a *statutory plan* that must align with higher-level legislation and regional plans while guiding lower-level municipal plans, policies, and regulations. To ensure future development and growth aligns to the vision and goals of this Plan, all proposed development shall obtain the required planning approvals outlined in the Planning Framework.



Provincial

Municipal Government Act (MGA):

The primary provincial legislation governing municipalities in Alberta. It defines the powers, responsibilities, obligations, and planning processes for local governments, including land use planning, and development regulations.

Alberta Land Stewardship Act (ALSA):

Provincial legislation that establishes the framework for regional planning, and land and natural resource use for public and private lands in Alberta.

Regional

South Saskatchewan Regional Plan (SSRP):

A regional plan that establishes a long-term vision for the South Saskatchewan Region aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals.

Intermunicipal Development Plan (IDP):

A statutory document created collaboratively between two or more neighbouring municipalities. It contains policies that coordinate land use and development on the boundary land between adjacent municipalities. It addresses matters of mutual interest and is used to evaluate development applications, set up communication protocols, and provide a mechanism for resolving intermunicipal disputes.

County

Municipal Development Plan (MDP):

A municipality's highest-order statutory planning document, providing a long-term vision for the physical, social, economic, and environmental development of a municipality. The MDP guides the County's decision-making on growth and development over the next 20 years.

Distinct Area Profiles: The County's Distinct Area Profiles provide high-level guidance and direction to the identified *Growth Hamlets*, *Employment Areas*, Country Residential Communities, and *Hamlets*. They inform subordinate plans (*area structure plan* and/or *conceptual scheme*), policies, and bylaws that contribute to the unique identity and character of our diverse communities.

Future development located within a Distinct Area shall align to the adopted area structure plan or conceptual scheme, and should respect the natural features, use existing infrastructure, and advance the development priorities and preferred business sectors as per the Distinct Area Profiles outlined in Appendix A: Distinct area Profiles.

At the direction of Council, existing Distinct Area Profiles may be amended, or new Distinct Area Profiles may be identified and amended into the MDP with a public hearing.

Area Structure Plan (ASP): A statutory plan, prepared in accordance with the *Municipal Government Act* for a localized area. An area structure plan is subordinate to the MDP and provides a land use strategy for redesignating (i.e., rezoning) and developing a specific area of land. It contains maps, goals, and policies which set out general locations for major land uses (e.g., residential, commercial, institutional, schools, and *parks*), major roadways, utility servicing, and recreation.

Conceptual Scheme: A *non-statutory plan*, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. Conceptual schemes provide detailed land use direction, *subdivision* design, and development guidance to Council, *Administration*, and the public for a specific commercial, industrial, and/or *multi-lot* development.

Conceptual schemes are meant to be developed within the framework of an area structure plan. A conceptual scheme that is appended to an area structure plan is a statutory plan. Amendments to a standalone conceptual scheme may require the adoption of an area structure plan, at the discretion of the County.

Limited Scope Conceptual Scheme: A non-statutory plan that may be adopted by bylaw or resolution. A *limited scope conceptual scheme* accompanies a land use *redesignation* application in a *fragmented quarter section*.

It is used to address a limited set of specific planning issues to demonstrate an area is capable of supporting increased residential development — including issues such as lot and road layout, *stormwater management*, water supply, and sewage treatment.

Master Site Development Plan (MSDP):

A non-statutory plan that is adopted by Council resolution. A *master site development plan* accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council, Administration, and the public with a clear idea of the final appearance of the development.

Land Use Bylaw (LUB): A regulatory document that sets out specific regulations for development. Within the *Land Use Bylaw*, every parcel of land in the County has a land use district (i.e., zoning). The *Land Use Bylaw* details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the County.

The County Planning Framework shall be considered in conjunction with Section 5: Managing Growth, and the policies of sections contained within the Building Communities part of this Plan. Additional requirements are listed in Appendix B: Lower-Level Plans and Technical Requirements.

Plan Organization

Rocky View County's MDP is organized into four parts and twenty-two sections, beginning with the broadest concepts, funneling down to increasingly focused topics. Users of the MDP must consider the document in its entirety, refer to all applicable sections, and understand that no policy section can be considered in isolation. All related County plans, policies, and bylaws must also be considered when applying the policies in the MDP.

Part 1: Our County

Section 1 – Rocky View County's Municipal Development Plan: Explains the plan purpose, planning framework, plan elements, and policy language.

Section 2 – Rocky View Context: Summarizes the context in which the plan was written, including the opportunities, trends, and public input.

Section 3 – Vision and Goals: Provides a clear vision of how our County will grow over the next 20 years and identifies supportive goals that guide objectives and policies.

Section 4 – Distinct Areas: Outlines the Distinct *Agricultural Areas* and Distinct Community Areas that reflect local character, support appropriate development, and guide updates to lower-level planning documents.

Section 5 – Managing Growth: Directs future growth and development to suitable areas to ensure focused growth, minimize impacts to *agricultural lands*, and provide flexibility for emerging opportunities.

Part 2: Building Communities

Section 6 – Growth Hamlets: Provides objectives and policies that direct the form and function of the County's Growth Hamlets, which are mixed-use communities that are well connected and efficiently serviced.

Section 7 – Employment Areas: Provides objectives and policies that direct the form and function of the County's Employment Areas, which accommodate *large-scale*, high-intensity commercial and industrial development that is located near the regional transportation network, efficient servicing, and major population centres.

Section 8 – Country Residential Communities: Provides objectives and policies that direct the form and function of the County's Country Residential Communities, which accommodate residential development with primarily larger lot sizes, lower densities, and single-detached homes, supported by limited commercial, light-industrial, and institutional uses.

Section 9 – Hamlets: Provides objectives and policies that direct the form and function of the County's Hamlets, which are local community nodes.

Section 10 – Business Hubs: Provides objectives and policies that direct the form and function of the County's *Business Hubs*, which support strategic business development outside *Growth Areas* and *established communities*.

Section 11 – Agriculture: Provides objectives and policies that direct development within Agricultural Areas of the County, ensuring the protection of agricultural lands and operations by minimizing fragmentation and supporting diverse, value-added agricultural activities.

Part 3: County-wide Policies

Section 12 – Environment: Directs environmentally responsible development by preserving *natural areas*, minimizing land disturbance, and applying sustainable development practices.

Section 13 – Transportation: Directs growth and maintenance of the transportation network to ensure safety, efficiency, and fiscal responsibility.

Section 14 – Parks, Pathways, and Recreation: Directs the development of accessible and integrated parks, *pathways*, and recreational spaces that enhance community well-being and are managed responsibly through partnerships.

Section 15 – Institutional and Community Uses: Directs the strategic location and thoughtful design of institutional and community land uses.

Section 16 – Financial Sustainability: Directs growth and development to be thoughtful, fiscally responsible, and efficient.

Section 17 – Reserves: Directs development to provide appropriate reserve lands for parks, schools, recreational opportunities, and *Environmental Areas*.

Section 18 – Emergency Services: Directs community design to enable efficient emergency response, fire safety, and collaboration with neighbouring municipalities and other partners.

Section 19 – Water, Wastewater, and Solid Waste: Directs a range of well-designed water, wastewater, and stormwater systems, as well as cost-effective methods for solid waste collection.

Section 20 – Natural Resource and Energy Development: Directs *natural resource extraction* and development while prioritizing minimal impact on adjacent land uses and the environment.

Section 21 – Intergovernmental Relationships and Regional Collaboration: Directs how the County works collaboratively with higher orders of government, First Nations, Métis Nations, and neighbouring municipalities.

Part 4: Implementation and Monitoring

Section 22 – Implementation and Monitoring: Directs how the County will implement and track progress toward the MDP's vision, goals, and objectives.

Definitions: Glossary of defined terms

Appendix A – Distinct Area Profiles

Appendix B – Lower-Level Plans and Technical Requirements



Plan Elements

To effectively implement the vision and goals of the MDP, the plan is structured around the following four key components, each playing a distinct but interconnected role. These are:

- **Objectives:** Set the direction for each individual policy section and collectively work toward achieving the County's broader vision and goals.
- **Policies:** Provide guidance to decision makers, applicants, and the public throughout the life of the plan. Policies provide direction or evaluation criteria that allow the County to achieve a specific objective.
- **Action Items:** Programs and projects carried out by the County or in collaboration with partners to continue growing and responding to new opportunities.
- **Indicators:** Metrics used to monitor and evaluate the MDP's implementation. The indicators provide a way to track progress, assess outcomes, and identify areas of improvement to achieve the MDP's vision and goals.

Policy Language

The following terms are used throughout the MDP to convey the intent and level of direction associated with specific policies. Understanding these terms is essential for consistent policy interpretation and application by Council, Administration, applicants, and the public.

Shall: A directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by applicants, Administration, the Development Authority, and the Subdivision Authority.

Should: A directive term that indicates a strongly preferred course of action by Council, Administration, and/or applicants, which is to be applied in all situations unless it can clearly be demonstrated to the satisfaction of the County that the policy is not reasonable, practical, or feasible in a given situation.

May: A discretionary term meaning the policy can be enforced by the County if it chooses to do so, depending on the context and conditions of the site and/or application.

- **Ensure:** Means to realize an objective through the application of policies.
- **Provide:** Means that the County is directly involved in the realization of this outcome.
- **Support:** Means that the County is indirectly involved in the realization of this outcome.
- **Collaborate:** Means working with neighbouring municipalities, higher orders of government, First Nations, Métis Nations, landowners, residents, and other organizations to achieve shared goals and objectives. Collaboration may include coordinated decision-making and resource sharing.
- **Defined term:** Words that are defined in the Definitions section and the initial use is identified through coloured and italicized text.

2.0

An aerial photograph showing a golf course with several buildings, including a clubhouse, and a winding river or lake. The surrounding landscape is a mix of green grass, trees with autumn foliage in shades of yellow and orange, and distant hills under a clear blue sky. The title 'Rocky View Context' is written in large, white, sans-serif font across the lower half of the image.

Rocky View Context

The County contains diverse landscapes that stretch from the foothills of the Rocky Mountains in the west to the prairie *grasslands* and irrigated croplands in the east. This variety of terrain provides a rich foundation for a thriving community rooted in both natural beauty and opportunity. With its unique position in southern Alberta, the County is positioned as a key player in the region for growth and development. The MDP lays out a framework that respects and protects natural landscapes, agriculture, and diverse communities, while inviting new opportunities and economic growth.

Collaborative relationships with neighbouring municipalities and First Nations are essential for coordinated regional planning and shared prosperity. These relationships will build on mutual interests and support opportunities for growth while respecting local identity and character.

Natural Landscapes

The County's natural landscape is one of its most defining features. Western areas of the County boast world-class natural amenities and tourism opportunities, with rugged mountain vistas and pristine wilderness attracting visitors from across the world. Central areas are characterized by rolling foothills that transition to prairie grasslands in the east with *wetland* networks that support native plants and animals and a healthy environment. Further east, the prairie grasslands transition to irrigated croplands and dryland farming, which coexists with abundant wildlife and natural resources. These distinct but interconnected landscapes set the context for the County's diverse communities and are the foundations for sustainable growth.

Agriculture

Agriculture continues to play a pivotal role in the County's culture, economy, and way of life. In 2025, approximately 349,624 hectares (863,940 acres) of land in the County was designated for agricultural uses, representing 89% of the total land area. From grazing cattle and producing hay in the foothills to cultivating irrigated crops in the east, agriculture reflects the County's rich history and remains integral to its future. The County's distinct agricultural communities continue to prosper through local and regional markets, value-added opportunities, and innovative practices that ensure their long-term viability.

Diverse Communities

The County is home to diverse communities, each shaped by their unique character. From quiet Hamlets and Country Residential Communities to vibrant Growth Areas with a mix of residential, commercial, and industrial development, the County offers a range of housing types and lifestyles that blend rural charm with urban convenience. This variety is supported by the County's expansive landscapes, strategic location, and proximity to major urban centres.

The County borders several municipalities and First Nations, including:

- Airdrie
- Beiseker
- Calgary
- Chestermere
- Cochrane
- Crossfield
- Irricana
- Kananaskis Improvement District
- Kneehill County
- Mountain View County
- Municipal District of Bighorn
- Municipal District of Foothills
- Stoney Nakoda Nations
- Tsuut'ina First Nation
- Wheatland County



Figure 2:
Spectrum of
Rural Lifestyles

Residents can choose from a broad spectrum of rural living options; whether settling on a farmstead, living in a Hamlet, or finding a home in a full-service Growth Hamlet. These choices support people at all stages of life and provide flexibility for families, businesses, and individuals to grow and thrive. Connected by an extensive network of infrastructure, including highways, railways, pathways and *trails*, and proximity to the Calgary International Airport, these communities contribute to the County's resilience and its capacity to accommodate future growth while respecting local identity.

Economic Opportunities

The County thrives on its strategic location and diverse industries to drive economic growth. Proximity to several urban municipalities provides access to a large labour pool, transportation corridors, and regional markets. The County benefits from various economic drivers including agriculture, tourism, manufacturing, logistics, and rail served industrial, supporting both local and export-oriented businesses.

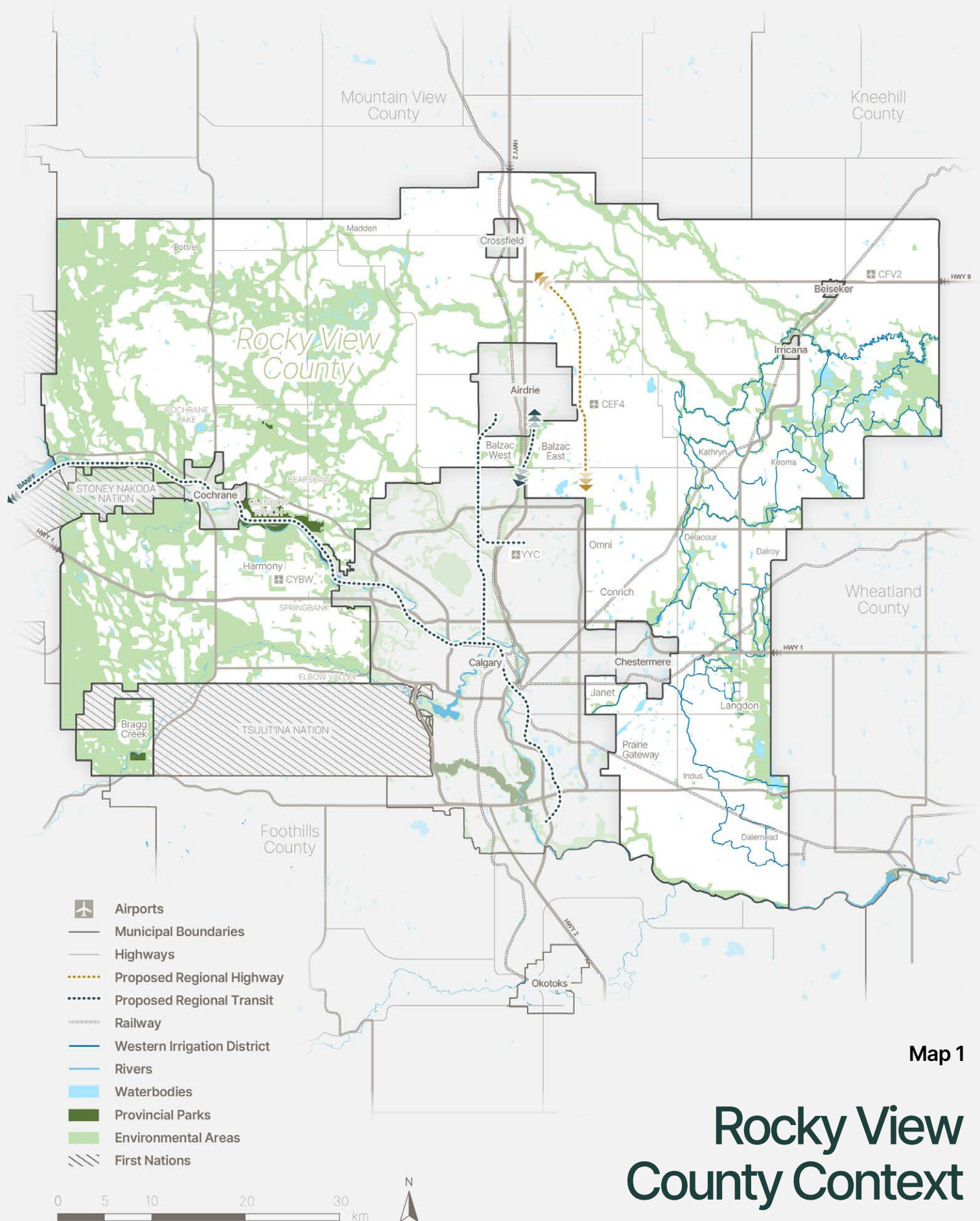
The descriptions of the County's geography and relationships are visually supported by Map 1: Rocky View County Context, which shows development constraints and opportunities.

Land Base and Absorption

The Land Use Inventory & Growth Trends Report determined the County has significant capacity within the existing inventory of land that is build-ready and build-approved, in addition to capacity remaining within areas with approved area structure plans. The current inventory of land planned for residential and business uses has capacity to accommodate expected growth and development over the next 20 years.

Further, the current land use inventory provides a variety of opportunities for economic investment by entrepreneurs and companies who want to operate in the County. Efficient and sustainable development in existing communities and identified Growth Areas can be achieved by maximizing use of current infrastructure, building-out areas with existing piped services, and minimizing the fragmentation and loss of agricultural land.

Section 5: Managing Growth outlines the MDP's approach to thoughtfully plan for strategic, efficient, and fiscally responsible growth.



Map 1

Rocky View County Context

Figure 3.**Rocky View County's Demographic Profile****Demographics****46,350**

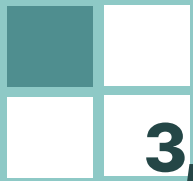
Population (2024)

**3.39%**Annual Population
Increase (2019-2024)**42.7**

Average Age (2024)

**\$166,000**

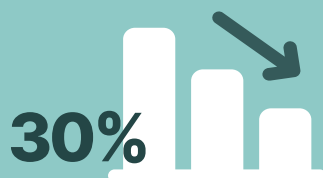
Median Income

Land Area**3,829**Square kilometres (km²)**14**

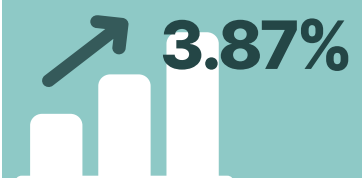
Hamlets

**12.1**Population Density
(sq/km)**Housing****15,059**

Dwelling units (2023)

**93.2%**Single Family Houses
(2021)**#1 most
populous
rural
municipality
in Alberta****Agriculture****1,142**Farming operations
(2021)**30%**Decrease between
2001 - 2021**512,091**

Acres of cropland

**3.87%**Increase between
2016 - 2021

Shaping the Plan Together

The development of the MDP was shaped through meaningful input from a wide range of voices. Residents, landowners, community organizations, industry representatives, and other interested parties shared their valuable perspectives and feedback. This feedback was used as a foundation for the development of the MDP's vision, goals, and policy objectives.

Resident and landowner feedback was vital in the development of the MDP, and a range of engagement activities were used to gather this input. Throughout public engagement, the following consistent key themes were revealed:

- A desire for focused growth in appropriate areas
- Preservation of agricultural lands, rural character, and Country Residential lifestyle
- Expansion of parks, pathways, and trails
- Support for recreational opportunities
- Provision of opportunities for development
- Stewardship of the land and *environmental protection*

The development of the MDP also drew on the expertise of our internal departments, collaboration with neighbouring municipalities, and alignment with relevant higher-order legislation and plans. Furthermore, provincial and national best practices were also considered and adjusted to reflect our context and public input. This ensured the plan is both locally grounded and forward-thinking.

This input formed the foundation of the MDP's overall policy framework, guiding growth and development across the County. This community-driven process integrates local input with regional and provincial planning, supporting sustainable, coordinated growth rooted in the values of Rocky View County residents.

Figure 4:
Voices That
Shape the MDP



3.0

Vision and Goals

The Municipal Development Plan (MDP) is guided by a clear vision of how our County will grow over the next 20 years. To support this vision, the MDP is structured around five goals, each representing a key area essential to achieving our desired future. These goals provide direction for the objectives and policies throughout the plan. Each goal includes several desired outcomes, which are specific and measurable results that illustrate what success looks like when the plan is implemented and consistently used to guide decision-making.



Vision

Rocky View County is home to diverse communities offering a range of rural lifestyles and opportunities for residents, farmers, and businesses at every stage of life.

Goals

Goal 1: Focused Growth and Effective Services

Focus development into areas identified for growth and encourage efficient service levels compatible with County needs and economic goals.

Outcomes:

- Majority of growth is occurring in Growth Areas
- Existing communities build out as planned
- Focused growth enables efficient services and infrastructure
- Vibrant communities where compatible uses co-locate

Goal 2: Celebrate the County's Diverse Communities and Lifestyles

Celebrate the diverse communities and lifestyles that the County offers residents and businesses by ensuring future development respects the unique character of our communities.

Outcomes:

- Communities maintain a unique identity and character as they develop
- Planning in the County shifts from a general to community-specific approach

Goal 3: Support Agriculture

Support agriculture as a core part of the County's identity by protecting agricultural lands and livelihoods.

Outcomes:

- Thoughtful growth limits the fragmentation of agricultural lands outside of the County's Growth Areas and established communities
- Diversification of the agricultural sector
- Minimization of land use conflicts with agriculture

Goal 4: Maintain Healthy Land and Water

Protect, maintain, and connect with our natural environment.

Outcomes:

- Development minimizes and mitigates impact to Environmental Areas
- Communities are connected through a network of parks, pathways, and *open spaces*

Goal 5: Grow Our Business Community

Foster an expanding and diversified economy by attracting investment, supporting local businesses, and positioning the County as a key player in regional economic success.

Outcomes:

- Strategic partnerships advance economic growth
- The County's unique advantages attract investment and high-value industries
- Diverse business sectors offer a range of employment opportunities
- Local businesses are retained, supported, and expanding
- Business development is focused in Growth Areas

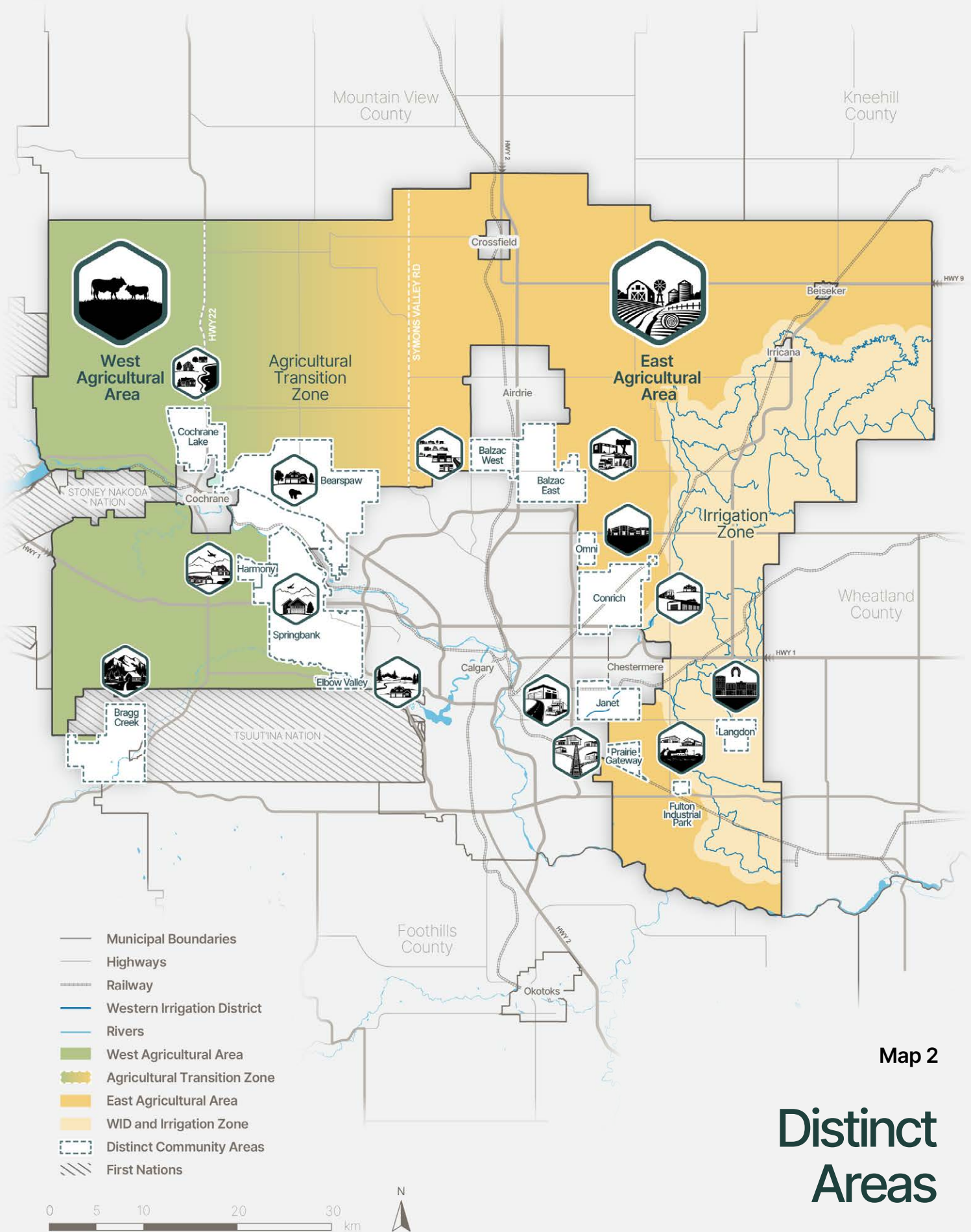
4.0

An aerial photograph of a suburban landscape. The scene features several large, dark-colored ponds or lakes interspersed among residential neighborhoods. Houses with varying roof colors (red, grey, white) are visible, surrounded by trees with autumn foliage in shades of yellow, orange, and green. Roads and parking lots are also present. The overall atmosphere is peaceful and scenic.

Distinct Areas

To celebrate and foster the diversity of our communities across the County, the MDP has established Distinct Area Profiles. There are two categories of Distinct Area Profiles: Distinct Agricultural Areas and Distinct Community Areas. These Distinct Area Profiles are based on local feedback and reflect the context, unique character, and values of each of our growing communities. They include an inventory of locational advantages, natural features, development priorities, transportation and servicing infrastructure, and appropriate business sectors.

The Distinct Area Profiles enable local development that is sensitive to the unique identity and character of each community. The MDP has established these Distinct Area Profiles to serve as a foundation for future updates to lower-level planning documents, such as area structure plans and the *Land Use Bylaw*. This will allow the County's planning framework to shift from a generalized approach to a more community-focused approach that better reflects the distinct needs, values, and identities of diverse communities. Appendix A: Distinct Area Profiles provides a comprehensive overview of each Distinct Agricultural Area.



Distinct Agricultural Areas

The County's agricultural lands support a wide range of agricultural activities including farming, ranching, agricultural processing, and agricultural tourism. To support our diverse agricultural communities, the MDP and *Agriculture Master Plan* have identified Distinct Agricultural Areas, shown in Map 2: Distinct Areas.

Distinct Agricultural Areas do not have defined boundaries and generally highlight the regional differences between the East and West Agricultural Areas.



East Agricultural Area

The primary agricultural activities in the East Agricultural Area include dryland farming of cereal crops, agricultural processing, and complementary uses. This area is generally better suited to cereal crop farming due to its relatively flat topography, higher quality soils, and longer growing season. The East Agricultural Area also benefits from access to irrigation through the Western Irrigation District (WID), which has been identified as the Irrigation Zone.



West Agricultural Area

The primary agricultural activities in the West Agricultural Area include ranching and complementary uses, as well as equestrian services. This area is generally well suited for ranching and grazing due to its rolling landscapes, variable soil conditions, and shorter growing season.

Agricultural Zones

The Distinct Agricultural Areas include agricultural zones that reflect transitional areas between primary agricultural activities, as well as major infrastructure investments that support agriculture.

Irrigation Zone: Agricultural lands with current and potential future access to the Western Irrigation District (WID) fall within the Irrigation Zone. This area has access to high-quality irrigation water, which also serves as a regional stormwater management system.

Agricultural Transition Zone: The separation between the West Agricultural Area and East Agricultural Area is not a clear divide. In this Transition Zone, there is a greater blend of agricultural activities than in both the East and West Agricultural Areas. For this reason, greater consideration should be given to the existing agricultural activities in areas located in the Transition Zone.

Distinct Community Areas

The Distinct Community Areas enable the County to plan communities with consideration to their unique locational advantages, natural features, and supporting infrastructure that play an important role in the future vision and potential for the community. Distinct Community Areas include residential and business areas. Each Distinct Community Area is meant to include a mix of land uses, development forms, and economic sectors that reflect the current and future needs of that community.



Balzac East

Balzac East includes an Employment Area characterized by large-scale, full-service commercial and industrial lands, transitioning to country residential and agricultural uses. The area is a rural-urban transition zone with access to regional transportation infrastructure.



Balzac West

Balzac West is a new Growth Hamlet, planned to have a mix of residential, commercial, retail, office, light industrial, and business park development characterized by an urban form and density.



Bearspaw

Bearspaw is an established *Country Residential Community* that contains a mix of residential, agricultural, and limited commercial and institutional uses.



Bragg Creek

Bragg Creek includes a limited-service Growth Hamlet that anchors the surrounding Country Residential Community. The community is characterized by its western heritage and access to natural amenities.



Cochrane Lake

Cochrane Lake is a Hamlet community built around a central lake, transitioning to Country Residential Community set within a natural landscape.



Conrich

Conrich is a Growth Hamlet with a healthy mix of residential, commercial, and industrial uses. The community includes a *Hamlet Core*, diverse rural neighbourhoods, and a thriving Employment Area centred on the Canadian National Calgary logistics park.



Elbow Valley

Elbow Valley is a Country Residential Community set within an attractive landscape of woods and rolling hills that offer natural recreation and amenities.



Fulton Industrial Park

Fulton Industrial Park offers commercial and industrial development opportunities along the Highway 22x regional corridor and the Canadian Pacific Kansas City (CPKC) mainline.



Harmony

Harmony is a master planned Growth Hamlet set within a natural landscape. The community enjoys access to Harmony Lake, various recreational opportunities, and proximity to Springbank Airport.



Janet

Janet is a strategically located Employment Area that is attractive for businesses in the transportation, construction, and manufacturing sectors.



Langdon

Langdon is a full-service Growth Hamlet, characterized by a vibrant centre street, thriving business park, and modern residential, employment, and recreation options.



Omni

Omni is a future full-service Growth Hamlet with mixed-use residential development and opportunities for commercial and light industrial uses.



Prairie Gateway

Prairie Gateway is a large-scale industrial Employment Area with logistics and warehousing to the north of Township Road 232 and focuses on rail served industrial accessing the Canadian Pacific Kansas City (CPKC) mainline.



Springbank

Springbank is an established Country Residential Community bordered by the Bow and Elbow Rivers, which blends country residential and *rural lifestyles* with its agricultural heritage.

5.0

An aerial photograph showing a suburban residential development with a golf course and a large pond. The houses are arranged in a grid-like pattern, and the golf course is visible with its green fairways and sand traps. A large, dark pond is situated in the foreground, and a road runs along the bottom left. The background shows a flat, open landscape under a clear blue sky.

Managing Growth

Over the next 20 years, the County is expected to experience significant residential and business development, driven by its unique regional advantages. To ensure this growth is managed effectively and responsibly, the MDP directs growth and development to appropriate locations and communities, ensuring the County remains a great place to live, work, and invest.

The County features a diverse mix of communities and business areas that offer a range of rural lifestyles and strategic economic opportunities for residents, businesses, and investors alike. To promote sustainable growth, new development will be directed to locations that align with the type of development, service requirements, available infrastructure, and growth potential of the community.

Development versus Growth

- Development refers to the process of building-out an approved plan area.
- Growth describes an increase in the intensity of development or the expansion of a plan area, which is supported by the necessary infrastructure and services.

There is significant capacity within the existing planned areas that are approved and ready for development. By focusing development in these areas, growth will be managed to support economic opportunities, protect agricultural lands, and preserve the unique character of the County's communities.

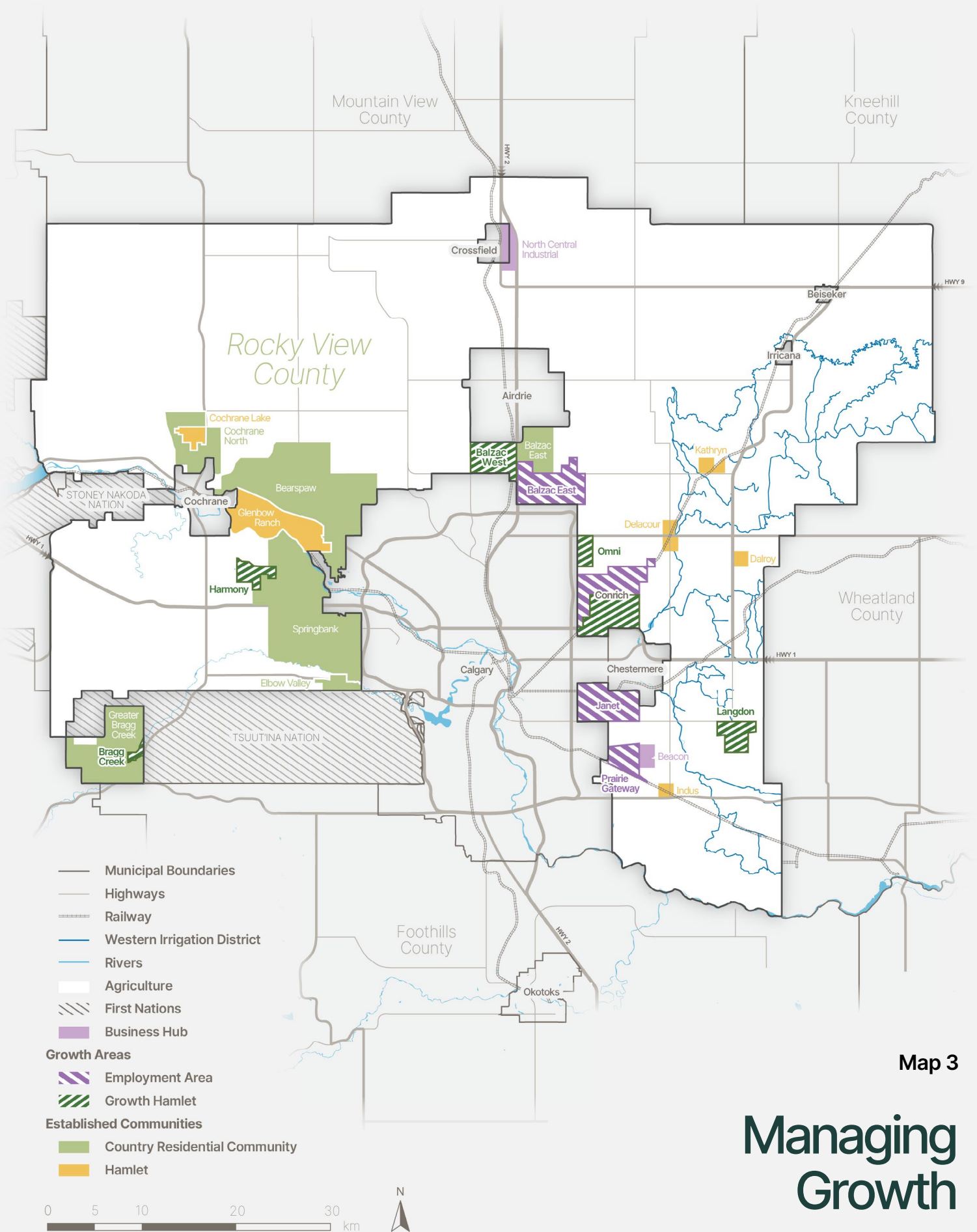
The Managing Growth section identifies Growth Areas that are ideal to accommodate new growth. The identified Growth Areas have been further categorized into Growth Hamlets and Employment Areas, which are uniquely positioned to accommodate different types of development based on their existing character and community identity.

All Growth Areas have existing infrastructure capacity to support new development and the potential to support growth as they are located near transportation corridors, major urban centres, and efficient servicing solutions. Focusing growth in these areas will ensure the long-term *financial sustainability* of the County while responding to the evolving character of surrounding communities, protecting our natural environment, and supporting our agricultural lands and communities.

In addition to identified Growth Areas, the MDP supports development within established Country Residential Communities and Hamlets. These areas are encouraged to build out as previously approved; however, significant growth is not supported in these communities. The County also looks to remain flexible and supportive of new economic opportunities that emerge organically outside identified Growth Areas and established communities. Business Hubs provide this opportunity by supporting strategic development at various scales that align with the broader economic development goals of the County, in alignment with the County's *Economic Development Strategy*.



Figure 5:
Managing
Growth



Growth Areas

Future growth should be directed to one of the County's Growth Areas, which are intended to support focused growth with higher-intensity residential, commercial, industrial, and mixed-use development. Growth Areas have several advantages for supporting growth in the County, which may include access to regional transportation infrastructure, capacity for efficient piped servicing, and proximity to urban municipalities. Growth Areas include Growth Hamlets and Employment Areas.

Growth Hamlets

Growth Hamlets are mixed-use communities that co-locate higher-intensity development including a range of residential options and diverse employment, institutional, and community uses. Growth Hamlets shall identify a Hamlet Core, which focuses development along a main street or commercial core. The County's Growth Hamlets are supported to build out as approved, and growth and expansion is expected.

Specific objectives and policies to support the development of a Growth Hamlet are located in Part 2 : Building Communities, Section 6.0: Growth Hamlets.

The County's Growth Hamlets are:

- Balzac West
- Bragg Creek (Growth Hamlet Area)
- Conrich (Growth Hamlet Area)
- Harmony
- Langdon
- Omni

Employment Areas

Employment Areas focus large-scale, high-intensity commercial and industrial uses that serve as economic drivers for the County. These areas provide direct access to regional transportation networks and efficient servicing solutions. Growth and expansion of the County's Employment Areas is expected and can be accommodated while maintaining or enhancing the character and identity of the area. Development within Employment Areas is well-connected, planned to incorporate future transit, and meet the range of needs of those employed in these areas.

Specific objectives and policies to support the development of an Employment Area are located in Part 2 : Building Communities, Section 7.0: Employment Areas.

The County's Employment Areas include:

- Balzac East (Employment Area)
- Conrich (Employment Area)
- Janet
- Prairie Gateway

Country Residential

Communities

Country Residential Communities support residential development characterized by larger lot sizes, lower density, and single detached housing. Limited commercial and institutional uses that serve the local community should be the appropriate scale to meet community needs. The County's Country Residential Communities are encouraged to build out as approved; however, they are not expected to accommodate significant growth or expansion. Specific objectives and policies to support the development of a Country Residential Community are located in Part 2 : Building Communities, Section 8.0: Country Residential Communities.

The County's Country Residential Communities include:

- Balzac East (Country Residential Area)
- Bearspaw
- Cochrane North
- Elbow Valley
- Greater Bragg Creek
- Springbank

Hamlets

Hamlets are an essential part of our rural landscape and serve as local community nodes with a range of housing types and lot sizes and may provide local community services. The County's Hamlets may build out as approved; however, they are not expected to accommodate significant growth or expansion.

Specific objectives and policies to support the development of a Hamlet are located in Part 2 : Building Communities, Section 9.0: Hamlets.

The County's Hamlets with an approved area structure plan or conceptual scheme include:

- Cochrane Lake
- Dalroy
- Delacour
- Glenbow Ranch
- Indus
- Kathryn

The County's Hamlets without an approved area structure plan or conceptual scheme include:

- Bottrel
- Dalemead
- Keoma
- Madden

Business Hubs

The County recognizes that some economic opportunities require flexible and innovative development, which may require development outside of Growth Hamlets, Employment Areas, Country Residential Communities, or Hamlets. Business Hubs support strategic business development that has a demonstrated need to access location specific utilities, transportation infrastructure, or co-location with other compatible uses. Business Hubs shall be evaluated on a case-by-case basis, with consideration given to the appropriate scale, planning requirements, and potential offsite impacts.

There are two types of Business Hubs that address various scales of business development with varying service levels and infrastructure requirements throughout the County:

Regional Business Hub

Regional Business Hubs are developments based on a strategic location for a specific business or collection of businesses that are significant economic drivers. They often involve unique proposals that can diversify the County's economic base. These opportunities shall be of regional, provincial, or federal significance, and require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities. They may have limited servicing requirements based on their purpose and development form.

The County's Regional Business Hubs include:

- North Central Industrial
- Beacon

Highway Business Hub

Highway Business Hubs are employment nodes that exist across the County intended to leverage the provincial highway system. They are of limited size and provide County residents and visitors with access to goods and services as well as local employment opportunities.

Specific objectives and policies to support the development of a Business Hub are located in Part 2 : Building Communities, Section 10.0: Business Hubs.

Agricultural Areas

The MDP provides a planning framework that facilitates a sustainable and viable agricultural sector by addressing land use conflicts and opportunities arising from growth, regional urbanization, and competition for agricultural lands. The approach to managing development ensures a thriving agriculture sector by supporting existing and diverse farm operations and continued economic progress.

The County's agricultural lands should be protected from fragmentation and impacts from adjacent land uses that are incompatible with *agricultural pursuits*. To address these concerns, growth and incompatible uses are directed to identified areas. Development within Agricultural Areas should align with the *Agriculture Master Plan* and be supportive of existing and diverse farm operations that may include *agri-business*, *agri-tourism*, or value-added agricultural pursuits for continued innovation and prosperity in our agricultural communities.

Specific objectives and policies to support development in Agricultural Areas of the County are located in Part 2: Building Communities, Section 11.0: Agriculture.

Policies General Planning Policies

General Planning Policies

The County recognizes that over time, the identified Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs identified on Map 3: Managing Growth, may require amendments to address the shifting conditions and priorities of local communities.

This section outlines the general planning requirements that guide how the County manages growth and development of the identified Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs. These requirements shall be met when proposing new development in an existing plan area, proposing amendments of a plan area boundary, or proposing the creation of a new plan area.

These policies shall be applied alongside the appropriate “Building Communities” policies and all “County-wide Policies” in the Municipal Development Plan. Detailed requirements that accompany these policies are listed in Appendix B: Lower-Level Plans and Technical Requirements.

5.1 Development in an existing plan area:

- a. shall maintain and enhance the distinct character and identity of the community as per the Distinct Area Profile (Appendix A: Distinct Area Profiles), when applicable;
- b. shall align to the approved area structure plan and/or conceptual scheme; and
- c. may require the adoption of a conceptual scheme subordinate to the approved area structure plan, and/or a master site development plan, as per Appendix B: Lower-Level Plans and Technical Requirements.

5.2 Expansion of an existing plan area:

- a. shall require an amendment to the approved area structure plan or conceptual scheme; or
- b. may require the adoption of a new area structure plan, at the discretion of the County.

5.3 Expansion of an existing plan area shall demonstrate a pattern of successfully completed development in the current plan area resulting in a limited land supply within the approved plan area.

Policies General Planning Policies

5.4 Creation of a new Growth Hamlet, Employment Area, Country Residential Community, Hamlet, or Business Hub shall:

- a. require the adoption of a new area structure plan;
- b. demonstrate appropriate location;
- c. demonstrate market demand is not met by existing area structure plans;
- d. demonstrate an orderly, appropriately sequenced development pattern; and
- e. demonstrate the proposed development meets the vision and goals of the MDP.

5.5 Creation of a new Growth Hamlet, Employment Area, Country Residential Community, or Hamlet shall require approval of a new Distinct Area Profile through an amendment to the MDP with a public hearing.

5.6 New or expanded Growth Hamlet, Employment Area, Country Residential Community, or Business Hubs shall require an MDP amendment updating Map 3: Managing Growth.

5.7 Development along the boundary of a plan area should mitigate potential conflicts and impacts to agricultural producers in alignment with the County's *Agricultural Boundary Design Guidelines*. Appropriate transition uses may include the following:

- a. agriculture;
- b. open space and parks;
- c. conservation lands such as wetland complexes;
- d. stormwater retention areas; and
- e. low density residential development with transition areas.

5.8 Development of commercial, office, and industrial lands shall align with the *Commercial, Office, and Industrial Design Guidelines*.

5.9 Development within an area structure plan or conceptual scheme shall be integrated with adjacent local and regional parks, pathways, and open spaces.

5.10 Conceptual schemes shall be approved by bylaw.

An aerial photograph of a suburban landscape. The image shows a mix of residential housing, including houses and some larger buildings, interspersed with green lawns and trees. There are several ponds or small lakes scattered throughout the area. The overall scene is a typical suburban development with a mix of built and natural environments.

Part 2

Building Communities

To ensure future growth and development in the County aligns to the vision and goals of the MDP, Part 2: Building Communities provides objectives and policies that guide the form and function of the County's Growth Hamlets (Section 6.0), Employment Areas (Section 7.0), Country Residential Communities (Section 8.0), Hamlets (Section 9.0), Business Hubs (Section 10.0), and Agricultural Areas (Section 11.0).

New growth and development shall locate in alignment to Managing Growth (Section 5.0), take the form and function of the respective Building Communities policies (Sections 6.0 through 11.0), and ensure alignment to the County-wide Policies (Sections 12.0 through 21.0).

6.0



Growth Hamlets

Overview:

Growth Hamlets are mixed-use communities that support diverse employment, institutional, and residential uses with higher-intensity development co-locating along a main street or commercial core.

Growth Hamlets should minimize land use conflicts while providing a wide range of housing types, businesses, and community amenities that enable residents and business owners to meet their daily needs. Development in a Growth Hamlet should enhance the community identity and character in alignment with the community's Distinct Area Profile.

Objectives:

- Support the development of mixed-use main streets that accommodate a wide variety of housing, retail, office, and appropriate light industrial uses.
- Support the co-location of community assets and services with commercial and residential development.
- Provide or support piped water and wastewater services to ensure efficient use of infrastructure and resources.
- Ensure high-quality public spaces that connect residents and contribute to the social fabric of the community.

Policies Growth Hamlets

Hamlet Core

6.1 Growth Hamlets shall identify a Hamlet Core which should:

- a. develop as a main street, with a consistent urban design theme that is accessible, pedestrian friendly, and transit-ready;
- b. provide mixed-use development including residential, retail, office, and appropriate light industrial uses;
- c. provide *institutional and community uses* co-located with compatible uses and infrastructure;
- d. provide opportunities for employment that serves the local and wider rural community; and
- e. provide a variety of housing types which may include the following:
 - i. *low-rise apartments*;
 - ii. townhomes;
 - iii. rowhomes; and/or
 - iv. single-detached homes.

Land Use

6.2 Growth Hamlets should support a diverse mix of uses to meet resident needs, including:

- a. residential uses with a mix of housing types;
- b. local business uses;
- c. regionally integrated parks, open spaces, and trail networks;
- d. institutional and community uses;
- e. recreational and cultural uses;
- f. commercial and/or industrial lands; and
- g. home-based businesses.

Residential Development

6.3 Residential development shall provide a variety of housing types that accommodate a range of ages, abilities, and income levels.

6.4 Lower density housing types should provide a transition from the Hamlet Core toward the Growth Hamlet boundary.

Commercial and Industrial Development

6.5 Commercial and industrial development shall provide a variety of services and employment opportunities to the local community and surrounding rural areas.

Transportation and Transit

6.6 An integrated transportation network shall be provided, including sidewalks, pathways, trails and *roads* at the local and regional scale.

6.7 Development should evaluate and respond to existing and planned local and regional transit options.

6.8 Locations for transit-ready infrastructure should be identified within a Growth Hamlet.

Parks, Pathways, and Recreation

6.9 Parks, pathways, and opportunities for recreation shall be identified and comprehensively designed to address the needs of residents of all ages and abilities.

Institutional and Community Uses

6.10 Institutional and community uses should locate in Growth Hamlets where they can best serve the broader community and co-locate with compatible uses.

Municipal Servicing

6.11 New development shall connect to piped servicing for water and wastewater, to ensure efficient use of infrastructure and resources.



7.0

Employment Areas



Overview:

Employment Areas focus large scale, high-intensity commercial and industrial uses that drive economic growth and are in proximity to regional transportation networks and efficient servicing.

Employment Areas are comprehensively planned and should build out in an orderly fashion, with connections to regional open space corridors, pathways, and trails.

Development in Employment Areas shall consider appropriate boundary conditions that limit conflicting land uses and impacts to adjacent residents, agricultural operations, and Environmental Areas.

Objectives:

- Support co-location of compatible commercial and industrial uses that benefit from proximity to labour, markets, and regional transportation networks.
- Provide and support servicing solutions that ensure efficient use of infrastructure and resources.
- Ensure development mitigates environmental impacts while integrating with regional open spaces, pathways, and trails.
- Ensure development is comprehensively planned and built out following a phased and systematic approach.
- Ensure development is considerate of boundary conditions that limit conflicting land uses and impacts to adjacent residents, agricultural operations, and Environmental Areas.

Policies Employment Areas

Land Use

7.1 Employment Areas shall support a diverse mix of industrial and/or commercial uses that serve the broader community and region, while advancing the economic goals of the County.

7.2 *Build-out* and intensification of existing Employment Areas should:

- a. complement existing businesses;
- b. maximize the use of existing and planned infrastructure;
- c. minimize land use conflicts with adjacent agricultural and residential uses; and
- d. minimize the amount of traffic in rural areas.

Transportation and Transit

7.3 An integrated transportation network shall be provided, including sidewalks, pathways, trails and roads at the local and regional scale.

7.4 Development should evaluate and respond to existing and planned local and regional transit options.

7.5 Locations for transit-ready infrastructure should be identified in Employment Areas.

Parks, Pathways, and Recreation

7.6 Integration with open space corridors, pathways, and trail connections shall be evaluated and responded to at the local and regional scales.

Institutional and Community Uses

7.7 Institutional and community uses may be supported where there is:

- a. alignment with the approved area structure plan; and
- b. demonstrated compatibility with existing land uses.

Municipal Servicing

7.8 New development shall connect to piped water and wastewater, unless planning rationale for limited servicing is provided in the area structure plan or conceptual scheme, including:

- a. proven market demand;
- b. environmental capacity and safety; and
- c. suitability to the proposed business type.

8.0

Country Residential Communities

Overview:

Country Residential Communities support residential development with primarily larger lot sizes, lower density, and single detached homes. Residential lots should be designed to reduce environmental impacts and preserve the remaining land as open space, pathways, trails, and Environmental Areas.

Country Residential Communities should have access to municipal services and infrastructure to support local scale community development and amenities. *Small-scale* agricultural pursuits and limited commercial or light industrial uses may be supported when they primarily serve the local community. Country Residential Communities should develop as approved; however, they are not expected to accommodate significant growth or expansion. The development of new country residential area structure plans or the expansion of existing area structure plans are not expected until existing country residential area structure plans reach build-out.

Objectives:

- Support established and evolving identities and characteristics of Country Residential Communities.
- Support *country residential development* connected to local and regional *active transportation* networks.
- Support high-quality public spaces and community amenities in locations that serve the local community.
- Support small-scale commercial uses that serve the local community.
- Support flexible servicing solutions that ensure efficient use of infrastructure and resources.

Policies Country Residential Communities

Land Use

8.1 Country Residential Communities should support a limited mix of uses, including:

- a. residential lots with single-detached homes;
- b. local commercial uses;
- c. home-based businesses;
- d. local institutional and community uses;
- e. access to recreational and cultural opportunities;
- f. regionally integrated parks, open spaces, pathways, and trail networks; and
- g. small-scale agriculture, agri-business, and agri-tourism.

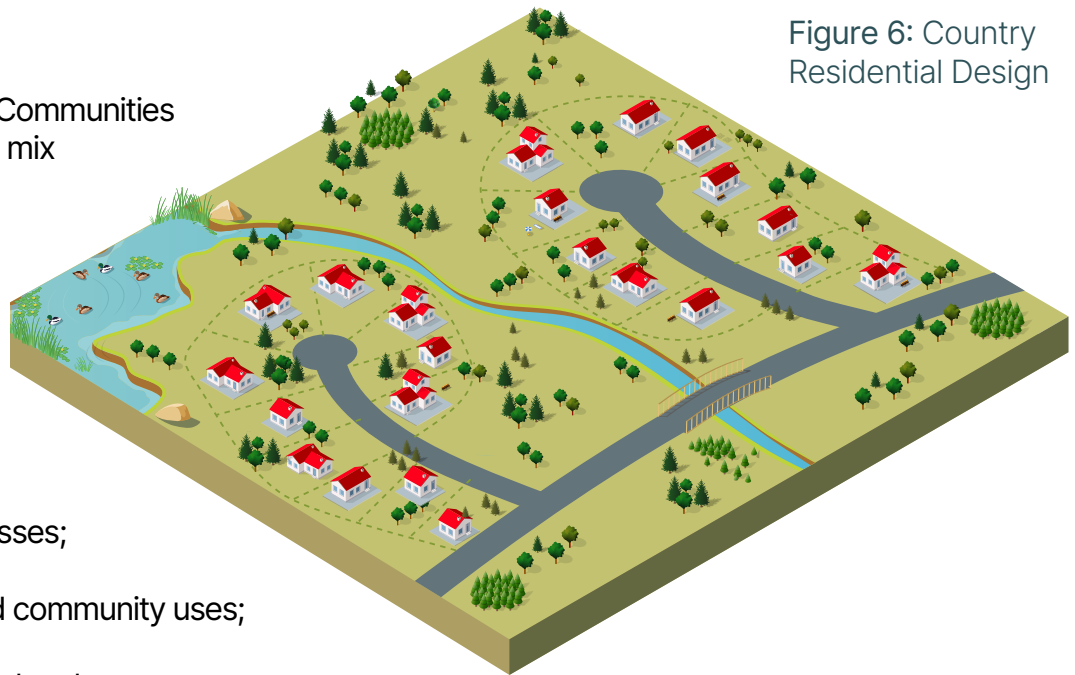


Figure 6: Country Residential Design

Residential Development

8.2 Residential development should primarily support larger lot sizes and single-detached homes.

8.3 Residential development should be designed to use land efficiently and to achieve:

- a. a reduction in the overall development footprint of the community;
- b. permanent retention of a portion of *developable land* as open space;
- c. servicing and infrastructure efficiencies that minimize operational costs;

- d. limited impacts on adjacent agricultural operations;
- e. environmental best practices, interconnected open space, efficient development; and
- f. maintaining rural character.

Commercial and Industrial Development

8.4 Locally-scaled commercial and light industrial uses may be supported in Country Residential Communities, in alignment with the approved area structure plan or conceptual scheme.

Transportation

8.5 An integrated transportation network shall be provided where appropriate, including sidewalks, pathways, trails and roads at the local and regional scales.

Policies Country Residential Communities

Parks, Pathways, and Recreation

8.6 Parks, open spaces, pathways, and recreation shall be integrated at the local and regional scales.

8.7 Parks, open space, and recreation should be located to maximize benefit to the local community and be well connected to the transportation, pathway, and trail network.

Institutional and Community Uses

8.8 Local institutional and community uses should locate along major roadways to limit traffic on local roads.

Municipal Servicing

8.9 New development should connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.



9.0



Hamlets

Overview:

Hamlets are an essential part of our rural landscape and serve as local community nodes with a range of housing types and lot sizes. Hamlets may include community assets or local businesses that serve local residents and the surrounding agricultural community. Hamlets may develop as approved; however, they are not expected to accommodate significant growth or expansion.

Objectives:

- Support the established and evolving rural character of Hamlets.
- Support Hamlets as local hubs for residents and the surrounding agricultural community.
- Support local community planning processes to determine hamlet form, amenities, and population size.

Policies Hamlets

Land Use

9.1 Hamlets without an approved area structure plan or conceptual scheme as per Section 5: Managing Growth shall develop in alignment with the policies of Section 11: Agriculture.

9.2 Hamlets may include the following land uses that support the local community and surrounding rural community:

- a. residential lots with primarily single-detached homes and other housing types;
- b. institutional uses, community services, and opportunities for recreation;
- c. small-scale commercial or retail;
- d. industrial or light industrial uses; and
- e. agricultural uses including agri-business, agri-tourism, and *value-added agriculture*.

Residential Development

9.3 Residential redesignation and subdivision in Hamlets should limit fragmentation using the following criteria:

- a. each lot should have direct access to a municipal road, while avoiding the use of *panhandles*;
- b. panhandles should be removed and replaced with an internal road network when additional residential development is proposed;
- c. driveway lengths to highways/roads should be minimized; and
- d. the number and type of access onto roads should be limited in accordance with the County *Servicing Standards*.

Transportation

9.4 An integrated transportation network shall be provided where appropriate, including sidewalks, pathways, trails and roads at the local and regional scales.

Municipal Servicing

9.5 New development shall connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.

10.0

Business Hubs



Overview:

Business Hubs support strategic business development outside Growth Hamlets, Employment Areas, Country Residential Communities, and Hamlets. They are intended to capture emerging business opportunities that group compatible business uses to optimize existing servicing and infrastructure, while minimizing land use conflicts.

Business Hubs shall align to the County's broader economic development goals and initiatives, and demonstrate a need to access location specific utilities, transportation infrastructure, or co-location with other compatible uses. There are two types of Business Hubs permitted in the County: Regional Business Hubs and Highway Business Hubs.

Objectives:

- Ensure Business Hubs minimize adverse impacts on surrounding lands, residential development, and the natural environment.
- Support strategic business growth in areas outside of Growth Hamlets, Employment Areas, Country Residential Communities, and Hamlets.
- Support economic development opportunities that use existing utilities and infrastructure.

Policies **Business Hubs**

Partnerships

10.1 Collaborate with neighbouring municipalities, First Nations, and Métis Nations to ensure Business Hubs are developed in a cohesive and efficient manner.

10.2 New or amended Regional Business Hubs or Highway Business Hubs adjacent to primary and secondary highways shall be developed in consultation with the Government of Alberta to address impacts on regional transportation networks.

Regional Business Hubs

Regional Business Hubs are strategically located for a business or collection of businesses that are significant economic drivers in the County. These opportunities shall be of regional, provincial, or federal significance, and require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities.

Compared to an Employment Area, Regional Business Hubs may have limited servicing requirements based on their purpose and development form. Regional Business Hubs should provide a regional benefit through opportunities for employment and/or access to goods and services.

10.3 New or amended Regional Business Hubs shall have an approved area structure plan prior to new development.

10.4 New or amended Regional Business Hubs shall meet the following criteria:

- a. regional, provincial, or national significance;
- b. regional benefits including employment and/or access to goods and services;
- c. minimize adverse impacts on adjacent agriculture or residential areas;
- d. demonstrated need to access location specific utilities, transportation infrastructure, or co-location with other business opportunities;
- e. demonstrate market demand and target markets; and
- f. align with the County's *Economic Development Strategy*.

Highway Business Hubs

Highway Business Hubs are employment nodes that locate along or in proximity to the provincial primary and secondary highways. They are of limited size and should be located in proximity to intersections and interchanges.

Highway Business Hubs serve County residents and the traveling public to access goods and services, offer local employment opportunities, and contribute to the County's fiscal goals through tax revenue. Ensuring access to appropriate infrastructure and services is essential for approval.

Policies Business Hubs

10.5 New or amended Highway Business Hubs shall have an approved area structure plan prior to new development.

10.6 New or amended Highway Business Hubs should meet the following criteria:

- a. located along intersections or interchanges with the provincial highway network;
- b. provide local benefits including employment and/or access to goods and services;
- c. minimize adverse impacts on adjacent agriculture or residential areas;
- d. demonstrate market demand and locate where build-out of land within nearby Employment Areas would not be adversely impacted;
- e. uses are consistent with the intent of a Highway Business Hub; and
- f. align with the County's *Economic Development Strategy*.



11.0



Agriculture

Overview:

Rocky View County respects, supports, and values agriculture as an essential part of our culture and economy. The protection of agricultural lands and operations is important to the County, and agricultural lands should see limited development and maintain agriculture as the primary use.

There are several options to redesignate and subdivide land while maintaining agricultural viability and reducing fragmentation to support a variety of agricultural pursuits. Development should align with the *Agriculture Master Plan* and be supportive of existing and diverse farm operations that may include agri-business, agri-tourism, or value-added agricultural pursuits for continued prosperity in our agricultural communities.

Partnerships

11.1 Collaborate with Alternative Land Use Services (ALUS) and conservation organizations to determine high-quality ecosystems on agricultural land to finance preservation and restoration.

11.2 Collaborate with neighbouring municipalities to minimize adverse impacts of new land uses within their jurisdiction on existing agriculture operations in the

Objectives:

- Ensure land use and subdivision policies limit fragmentation of agricultural land.
- Support a diverse, sustainable, and thriving agriculture sector.
- Support diverse value-added agriculture and agri-tourism opportunities for continued economic growth.
- Support agricultural production practices that protect or enhance natural systems.
- Support high-quality ecosystem preservation and restoration in Agricultural Areas.

County, in alignment with *intermunicipal development plans* and the County's *Agricultural Boundary Design Guidelines*.

11.3 Collaborate with neighbouring municipalities in the Cooperative Stormwater Management Initiative (CSMI) to support the long-term sustainability of agricultural lands through responsible water management and strategic infrastructure planning.

Policies **Agriculture**

General

11.4 Diverse and innovative agricultural operations and agri-businesses should be supported across the County.

11.5 Adverse impacts on agricultural operations across the County should be minimized through the *Land Use Bylaw* setback and buffer regulations and the County's *Agricultural Boundary Design Guidelines*.

11.6 Development in Agricultural Areas shall protect agricultural lands to the greatest extent possible and may include the following:

- a. farmsteads;
- a. agri-business, agri-tourism, value-added agriculture, or *Diversified Agricultural Operations*;
- b. temporary housing for seasonal workers where it is essential to the agricultural operation and does not compromise the land's long-term agricultural viability; and
- c. Business Hubs as per Section 10: Business Hubs.

11.7 Land stewardship on agricultural lands shall be in alignment with the *Weed Control Act*, *Agricultural Pests Act*, and the *Soil Conservation Act*.

Education

11.8 Provide and support education and awareness on agriculture extension services in alignment with the *Agriculture Master Plan*.

Agricultural Business

11.9 Agriculture-related businesses, including agricultural production, agri-business, agri-tourism, value-added agriculture, and Diversified Agricultural Operations should align with the *Agriculture Master Plan*.

11.10 Small-scale, diversified agricultural production should be supported.

11.11 Agri-businesses should be located in proximity to agricultural producers or agricultural infrastructure, including rail lines and major transportation corridors.

11.12 Micro-generation and small-scale production of alternative and *renewable energy* should be supported on agricultural land in alignment with Section 20: Natural Resource and Energy Development.

11.13 Agri-businesses should be supported in Agricultural Areas when the following criteria are met:

- a. the business primarily supports or involves agriculture;
- b. the business is in alignment with the *Land Use Bylaw*; and
- c. the business is in alignment with the *County Servicing Standards*.

Policies **Agriculture**

Culture, Tourism, and Hospitality

11.14 Culture, Tourism, and Hospitality uses that do not primarily support or involve agriculture may be supported in Agricultural Areas when the following criteria are met:

- a. where the primary use is Culture, Tourism, and Hospitality, an area structure plan, conceptual scheme, or master site development plan shall be required, at the discretion of the County based on the following criteria:
 - i. the scale and impact to adjacent lands; and
 - ii. in alignment with Appendix B: Lower-Level Plans and Technical Requirements;
- b. the use is in alignment with the *Land Use Bylaw*;
- c. the application is in alignment with the *County Servicing Standards*; and
- d. the application demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*.

Redesignation and Subdivision for Agricultural Purposes

11.15 Redesignation and subdivision applications shall meet the development criteria in Appendix B: Lower-Level Plans and Technical Requirements.

11.16 Redesignation and subdivision of agricultural lands shall be reviewed using the following criteria:

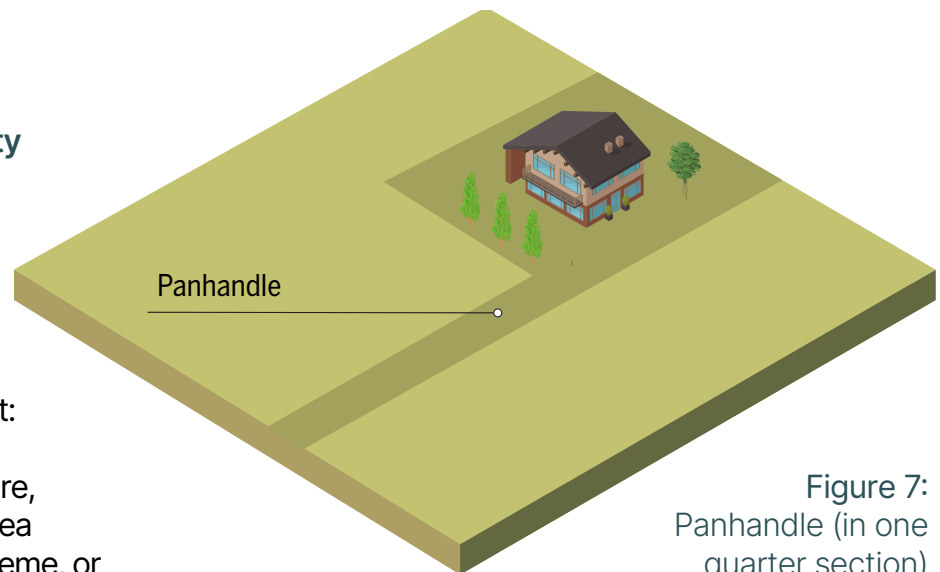


Figure 7:
Panhandle (in one
quarter section)

- a. the nature and extent of farming activities in the local area;
- a. the nature and extent of non-farming activities in the local area;
- b. the proposed use of land; and
- c. additional criteria as determined by the County.

11.17 Redesignation and subdivision of agricultural lands should limit fragmentation using the following criteria:

- a. each lot should have direct access to a municipal road, while avoiding the use of panhandles;
- b. panhandles should be removed and replaced with an internal road network as a condition of subdivision, when additional residential development is proposed;
- c. driveway lengths to highways/
roads should be minimized; and
- d. the number and type of access onto roads should be limited in accordance with the *County Servicing Standards*.

Policies **Agriculture**

First Farmstead Out

The *First Farmstead Out* policies provide landowners the ability to subdivide a farmstead parcel within an *unsubdivided quarter section*.

The intent of the First Farmstead Out is to facilitate rural housing opportunities for family farmers and farm workers, while maintaining agriculture as the primary use on the balance of the lands.

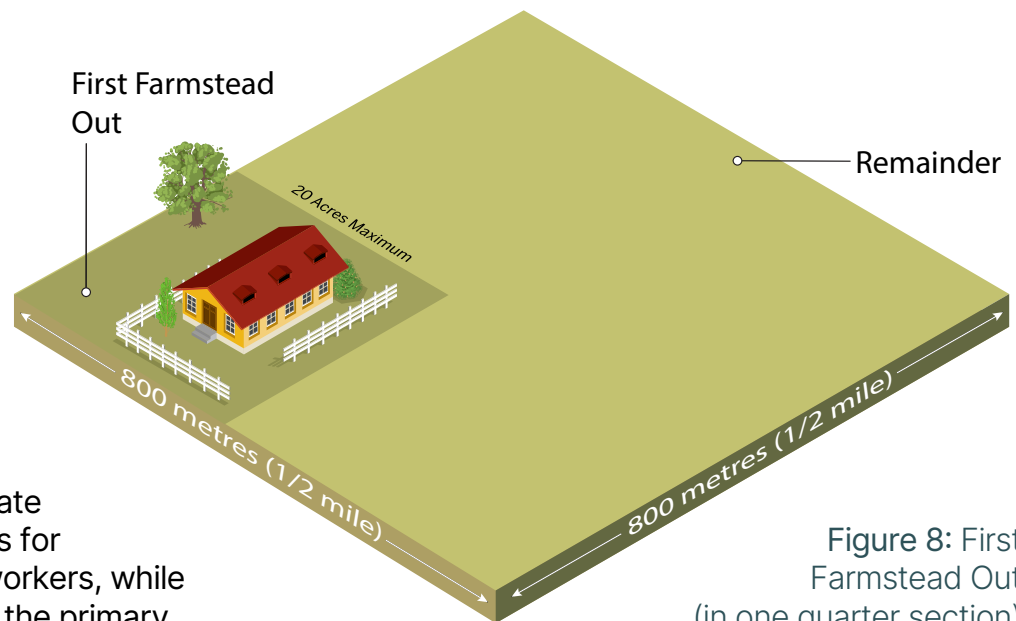


Figure 8: First Farmstead Out
(in one quarter section)

A First Farmstead Out parcel shall be strategically located to minimize fragmentation of productive agricultural lands, provide direct road access to the farmstead, and mitigate impacts to adjacent agricultural operations.

11.18 Subdivision to create a First Farmstead Out should be supported if the proposed parcel meets the following criteria:

- a. the quarter section being subdivided is currently unsubdivided;
- b. alignment with the definition of a First Farmstead Out;
- c. a minimum parcel size of 1.60 hectares (3.95 acres);
- d. a maximum parcel size of 8.1 hectares (20 acres), notwithstanding policy 11.19;
- e. the parcel is located:
 - i. in a corner of the quarter section;
 - ii. adjacent to an existing farmstead dwelling within the quarter section; or
 - iii. on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County;
- f. the applicant demonstrates clear intention to use the parcel for a farmstead dwelling;
- g. the parcel has direct access to a developed public roadway;
- h. the application meets the County *Servicing Standards*;
- i. the parcel has no *physical constraints* to subdivision;

Policies Agriculture

- j. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and
- k. the applicant maintains the balance of the quarter section as agricultural use.

11.19 A First Farmstead Out may be larger than 8.1 hectares (20 acres) if there is a physical constraint that requires a larger parcel size, at the discretion of the County.

Second Farmstead Out

The *Second Farmstead Out* provides landowners the ability to subdivide a second farmstead parcel within a quarter section, if the subdivision meets specific criteria. The Second Farmstead Out provides flexibly for *existing agricultural operations*, while maintaining agriculture as the primary use on the balance of the lands.

A Second Farmstead Out is only permitted on a quarter section that has one existing subdivision that meets the definition and intent of a First Farmstead Out, or that meets the definition and intent of a Diversified Agricultural Operation. A Second Farmstead Out shall not be supported on a quarter section with two or more existing subdivisions.

A Second Farmstead Out should be located adjacent to a First Farmstead Out parcel or subdivided from a First Farmstead Out parcel. The First and Second Farmstead Out shall not exceed a combined area of 20 acres, unless there is a physical constraint that requires a larger parcel size for the First Farmstead Out, at the discretion of the County. Second Farmstead Out

11.20 Subdivision to create a Second Farmstead Out may be supported if the proposed parcel meets the following criteria:

- a. the quarter section being subdivided has only one subdivision;
- b. alignment with the definition of a Second Farmstead Out;
- c. a minimum size of 1.60 hectares (3.95 acres);
- d. a maximum parcel size in alignment with policy 11.21;

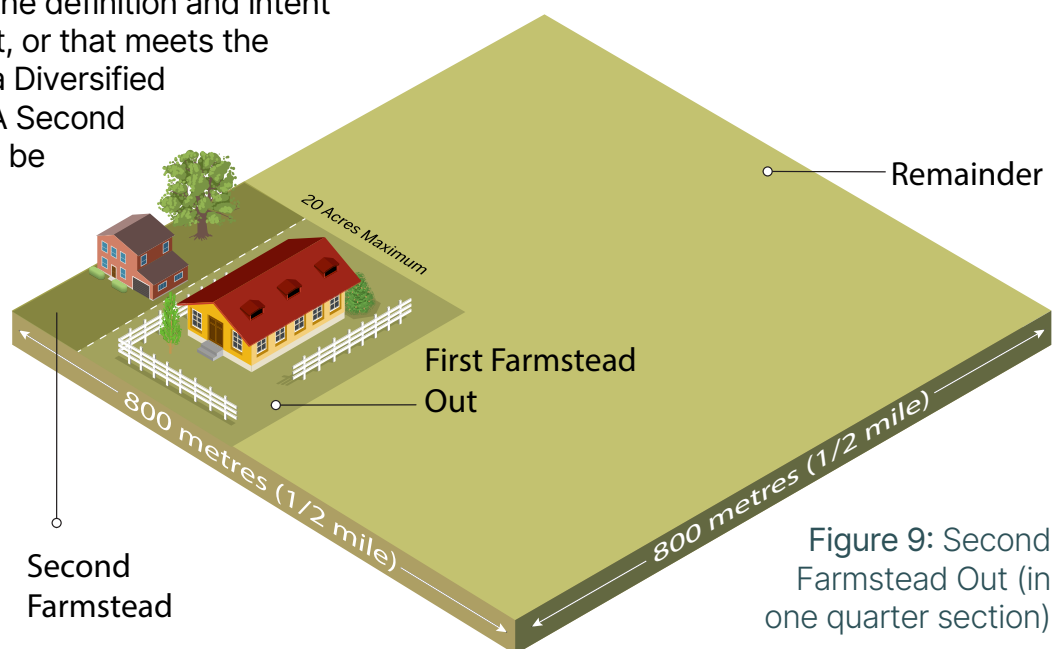


Figure 9: Second Farmstead Out (in one quarter section)

Policies Agriculture

- e. the parcel is located:
 - i. adjacent to, or subdivided from, an existing First Farmstead Out parcel;
 - ii. adjacent to an existing farmstead dwelling within the quarter section; or
 - iii. on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County;
- f. the applicant demonstrates clear intention to use the parcel for a farmstead dwelling;
- g. the parcel has direct access to a developed public roadway;
- h. the application meets the County *Servicing Standards*;
- i. the parcel has no physical constraints to subdivision;
- j. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and
- k. the applicant maintains the balance of the quarter section as agricultural use.

11.21 The total combined area of the First Farmstead Out and the Second Farmstead Out parcels shall not exceed 8.1 hectares (20 acres), notwithstanding:

- a. If the First Farmstead Out parcel is equal to or exceeds 8.1 hectares (20 acres), the Second Farmstead Out shall be subdivided from the First Farmstead Out parcel.

Diversified Agricultural Operations

Diversified Agricultural Operations provide farmers and landowners the ability to subdivide a quarter section to continue running a Diversified Agricultural Operation, should the subdivision meet specific criteria. Diversified Agricultural Operations support diverse, vibrant, and resilient agricultural communities to ensure the long-term viability of agriculture in the County.

A Diversified Agricultural Operation parcel is permitted on a quarter section that is unsubdivided or has one existing parcel that meets the definition or intent of a First Farmstead Out.

A Diversified Agricultural Operation parcel should only include land that directly supports the existing Diversified Agricultural Operation, while minimizing fragmentation of the quarter section. Additionally, Diversified Agricultural Operations should be compatible with the principal agricultural use operating on the balance of the quarter-section. Agricultural operations may include farming, agri-business, agri-tourism, and value-added agriculture, or a combination of these businesses.

Policies Agriculture

11.22 Subdivision for a Diversified Agricultural Operation should be supported if the proposed parcel meets the following criteria:

- a. the quarter-section being subdivided is currently unsubdivided or has a First Farmstead Out parcel;
- b. alignment with the definition of Diversified Agricultural Operation;
- c. the applicant demonstrates clear intention to continue operations of the Diversified Agricultural Operation;
- d. the applicant demonstrates the Diversified Agricultural Operation has been operating on the parcel for at least three years, by demonstrating:
 - i. a valid *development permit*; or
 - ii. physical separation through aerial imagery;
- e. the applicant demonstrates the parcel size and configuration aligns with the existing Diversified Agricultural Operation;
- f. minimizes fragmentation of the quarter section;
- g. the parcel has direct access to a developed public roadway without the use of panhandle parcel configuration;
- h. provides a detailed assessment of the proposal's impact on County road infrastructure and identification of any required upgrades or mitigations;
- i. the application meets the County *Servicing Standards*;
- j. the parcel has no physical constraints to subdivision;
- k. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and
- l. the applicant maintains the balance of the quarter section as agricultural use.

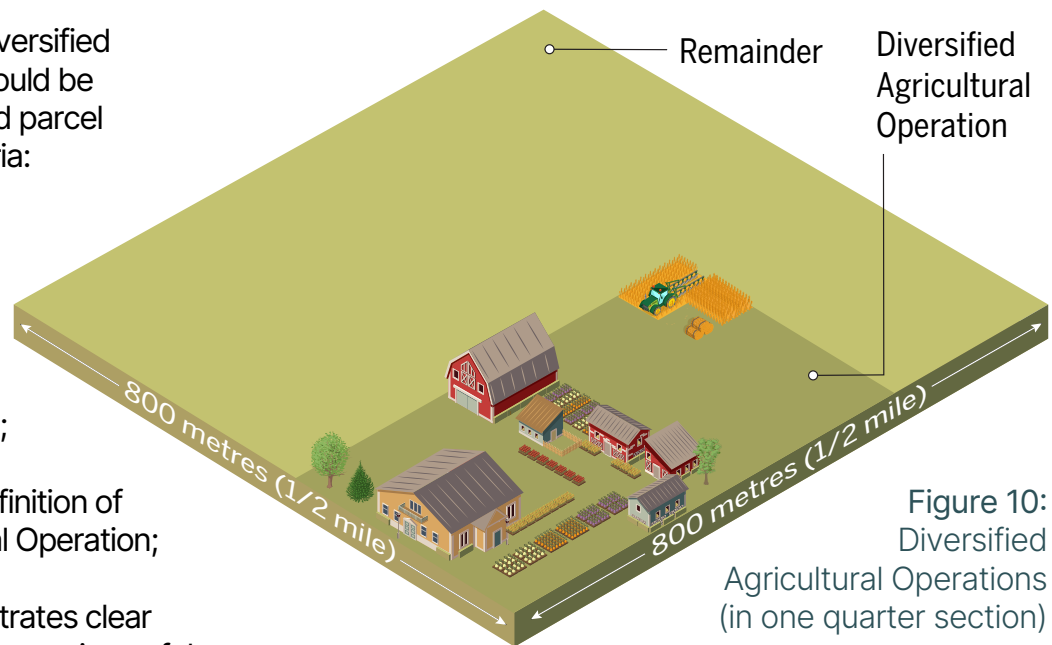


Figure 10:
Diversified
Agricultural Operations
(in one quarter section)

11.23 A Diversified Agricultural Operation parcel shall not be further subdivided.

Policies **Agriculture**

Fragmented Quarter Section

Historical subdivision of the County's agricultural lands and Hamlets have resulted in fragmented pockets of residential lots and underproductive agricultural parcels due to their small size. Incremental development in these areas has fragmented viable agricultural land, impacted farmers and farm operators, and resulted in an inefficient development and servicing approach.

Fragmented Quarter Sections provide an option to comprehensively plan previously fragmented agricultural lands into rural residential areas through the adoption of a limited scope conceptual scheme. The Fragmented Quarter Section policies ensure future redesignation and subdivision of rural residential or agricultural lands result in efficient use of land and County infrastructure and minimize adverse impacts to adjacent agricultural land and operations.

Proposed redesignation and subdivision of agricultural lands should only be supported if the subject quarter section meets the definition of a Fragmented Quarter Section.

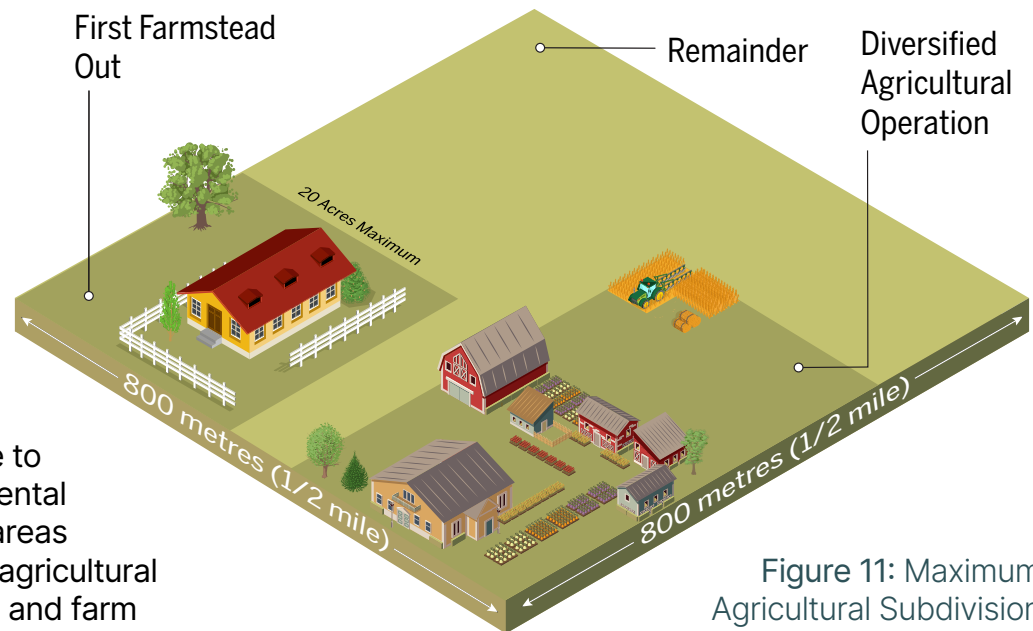


Figure 11: Maximum Agricultural Subdivision (in one quarter section)

11.24 A Fragmented Quarter Section exists when there are six or more existing parcels in a quarter section.

11.25 Redesignation or subdivision of agricultural land within a Fragmented Quarter Section greater than 10 hectares (24.7 acres) shall not be supported.

11.26 Redesignation or subdivision of agricultural or residential lands within a Fragmented Quarter Section less than or equal to 10 hectares (24.7 acres) to a new residential land use shall provide a limited scope conceptual scheme, which should meet the criteria identified in Appendix B: Lower-Level Plans and Technical Requirements.

Confined Feeding Operations

The Government of Alberta defines, approves, and regulates *Confined Feeding Operations*. Municipalities may make recommendations to the Government of Alberta regarding location and operation of Confined Feeding Operations.

11.27 Site considerations for new or expanded Confined Feeding Operations should be informed by County input, including the following:

- a. environmental impacts;
- b. impacts on the County infrastructure;
- c. impacts on adjacent land uses;
- d. proposed *minimum distance of separation*, as per the *Agricultural Operation Practices Act*;
- e. proximity to any County statutory planning area, neighbouring municipalities, existing residential developments, or residential land use; and
- f. any other matter the County considers relevant.

11.28 Development incompatible with the operation of Confined Feeding Operations shall not be supported when proposed within the minimum distance of separation of existing Confined Feeding Operations, as per the *Agricultural Operation Practices Act*.

11.29 Confined Feeding Operations should be in areas of minimal conflict and located away from non-complementary land uses.

11.31 Confined Feeding Operations, including its minimum distance of separation as determined by the Natural Resources Conservation Board, should not be located within the boundary of any:

- a. intermunicipal development plan area or notification zone;
- b. area structure plan;
- c. conceptual schemes;
- d. institutional use; or
- e. County, Government of Alberta, or Government of Canada parks or recreation areas.

11.32 New Confined Feeding Operations should provide landowners with technical and design information, receive feedback through public engagement, and provide information to the County on how the proposal addresses public input, in alignment with the Natural Resources Conservation Board.

11.33 New Confined Feeding Operations shall not be established within areas identified in intermunicipal development plans or agreements that exclude confined feeding operations.

Part 3

County-Wide Policies

12.0 Environment



Overview:

County residents have a strong connection to the natural environment and value the stewardship of our water, grasslands, agricultural land, and wildlife. The process of developing communities, business areas, and agricultural lands may result in environmental impacts. The County recognizes the importance of preserving and enhancing our natural environment as growth and development occur and supports decisions that minimize adverse impacts of development on the environment.

Focused growth is essential to maintain Environmental Areas (as shown on Map 5: Natural Systems) and the health of natural systems. Development in the County should minimize land disturbance, preserve Environmental Areas, limit development in *riparian areas*, retain *ecological networks*, and ensure construction best practices are followed.

Objectives:

- Ensure grasslands, *wildlife corridors*, sensitive *ecosystems*, and Environmental Areas are protected, preserved, and connected.
- Ensure riparian areas, wetlands, watercourses, and water quality and quantity are protected and preserved.
- Support measures that improve water quality, reduce land consumption, and enhance water use efficiency.

Policies Environment

Partnerships

12.1 Collaborate with neighbouring municipalities, *watershed* councils, watershed stewardship groups, the Calgary Region Airshed Zone, and agricultural and regional *invasive weed* management groups in environmental management initiatives.

12.2 Collaborate with neighbouring municipalities and the Government of Alberta on regional watershed planning, and source water protection.

12.3 Relevant watershed and stormwater management plans shall inform the County's Planning documents and tools, including the *South Saskatchewan Regional Plan*, *Bow Basin Watershed Management Plan*, *Elbow River Basin Water Management Plan*, *Nose Creek Watershed Water Management Plan*, *Jumpingpound Creek Integrated Watershed Management Plan Cooperative Stormwater Management Initiative*.

General

12.4 Development shall limit fragmentation and minimize impacts to Environmental Areas.

12.5 Development shall align with environmental provincial legislation and policy, including but not limited to:

- a. *Alberta Land Stewardship Act*;
- b. *Environmental Protection and Enhancement Act*;
- c. *Soil Conservation Act*;
- d. *Water Act*; and
- e. *Weed Control Act*.

12.6 Topsoil conservation during development and operations shall be in alignment with the *Soil Conservation Act* and the *Land Use Bylaw's* stripping, grading, excavation, and fill policies, except lands specified in the *Environmental Protection and Enhancement Act* – Part 6.

12.7 Control and eradication of regulated weeds on private and public land shall be completed in accordance with the *Weed Control Act*.

12.8 Control and eradication of pests on private and public land shall be completed in accordance with the *Agricultural Pests Act*.

12.9 *Environmental Site Assessments* shall be provided when a previous use may have contaminated the proposed development area.

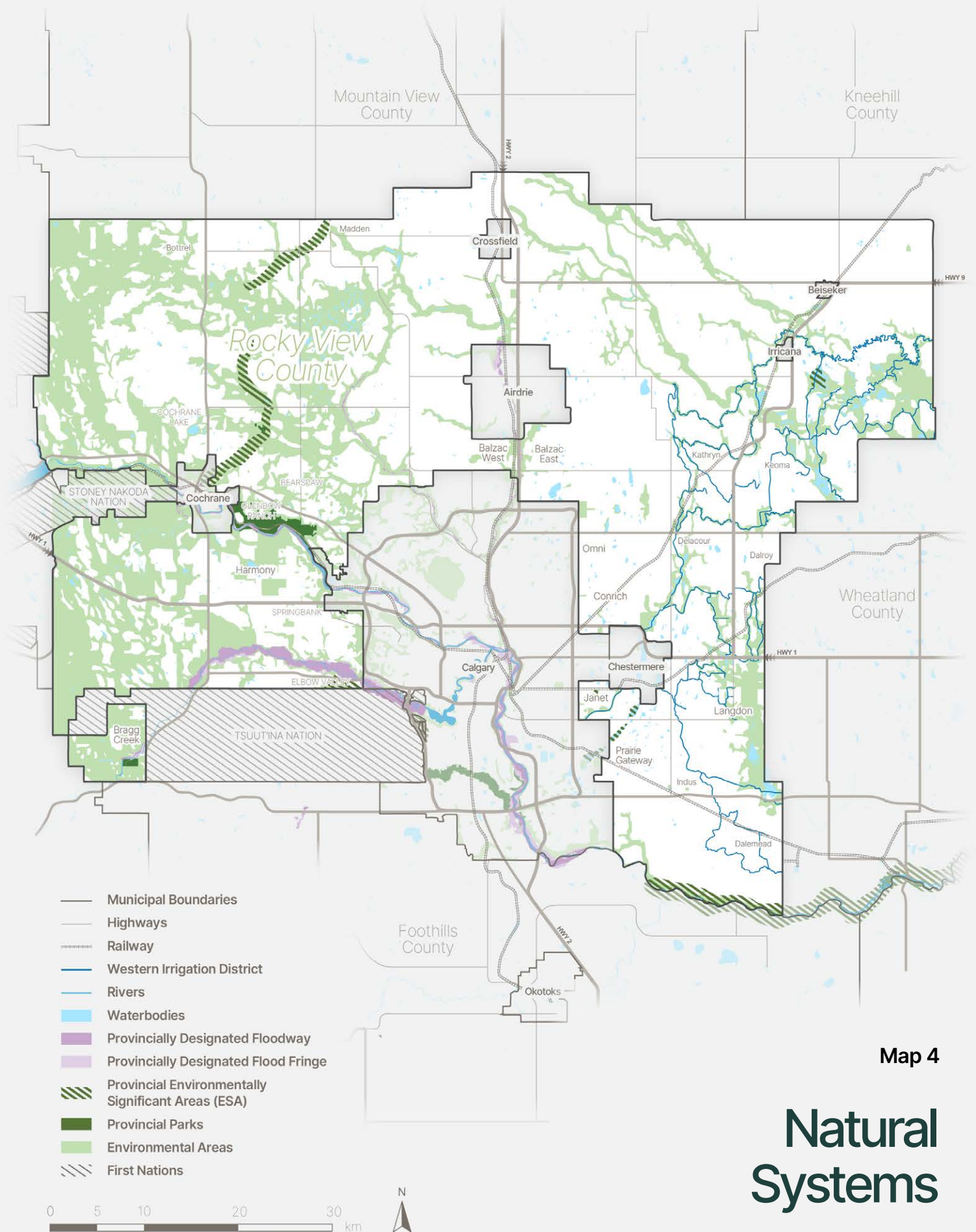
Grasslands

12.10 New development and *redevelopment areas* should reintroduce natural habitat and native grassland, shrub, and tree species to increase ecosystem health.

12.11 New development should retain intact native grasslands and natural habitats.

12.12 New development should reintroduce native vegetation to improve the quantity and quality of green spaces.

12.13 Natural resource and energy development should preserve intact native grasslands.



Policies Environment

Wetlands

12.14 Conservation and effective management of riparian areas and wetlands shall be implemented in accordance with Government of Alberta policy, including the Alberta Wetland Policy, County policy, and best management practices.

12.15 Wetlands across the County should achieve net-gain through the following:

- a. naturalized stormwater management;
- b. wetland replacement;
- c. wetland restoration; and
- d. wetland enhancement activities.

12.16 Development shall be planned, designed, and constructed to protect alluvial aquifers.

Environmental Areas

12.17 New or amended area structure plans within 100 metres of an Environmental Area(s) (as shown on Map 4: Natural Systems) shall:

- a. undertake a desktop-based Environmental Screening within 100 metres of the plan boundary to determine existing environmental conditions, and assess potential and actual effects that may occur as a result of disturbance based on the proposed development;
- b. prepare an Environmental Screening report that includes a map of all identified Environmental Areas; and
- c. conduct an *Environmental Study* in alignment with the County *Servicing Standards*, to identify the potential impacts on the identified Environmental Areas and mitigation measures, at the discretion of the County.

12.18 Preparation and implementation of an Environmental Study, at the discretion of the County, shall be provided by the *developer* when development impacts or may impact an Environmental Area, including:

- a. inventory of existing conditions;
- b. potential negative impacts;
- c. mitigation strategies; and
- d. alignment with the County *Servicing Standards*.

Policies Environment

Environmental Areas, continued

12.19 Mitigation in Environmental Areas shall include one or more of the following to help conserve the area:

- a. directing conflicting uses that may impact Environmental Areas away from these areas;
- b. requiring development setbacks;
- c. permitting a density of development consistent with the capabilities of the area;
- d. requiring ample open space, which may include open space corridors;
- e. requiring, where appropriate, the conservation of areas of natural vegetation;
- f. conserving shorelines, *escarpments*, and other sensitive natural features;
- g. dedicating environmental reserve and *municipal reserve*;
- h. applying *environmental reserve easements* and *conservation easements*;
- i. applying other measures deemed appropriate by the County; and
- j. applying guidelines from any existing Watershed Management Plan.

Groundwater

12.20 Groundwater use for new development shall not exceed *carrying capacity*.

12.21 Development shall mitigate potential adverse impacts of development on groundwater recharge areas.

12.22 Development shall adhere to provincial groundwater testing requirements, as part of the development approval process.

Environmental Design and Construction Practices

12.23 New development shall follow best practices in construction to reduce wind and water erosion and suppress dust.

12.24 New development should preserve intact natural areas such as wildlife habitat, ecological network, tree stands, wetlands, and water courses.

12.25 New development should implement land conservation strategies, including the following:

- a. smaller parcels;
- b. compact multi-lot; and
- c. conservation easements.

12.26 New development should build with the contours of the land and minimize stripping and grading.

12.27 New development should minimize the environmental impact of new buildings using design, techniques, and materials that minimize environmental impacts of construction and increase building efficiency.

Policies Environment

Development in Hazard Areas

12.28 Development within a *floodway* identified by the Government of Alberta shall not be supported, with the exception of uses with no permanent structures, including the following:

- a. agriculture;
- b. natural areas;
- c. parks;
- d. outdoor recreation;
- e. roads;
- f. bridges;
- g. utilities;
- h. *aggregate extraction*; and
- i. flood mitigation infrastructure.

12.29 Development within the floodway or *flood fringe* areas shall provide a flood hazard risk study prepared by a qualified professional, including the following:

- a. identifying areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100;
- b. demonstrating that there is sufficient developable area for the proposal after excluding floodway and flood fringe areas;

- c. providing recommendations on locating more vulnerable developments toward lower *flood risk areas* (greater than 1:100, where possible) and on implementing other measures that would limit flood risk; and
- d. development within the flood fringe is discouraged; however, when development is allowed within the flood fringe area, flood protection measures to mitigate risk at the 1:100 year flood event level shall be included.

12.30 Development in hazard areas, such as flood fringes, escarpments, and slopes greater than 15% shall meet the following criteria:

- a. technical evaluations conducted by qualified professionals to the County's satisfaction;
- b. regulatory compliance, including alignment with the *Land Use Bylaw*, *County Servicing Standards*, and relevant County, Government of Alberta, and Government of Canada regulations; and
- c. risk mitigation, including measures to address and reduce risks.

13.0



Transportation

Overview:

The transportation network provides safe and efficient routes for residents, businesses, and agricultural operators to travel throughout the County and between neighbouring municipalities.

Development and maintenance of the transportation network will respond to community needs and the County will collaborate with neighbouring municipalities, the Government of Alberta, and developers to respond to regional opportunities. This section guides growth and maintenance of the transportation network to ensure fiscal responsibility, pursue strategic growth, and assign responsibility at each stage of development and maintenance.

Objectives:

- Ensure the County's transportation infrastructure is built and maintained in a safe, efficient, and cost-effective manner.
- Ensure the County's transportation network is designed to meet diverse community needs by providing local and regional connectivity.
- Identify opportunities for future public transit connections locally and regionally.

Policies **Transportation**

Partnerships

13.1 Collaborate with the Government of Alberta, neighbouring municipalities, and developers to maintain, improve, and expand transportation infrastructure.

13.2 Collaborate with the Government of Alberta and railway companies to reduce conflicts between rail and road traffic.

13.3 Collaborate with neighbouring municipalities to explore efficient regional transit options based on the following criteria:

- a. potential for high transit ridership;
- b. operation cost efficiency and/or cost sharing opportunities;
- c. site availability for transit stops; and
- d. feasibility of municipal investment.

General

13.4 New development shall use, extend, and enhance existing transportation infrastructure.

Road Network

13.5 The road network shall expand based on existing development, Growth Areas, area structure plans, and interconnectivity with neighbouring municipalities.

Road Network, continued

13.6 Extensions to the road network required as a result of development shall be funded by the developer, to the greatest extent possible, including the following:

- a. off-site improvements; and
- b. regional improvements through contributions to the *Regional Transportation Off-Site Levy*.

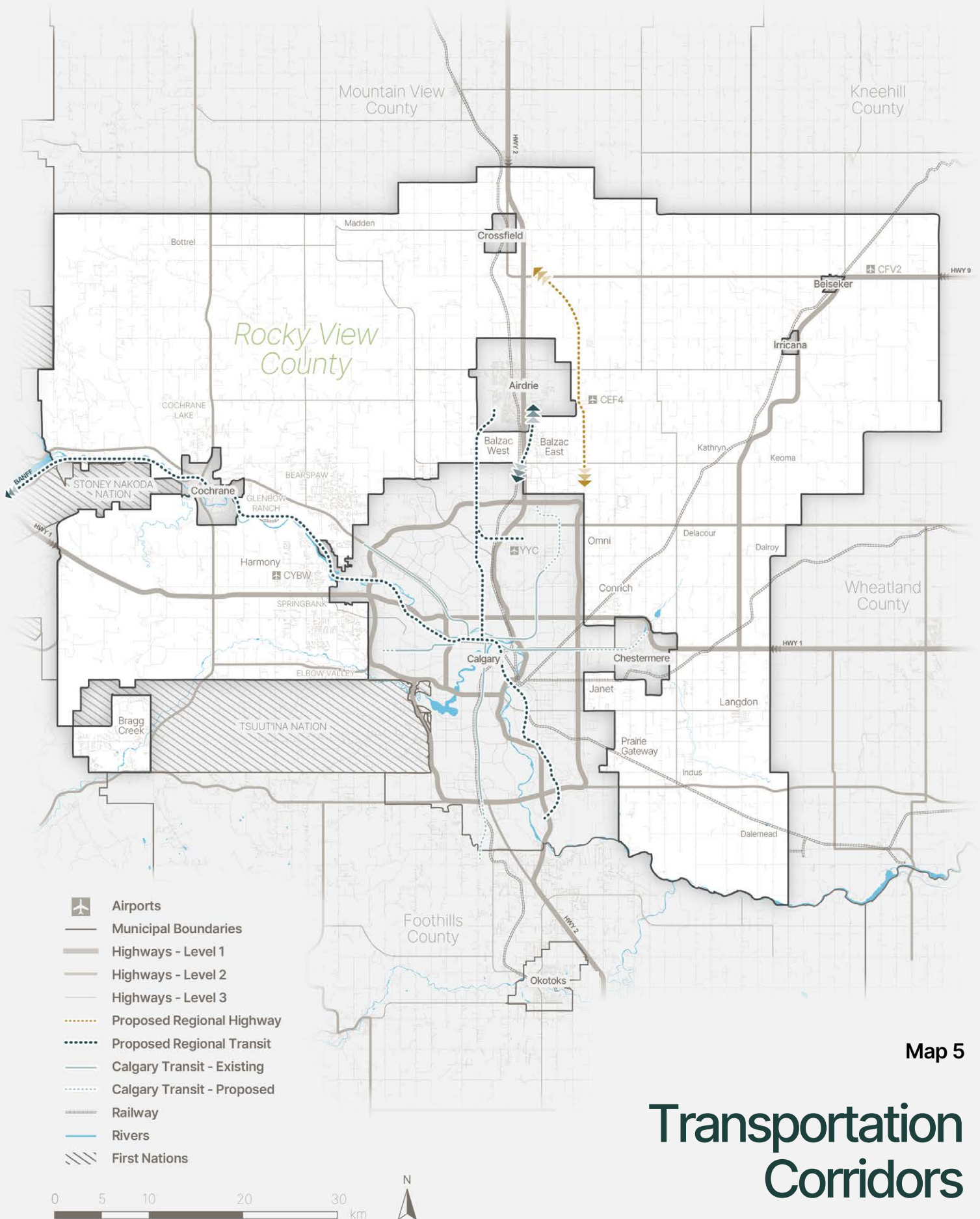
13.7 Future road networks should be forecasted and based on the County's *Transportation Model* and in alignment with the *County Servicing Standards*.

13.8 The road network shall be designed for efficient snow and ice removal in alignment with the *County Servicing Standards*.

13.9 The road network shall be designed to provide for the safe, efficient, and timely movement of agricultural equipment and goods.

13.10 The road network shall be designed for efficient entry and exit of emergency vehicles and personnel including a turnaround or throughway in alignment with the *County Servicing Standards*.

13.11 Development that results in frequent truck traffic shall provide direct access to a paved County road or provincial highway, in alignment with the *County Servicing Standards*.



Policies Transportation

Transit

13.12 Feasibility of connections to existing and planned local public and regional transit and locations for transit-ready infrastructure should be identified when developing or amending area structure plans, conceptual schemes, and master site development plans.

Service Levels

13.13 Road service and maintenance levels shall be based on road classification and traffic volume, in alignment with the County *Servicing Standards*.

Airports

13.14 Development associated with the operation of an airport shall be comprehensively planned through an area structure plan.

13.15 Agricultural operations or subdivisions that do not adversely affect the airport operation may develop without an area structure plan.

Railways

13.16 Development associated with railway operations, including rail infrastructure, shall be comprehensively planned through an area structure plan.

13.17 Area structure plans and conceptual schemes in proximity to active rail lines should provide the minimum building setback and/or buffering recommendation requested by the rail line owners to mitigate light, dust, and noise.

13.18 Development outside an area structure plan and in proximity to active railways should provide the minimum building setbacks and/or buffering recommendation requested by the rail line owners to mitigate light, dust, and noise.

13.19 Abandoned railway corridors should be surveyed with an Environmental Site Assessment by the County or developers to ensure safe reclamation as public open space or consolidation with adjacent lands.

14.0



Parks, Pathways, and Recreation

Overview:

The County's network of parks, open spaces, recreation facilities, pathways and trails support residents' quality of life by providing access to active and passive recreation and connections to key destinations. These spaces contribute to the local identity of our diverse communities and should be safe, accessible, and integrated into the surrounding landscape. This section guides the partnerships, design, and development of parks, pathways, and recreational amenities to ensure fiscal responsibility, promote connectivity, and assign responsibility at each stage of development and maintenance.

Objectives:

- Partner and collaborate with neighbouring municipalities and other organizations in the development, use, and maintenance of parks, pathways, trails, and recreational amenities.
- Support the development and expansion of a safe, accessible, and integrated network of parks, open spaces, pathways, and trails that support recreational and commuter needs.
- Provide and support pathway and trail projects and initiatives that increase strategic connections at the local and regional scales.
- Ensure sustainable funding and maintenance of parks, open spaces, pathways, trails, and recreation amenities through County and developer contributions.

Policies Parks, Pathways, and Recreation

Partnerships

14.1 Collaborate with neighbouring municipalities, the Government of Alberta, school divisions, conservation agencies, community groups, library boards, developers, and other organizations to develop and maintain parks, open spaces, pathways, trails, and recreation, associated amenities, programs, and services.

14.2 Collaborate with developers and private organizations to fund and expand the pathway network through mechanisms such as developer contributions, homeowners' associations, lot-owners associations, sponsorships, and grants.

14.3 Collaborate with the Government of Alberta to ensure pathways seamlessly integrate with provincial transportation corridors and infrastructure.

14.4 Collaborate with local community groups to identify and develop strategic pathways and trails connections that enhance the active transportation network at the local and regional scales.

14.5 Collaborate with neighbouring municipalities through recreation, social, and cultural joint use cost sharing agreements to improve affordability and access and create user fee equity.

14.6 Collaborate with non-profit organizations to enhance social well-being through the County's Family and Community Support Services (FCSS) program.

14.7 Collaborate with the private sector for donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships to develop and maintain facilities, services, and amenities.

Parks and Open Spaces

14.8 Development of new parks and open spaces shall be in alignment with an existing area structure plan, the *Parks and Open Space Master Plan*, and the *Recreation and Parks Master Plan*, unless it can be demonstrated, to the County's satisfaction, that this is not feasible.

14.9 Parks and open spaces shall be planned comprehensively in area structure plans, conceptual schemes, and master site development plans.

14.10 Wildlife corridors, waterbodies, and Environmental Areas should be integrated and connected through protected parks, open spaces, pathways, and trails.

Policies Parks, Pathways, and Recreation

14.11 Parks, open spaces, pathways, trails and associated amenities design should be in alignment with the *Parks and Pathways: Planning, Development and Operational Guidelines* and the *Land Use Bylaw* to create high quality spaces, including:

- a. maintaining respect for the natural landscape;
- b. providing variety in appearance and function to accommodate a diversity of people and interests;
- c. minimizing land use conflicts;
- d. protecting the privacy of residents;
- e. incorporating *Crime Prevention Through Environmental Design* features;
- f. meeting the environmental goals and policies of this Plan; and
- g. alignment with the County *Servicing Standards*.

14.12 Public gathering places should be designed for the following:

- a. addressing the needs of residents of all ages and abilities;
- b. connection to pathways, trails, and sidewalks; and
- c. respecting and enhancing community identity and character.

14.13 Development proposals adjacent to, or affecting, Provincial Parks, County Parks and open spaces should include:

- a. facilities and/or amenities, where appropriate, that are shared and/or mutually supportive of the development and adjacent park or open space;
- b. user and operational access;
- c. stormwater management;
- d. preserving viewscales into and within the park, where appropriate;
- e. vegetation and invasive species management; and
- f. wildlife management.

14.14 Development of public access to rivers and waterways shall meet the following criteria:

- a. safe access is provided for users;
- b. safe entry and exit of emergency vehicles and personnel is addressed, including turnaround or throughway;
- c. parking areas are identified;
- d. clear signage or wayfinding tools are provided to reduce instances of trespassing on private lands; and
- e. public use of the area does not result in significant impacts to the surrounding Environmental Areas.

Policies Parks, Pathways, and Recreation

Pathways and Trails

14.15 Pathways and trails should be provided to connect residential, institutional, commercial, industrial areas, and neighbouring municipalities through the local and regional pathway and trail network in alignment with the *Parks and Open Space Master Plan*.

14.16 Pathways and trails should be connected to key destinations, including schools, community centres, transit hubs, parks, employment opportunities, and Environmental Areas, in alignment with the *Parks and Open Space Master Plan*.

14.17 Development of the conceptual regional pathway and trail plans should be supported in alignment with *Recreation and Parks Master Plan*, *Parks and Open Space Master Plan*, and other applicable master plans.

14.18 Pathway and trail design should be in alignment with the *Parks and Pathways Planning, Development and Operational Guidelines* to create high-quality pathways and trails, including:

- a. maintaining respect for the rural landscape;
- b. providing variety in appearance and function to accommodate a diversity of people and interests;
- c. minimizing land use conflicts;
- d. protecting the privacy of residents;

- e. incorporating Crime Prevention Through Environmental Design features; and
- f. ensuring Environmental Areas are protected and preserved.

14.19 Pathways and trails that go through Agricultural Areas should be designed in alignment with the *Agricultural Boundary Design Guidelines*.

14.20 Pathways and trails that run through industrial and commercial areas should be designed in alignment with the *Industrial, Commercial, and Office Guidelines*.

14.21 Pathways and trails should be designed to accommodate users with varying mobility levels and incorporate safety measures, including pedestrian crossings, traffic safety measures, and clear wayfinding signage for a safe and user-friendly network.

14.22 Pathways and trails should be maintained in alignment with the *Parks and Pathways Planning, Development and Operational Guidelines – Maintenance Service Levels*.

Policies Parks, Pathways, and Recreation

Recreation and Community Services

14.23 Recreation funding and development should be in alignment with:

- a. the *Recreation and Parks Master Plan*;
- b. the *Recreation Needs Assessment*; and
- c. *Community Recreation Off-Site Levy Bylaw*.

14.24 Social services funding and development should be in alignment with the *Social Needs Assessment*.

14.25 The Community Recreation Funding Program shall provide funding for recreation and cultural facility development and programs in alignment with Policy C-317 *Community Recreation and Culture Grant Program*.

14.26 Equitable distribution of facilities, services, and programs shall be provided across the County to meet the needs of residents and visitors.

14.27 Library services should be provided through participation in the regional library system.

14.28 Recreational and tourism development, including walking trails, fishing areas, and eco-tourism businesses may be supported along riverfront areas if it is in alignment with the *Parks and Open Space Master Plan* and does not compromise Environmental Areas.

Financial Life-Cycle Maintenance

14.29 A cost feasibility and life cycle analysis for capital replacement, repair, and maintenance costs of new and redeveloped parks, open space, pathways, and trails should be provided by developers to the satisfaction of the County and in alignment with County policy and the *Parks and Open Space Master Plan*.

14.30 Diverse funding mechanisms, including developer contributions, grants, sponsorships, and public-private partnerships should be implemented to support the long-term sustainability of the pathway and trail network, and recreation amenities.

14.31 Development of parks included in land development proposals shall be fully funded by the developer.

14.32 Park, open space, pathway, and trail maintenance shall be funded by the County:

- a. the County may enter into agreement with homeowners' associations, lot-owners associations, or not-for-profit associations for park, pathway, and trail maintenance.

14.33 Contributions to the *Community Recreation Off-Site Levy Bylaw* shall be required by the developer for financing future recreation facilities in accordance with the *Land Use Bylaw*.

15.0

Institutional and Community Uses



Overview:

Institutional and Community Uses should be strategically located near or within Growth Hamlets and other serviced areas. This ensures the greatest number of residents can be served and existing infrastructure is used efficiently.

Partnerships and collaboration are essential to ensure regional needs are addressed efficiently through joint land use planning and service delivery. Strategic location and thoughtful design of institutional and community land uses will ensure that these uses are accessible and serve the community's needs.

Partnerships

15.1 Collaborate with the Government of Alberta and school boards to identify future school requirements including location, size, and configuration.

Objectives:

- Ensure institutional and community land uses are strategically located, thoughtfully designed, compatible with surrounding land uses, and aligned with community needs.
- Support the development of diverse institutional and care facilities to serve the needs of different demographics living in the County.
- Support partnerships with neighbouring municipalities and educational institutions to address institutional and community land needs effectively.

15.2 Collaborate with neighbouring municipalities and school boards and establish agreements to develop and deliver indoor and outdoor recreational amenities.

Policies Institutional and Community Uses

General

15.3 Area structure plans and conceptual schemes shall demonstrate how institutional and community land uses will be provided when prepared or amended in consultation with school boards and other relevant partners.

15.4 Institutional and community uses should be located in Growth Hamlets.

15.5 Institutional and community uses should connect to piped services and be located in proximity to transportation nodes and higher population densities to serve the greatest number of people.

15.6 Institutional and community uses should be integrated into the transportation and active transportation networks to provide safe and efficient access.

15.7 New institutional and community land uses in Employment Areas, Hamlets, or Country Residential Communities shall demonstrate:

- a. mitigation of any adverse impacts to the local area or community; and
- b. compatibility with existing land uses.

15.8 Institutional and community land use proposals located in Agricultural Areas shall provide:

- a. justification for proposed location;
- b. demonstration of the benefits for local residents and the broader public;
- c. compatibility and integration with existing land uses or nearby communities;

- d. infrastructure with the capacity to service the proposed institutional or community use while mitigating any adverse environmental impacts; and
- e. the development review criteria identified in Appendix B: Lower-Level Plans and Technical Requirements.

15.9 Redesignation and subdivision applications for an institutional and community land use should provide:

- a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and
- b. a master site development plan addressing:
 - i. water, wastewater, stormwater, and solid waste requirements;
 - ii. off-site impacts of stormwater and drainage as a result of development;
 - iii. transportation requirements; and
 - iv. sufficient area to accommodate parking requirements in alignment with the *Land Use Bylaw*.

15.10 Post-secondary education facilities should be located in Growth Hamlets, or areas located adjacent to the employment opportunities related to the programs offered by the post-secondary institution.

16.0



Financial Sustainability

Overview:

When building communities, the County must provide a number services and facilities, both necessary or desirable, that support residents who live and work in those communities. The cost to provide these services and facilities is dependent on a number of factors such as location, infrastructure needs, and residents' demand for services.

The upfront costs of development (primarily hard infrastructure) are the responsibility of the developer. Long-term operating costs related to providing soft infrastructure, infrastructure replacements, and services to residents are paid for by the residential and business property tax base, user fees, and provincial grants. Residents have expressed the view that development must pay for itself and be affordable over the long term.

Objectives:

- Ensure growth is planned in a thoughtful, fiscally responsible, and efficient manner.
- Ensure development costs are primarily the responsibility of the developer.
- Ensure the County's tax revenues and expenses are appropriately balanced.

Policies Financial Sustainability

16.1 Maximum cost recovery methods shall be in place prior to approving development to ensure the developer is primarily responsible for paying the capital and interest cost of development.

16.2 Utility operational and life cycle costs shall be recovered through user fees from those benefitting from the service.

16.3 Off-site infrastructure costs related to new development, including land necessary for infrastructure placement, shall be funded by the developer during the subdivision or development permit approval process in alignment with:

- a. *Water and Wastewater Off-Site Levy Bylaw* as amended;
- b. *Regional Stormwater Off-Site Levy Bylaw* as amended;
- c. *Regional Transportation Off-Site Levy Bylaw* as amended; and
- d. *Community Recreation Off-Site Levy Bylaw* as amended.

16.4 Applicants proposing new water, stormwater, wastewater, solid waste or utility infrastructure shall provide cost feasibility and life cycle analysis detailing operating and replacement costs in alignment with the County *Servicing Standards*.

16.5 Development across the County should holistically contribute to achieving the 2035 *Assessment Split Ratio* target of 65% residential to 35% non-residential, in alignment with Policy C-197 *Assessment Base Diversification Policy*.

17.0

Reserves



Overview:

Reserves enhance the County's communities by providing land for parks, schools, recreational amenities, and environmental protection. These lands, dedicated during the subdivision process, support recreational, educational, social, and environmental needs while protecting natural ecosystems and hazardous areas such as floodways and ravines.

Reserve planning and management shall align with the County's development goals and environmental policies, ensuring they meet present and future community needs. Collaboration with regional partners, sustainable practices, and strategic integration with ecological networks will result in reserves contributing to a balanced and connected landscape for residents and visitors in Rocky View County.

Objectives:

- Ensure reserve lands meet recreational, educational, social, and environmental needs of residents, businesses, and visitors.
- Provide and support recreation access to environmental and conservation reserve lands when the ecological function of these areas can be preserved.
- Support partnerships with regional partners and neighbouring municipalities to optimize reserve planning and resource sharing.

Partnerships

17.1 Collaborate with conservation and watershed groups to care for and preserve *environmental reserves*.

Policies Reserves

Intermunicipal Development Areas

17.2 The amount, type, location, and shape of the reserve land in an intermunicipal development plan area shall be determined in consultation with the neighbouring municipality prior to determining the reserve requirement, to ensure integration of ecological networks, *trail* networks, shared community amenities, and recreational opportunities.

17.3 Reserve land in an intermunicipal development plan area shall not be disposed without prior consultation with the appropriate municipality in alignment with Policy C-313 *Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale*.

Environmental Reserves

17.4 Environmental reserves and environmental reserve easements shall be taken at the time of subdivision, where applicable, in accordance with the *Municipal Government Act*, on lands designated for:

- a. residential, business, or institutional uses;
- b. agricultural parcels less than 12.00 hectares (29.65 acres); or
- c. as determined by the County.

17.5 Environmental reserve lands undesirable for public use, as determined by the County, may be designated as an environmental reserve easement, including the following:

- a. steep slopes, unstable soil, erosion-prone areas, flood-prone areas, and areas at risk for water contamination;
- b. critical ecosystems, biodiversity hotspots, or unique geological features;

- c. hazardous areas and inadequate access or infrastructure;
- d. remote location or conflicts with surrounding land uses;
- e. need for landscape restoration or protection; and
- f. natural resource extraction areas.

17.6 Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the *Municipal Government Act*.

17.7 Environmental reserves shall not be less than six metres from Environmental Areas and shall require an Environmental Site Assessment by a qualified professional for appropriate buffer.

Conservation Easement

17.8 Dedication of conservation easement shall be in alignment with the *Municipal Government Act*.

17.9 Conservation easements should be integrated into larger ecological networks to support ecological connectivity and ecosystem health.

17.10 Voluntary conservation easements may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the *Municipal Government Act*, in alignment with the *Alberta Land Stewardship Act*.

Policies Reserves

Municipal, School and Community Reserves

17.11 The maximum Municipal Reserve (10% of subdivided land) shall be provided through land dedications and/or cash-in-lieu, at the discretion of the County.

17.12 When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:

- a. land;
- b. money in place of land (cash-in-lieu); or
- c. a combination of land and money.

17.13 Dedication of reserve land shall be assessed to meet the present or future needs of the County, identified by the following:

- a. the Municipal Development Plan;
- b. the *Parks and Open Space Master Plan*;
- c. area structure plans;
- d. conceptual schemes; and
- e. local school boards.

17.14 The provision of land for Municipal Reserve dedication shall meet the following criteria:

- a. within or adjacent to neighbourhood centres;
- b. on land suitable for park development and other planned uses;

- c. supported by existing or future active transportation infrastructure;
- d. adjacent to a natural feature or viewscape;
- e. integrated with stormwater management or environmental protection;
- f. reflect population density and integrate into overall community design; and
- g. be accessible to the public.

17.15 The County may defer all or a portion of the required reserves by registering a *deferred reserve caveat* when the reserve could be provided through future subdivision.

17.16 Acquisition, deferral, and disposition of reserve land and use of cash-in-lieu shall be in alignment with Policy C-313 *Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale*, agreements with local school boards, and the requirements of the *Municipal Government Act*.

17.17 Voluntary dedication of reserve land beyond the maximum amount allowed by the *Municipal Government Act* may be accepted by the County to support *compact residential development* or any other identified needs.

17.18 The amount, type, location, and shape of reserve land shall be suitable for public use, accessible, and evaluated for viability and functionality in alignment with the *Recreation and Parks Master Plan*.

18.0

Emergency Services



Overview:

Emergency Services encompass all aspects of fire prevention, suppression, rescue and disaster services, bylaw enforcement, development compliance, and traffic enforcement. The provision of safe and accessible emergency response is an important consideration when building communities and contributing to residents' and businesses' sense of well-being.

The Municipal Development Plan (MDP) focuses on fire services and emergency management through safe design and provision of fire and protective services. Effective fire service delivery includes planning and designing development for fire control and prevention, providing safe and efficient emergency access, and ensuring water distribution systems can support fire suppression.

Partnerships with neighbouring municipalities, the Royal Canadian Mounted Police (RCMP), and Alberta Sheriffs are essential to support emergency service capacity and to respond efficiently to emergencies. Planning for safe and efficient emergency services ensures that the County continues to be a safe place to live and work.

Objectives:

- Deliver safe and efficient fire and protective services to communities across the County.
- Ensure community design enhances fire prevention and safety.

Policies Emergency Services

Partnerships

18.1 Collaborate with neighbouring municipalities to develop and maintain plans and agreements for fire prevention and firefighting services.

18.2 Collaborate with the RCMP, Alberta Sheriffs, and animal shelters to provide protective and enforcement services.

General

18.3 Area structure plans and conceptual schemes shall identify how fire and protective services for the proposed development will be provided, as per Appendix B: Lower-Level Plans and Technical Requirements.

18.4 Prevention and control of wildfires should be maintained through design of efficient emergency access, measures to effectively slow fire growth, and public education.

Community Design for Efficient Emergency Services

18.5 Fire prevention and control shall be addressed through land use planning, subdivision, and lot design.

18.6 Safe and efficient access for emergency services shall be provided when new development or redevelopment occurs.

18.7 Efficient road design should be implemented to optimize emergency service access.

18.8 Development in the Greater Bragg Creek area shall be guided by the Greater Bragg Creek Wildfire Mitigation Strategy and informed by a *Wildfire Risk Assessment*, completed by a qualified professional.

Emergency Water Supply and Distribution

18.9 Private water suppliers should construct distribution systems designed with capacity and infrastructure for fire suppression.

18.10 Conceptual schemes should address fire hydrant provision and locations in alignment with Bylaw C-7259-2013 *Fire Hydrant Water Suppression Bylaw*.

19.0

Water, Wastewater, and Solid Waste

Overview:

The County's dispersed population and diverse geography requires thoughtful, well designed, and effective water, wastewater, and stormwater systems. These systems must be designed and constructed in a manner that is safe, reliable, and does not adversely impact neighbouring lands or waterbodies. Higher intensity development will require piped methods of servicing and stormwater management systems.

Solid waste collection is guided by the County's *Solid Waste Servicing Strategy*, which establishes convenient, environmentally responsible, and cost-effective methods for solid waste collection.

Objectives:

- Ensure existing communities and future growth areas have safe, reliable, and fiscally sound public and/or private water treatment and distribution systems in the short and long term.
- Ensure the County has reliable and safe potable water sources in the short and long term.
- Ensure wastewater disposal protects watersheds, surface water, and groundwater quality and quantity.
- Ensure stormwater management systems minimize adverse impacts on surrounding lands and the natural environment.
- Provide and support convenient, cost-effective, and environmentally responsible methods for collecting, reducing, reusing, and recycling household, business, and agricultural waste.
- Ensure non-potable water or stormwater for irrigation of green spaces where applicable.

Policies **Water, Wastewater, and Solid Waste**

Partnerships

19.1 Collaborate with neighbouring municipalities and the Government of Alberta to protect existing and planned regional infrastructure corridors.

19.2 Collaborate with neighbouring municipalities, Alberta Utility Commission and regional service commissions, the Government of Alberta, and developers to provide and maintain efficient and integrated regional and local water, wastewater, stormwater and solid waste infrastructure and services.

19.3 Collaborate with neighbouring municipalities, Alberta Utility Commission and regional service commissions, the Government of Alberta, and developers to maintain and expand existing water, wastewater, stormwater, and solid waste infrastructure and services.

General

19.4 A variety of water, wastewater, and stormwater treatment systems shall be supported, in alignment with Government of Alberta and Government of Canada regulations, regional plans, and the County *Servicing Standards*.

19.5 Water, wastewater, and stormwater systems should be designed and built to minimize adverse impacts to Environmental Areas.

19.6 Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.

General, continued

19.7 Potable water shall not be used for irrigation in Employment Areas.

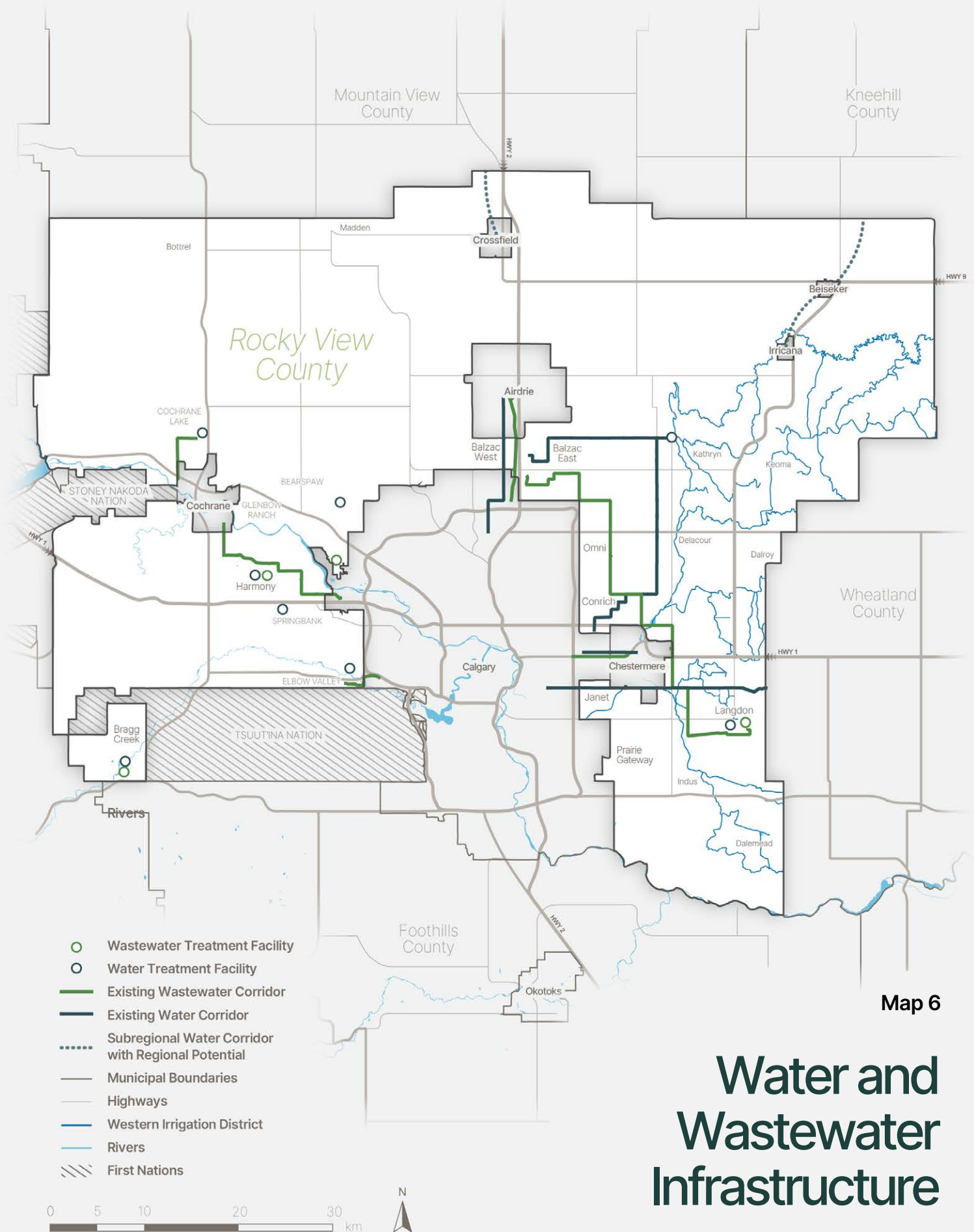
19.8 Potable water shall not be used for irrigation in commercial and/or industrial development across the County.

19.9 Potable water conservation measures should be supported, including the following:

- a. low flow fixtures;
- b. rainwater collection;
- c. water reuse;
- d. native vegetation and natural grasses; and
- e. conservation based water rates in alignment with Policy C-600 *Water Conservation*.

19.10 *Low Impact Development* should be supported, including the following:

- a. green roofs;
- b. bioswales;
- c. permeable pavers;
- d. absorbent landscapes; and
- e. tree or natural area preservation.



Policies **Water, Wastewater, and Solid Waste**

Private Water Supply

19.11 Water treatment for new developments shall be provided in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

19.12 Ownership, operation, and maintenance of private on-site water wells shall be the responsibility of the landowner.

19.13 Water well performance and deliverability testing shall be provided by developers for development that will rely on groundwater, in alignment with the *Water Act* and the County *Servicing Standards*.

Private Wastewater Treatment

19.14 Wastewater treatment for new developments shall be provided in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

19.15 Ownership, operation, and maintenance of private on-site wastewater treatment systems, wastewater holding tanks, and septic fields shall be in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

Stormwater

19.16 Stormwater shall be managed in alignment with Government of Alberta regulations and the County *Servicing Standards*.

- a. On-site stormwater may be released into a downstream receiving water body. The following conditions shall be met for release:
 - i. proof of requirement for downstream release;
 - ii. alignment with Government of Alberta approvals;
 - iii. protection of downstream properties; and
 - iv. identification and safety of the downstream *stormwater conveyance system*.

19.17 Stormwater treatment and storage facilities should:

- a. locate away from existing floodways and riparian areas;
- b. avoid the use of natural wetlands unless approval has been granted by Alberta Environment and Protected Areas (AEPA); and
- c. align with Policy C-420 *Wetland Conservation and Management*.

19.18 Treatment and storage of surface runoff in constructed stormwater wetlands shall be supported to strategically align with Section 12: Environment to rehabilitate and restore wetlands, improve connectivity of wetland complexes, and support ecological networks.

19.19 Best management practices, in alignment with Government of Alberta requirements that reduce impervious surfaces, clean or filter runoff, and allow for reuse of stormwater for irrigation or non-potable purposes should be supported.

19.20 Stripping, grading, and the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across the land, unless the *Land Use Bylaw* provides permission, and a development permit has been issued.

Solid Waste Service

19.21 Waste management services shall be aligned with the *Solid Waste Servicing Strategy*, including:

- a. accessible, user-friendly, efficient, and cost-effective waste collection stations;
- b. a wide variety of waste disposal and recycling options;
- c. year-round drop-off and disposal of hazardous household wastes; and
- d. waste and recycling services specific to the agriculture industry.

20.0

Natural Resource and Energy Development

Overview:

Natural resource extraction is an important land use in the County that satisfies local, regional, and provincial resource needs. However, these activities may have significant impact on adjacent land uses and the environment.

Aggregate (sand and gravel) and oil and gas extraction often cause concern due to operations having the potential to adversely affect communities through, for example, excessive noise, a decline in air quality, visual and landscape impacts, and increased truck traffic.

In Alberta, the task of regulating energy and natural resource development and related activities belongs to the Government of Alberta. The County's role in approving oil and gas development is limited, and it generally only has influence over the design and appearance of permanent facilities such as gas processing plants.

However, aggregate development is managed differently, with the County and Government of Alberta both playing significant roles in the separate approval processes.

Policies **Natural Resource and Energy Development**

Objectives:

- Support natural resource extraction and development that minimizes landscape disruption, mitigates negative environmental impacts, and ensures reclamation of the land to its highest and best use.
- Support natural resource extraction in areas that minimize impacts on existing communities and potential new Growth Areas.
- Ensure energy facilities and pipelines minimize conflict with adjacent land uses through the provision of sufficient separation distance and use of mitigation tools.
- Ensure new natural resource developments provide appropriate setbacks to maintain safe use of adjacent lands.

Partnerships

20.1 Advocate for the County's interests to Government of Alberta and Government of Canada agencies responsible for natural resource development and energy projects.

20.2 Advocate to the Government of Alberta and industry to efficiently and effectively remediate petroleum well sites and abandoned pipelines.

General

20.3 Government of Alberta and Government of Canada setback regulations and guidelines shall be applied for new developments, including the following:

- a. petroleum wells;
- b. sour gas facilities;
- c. pipelines;
- d. solar facilities;
- e. renewable energy production sites; and
- f. other energy facilities.

20.4 New natural resource projects shall identify the following:

- a. compatibility with the existing land use context and environmental characteristics;
- b. mitigation of off-site impacts; and
- c. implementation best practices for resource extraction.

20.5 New natural resource projects shall provide a reclamation plan prepared by a qualified professional.

20.6 New natural resource extraction projects shall minimize the adverse impact on existing residents, adjacent land uses, and the environment.

Policies Natural Resource and Energy Development

20.7 Resource extraction projects within 100 metres of an Environmental Area shall:

- a. provide an assessment of potential adverse effects on Environmental Areas both on-site and off-site through a *Biophysical Impact Assessment* or Desktop Study;
- b. demonstrate how adverse environmental impacts will be mitigated to the satisfaction of the County; and
- c. incorporate buffers and setbacks to minimize potential impacts on Environmental Areas.

20.8 Natural resource extraction applications shall be supported by a master site development plan, including all technical studies outlined in Appendix B: Lower-Level Plans and Technical Requirements.

Regional Energy and Utility Corridors

20.9 Energy and utility infrastructure, including high pressure pipelines, sour gas facilities, and major power transmission lines should be located within energy, infrastructure, and multi-use corridors.

20.10 Utility-scale power generation and renewable energy facilities may require additional technical studies and supporting information, at the request of the County, including but not limited to the following:

- a. *Development Impact Statement* and analysis to evaluate the impact of the proposal on adjacent sites from:
 - i. noise;
 - ii. visual appearance;
 - iii. lighting;

iv. odour; and/or

v. dust.

- b. impacts and mitigation of the anticipated vapour and steam by-products;
- c. an Environmental Site Assessment;
- d. water demand; and
- e. any additional studies to identify safety, health, and/or nuisance impacts.

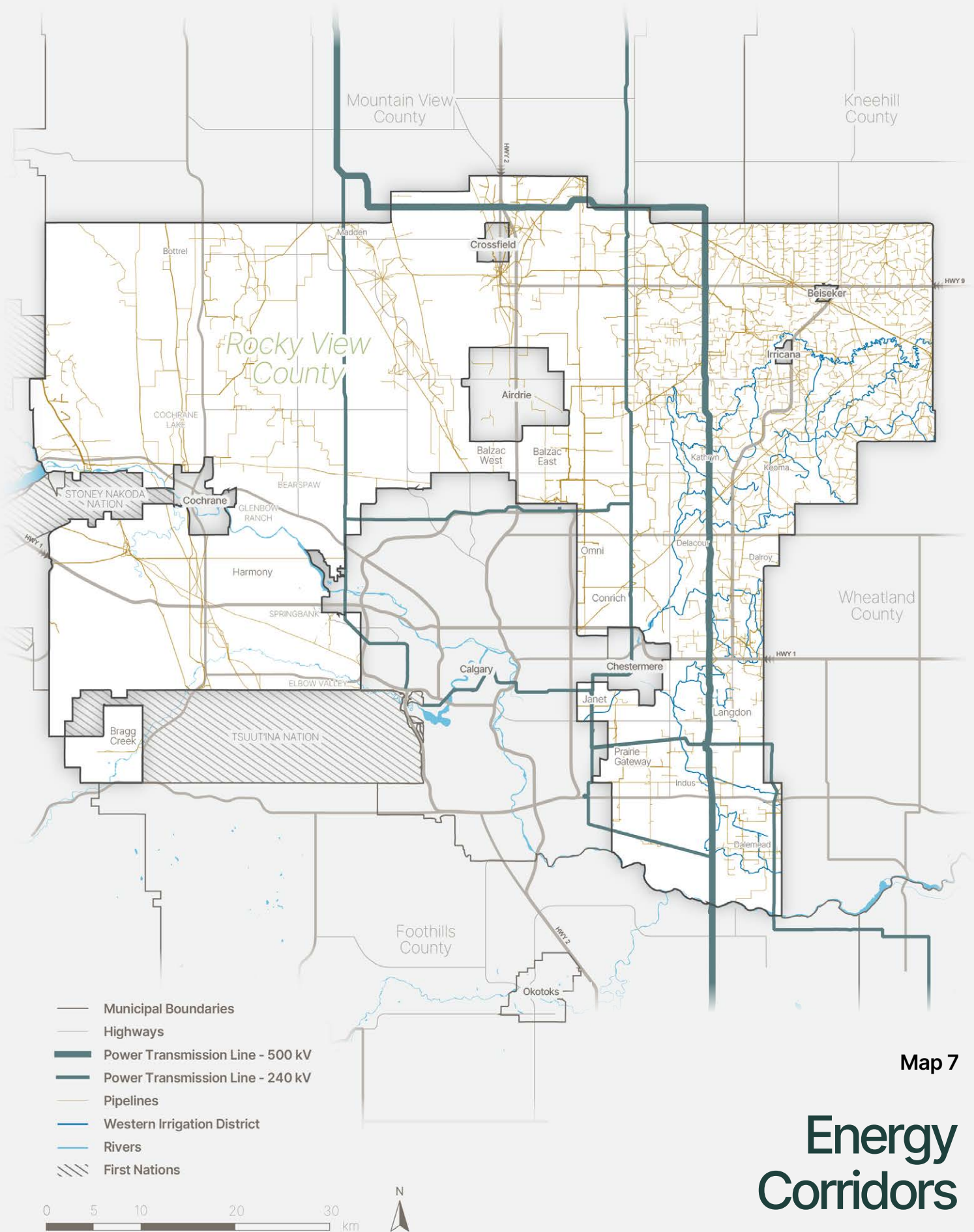
20.11 Development adjacent to energy infrastructure and multi-use corridors should apply setbacks, buffers and landscaping, and locate population density and essential services away from multi-use corridors.

20.12 Long-term energy, infrastructure and multi-use corridors, as identified in Map 7: Regional Energy Corridors, shall be protected in collaboration with Government of Alberta and Government of Canada regulators, regional partners, and utility and energy providers.

Energy Facilities

20.13 Design and appearance of permanent energy facilities shall align with the *Commercial, Office, and Industrial Design Guidelines*.

20.14 Major utility corridors for pipelines and power lines should avoid residential areas and minimize adverse impacts on agriculture and the environment.



Policies Natural Resource and Energy Development

Oil and Gas

20.15 New petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities shall align with the Government of Alberta's setback regulations and guidelines.

20.16 Development within 400 metres of an oil or gas pipeline right-of-way should be circulated to the pipeline operator for review.

Alternative and Renewable Energy

20.17 Alternative and renewable energy pilot projects initiated by developers, industry, or research institutions should be supported by the County.

20.18 The location of new large-scale alternative and renewable energy projects shall avoid productive agricultural lands and be guided by the Municipal Land Use Suitability Tool (MLUST), with exceptions permitted only when clear rationale meets the satisfaction of the County.

20.19 Microgeneration of alternative and renewable energy sources should be supported in all areas of the County:

- a. when proposed on agricultural lands, microgeneration shall support the primary agricultural use.

20.20 Alternative and renewable energy projects co-located with industrial and commercial should be supported.

20.21 Alternative and renewable energy development shall include setbacks in alignment with industry best practices to:

- a. protect Environmental Areas from potential safety hazards;

- b. reduce visual and noise intrusion; and

- c. mitigate other negative impacts.

20.22 Adaptive reuse of existing energy infrastructure should be supported, including transitioning previously disturbed lands and transmission networks to generate alternative and renewable energy.

Aggregate Extraction

20.23 Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.

20.24 Encourage collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate impacts of extraction activities.

20.25 Discourage residential development that may limit future aggregate extraction when proposed outside of an adopted area structure plan.

20.26 Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.

20.27 Where aggregate activities are located in proximity to an adjacent municipality, the County should co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.

20.28 Until such time as a County aggregate extraction policy is prepared, applications for aggregate extraction shall prepare a master site development plan that addresses the development review criteria outlined in Appendix B: Lower-Level Plans and Technical Requirements.

21.0



Intergovernmental Relationships and Regional Collaboration

Overview:

The County fosters strong intergovernmental relationships and regional collaboration to ensure coordinated growth, efficient use of shared infrastructure, equitable access to services, and the realization of regional opportunities.

Through partnerships with neighbouring municipalities, First Nations, and higher levels of government, the County addresses mutual interests and enhances service delivery for residents.

Policies Intergovernmental Relationships and Regional Collaboration

Objectives:

- Support a variety of partnerships to support a range of County infrastructure, services, and facilities.
- Collaborate with neighbouring municipalities and Indigenous neighbours to support planning that is mutually beneficial.
- Foster positive and open relationships with neighbouring municipalities, First Nations, and Métis Nations.
- Support effective communications between adjacent municipal councils and administrations.

General

21.1 Collaborate with neighbouring municipalities, First Nations, Métis Nations, and higher levels of government to address service needs and other matters of mutual interest through intermunicipal development plans, intermunicipal committees, intermunicipal collaboration frameworks, and other relevant documents.

21.2 Maintain and grow existing partnerships as a way to extend County financial resources, provide a greater variety of services, and extend service coverage.

21.3 Actively seek out new partnerships to address ongoing and emerging needs.

21.4 Collaborate with neighbouring municipalities, First Nations, and Métis Nations to ensure development occurs in a cohesive and efficient manner.

Intermunicipal Committees

Intermunicipal committees consist of elected officials from each municipality who are assisted by members of their respective administrations. The purpose of an intermunicipal committee is to exchange information, discuss matters of mutual interest and concern, and build positive working relationships.

21.5 Intermunicipal committees may be mutually established with adjacent municipalities, First Nations, and Métis Nations to facilitate effective communication, co-operation, and co-ordination.

Intermunicipal Development Plans

Intermunicipal development plans are statutory plans that provide an opportunity for understanding approaches to growth and development at the boundaries between jurisdictions. An intermunicipal development plan outlines methods for communicating and co-operating at a strategic level. It also addresses matters of mutual interest, is used to evaluate development applications in boundary areas, and assists with co-ordination of infrastructure linkages with an adjacent municipality.

Intermunicipal development plans are particularly helpful in areas with significant development pressure. The County has a number of adopted intermunicipal development plans and will continue to support the preparation and use of these plans as an essential collaboration tool.

Policies Intergovernmental Relationships and Regional Collaboration

21.6 Intermunicipal development plans shall be prepared and adopted in collaboration with an adjacent municipality to enhance co-operative working relationships and to address issues of mutual interest.

21.7 Intermunicipal development plans shall be prepared in accordance with the *Municipal Government Act*.

21.8 An adopted intermunicipal development plan shall provide guidance for referral requirements and communication, with regard to matters within the plan area.

21.9 The County will continue to communicate and consult with First Nations neighbours on matters of mutual interest.

21.11 Annexation negotiations should take into consideration detailed growth studies that include such matters as: analysis of population trends and projections, land absorption rates, community development, infrastructure analysis, and financial considerations.

21.12 The County shall use the growth policies of the MDP, adopted intermunicipal development plans, other statutory plans, and growth strategies as the basis for determining County needs and interests with regard to annexation negotiations.

Annexations

Annexation is the process by which the jurisdiction of land is transferred from one municipality to another; typically to allow for growth of the receiving municipality. The County recognizes the growth pressures facing the region and the need for additional land for urban centers. The County will continue to enter into annexation negotiations, when requested, to develop mutually beneficial solutions to growth needs.

21.10 The County shall consider the negotiation of annexation areas with adjacent municipalities in accordance with the *Municipal Government Act* or adopted intermunicipal development plan.



Part 4

Implementation and Monitoring

22.0

Implementation and Monitoring

Overview:

The County is responsible for the implementation and monitoring of the MDP. Consistent application of the MDP's policies, coupled with regular monitoring and reporting will support alignment with the MDP's vision, goals, and desired outcomes.

This MDP is intended to be a living document that is amended regularly to reflect the changing conditions of the County. To ensure consistent alignment with the County's vision and goals, as well as Council's strategic priorities, continuous monitoring, evaluation, and reporting on the MDP's Action Items and Performance Indicators is required.

To guide Administration in the implementation of the MDP, an Implementation Guide will be developed, which outlines in greater detail the action items, County department responsibilities, and how indicators will be monitored.

Action Items:

Action items are the specific projects or programs that help further achieve the MDP's goals and desired outcomes, ultimately stepping the County closer to the vision. Council will review these action items through annual reports, and then prioritize, resource, and budget for action items to be completed in a timely and efficient manner. Action items that require County resources and/or budget will be brought to Council with a Terms of Reference for approval.

Each action item is categorized as either a project or a program (Table 1: Action Item Category). A project is an action item with a defined start and end date to create a specific deliverable. Projects can be further categorized into master plan, regulation, and studies. A program is a group of related ongoing projects or activities coordinated to create a strategic outcome. Programs are further categorized into program delivery, monitoring, and education. Action items also include associated frequencies, which are either one-time or ongoing.

Table 1: Action Items Category

Category	Sub-Category	Definition
Project	Master Plan	Requires the preparation of a master plan.
	Regulation	Addresses policies or procedures related to land use and development that may require modification, implementation, or monitoring. Implementing this type of action will occur through changes to the <i>Land Use Bylaw</i> , area structure plans, and subdivision and development review.
	Study	Requires research to understand current conditions in the County.
Program	Delivery	Requires the County to carry out a specific program with defined actions and outcomes.
	Monitoring	Requires ongoing monitoring and reporting.
	Education	Requires ongoing public or sector-specific education or communication with an external audience.

Table 2: Action Items Summary

Category	Sub-Category	Definition
Introduction		
Create a Land Acknowledgement	Project – Regulation	One-time
4.0 Distinct Areas		
Use the Distinct Area Profiles to inform a comprehensive <i>Land Use Bylaw</i> update that is based on community-specific approaches	Project – Regulation	One-time
5.0 Managing Growth		
Develop County Growth and <i>Fiscal Impact Model</i> integrated with Land Use Inventory	Project – Study	Ongoing
Update and maintain Land Use Inventory / County Growth and Fiscal Impact Model	Program – Monitoring	Ongoing

Table 2: Action Items Summary, continued

Category	Sub-Category	Definition
11.0 Agriculture		
Implement the Agriculture Master Plan	Program – Delivery	Ongoing
Review the policies within Section 11: Agriculture within 2 years of the approval of the MDP.	Program – Regulation	One-time
12.0 Environment		
Develop an <i>Environmental Master Plan</i>	Project – Master Plan	One-time
Develop Dark Sky regulations in the <i>Land Use Bylaw</i>	Project - Regulation	One-time
13.0 Transportation		
Maintain the County's Transportation Model to ensure it remains current and relevant	Program – Monitoring	Ongoing
Research the feasibility of transit service partnerships in strategic areas of the County	Project – Study	One-time
14.0 Parks, Pathways, and Recreation		
Develop an Active Transportation Master Plan	Project – Master Plan	One-time
Develop an Asset Management Plan	Project – Master Plan	One-time
Update and consolidate the <i>Parks and Open Space Master Plan</i> , and the <i>Recreation and Parks Master Plan</i>	Project – Master Plan	One-time
Develop a comprehensive framework to guide the provision of cost-effective, financed, and appropriate recreational services	Project – Regulation	One-time

Policies Implementation and Monitoring

Table 2: Action Items Summary, continued

18.0 Emergency Services		
Continuously develop measures to prevent and control wildfires, including public education, design of efficient emergency access, and measures to effectively slow fire growth	Program – Delivery / Education	Ongoing
Finalize the <i>Fire Services Master Plan</i>	Project – Master Plan	One-time
Develop a framework regarding the level of fire services for fire protection	Project – Study	Ongoing
22.0 Implementation and Monitoring		
Develop <i>MDP Implementation Guidebook</i>	Project – Study	One-time
Appendix B: Lower-Level Plans and Technical Requirements		
Review area structure plans for alignment with the MDP. Prioritize and recommend area structure plan reviews based on the County's Policy C-322 <i>Planning Project Prioritization</i>	Project – Study	One-time

Performance Indicators

Performance indicators will be used to evaluate the success of the MDP's implementation over time. County indicators are a measurement that assists in tracking the MDP's goals and policies. Indicators will be informed by a baseline or starting point from which to measure progress.

These indicators are central to the monitoring framework outlined in monitoring policies 22.3 through 22.5 and inform the reporting and review structure.

22.1 A framework for implementing County Indicators shall be developed, including baseline measures and a methodology of measurement for each indicator.

22.2 County Indicators, and their associated targets and measurements, may be reviewed and redefined on an annual basis.

Policies Implementation and Monitoring

Goal 1: Focused Growth and Effective Service Delivery

Outcomes:

1. Majority of growth is occurring in Growth Areas
 - a. Percentage of total development happening in Growth Hamlets and Employment Areas
 - b. Percentage change in buildout of Growth Hamlets and Employment Areas
2. Existing communities continue to build out as planned
 - a. Percentage change in buildout of Country Residential Communities
 - b. Percentage change in buildout of Hamlets
3. Focused growth enables efficient services and infrastructure
 - a. Percentage of total development connecting to piped services
4. Vibrant communities where compatible uses co-locate
 - a. Percentage increase of buildout in commercial/business/industrial areas within Growth Hamlet, Country Residential, and Hamlet ASPs

Goal 2: Celebrate the County's Diverse Communities and Lifestyles

Outcomes:

1. Communities maintain a unique identity and character as they develop
 - a. Qualitative metric - feedback during planning process
2. Planning in the County shifts from a general to community-specific approach
 - a. Qualitative metric - feedback during planning process

Goal 3: Support Agriculture

Outcomes:

1. Thoughtful growth limits the fragmentation of agricultural lands outside of area structure plans
 - a. Percentage of agricultural land outside area structure plans redesignated for subdivision to residential land uses
2. Diversification of the agricultural sector
 - a. Percentage increase in Diversified Agricultural Operations, agri-businesses, and agri-tourism businesses
 - b. Change in revenue from Diversified Agricultural Operations, agri-business, and agri-tourism

Policies Implementation and Monitoring

Goal 3: Support Agriculture, continued**Outcomes:**

3. Minimization of land use conflicts with agriculture
 - a. Appeals from Subdivision and Development Appeal Board (SDAB) and Land and Property Rights Tribunal (LPRT) for conflicts between conflicting land uses with agricultural owners

Goal 4: Maintain Healthy Land and Water**Outcomes:**

1. Development minimizes and mitigates impact to Environmental Areas
 - a. Percentage of Environmental Areas lost to development
 - b. Percentage of Environmental Areas preserved in the face of development
 - c. Qualitative description of mitigation projects for Environmental Areas
2. Communities are connected through a network of parks, pathways, and open spaces
 - a. Trend of total pathway kilometres
 - b. Trend of total acres of high-quality parks and open spaces

Goal 5: Advance Our Business Community**Outcomes:**

1. Strategic business development contributes to a growing economy
 - a. Percentage of total business tax revenue in Growth Hamlets, Employment Areas, Business Hubs, area structure plans, and outside plan areas
 - b. Percentage of business growth in Growth Hamlets, Employment Areas, Business Hubs, area structure plans, and outside plan areas
2. Diverse business sectors offering a range of employment opportunities
 - a. Number of distinct business sectors in the County
 - b. Percentage of distinct business sectors compared to the whole

Policies Implementation and Monitoring

Monitoring

The MDPs Monitoring section establishes periodic review procedures and reporting requirements to ensure the MDP continues to achieve its vision, goals, and objectives. Monitoring occurs through performance measurement tools such as action items, indicators, and baselines. Annual reports will provide transparency and accountability, while comprehensive reviews every five years will ensure the intent and content of the MDP are accurate.

22.3 An annual MDP report shall be presented to Council for review, including:

- a. MDP Action Item progress report;
- b. County Indicators review;
- c. updates to Master Plans that affect MDP policy and/or the functionality of the MDP; and
- d. recommendations for minor changes to MDP policy or implementation.

22.4 County Indicators shall be reviewed annually and updated as needed, including:

- a. baseline monitoring metrics;
- b. appropriate targets with timelines; and
- c. a methodology for measuring indicators.

22.5 The MDP shall undergo a comprehensive internal review every five years to determine necessary updates based on administrative input, emerging trends, implementation progress, and policy gaps:

- a. if the annual report recommends extensive changes, a comprehensive review may occur at an earlier time;
- b. if the comprehensive internal review identifies significant gaps or shortcoming in the MDP's effectiveness, the County should assess whether an update to the current MDP is sufficient, or a comprehensive rewrite is needed; and
- c. Administration should report on the findings of this review to Council as part of MDP reporting.

Municipal Development Plan Amendments

22.6 Changes to the intent of the MDP shall be carried out through an amendment process in accordance with the *Municipal Government Act*.

22.7 MDP amendments should undergo engagement on a case-by-case basis, depending on the nature of the proposed MDP amendment, potential impacts, and/or anticipated level of public interest.

22.8 The MDP shall be amended to reflect major policy changes or the adoption of new or amended plans that influence the MDP, including:

- a. provincial legislation;
- b. regional plans;
- c. area structure plans; and
- d. County master plans.

22.9 An amendment to the MDP initiated by the County or a landowner shall include:

- a. rationale for the proposed amendment;
- b. impact on the goals and policies of the MDP;
- c. compliance with other policies in the MDP;
- d. compliance with other relevant statutory documents in the County;
- e. alignment with the County's Strategic Plan;
- f. environmental impacts;
- g. financial impacts;
- h. impact on County infrastructure, including water, wastewater stormwater, solid waste, roads, and utilities;
- i. effects on adjacent land uses; and
- j. proposed public and low-impact stormwater management stakeholder consultation.

Definitions



Definitions

Active Transportation: A term that is typically used to describe modes of travel that are people powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as roads, sidewalks, pathways and trails.

Administration: Refers to the operations and staff under the direction of the Chief Administrative Officer.

Aggregate: Describes sand, rocks, gravel, crushed stone, shale; any rock product that is mined out of the ground to be used in all types of construction. Aggregate is a non-renewable natural resource.

Aggregate Extraction: Refers to the process of mining aggregate from naturally occurring deposits.

Agricultural Area: The area of Rocky View County where redesignation, subdivision, and lot development are not guided by an area structure plan, conceptual scheme, or master site development plan.

Agricultural Lands: Lands that maintain agriculture as their primary use and have limited development.

Agricultural Pursuits: Include traditional agriculture, agri-business, agri-tourism, or value-added agriculture.

Agri-Business: Suppliers/businesses who enable agricultural production by providing inputs, machinery, equipment or services, such as fertilizer, pesticides, seeds, machinery and equipment, services (e.g., machinery maintenance or veterinary services), financial services, data management, grain drying, agronomy advice, agricultural research, transportation services, marketing, traders, etc.

Agri-Tourism: Tourism that supports commercial agricultural production at a working farm, ranch, or processing facility; tourism that generates supplemental income for an agricultural producer; and tourism related to activities that promote or market livestock and agricultural products such as fairs, market gardens, and rodeos.

Area Structure Plan (ASP): An ASP is a statutory plan prepared in accordance with the *Municipal Government Act* for a localized area. An ASP is subordinate to the Municipal Development Plan and provides a land use strategy for redesignating (rezoning) and developing a specific area of land. It contains maps, goals, and policies, which set out general locations for major land uses (e.g., residential, commercial, institutional, schools, and parks), major roadways, utility servicing, and recreation.

Assessment Base: Business and residential properties assessed for taxes.

Assessment Split Ratio: The ratio of business and residential properties across the County.

Definitions

Biophysical Impact Assessment:

Provides a detailed study and review of a project including alternatives to the project. It predicts, interprets, and evaluates environmental impacts and provides mitigation measures where impacts cannot be avoided.

Build-Out: An estimate of the amount and location of potential housing or business development for an area.

Business Hub: Development that supports a strategic economic opportunity outside of a Growth Hamlet, Employment Area, Country Residential Community, or Hamlet, in alignment with the County's broader economic development goals and initiatives. They often require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities. There are two types of Business Hubs permitted in the County: Regional Business Hubs and Highway Business Hubs.

Carrying Capacity: The ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Compact Residential Development:

A subset of compact development focusing specifically on residential areas. It involves higher-density housing types, such as townhouses or apartments, to make efficient use of land and resources while fostering a sense of community.

Conceptual Scheme: A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing.

Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, *Administration*, and the public for a specific commercial, industrial, and/or multi-lot development. Conceptual schemes are meant to be developed within the framework of an area structure plan. A conceptual scheme that is appended to an area structure plan is a statutory plan. Amendments to a standalone conceptual scheme may require the adoption of an area structure plan, at the discretion of the County.

Confined Feeding Operation: Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks, or exhibition grounds.

Conservation Easement: Is a method to protect significant natural landscape features or agriculture land whereby a landowner voluntarily gives up all or some of the rights to develop the land.

County: Rocky View County.

Definitions

Country Residential Development:

Residential development characterized by primarily larger lot sizes, lower density, and single detached housing, and may include limited commercial, light-industrial, and institutional uses.

Country Residential Community: Primarily supports residential development characterized by larger lot sizes and single detached housing, serviced by a paved internal road network and a mix of piped water and wastewater, or private well and septic systems. Other uses may include limited commercial, light industrial, institutional, and agricultural pursuits that serve the local community and remain at an appropriate scale. Country Residential Communities shall develop in accordance with an approved area structure plan.

Crime Prevention Through Environmental Design (CPTED): An approach to planning and development that reduces the opportunities for crime. Proper design of a neighbourhood or public space can reduce crime, reduce the fear of crime, and improve residents' quality of life.

Culture, Tourism, and Hospitality: visitor-oriented uses that attract the public for cultural, tourism, hospitality, educational, or entertainment purposes.

Deferred Reserve Caveat: A legal agreement deferring the dedication of municipal reserve lands to a later subdivision phase, regulated by the *Municipal Government Act*.

Developer: An individual or entity undertaking the development of land, regulated under municipal and regional planning frameworks.

Developable Land: Includes all land on which building could occur and excludes land identified as environmental reserve or environmental reserve easement.

Development: Refers to the process of building-out an approved plan area.

Development Impact Statement: A document that analyzes the potential impacts of a proposed development, at the discretion of the County.

Development Permit: Required to allow many of the land uses included in the *Land Use Bylaw* to proceed.

Diversified Agricultural Operation: When two different agricultural operations are established on a single agricultural quarter section for a period of three years or more. Such uses may include agricultural production, agri-tourism uses, and uses that produce value added agricultural products.

Ecological Network: A system of core areas and corridors that support animal movement. Core areas are defined on the landscape where development is less likely to occur due to some form of legalized protection. The corridors are defined as multi-use areas that support large mammal movement due to their ecological connectivity value, current land use designation and ownership, and future land use planning considerations.

Ecosystem: A natural system of land, water, plants, and wildlife that interact and function together to maintain ecological health and biodiversity.

Definitions

Employment Areas: A type of Growth Area that includes a variety of large-scale, high-intensity commercial and industrial development that is located near the regional transportation network, efficient servicing, and major population centres. Land uses may support office complexes, research parks, warehousing, and manufacturing. The area may also include supporting uses for workers, such as food and business retail. Where possible, they should be used as workplace destinations easily accessible by surrounding residential development and transit. Employment Areas shall develop in accordance with an approved area structure plan.

Environmental Areas: Include the Government of Alberta's *Environmentally Significant Areas*; identified wetlands, rivers, water bodies, and riparian areas; and the County's Ecological Network.

Environmental Master Plan (EMP): A strategic municipal document outlining goals and actions for environmental sustainability, often addressing air quality, water management, waste reduction, and biodiversity conservation.

Environmental Protection: Measures and policies implemented to safeguard the natural environment from degradation due to human activities. This includes preserving natural landscapes, protecting wildlife habitats, and ensuring sustainable development practices.

Environmental Reserves: Defined in the *Municipal Government Act* as lands dedicated to preventing development in hazard areas (e.g., floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Environmental Reserve Easements: Have the same goals and obligations as environmental reserves under the *Municipal Government Act* but are allowed to remain privately owned.

Environmentally Significant Areas: Areas identified in Environmentally Significant Areas studies prepared for the Resource Information Branch, Alberta Environmental Protection, and local municipalities, and may include the following:

1. "Hazard" lands that are unsafe for development in their natural state such as floodplains and steep and unstable slopes; or that pose severe constraints on types of development such as Aeolian surficial deposits and permanent wetlands;
2. Areas that perform a vital environmental, ecological, or hydrological function such as aquifer recharge;
3. Areas that contain unique geological or physiographic features;
4. Areas that contain significant, rare, or endangered plant or animal species;
5. Areas that are unique habitats with limited representation in the region or are a small remnant of once large habitats that have virtually disappeared;

Definitions

Environmentally Significant Areas, continued:

6. Areas that contain an unusual diversity of plant and/or animal communities due to a variety of geomorphological features and microclimatic effects;
7. Areas that contain large and relatively undisturbed habitats and provide sheltered habitat for species that are intolerant of human disturbance; Areas that provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points;
8. Areas that are excellent representatives of one or more ecosystems or landscapes that characterize a natural region;
9. Areas with intrinsic appeal due to widespread community interest or the presence of highly valued features or species such as game species or sport fish; and
10. Areas with lengthy histories of scientific research.

Environmental Site Assessment: An evaluation of available information that outlines the nature of any hazards to determine if any adverse effects have occurred.

Environmental Study: A detailed study and review of the effects of a proposed development on identified Environmental Areas that anticipates, interprets, and evaluates impacts and identifies mitigation measures to avoid, minimize, or compensate for these impacts.

Escarpment: A steep slope or long cliff, commonly identified in environmental studies to manage erosion and ensure safe development practices.

Established Communities: A community that has an approved area structure plan or conceptual scheme. These communities are permitted to develop as approved.

Existing Agricultural Operation: See “Diversified Agricultural Operation”.

Financial Sustainability: The ability to continue delivering services and operations today and in the future.

Fiscal Impact Model: Tools used to assess the financial implications of development on municipal budgets, focusing on revenue versus costs of providing services.

First Farmstead Out: The subdivision of a single parcel to support a farmstead, created from a previously un-subdivided quarter section.

Flood Fringe: The portion of the Flood Hazard Area outside of the Floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Definitions

Flood Risk Area: The area of land bordering a water course or water body that would be inundated by 1 in 100-year flood as determined by the Government of Alberta, in consultation with the County, and may include both flood fringe and floodway.

Floodway: Typically includes the main channel of a stream and a portion of the adjacent overbank. It is the inner portion of a flood risk area where the floodwaters are the deepest, fastest, and most destructive.

Fragmented Quarter Section: A quarter section of land within the agriculture area subdivided into six or more: (a) residential lots; and/or (b) small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

Gore Strip: A fractional quarter section of land created to allow for the convergence of meridian lines.

Grassland: Natural ecosystems dominated by grasses, often protected under environmental policies to preserve biodiversity and mitigate soil erosion.

Growth: Growth describes an increase in the intensity of development or the expansion of a plan area, which is supported by the necessary infrastructure and services.

Growth Areas: Areas identified to accommodate future growth, as they are located near supporting infrastructure, efficient servicing solutions, and regional transportation and infrastructure corridors. Growth Areas include:

- a. Growth Hamlets; and
- b. Employment Areas.

Growth Hamlet: A type of Growth Area that are higher density residential and mixed-use communities with a main street or commercial core, and are well connected and efficiently serviced. Land uses may support a range of residential options and diverse employment, institutional, and community uses.

Hamlet: Local community node with a range of housing types and lot sizes and may provide local community services. Land uses may support a range of residential types, institutional and community uses, small-scale commercial, industrial or light industrial, and some agricultural uses.

Hamlet Core: The central part of a Growth Hamlet characterized by higher-density residential, commercial, and community uses, defined in land use and area structure plans.

Highway Business Hub: Grouping of businesses along the provincial highway system.

Definitions

Institutional and Community Uses:

Support a wide range of activities such as public and private schools, places of worship, libraries, seniors and youth centres, recreational facilities, emergency services, day cares, museums, health care facilities, government facilities, camps, and retreats.

Intermunicipal Development Plan:

A statutory document developed and adopted in partnership with an adjoining municipality. It contains policies that coordinate land use and development on the boundary land between adjacent municipalities. It addresses matters of mutual interest and is used to evaluate development applications, set up communication protocols, and provide a mechanism for resolving intermunicipal disputes.

Invasive Weed: An invasive weed is a plant species that is not native to a particular area and causes ecological, economic, or environmental harm. Under Alberta's *Weed Control Act*, these weeds are categorized as prohibited noxious (must be eradicated) or noxious (must be controlled).

Land Use Bylaw: A regulatory bylaw of the County required by the *Municipal Government Act*. Every parcel of land in the County has a land use district. The *Land Use Bylaw* details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the County.

Large-Scale: Activities that are significant in nature, as per the *Land Use Bylaw*, and may impact adjacent lands due to their scope, land use, extent, traffic, etc.

Limited Scope Conceptual Scheme:

A non-statutory plan that is not adopted by bylaw or resolution. A limited scope conceptual scheme accompanies a land use redesignation application and is used to address a limited set of specific planning issues to demonstrate an area is capable of supporting increased residential development issues such as lot and road layout, stormwater management, water supply, and sewage treatment.

Low Impact Development: Uses a variety of techniques to treat and manage stormwater runoff, focusing on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

Low-rise Apartments: Apartments that are 4 stories or fewer.

Major Amendment: Made to an area structure plan and may be initiated by a development application. In determining whether the application requires a major amendment, the County will consider the following: existing area structure plan policies including land use, density, and/or form; a proposed scale and scope change resulting in significant impact beyond the subject land; potential to result in similar applications on surrounding lands; and potential need for new or expanded major infrastructure.

Definitions

Master Site Development Plan: A non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Minimum Distance of Separation: A provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted. The purpose is to minimize the impact of odour. It is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

Minor Amendment: Made to an area structure plan, initiated by a development application and, in the opinion of the County, is consistent with the overall intent of the area structure plan and the policies of this Plan; and is minor in nature. Minor amendments may include specific policy or map amendments.

Multi-Lot: Development of two or more new residential lots and includes Country Residential and Hamlet development. The definition of multi-lot development does not apply to the subdivision and development of lands within a fragmented quarter section.

Municipal Government Act (MGA): Alberta's primary legislation governing municipalities. It establishes rules for municipal governance, planning, and land use, including provisions for bylaws, development permits, and intermunicipal collaboration.

Municipal Reserve (MR): Land dedicated for public use as part of subdivision approvals as outlined under Division 8 – *Municipal Government Act*.

Natural Area: Lands preserved for their ecological, cultural, or recreational value, often characterized by minimal human intervention to protect biodiversity and natural processes.

Natural Resource Extraction: Removal or harvesting of natural resources, including oil, gas, and aggregate through mining or in-situ methods.

Non-Statutory Plan: A plan that may or may not be adopted by Council bylaw. The plan provides guidance and more detailed direction for development. It is non-binding on Subdivision and Development Authorities, Subdivision and Development Appeal Boards and the Municipal Government Board. Examples of non-statutory plans include conceptual schemes, master site development plans, and limited scope conceptual schemes.

Off-Site Levy: A fee imposed by a municipality on developers to cover the capital costs of new or expanded infrastructure required due to development. This includes facilities related to water, sewer, stormwater, or roads.

Definitions

Open Space: Includes land and water areas with minimal development that are either publicly owned or offering public access.

Panhandles: Long strips of land used to provide direct lot access to a roadway.

Pathway: Any recognized route that is formally engineered, constructed, and hard surfaced with asphalt or concrete.

Park: Developed public land and may include trails and pathways, sports facilities, playgrounds, and recreation facilities.

Physical Constraint: A natural feature or human-made hazard that impacts or restricts site suitability for development. Constraints include rivers, water bodies, wetlands, ravines, escarpments, steep slopes, land that is subject to flooding, and land that is, in the opinion of the subdivision authority, unstable. Other constraints may include rights-of-way that impede access or the contiguous nature of the land.

Private Water Supply: Small-scale, local water treatment and supply systems often serving rural areas, emphasized in rural water management policies.

Redevelopment Area: An area of land that is undergoing redevelopment.

Redesignation (Zoning): A public process that changes the uses allowed on a parcel of land.

Regional Business Hub: Developed in the County based on the strategic location for a specific business or collection of businesses and are significant economic drivers. Strategic location in proximity to population centres for employment opportunities, alignment with transportation corridors, and access to infrastructure and services are important considerations for approval.

Renewable Energy: Energy from a source that is not depleted when used, such as wind or solar power.

Reserves: Lands dedicated to the community by the developer through the subdivision process as defined in the *Municipal Government Act* and include municipal reserves, community services, school and municipal reserves, and school reserves.

Riparian Area(s): Lush vegetated lands beside streams, rivers, lakes and wetlands that have vegetation and soils strongly influenced by the presence of water.

Roads: Are under the control and jurisdiction of the County, are built within public rights-of-way, and have been developed primarily for public vehicular traffic.

Rural Lifestyle: The rural lifestyle is characterized by broad spectrum of rural living options; whether settling on a farmstead, living in a Hamlet or Country Residential Community, or finding a home in a full-service Growth Hamlet. Please see the Diverse Communities subsection of Section 2.0: Rocky View Context and Figure 2: Spectrum of Rural Lifestyles.

Definitions

Second Farmstead Out: The subdivision of a second parcel to support a farmstead, created from a quarter section with a single existing subdivision that meets the definition of a First Parcel Out or Diversified Agricultural Operation.

Servicing Standards: The County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

Small-Scale: Activities that are minor in nature, as per the *Land Use Bylaw*, and limited in scope, extent, traffic, and employees.

Statutory Plan: A plan that has legal status and requirements prescribed by the *Municipal Government Act*. All statutory plans are adopted as a bylaw by Council after a public hearing. Statutory plans include the Municipal Development Plan, intermunicipal development plans, and area structure plans. When an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes part of the statutory area structure plan.

Stormwater Conveyance System: A network of natural and man-made systems, including ditches, culverts, storm drains, and detention basins, designed to manage surface water runoff effectively. These systems aim to reduce flood risks and support environmental sustainability.

Stormwater Management: The process of controlling and utilizing runoff from precipitation to minimize environmental impact. Effective stormwater management reduces flooding, erosion, and water pollution.

Subdivision: A legal process to obtain title to a new parcel of land by dividing larger parcels of land into smaller lots.

Trade Area: The geographic area from which a business generates the majority of its customers.

Trail: Any recognized, non-paved route which is surfaced with natural or aggregate materials.

Transportation Model: A forecasting tool to project future traffic volume based on existing and future growth areas, an interconnected road network, and the existence of provincial highways. The model identifies necessary improvements to accommodate growth and development.

Unsubdivided Quarter Section: A titled area of: (a) 64.7 hectares (160 acres) more or less; or (b) a *gore strip* greater than 32.38 hectares (80 acres) in size. If an unsubdivided quarter section is reduced or fragmented by any road widening, boundary adjustment, public use, or right-of-way for roads, utilities, railroads and canals, it shall be considered unsubdivided when assessing First Farmstead Out Parcel proposals. This includes instances where, as a result of a boundary adjustment, public use, or right-of-way, separate titles have been registered for remaining fragmented portions of the quarter section.

Definitions

Utility Infrastructure Cost Feasibility and Life Cycle Analysis: This refers to a comprehensive evaluation of utility infrastructure, including water, sewer, and energy systems, to assess the feasibility of initial costs and total life cycle costs, including maintenance, operation, and eventual replacement. This analysis ensures sustainable infrastructure investment and alignment with long-term planning goals.

Value-Added Agriculture: Activities that enhance the economic value or market potential of agricultural operations through processing, diversification, and/or marketing. This includes transforming raw commodities into higher-value products, expanding into complementary enterprises (such as agri-tourism or beekeeping), or accessing new markets and supply chains.

Viewscapes: Those features that provide a community with pleasing vistas and scenes that provide a sense of landscape identification and character, which may include open space, vistas, skylines, ridgelines, and peaks.

Watershed: The area of land where surface water from rain and melting snow or ice converges to a single point such as a major river.

Wetland: Marshes and ponds that vary in terms of water saturation and permanence. Riparian areas and wetlands improve water quality, contribute to groundwater recharge, reduce erosion and flooding, provide recreation, and protect biodiversity.

Wildfire Risk Assessment: Evaluates the potential for wildfire occurrence and impact within a region. It incorporates factors such as vegetation, weather, and human activity to inform mitigation strategies, often included in municipal hazard plans.

Wildlife Corridor: Designated areas that connect natural habitats, enabling the movement of wildlife for feeding, mating, and migration. These corridors reduce habitat fragmentation and maintain ecological integrity.

Appendix A

Distinct Area Profiles



East Agricultural Area

The primary agricultural activities in the East Agricultural Area include dryland farming of cereal crops, agricultural processing, and complementary uses. This area is generally better suited to cereal crop farming due to its relatively flat topography, higher quality soils, and longer growing season. The East Agricultural Area also benefits from access to irrigation through the Western Irrigation District (WID), which has been identified as the Irrigation Zone.



Locational advantages:

- » Close proximity to major population centres (Airdrie, Calgary, Chestermere, & Langdon), providing access to services, markets, and employment.
- » Open landscape suitable for large scale crop production.



Natural features:

- » Bow River.
- » Numerous lakes, wetlands, watersheds, and ephemeral drainages.
- » Gently rolling landscapes, ravines, and coulees.
- » Grasslands and wooded areas.



Development priorities:

- » Preserve agricultural lands and limit fragmentation of large productive parcels.
- » Stewardship of the land (wetlands, reclamation, transition zones).
- » Protection of watersheds, watercourses, and tributaries.



Transportation & servicing infrastructure:

- » Access to Highway 1, Highway 2 & Highway 9.
- » Primarily private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Agri-tourism (education, history, livestock).
- » Agri-business located close to market or transportation infrastructure.



West Agricultural Area

The primary agricultural activities in the West Agricultural Area include ranching and complementary uses, as well as equestrian services. This area is generally well suited for ranching and grazing due to its rolling landscapes, variable soil conditions, and shorter growing season.



Locational advantages:

- » Close proximity to major population centres including Calgary, Airdrie and Cochrane, providing access to services, markets, and employment.
- » Diverse landscapes offering opportunities for a variety of businesses and recreational activities.



Natural features:

- » Bow & Elbow Rivers.
- » Glenbow Ranch & Big Hills Provincial Parks
- » Foothills, wetlands, woods, deep ravines and coulees and other glacial features.
- » Located within and adjacent to the Yellowstone to Yukon (Y2Y) Conservation Initiative, a major wildlife and habitat region.



Development priorities:

- » Preservation of agricultural lands, focused development, and limited fragmentation
- » Stewardship of the land and environmental protection (water conservation, wildlife habitats and wildlife corridors, improved reclamation).
- » Protection of watersheds, watercourses, and tributaries.



Transportation & servicing infrastructure:

- » Access to Highway 1, Highway 1A & Highway 22.
- » Primarily private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Support for small to medium-scale working ranches and farms.
- » Agri-businesses with increased intensity close to market and along transportation corridors.



Balzac East

Balzac East includes an Employment Area characterized by large-scale, full-service commercial and industrial lands, transitioning to country residential and agricultural uses. The area is a rural-urban transition zone with access to regional transportation infrastructure.



Locational advantages:

- » Adjacent to two urban municipalities (Calgary & Airdrie), providing access to services, markets, and labour.
- » Proximity to Calgary International Airport (YYC), providing access to international markets.
- » Access to the regional highway network facilitating efficient movement of goods and people.



Natural features:

- » Nose Creek Watershed.
- » McDonald Lake.



Development priorities:

- » Phased build-out of plan area, including the Employment Area and adjacent residential communities.
- » Establishment of regional public transit connecting the Employment Area to local and regional communities (jobs to people).
- » Expansion of pathways and trails within residential areas, connecting the Employment Area to local and regional communities.



Transportation & servicing infrastructure:

- » Access to Highway 2 & Stoney Trail.
- » Mix of municipal piped servicing, private water co-operatives, and private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Industrial & Manufacturing (light / heavy).
- » Transportation & Logistics.
- » Agri-business & Value-added Agriculture.
- » Retail (large-scale / big box stores).



Balzac West

Balzac West is a new Growth Hamlet, planned to have a mix of residential, commercial, retail, office, light industrial, and business park development characterized by an urban form and density.



Locational advantages:

- » Adjacent to two urban municipalities (Calgary & Airdrie), providing access to services and employment.
- » Proximity to Balzac East Employment Area.
- » Proximity to Calgary International Airport (YYC), providing access to international markets.
- » Access to the regional highway network facilitating efficient movement of goods and people.



Natural features:

- » Nose Creek Watershed.
- » Wet Creek.



Development priorities:

- » Development of comprehensively planned and serviced Growth Hamlet.
- » Provide a supportive transition to existing agricultural uses.
- » Create a unique community feel.



Transportation & servicing infrastructure:

- » Access to Highway 2 & Stoney Trail.
- » Mix of private water co-operatives and private on-site servicing through wells and septic systems.
- » Municipal servicing extension from Balzac East to hamlet area.



Appropriate business sectors:

- » Retail (small-scale / locally owned).
- » Agri-business / Tourism.
- » Home-based Business.
- » Industrial & Manufacturing (light).



Bearspaw

Bearspaw is an established Country Residential Community that contains a mix of residential, agricultural, and limited commercial and institutional uses.



Locational advantages:

- » Adjacent to two urban municipalities (Calgary & Cochrane), providing access to services and employment.



Natural features:

- » Diverse natural environment and wildlife interaction.
- » Proximity to Glenbow Ranch Provincial Park.
- » Proximity to Big Hills Springs Provincial Park.
- » Proximity to Haskayne Legacy Park.



Development priorities:

- » Maintain the rural and country residential lifestyles.
- » Preserve natural habitat (wetlands, habitat, wildlife) and agricultural lands.



Transportation & servicing infrastructure:

- » Access to Highway 1A & Stoney Trail.
- » Mix of municipal piped servicing, private water co-operatives and private on-site servicing through wells and septic systems.



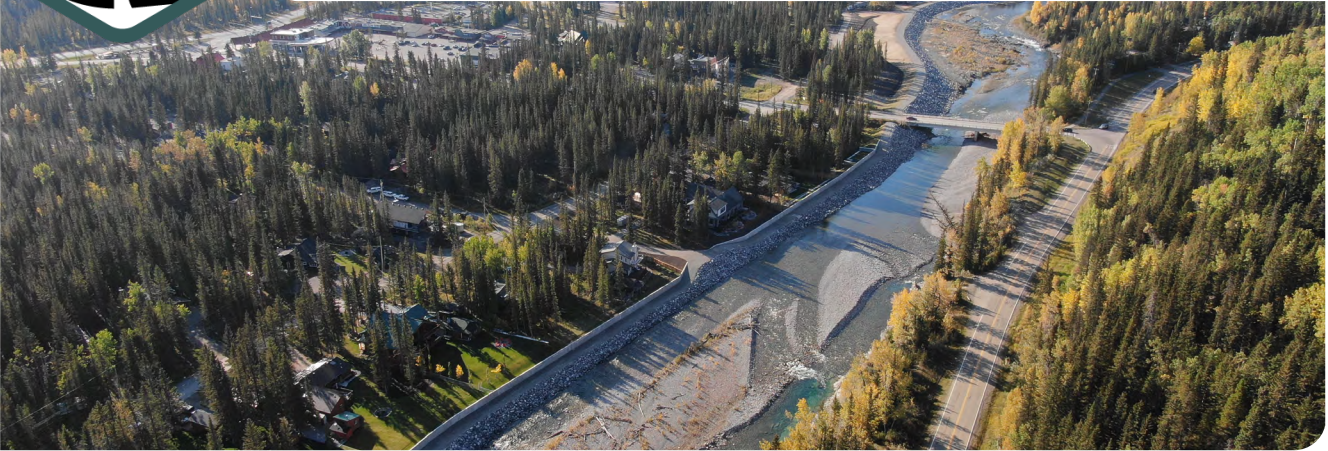
Appropriate business sectors:

- » Home-based Business.
- » Retail (small scale / locally owned).
- » Health & Wellness.
- » Agri-business.



Bragg Creek

Bragg Creek includes a limited-service Growth Hamlet that anchors the surrounding Country Residential Community, characterized by its western heritage and access to natural amenities.



Locational advantages:

- » Gateway to natural amenities along the Elbow River valley and within Kananaskis Country.
- » Regional tourism opportunities.



Natural features:

- » Diverse natural environment and wildlife interaction.
- » Elbow River.
- » Bragg Creek Provincial Park.
- » West Bragg Creek Provincial Recreation Area.



Development priorities:

- » Sustainable development of the Hamlet Core (environmental / climate considerations).
- » Complete community (mix of housing types, tourism & services).
- » Improved transportation infrastructure (emergency egress / congestion).
- » Local community feel & lifestyle.



Transportation & servicing infrastructure:

- » Access to Highway 8 & Highway 22.
- » Municipal piped servicing within the hamlet area and vicinity.
- » Private on-site servicing through wells and septic systems within the Greater Bragg Creek area.



Appropriate business sectors:

- » Home-based Business.
- » Retail (small scale / locally owned).
- » Health & Wellness.
- » Entertainment, Recreation, & Tourism.
- » Office / Professional services.



Cochrane Lake

Cochrane Lake is a Hamlet community built around a central lake, transitioning to Country Residential Community set within a natural landscape.



Locational advantages:

- » Proximity to the Town of Cochrane, providing access to services and employment.
- » Easy access to foothills and mountains offering unique recreational and leisure activities.



Natural features:

- » Natural environment and wildlife corridors.
- » Cochrane Lake and major wetlands.
- » Horse Creek.
- » Proximity to unique natural features such as Big Hill Springs Provincial Park.



Development priorities:

- » Residential development within the Hamlet and surrounding area.
- » Exploration of alternative agricultural opportunities as the land develops.
- » Expanded network of pathways and trails.
- » Maintain the country residential lifestyle.



Transportation & servicing infrastructure:

- » Access to Highway 1A & Highway 22.
- » Mix of municipal piped servicing, private water co-operatives and private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Potential for future small-scale, locally owned commercial.
- » Home-based Business.



Conrich

Conrich is a Growth Hamlet with a healthy mix of residential, commercial, and industrial uses. The community includes a Hamlet Core, diverse rural neighbourhoods, and a thriving Employment Area centred on the Canadian National (CN) Calgary Logistics Park.



Locational advantages:

- » Adjacent to two urban municipalities (Calgary & Chestermere), providing access to services, employment, markets, and labour.
- » Access to the regional highway network facilitating efficient movement of goods and people.
- » Home to the CN Calgary Logistics Park providing transportation options for heavy goods.



Natural features:

- » Wetlands and ephemeral drainages.



Development priorities:

- » Expansion of the Growth Hamlet area and the Hamlet Core.
- » Promote Industrial development near the CN Calgary Logistics Park.
- » Expansion of municipal servicing and establishment of stormwater system.
- » Mixed-use development along Highway 1.
- » Residential focus west of Conrich Road toward the City of Calgary.
- » Balanced land use mix.



Transportation & servicing infrastructure:

- » Access to Highway 1 & Stoney Trail.
- » Mix of municipal piped servicing and private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Transportation & Logistics.
- » Retail (small scale / locally owned).
- » Industrial & Manufacturing (light / heavy).
- » Office / Professional services.
- » Retail large scale (big box stores).
- » Health & Wellness.
- » Home-based Business.



Elbow Valley

Elbow Valley is a Country Residential Community set within an attractive landscape of woods and rolling hills that offer natural recreation and amenities.



Locational advantages:

- » Adjacent to Calgary, providing access to services, markets, and employment.



Natural features:

- » Elbow River.
- » Wooded areas.



Development priorities:

- » Limited country residential development.



Transportation & servicing infrastructure:

- » Access to Highway 8 & Stoney Trail.
- » Piped water services provided by private water co-operative.
- » Piped wastewater service provided through connection to The City of Calgary.



Appropriate business sectors:

- » Home-based Business.



Fulton Industrial Park

Fulton Industrial Park offers commercial and industrial development opportunities along the Highway 22x regional corridor and the Canadian Pacific Kansas City (CPKC) mainline.



Locational advantages:

- » Proximity to Calgary, Chestermere, and Langdon, providing access to services, markets, and labour.
- » Adjacent to CPKC rail line and close proximity to CPKC Intermodal facilities.
- » Access to the regional highway network facilitating efficient movement of goods and people.

Development priorities:

- » Phased development of approved plan area.
- » Provide necessary servicing and infrastructure to support industrial and logistic operations.
- » Promote land use compatibility and support regional employment growth.

Natural features:

- » Gently rolling landscape.

Transportation & servicing infrastructure:

- » Access to Highway 22x bypass route to Highway 1.
- » Proximity to Stoney Trail.
- » Adjacent to CPKC main line to / from Calgary.
- » Private piped service and on-site tank servicing.
- » Integrated stormwater management facilities for sustainable drainage.

Appropriate business sectors:

- » Industrial & Manufacturing (light / heavy).
- » Transportation & Logistics.
- » Highway commercial development.
- » Warehousing & distribution centres.
- » Agri-business & Value-added Agriculture.



Harmony

Harmony is a master planned Growth Hamlet set within a natural landscape. The community enjoys access to Harmony Lake, various recreational opportunities, and proximity to Springbank Airport.



Locational advantages:

- » Proximity to Springbank Airport (YBW), providing services, employment, and local air service.
- » Adjacent to two urban municipalities (Calgary & Cochrane), providing access to services and employment.
- » Access to the regional highway network facilitating efficient movement of goods and people.



Natural features:

- » Proximity to the Bow River.
- » Harmony Lake.
- » Gently rolling landscapes.
- » Wetlands and ephemeral drainages.



Development priorities:

- » Local commercial / retail.
- » Recreational opportunities.
- » Mix of housing types.
- » Phased build-out of the plan area.
- » Community services (schools, childcare, medical).



Transportation & servicing infrastructure:

- » Access to Highway 1.
- » Piped servicing provided by Harmony Advanced Water Systems Corporation (HAWSCo).



Appropriate business sectors:

- » Retail (small scale / locally owned).
- » Health & Wellness.
- » Office / Professional services.
- » Home-based Business.



Janet

Janet is a strategically located Employment Area that is attractive for businesses in the transportation, construction, and manufacturing sectors.



Locational advantages:

- » Adjacent to two urban municipalities (Calgary & Chestermere), and the Hamlet of Langdon, providing access to markets and labour.
- » Access to the regional highway network facilitating efficient movement of goods and people.
- » Employment Area offering large-scale commercial and industrial uses to co-locate.



Natural features:

- » Wetlands and ephemeral drainages.



Development priorities:

- » Improve road and highway infrastructure.
- » Expand industrial development eastward.



Transportation & servicing infrastructure:

- » Proximity to Stoney Trail and Highway 560 (Glenmore Trail).
- » Private piped service and on-site tank servicing.



Appropriate business sectors:

- » Industrial & Manufacturing (light / heavy).
- » Transportation & Logistics.



Langdon

Langdon is a full-service Growth Hamlet, characterized by a vibrant centre street, thriving business park, and modern residential, employment, and recreation options.



Locational advantages:

- » Access to the regional highway network facilitating efficient movement of goods and people.
- » Proximity to employment in Calgary, Janet, and Wheatland County.



Natural features:

- » Prairie grasslands, major wetland complexes and waterfowl migration.
- » High water table and groundwater discharge.



Development priorities:

- » Local commercial and retail.
- » Institutional and community services.
- » Recreational opportunities.
- » Improved stormwater infrastructure.



Transportation & servicing infrastructure:

- » Access to Highway 560 (Glenmore Trail) and Highway 797.
- » Piped water services provided by Langdon Waterworks.
- » Municipal piped wastewater services.



Appropriate business sectors:

- » Retail (small scale / locally owned).
- » Home-based Business.
- » Health & Wellness.
- » Office / Professional services.
- » Industrial & Manufacturing (light).



Omni

Omni is a future full-service Growth Hamlet with mixed-use residential development and opportunities for commercial and light industrial uses.



Locational advantages:

- » Adjacent to Calgary, providing access to markets, labour, amenities and services.
- » Access to the regional highway network facilitating efficient movement of goods and people.
- » The relatively flat landscape offers development opportunities for creating a fully serviced community with diverse amenities.



Natural features:

- » Wetlands and ephemeral drainages.



Development priorities:

- » Regional highway system development including extension of Airport Trail due to its direct access to northwest Calgary and the connection of residential areas to employment opportunities.
- » Mixed-use, commercial, light industrial and logistics development.
- » Establishment of municipal servicing and stormwater system.
- » Wetland conservation.
- » Potential for future residential development.



Transportation & servicing infrastructure:

- » Access to Stoney Trail.
- » Future municipal piped servicing.
- » Proximity to major infrastructure and direct connections to Calgary, including Airport Trail interchange.



Appropriate business sectors:

- » Future commercial and light industrial opportunities.
- » Retail small scale (locally owned stores).
- » Retail large scale (big box stores).
- » Home-based Business.
- » Health & Wellness.
- » Office / Professional services.



Prairie Gateway

Prairie Gateway is a large-scale industrial Employment Area with logistics and warehousing to the north of Township Road 232 and focuses on rail served industrial accessing the Canadian Pacific Kansas City (CPKC) mainline.



Locational advantages:

- » Adjacent to the City of Calgary providing access to infrastructure, services, markets, and labour.
- » Includes the Canadian Pacific Kansas City (CPKC) rail mainline for direct rail connection and access to international markets.
- » Situated near regional transportation corridors, facilitating efficient movement of goods and people.



Natural features:

- » Gently rolling landscape.
- » Several depressions and wetlands.



Development priorities:

- » Establish a rail served industrial logistic centre south of Township Road 232.
- » Provide necessary servicing and public infrastructure to support industrial and logistic operations.
- » Promote land use compatibility and support regional employment growth.



Transportation & servicing infrastructure:

- » Direct access to CPKC rail mainline, Highway 560 (Glenmore Trail), Stoney Trail, and Township Road 232 with planned intersection upgrades.
- » Future municipal piped servicing.
- » Integrated stormwater management facilities for sustainable drainage.



Appropriate business sectors:

- » Logistics and distribution centers leveraging rail access. Industrial development that leverages the direct connection to the rail mainline, such as logistics and manufacturing.
- » Warehousing and industrial operations north of Township Road 232.
- » Limited commercial development that supports complements industrial activities.



Springbank

Springbank is a Country Residential Community bordered by the Bow and Elbow Rivers, which blends country residential and rural lifestyles with its agricultural heritage.



Locational advantages:

- » Adjacent to Calgary, providing access to services and employment.
- » Home to Springbank Airport (YBW), providing local air service and employment.
- » Access to the regional highway network facilitating efficient movement of goods and people.



Natural features:

- » Adjacent to the Bow & Elbow Rivers.
- » Minor watercourses and wetlands.
- » Grasslands and wooded areas.



Development priorities:

- » Maintain the country residential and rural lifestyles.
- » Expanded network of pathways and trails.
- » Establish a community core for local community services.



Transportation & servicing infrastructure:

- » Access to Highway 1, Highway 8, Highway 22, and Stoney Trail.
- » Piped servicing through private water co-ops and private on-site servicing through wells and septic systems.



Appropriate business sectors:

- » Retail (small scale / locally owned).
- » Home-based Business.
- » Agri-business / Agri-tourism.

A photograph of a field with several large hay bales under a clear blue sky. The hay bales are arranged in a row, and the field is a mix of green and brown grass. The sky is a solid, clear blue.

Appendix B

Lower-Level Plans and Technical Requirements

Policies Lower-Level Plans and Technical Requirements

Implementing the Municipal Development Plan (MDP) involves a variety of ongoing planning processes. The following policies provide guidance for lower-level plan preparation and the information needed to properly evaluate an application. This appendix also provides detailed information on how to calculate density, technical requirements, and supporting information.

B1.0 General

B1.1 Planning and Development applications, and any associated infrastructure construction, should meet the technical requirements of the MDP, *Land Use Bylaw*, area structure plans, conceptual schemes, master site development plans, limited scope conceptual schemes, the County *Servicing Standards*, County Policy, and provincial and federal requirements.

B1.2 All planning or development applications may be required to provide information on, and evaluation of, the matters identified in Appendix B: Lower-Level Plans and Technical Requirements and any other matter identified by the County.

B1.3 The County may require studies, reports, and tests to be submitted in support of any planning or development application.

B1.4 All technical reports and studies shall be completed by a qualified professional and in alignment with County *Servicing Standards* where applicable.

B1.5 Requests for variations from County requirements shall include technical justification with all relevant studies, reports, and tests.

B1.6 Approval with conditions or denial of requests to vary from County requirements may be approved at the discretion of the County.

B1.7 Redesignation applications proposing interim residential and/or business land uses outside of an adopted area structure plan or local plan shall not be supported. The uses shall instead be considered as permanent and assessed as such against the policies of this Plan.

B1.8 Conceptual schemes, master site development plans, and aggregate master site development plans should address a summary of the applicant's community consultation and results.

B1.9 A new or amended conceptual scheme, master site development plan, and aggregate master site development plan may require an Environmental Study in alignment with the County *Servicing Standards*.

Policies Lower-Level Plans and Technical Requirements

B2.0 Area Structure Plans

General

B2.1 The decision to prepare a new area structure plan, or to amend an existing area structure plan, shall be directed by the policies of this Plan. The terms of reference for the work shall be approved by Council.

B2.2 A new area structure plan, or an amendment to an area structure plan, shall be prepared by, or directed by, the County.

B2.3 For consistency and monitoring purposes, the density of Growth Hamlets should be calculated using the Density Methodology established in B6.0: Density Methodology.

B2.4 New or amended area structure plans should be analyzed using a fiscal impact model and a *utility infrastructure cost feasibility and life cycle analysis* to the satisfaction of the County to:

- a. assess development applications;
- b. allow consistent comparison between projects; and
- c. measure the County-wide impact of growth.

B2.5 An area structure plan should address the following planning and design matters:

- a. future land use concept;
- b. the amount of remaining undeveloped land within existing boundaries;

- c. population estimates and impact on existing services, infrastructure, and amenities;
- d. form, quality, design, and compatibility of proposed development;
- e. provision of an integrated transportation network that considers road, pathway, and trail connections throughout the plan area;
- f. provision for future regional transit connections;
- g. provision of sufficient parks, open space, amenities, and pedestrian connections;
- h. potential school site location(s);
- i. potential for enhancements to main streets, commercial areas, and community gathering places;
- j. impact on the environment and mitigation measures;
- k. interface design with adjacent land uses; and
- l. intermunicipal collaboration on key cross-boundary concerns.

Policies Lower-Level Plans and Technical Requirements

General, continued

B2.6 Upon preparation, review, or amendment of an area structure plan, the provision of interim land uses within the area structure plan shall be encouraged, subject to the following considerations:

- a. the compatibility of the interim land use with existing and future uses within the surrounding area;
- b. alignment with relevant statutory and non-statutory plans, policies and standards;
- c. potential impacts upon the infrastructure of the County, Government of Alberta, and other agencies and municipalities;
- d. the ability of the use to be removed from the lands when required, without significant remediation efforts; and
- e. limitations on subdivision for interim land use areas during the period prior to implementation of comprehensive development as supported by the area structure plan.

B2.7 A new area structure plan shall require an Environmental Study in alignment with the County *Servicing Standards*.

Amendments

B2.8 An amended area structure plan may require an Environmental Study in alignment with the County *Servicing Standards*.

B2.9 Where an area structure plan amendment is development initiated, a *major amendment* to an area structure plan shall be led or directed by the County in consultation with the local community.

B2.10 Where an area structure plan amendment is development initiated, a *minor amendment* to an area structure plan may be prepared by the development proponent in consultation with the local community, at the direction of the County.

Policies Lower-Level Plans and Technical Requirements

Review

B2.11 Area structure plans should be assessed every 10 years to determine whether a review is required.

B2.12 A review of an area structure plan may be initiated by Council prior to 10 years if:

- a. available residential capacity is reaching full build-out;
- b. there are multiple applications for alternative development forms inconsistent with the area structure plan;
- c. changes in major servicing policies or conditions occur;
- d. external planning changes (regional plans, Municipal Development Plan, intermunicipal development plans, adjacent area structure plans, etc.) affect the area structure plan;
- e. there is a change in County boundaries; or
- f. Council otherwise determines that a review is required.

Review, continued

B2.13 When an existing area structure plan is undergoing a comprehensive review, the following policies shall be addressed:

- a. update all policies in accordance with the MDP, County Policies, and other relevant County planning documents, as well as any applicable higher order plans, legislation, and policies;
- b. consider alternative development forms, such as compact residential development, which retain rural character and reduce the overall development footprint on the landscape;
- c. where an area structure plan is extensive in size and the development potential is not being achieved as expected, the County should consider reducing the overall area dedicated to Country Residential development in collaboration with the local community;
- d. where an area structure plan is extensive in size, and has distinct natural features, physical boundaries, or complex planning considerations, a separate area structure plan may be created to deal with the planning considerations in the identified area; and
- e. consider updating the planning and design direction for new Country Residential developments.

Policies Lower-Level Plans and Technical Requirements

B3.0 Conceptual Schemes

B3.1 When required by the relevant area structure plan and/or the County, conceptual schemes shall be created to guide subdivision development. The County will determine when a proposed subdivision variance from an adopted conceptual scheme requires a conceptual scheme amendment.

B3.2 The content of a conceptual scheme shall be determined by the relevant area structure plan and/or by the County.

Application Submissions

B3.3 Conceptual schemes should address the description and evaluation of the existing plan area conditions; including but not limited to:

- a. topography, soils, vegetation, geotechnical considerations (constraints);
- b. environmental sensitivity and significance;
- c. agricultural capability and natural resources;
- d. existing land use, ownership, development, and adjacent land uses;
- e. archaeological and historical considerations; and
- f. existing utilities and transportation routes.

B3.4 Conceptual schemes should address a land use concept which includes the following:

- a. a future land use scenario;
- b. demonstration of consistency with a higher order plan;
- c. design controls/guidelines, where appropriate;
- d. reserve area dedication and strategy (municipal/school/ environmental);
- e. transportation network and pedestrian network;
- f. stormwater management plan;
- g. servicing strategy;
- h. anticipated improvements to existing infrastructure;
- i. population densities, population projection, and an indication of target market to determine impact on the area's school district;
- j. if a school site is required, an identified location and a conceptual layout plan of the school site;
- k. phasing of development; and
- l. landscaping and aesthetic details that will enhance the development.

Policies **Lower-Level Plans and Technical Requirements**

B4.0 Limited Scope Conceptual Schemes

B4.1 A limited scope conceptual scheme for residential development within a fragmented quarter section development shall address all matters identified in the fragmentated quarters subsection of Section 11: Agriculture.

Application Submissions

B4.2 Limited scope conceptual schemes for residential lands in fragmented quarter sections as per policy 11.26 should meet the following criteria:

- a. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;
- b. design measures to minimize adverse impacts on existing agriculture operations;
- c. demonstrates potential road connectivity to residential or small agricultural parcels outside of the limited scope conceptual scheme area;
- d. provides a technical assessment of the proposed design, to demonstrate that the limited scope conceptual scheme is capable of supporting increased residential development. The assessment shall address:
 - i. the required internal road network, as per Section 18: Emergency Services;
 - ii. water supply and wastewater treatment, as per Section 19: Water, Wastewater, Stormwater, and Solid Waste;
 - iii. stormwater management, as per Section 19: Water, Wastewater, Stormwater and Solid Waste;
 - iv. lot size and configuration results in an efficient development pattern, without the use of panhandles; and
 - v. any other assessment required by unique area conditions;
- e. Preservation of open and natural space.
 - i. including through reserve dedication; and
- f. Circulation to all landowners within and immediately adjacent to the limited scope conceptual scheme.
 - i. submitted with the application to the County.

Policies Lower-Level Plans and Technical Requirements

B5.0 Master Site Development Plans

B5.1 Where applicable, master site development plans shall guide the implementation and sequencing of development permit applications, as determined by the County.

B5.2 A master site development plan for aggregate development shall address all matters identified in Section 20: Natural Resource and Energy Development and Appendix B: Lower-Level Plans and Technical Requirements.

Application Submissions

B5.3 Master site development plans should address:

- a. building placement and setbacks;
- b. building height and general architectural appearance;
- c. parking and public lighting;
- d. landscaping for visual appearance and/or mitigating measures;
- e. Agriculture Boundary Design Guidelines; and
- f. anticipated phasing.

B5.4 Master site development plans should address technical issues identified by the County that are necessary to determine the project's viability and off-site impacts.

B5.5 Master site development plans should address a general introduction to the proposed development, including a discussion of the vision and purpose of the proposal.

Aggregate Master Site Development Plan Application Submissions

B5.6 Applications for aggregate extraction shall include a master site development plan that addresses the following:

- a. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal, summary of physical attributes of subject lands, site context overview, and guiding principles for development.
- b. Development rationale including justification for proposed land use.
- c. Summary of proposed operations including: site activities, proposed hours of operation, haul routes, etc.
- d. Aggregate extraction guidelines and site development/ aggregate extraction plan.
- e. Phasing plan.
- f. Development permitting structure which is to include monitoring and reporting requirements.
- g. Reclamation plan.

Policies Lower-Level Plans and Technical Requirements

- h. Environmental mitigation strategies and initiatives including a summary of the use of sustainable technologies and initiatives during extraction and reclamation stages.
- i. Identification of impacts to surrounding lands and mitigation strategies (may require landscaping and buffering strategies for effective screening and visual aesthetics).
- j. Assessment of cumulative aspects of extraction activities in the area.
- k. Summary of interim and post reclamation land uses – a discussion of land uses that may coincide with aggregate extraction (i.e. agricultural uses).
- l. Any special policies that may be required to give guidance to the preparation of development proposals.
- m. A technical summary of the proposal with supporting documentation that addresses:
 - i. transportation and access management (submission of a traffic impact assessment);
 - ii. stormwater management (submission of a stormwater management plan);
 - iii. ground and surface water hydrological analysis;
 - iv. environmental overview (submission of a biophysical overview);
 - v. noise and dust mitigation strategies and reports; and
 - vi. erosion and weed management control.
- n. Supplementary information - any additional information that may help further define the proposal.
- o. Summary of required Provincial Approvals. This could include: Alberta Environment Code of Practice, Alberta Environment wetland loss and mitigation approvals, Alberta Community Development historical resource clearance, Alberta Transportation roadside development permits, etc.
- p. A summary of the Applicant's community consultation and results.
- q. Any other item deemed appropriate by the County.

B6.0 Density Methodology

The Density Methodology below seeks to improve efficient servicing in the County context by establishing a consistent measurement technique which allows for the comparison and monitoring of the density in new or amended plans. This methodology is particularly important for Growth Hamlets, which are mixed-use and often include piped utility services. This methodology may also be applied to other lower-level planning documents as necessary.

Step 1. Calculate the gross developable area

Gross Total Area
(all lands)

—

Non-Developable Areas
(environmental reserves,
provincial/regional highways,
railways, other non-developable lands)

=

Gross Developable Area

Step 2. Calculate the gross residential area

Gross Developable Area

—

Non-Residential Land Use Areas
(commercial, industrial, community and institutional land)

=

Gross Residential Area

Step 3. Calculate the gross residential density

Total number of residential units

÷

Gross Residential Area

=

Gross Residential Density

Policies Lower-Level Plans and Technical Requirements

B7.0 Technical Requirements and Supporting Information

B7.1 The County may require studies, reports, and tests to be submitted on the following matters:

Compatibility

- a. compatibility of the proposed development with adjacent land uses and the use of design measures to mitigate adverse impacts;
- b. compatibility of the proposed development with existing agricultural, business, or residential uses;
- c. potential off-site impacts such as dust, smell, and odour;

Fiscal Impact

- d. fiscal impact to the County;
- e. infrastructure, operational, and life-cycle costs (utilities);
- f. identified commercial/industrial *trade area* (business);

Design

- g. proposed land uses;
- h. development scale, size, and site design;

Emergency Services

- i. fire protection requirements;
- j. protective service requirements;
- k. emergency response requirements;

Environment

- l. bio-physical impact assessment of potential impacts on the natural environment;
- m. any on-site or off-site physical constraints;
- n. geotechnical assessment (slope stability);

Landscaping

- o. landscape requirements for visual appearance and/or mitigating measures;

Servicing

- p. water and wastewater requirements, and service method;
- q. impact on County services and/or private utility services;
- r. nature of any on-site or off-site engineering works that may be required to support the proposed business;
- s. on-site stormwater management and off-site conveyance;

Transportation

- t. efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions;
- u. impact on the intersections, highways, *roads*, and road network within Rocky View County and, where applicable, other jurisdictions;
- v. access to an accessible and maintained County road or provincial highway;
- w. safe access and egress from a road or highway;
- x. pathways, trails, and sidewalks;

Other

- y. historical and archeological assessment;
- z. potential for the area to support natural resource extraction; and
- aa. any other matters the County deems appropriate.





ROCKY VIEW COUNTY

MUNICIPAL DEVELOPMENT PLAN

Stage 3 Engagement Summary Report

June 2025

Contents

1.0 About the Project	3
2.0 What We Did	4
2.1 Online Engagement	
2.2 In-person Engagement	
3.0 What We Heard	10
3.1. Managing Growth	10
3.2 Building Communities	13
3.3 Agriculture	21
3.4 Environment	24
3.5 Institutional and Community Uses	27
3.6 Natural Resources and Energy Development	29
3.7 General Feedback	32
3.8 Open House General Feedback	33
4.0 Next Steps	34
4.1. Stage 3 Engagement	34
4.2. Stay Informed	34
Appendix A: Online Survey Open-ended Comments	35
Appendix B: Open House General Feedback Responses	76

1.0 About the Project

The Municipal Development Plan (MDP) outlines the vision for Rocky View County's future from a planning and development perspective and helps guide how and where the County will grow. It is important that the MDP reflects the shared vision, values, and priorities of those who live, work, and play in Rocky View County. To achieve this, the MDP Review project team has sought feedback from residents, landowners, and interested parties.

Public engagement for the project was divided into three stages, with Stage 1 Engagement running from Q4 2023 to Q1 2024, Stage 2 from Q2 2024 to Q3 2024, and Stage 3 in Q2 2025.

Throughout the engagement process, overall sentiment has been positive and offered constructive feedback that supports the development of the MDP.

During Stage 3 Engagement, residents and interested parties were able to get involved and provide their input using the online project website, as well as through various in-person engagement opportunities including open houses, workshops, and "schedule a planner" meetings.

Stage 3 Engagement focused on:

- » Key changes from the current MDP (the [County Plan](#)) and the draft MDP;
- » Validating the approaches in sections that received the most interest in earlier stages of engagement;
- » Measuring the level of support for the approaches to Managing Growth, Agriculture,

Environment, Natural Resources and Energy Development, and Institutional and Community Uses; and

- » Obtaining feedback on the draft MDP overall.

Approximately 140 respondents participated in the online survey, contributing 466 individual survey comments, and 187 individuals attended open house events. This Stage 3 Engagement Summary Report provides a comprehensive overview of how engagement was conducted, who we heard from, what we heard, and how feedback will be used.

Stage 3 Engagement results indicate that 55% to 66% of survey respondents support the proposed approach in various sections of the MDP, while only 11% to 25% oppose it.

The Stage 3 Engagement Summary Report marks the completion of engagement and the transition toward finalizing the MDP for public hearing and consideration for Council approval on July 10, 2025.



2.0 What We Did

Building off the vision for the Municipal Development Plan (MDP) Review project, “*Making local places and celebrating rural communities*,” the project’s engagement was based around four goals used to ensure meaningful engagement:

Accessible & Inclusive

During each engagement stage, the project team will strive to understand the needs of Rocky View County’s diverse communities and use a range of engagement techniques and approaches to make it easier for everyone to fully participate.

Transparent

The engagement process will be clear as to why the project team will be seeking input, the extent to which the community can influence a process, how input will be used to inform decision-making, and report back on the feedback collected.

Understanding the Community

The project team will strive to understand the community members and stakeholders. Engagement will be well planned and use targeted approaches to ensure that those most impacted are involved and ‘at the table’.

Informed

The engagement process will ensure that information and education is a key component of every engagement stage. The more informed the community is, the better the conversation and input.

The MDP Review project has now completed Phase 2 – Draft Plan and Engagement and is moving into Phase 3 – Council Approvals (Figure 1).



Figure 1: Project Phases

As outlined in the project's terms of reference, public engagement and drafting of the MDP is an iterative process. Accordingly, engagement consisted of three distinct stages (Figure 2).

Although engagement for the project consisted of three main stages, it is important to acknowledge the previous engagement feedback received while drafting the Municipal Development Plan *Bylaw C-8090-2020*. This previous engagement feedback informed the vision, goals, and priorities presented for feedback during Stage 1 of engagement.

Through the first and second stages of engagement, we gathered valuable insights that shaped the direction of the MDP. The third stage of engagement focused on reviewing the draft MDP and gathering feedback on proposed policy changes, prior to finalizing the document for Council consideration and adoption by bylaw.

Stage 1 focused on high-level themes and identifying key priorities, values, vision and concerns from the community. This initial input helped define the foundation for the plan and the next stages of engagement.

Stage 2 centered on refining the key approaches and exploring potential policy directions. This stage validated the initial findings by ensuring they aligned with community values and expectations.

Stage 3 provided the opportunity to review the draft MDP document, provide feedback, and ensure alignment to the vision, values, and priorities of the public, interested parties, and the County.

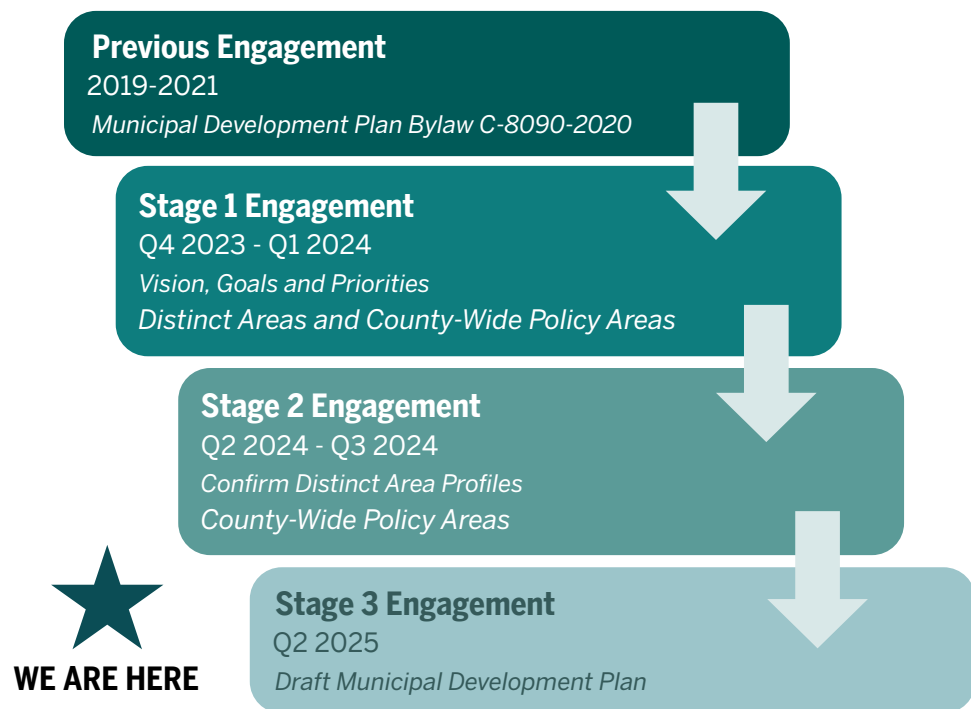


Figure 2: MDP Engagement Stages

Stage 3 Engagement is now complete, and this Engagement Summary Report compiles and organizes the feedback received during this stage (May – early June 2025). This report outlines the input received by residents, landowners, interested parties, and industry groups, and it should be noted that there are additional inputs that will also inform the final MDP (Figure 3).



Figure 3: Voices that shape the MDP

2.1 Online Engagement

The interactive MDP engagement [YourView webpage](#) was launched to facilitate Stage 3 Engagement. The webpage offered general information on the project, promoted online and in-person engagement opportunities, and hosted an online survey to gather public input.

Stage 3 Engagement focused on:

- » Key changes from the current MDP (the *County Plan*) and the draft MDP;
- » Validating the approaches in sections that received the most interest in earlier stages of engagement;
- » Measuring the level of support for the approaches to Managing Growth, Agriculture, Environment, Natural Resources and Energy Development, and Institutional and Community Uses; and
- » Obtaining feedback on the draft MDP overall.

Online Survey

The online survey sought feedback on the key policy approaches and topics most commonly brought up in earlier stages of engagement. The survey topics included: Managing Growth, Agriculture, Environment, Natural Resources and Energy Development, and Institutional and Community Uses. The survey also provided the opportunity to provide open-ended feedback on the entire draft MDP document. The online survey was structured to allow respondents to provide feedback on areas and policies that mattered most to them; the responses varied based on the area or topic. Physical copies of the survey were also collected and entered into the online survey to ensure the responses were all captured in the analysis.

Virtual Open House

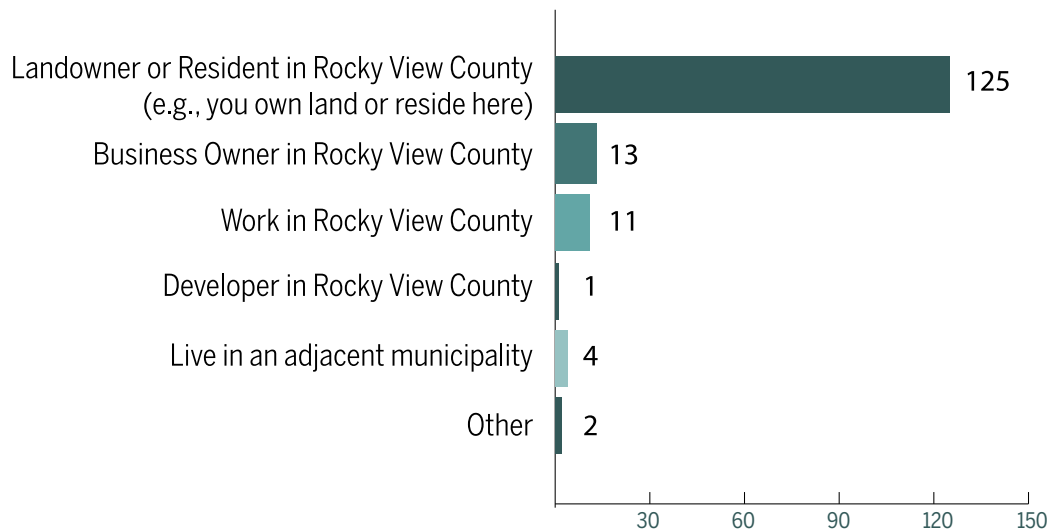
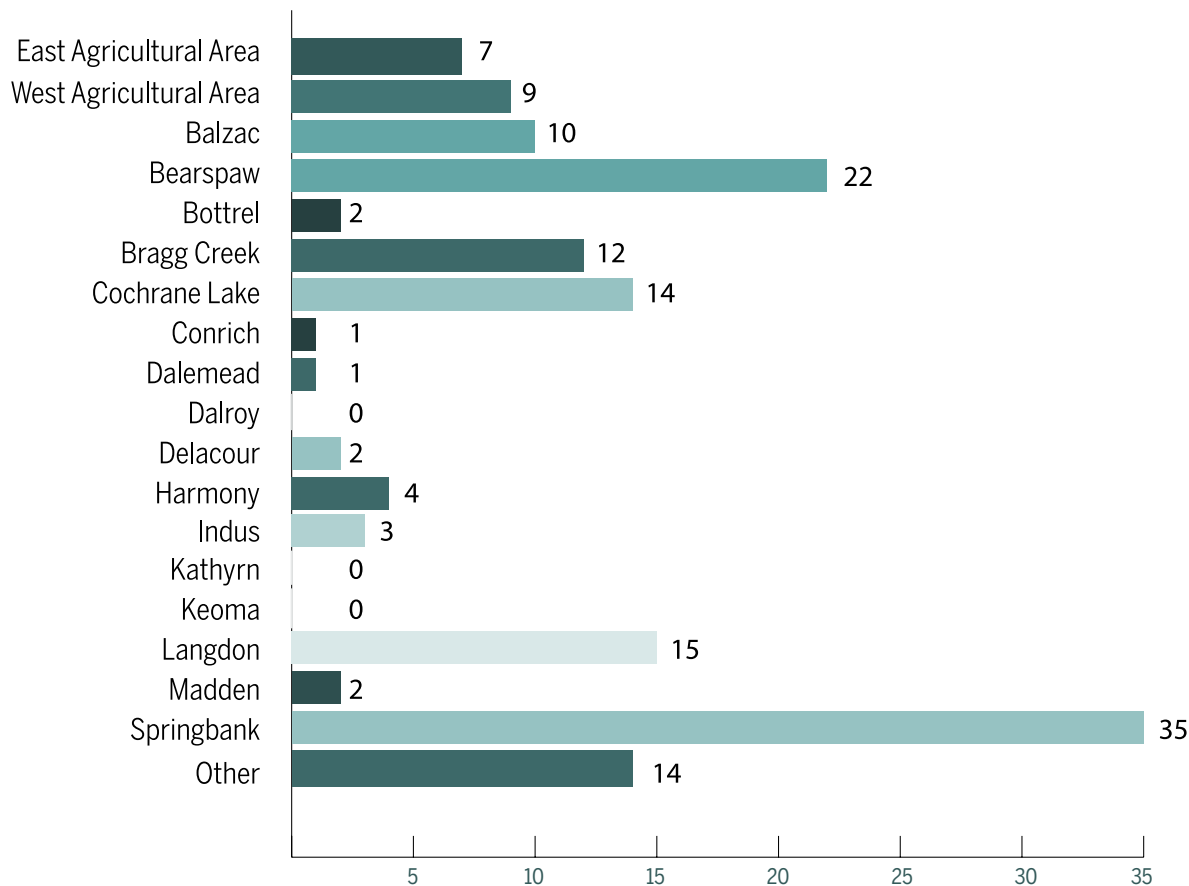
During Stage 3 Engagement, the project team hosted a virtual open house, which included a pre-recorded PowerPoint presentation and a PDF of the open house display boards.

There were four attendees at the virtual open house hosted on:

- » Tuesday May 20, 1:00pm to 3:00pm, Virtual Open House

Who We Heard From

A total of 140 respondents provided over 466 individual comments regarding the Stage 3 online survey. To eliminate barriers for participants, this survey did not require respondents to provide identifiers (e.g., address, phone number, etc.) to verify their place of residence or occupation. However, the survey did allow respondents to choose what best describes their connection to the County and what area of the County best describes where they work or live, to provide additional context.

Which best describes your connection to Rocky View County?***Which community in the County best describes where you live or work?***

2.2 In-person Engagement

Six in-person open houses were held across the County, in addition to the virtual open house, from early to late May 2025. The open houses were designed to mirror the online survey questions using a range of display boards.

The following open houses were organized across the County:

- » Monday, May 12, 4:00pm to 7:00pm
RockPointe Church, Bearspaw
- » Tuesday, May 13, 3:30pm to 6:30pm
The Track, Langdon
- » Wednesday, May 21, 4:00pm to 7:00pm
County Hall, Balzac
- » Thursday, May 22, 5:00pm to 7:00pm
Weedon Hall, Cochrane Lake
- » Monday, May 26, 5:00pm to 7:00pm
Prince of Peace, Conrich
- » Wednesday, May 28, 6:00pm to 8:00pm
Springbank Middle School, Springbank

Open House Attendees

Location	Attendees
Balzac	19
Bearspaw	44
Cochrane Lake	34
Conrich	14
Langdon	28
Springbank	44

Who We Heard From

There was a total of 183 attendees across the six in-person open houses. At the in-person events, we did not verify the community in which participants live, work, or visit often, and only tracked attendance for the open house they attended.

Schedule a Planner

There were 11 scheduled one-on-one meetings with a planner. These sessions provided residents an avenue to share individual feedback, ask questions, and receive clarification directly from a planner on specifics of the draft MDP that mattered most to them. The meetings also provided an opportunity for two-way dialogue, enabling planners to better understand community concerns and priorities.

MDP-in-a-Box

A total of 95 engagement boxes were distributed via pick-up at County Hall reception or during MDP open houses. Each box contained a physical copy of the draft MDP, an information and instruction sheet, survey questions, and small merchandise. The MDP-in-a-Box served as a tool for self-guided or public hosted engagement, where anyone could convene a group and host conversations with community members before providing individual feedback through the online survey.



3.0 What We Heard

This section offers an overview of the public feedback gathered through both online and in-person engagement methods during Stage 3 Engagement of the MDP process. The feedback was distilled to highlight the main themes, including those widely supported by the community and those that sparked diverse priorities among the public.

The findings from Stage 1 and 2 informed the first draft of the MDP, which was released to the public for review during in-person and online engagement in early May 2025.

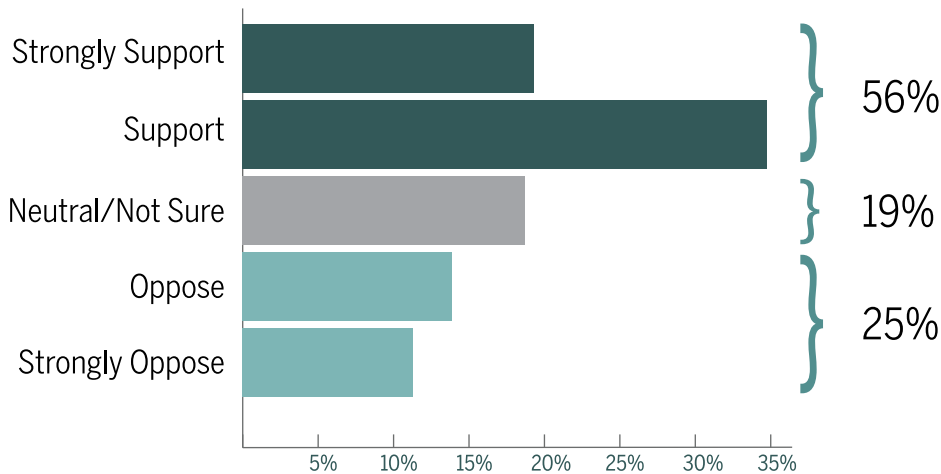
Please note that this section of the report provides a summary of individual comments, while all verbatim comments can be found in Appendix A.

3.1. Managing Growth

To ensure growth is managed effectively and responsibly, the draft MDP directs growth and development to appropriate locations and communities within the County. This approach to managing growth builds upon feedback received during earlier stages of engagement, which identified the importance of focused growth, community identity, and the protection of agricultural lands and natural areas. The identified areas for growth and development in the County include: Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs.

The County recognizes that over time, the identified Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets and Business Hubs identified on Map 3: Managing Growth, may change and require amendments to address the shifting conditions and priorities of local communities. The General Planning Policies section outlines the planning requirements that guide how the County manages growth and development of the identified Growth Areas and established communities. These policies shall be applied alongside the appropriate “Building Communities” policies and all “County-wide Policies” in the MDP.

The Stage 3 Engagement survey asked respondents to rate their level of support for the MDP’s approach to managing growth, ranging from ‘strongly support’ to ‘strongly oppose’.

Question: Do you support the high-level approach to Managing Growth in the County?**Answered: 132**

The majority of survey respondents, 56%, support the draft MDP's approach to Managing Growth, with 25% opposed.

These results provide confidence that the proposed approach to Managing Growth supports the vision, objectives, and outcomes of the MDP and the broader community.

To understand some of the key issues that remained a concern for the public, the survey asked respondents to provide additional feedback on the proposed approach, allowing for open-ended responses to provide sufficient detail.

Question: Do you have any additional feedback on the approach to Managing Growth?**Answered: 71**

Open-ended responses have been summarized into the following general themes:

- » Support for directing growth to designated areas with existing infrastructure, while protecting agricultural land and rural character.
- » Support to maintain large-lot development in country residential areas and reduce impacts to existing country residential communities.
- » Concerns over increased traffic congestion from population growth; residents express the need for transportation, water, and other forms of infrastructure to be in place before growth occurs.
- » Opposition to cluster country residential and high-density development in rural areas; some support for limited residential growth outside identified Distinct Areas.
- » Need for clearer definitions of key terms (e.g., low vs. high density, cluster residential) and how existing area structure plans (ASPs) interact with the updated MDP.
- » Questions about permitted commercial uses and location of business hubs.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amendments to the General Planning Policies (Section 5) to provide additional clarity on the planning process and the list of requirements and criteria that must be met when proposing development within an existing plan area, expansion of an existing plan area, and the creation of new plan areas. It was also requested that these policies be highlighted in the Table of Contents to ensure they could be easily referenced.
- » Amendments to Map 3: Managing Growth:
 - » Highlighting Employment Areas and Business Hubs in a purple colour to allow for clear distinction of these plan areas.
 - » Changes to the map legend to clearly identify the plan areas on the map as community types and not land uses.
- » Added the “North Central ASP” (a shared ASP with the Town of Crossfield) as a Business Hub.
- » Revision to the definition of Development, which refers to the process of building-out an approved plan area.
- » Revision of the definition of Growth, which describes an increase in the intensity of development or the expansion of a plan area, which is supported by the necessary infrastructure and services.
- » Update to the descriptions for Growth Areas, Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, Business Areas, and Agricultural Areas. The descriptions capture the vision for each community type and addresses the desired built form, land uses, infrastructure requirements, and appropriate intensity and density of development for each community type. A description of these specific changes is included in later sections of this report.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Further clarification on appropriate locations and planning requirements for the establishment of a Business Hub is included in Section 10.0 Business Hubs. These updates are summarized in detail, in a subsequent section of this report.

3.2 Building Communities

To ensure future growth and development in the County aligns to the vision and goals of the MDP, the policy sections in Building Communities provide objectives and policies that guide the form and function of the County's Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, Business Hubs, and Agricultural Areas.

The Stage 3 Engagement survey asked respondents to provide feedback on the policy sections for each of the community types identified in the MDP. The survey also provided an opportunity to provide general feedback on Building Communities in the County, and for the purposes of this report, those responses have been summarized alongside the more specific responses below.

These questions were collected as open-ended responses to ensure sufficient detail could be provided.

Growth Hamlets

Question: What would you like the County to consider in Section 6.0 – Growth Hamlets?

Answered: 28

Open-ended responses have been summarized into the following general themes:

- » Support for directing growth to Growth Hamlets with existing or planned servicing to protect agricultural lands and support communities.
- » Support for Hamlets to retain their rural character and scale, with careful consideration of housing types and compatibility with local context.
- » Need for improved infrastructure and essential services (e.g., water, wastewater, fire, policing, and health) to precede or accompany new development.
- » Support for local commercial amenities (e.g., grocery stores, restaurants) to enhance livability within Hamlets.
- » Calls for clearer definitions of key terms such as “development”, “growth”, and “density”.
- » Concerns about lack of policy direction on seniors housing, service equity between regions (e.g., East Rocky View), and clarity on how planning tools apply to specific Distinct Areas (e.g., Bragg Creek).

All verbatim responses have been included in Appendix A and Appendix B of this report.

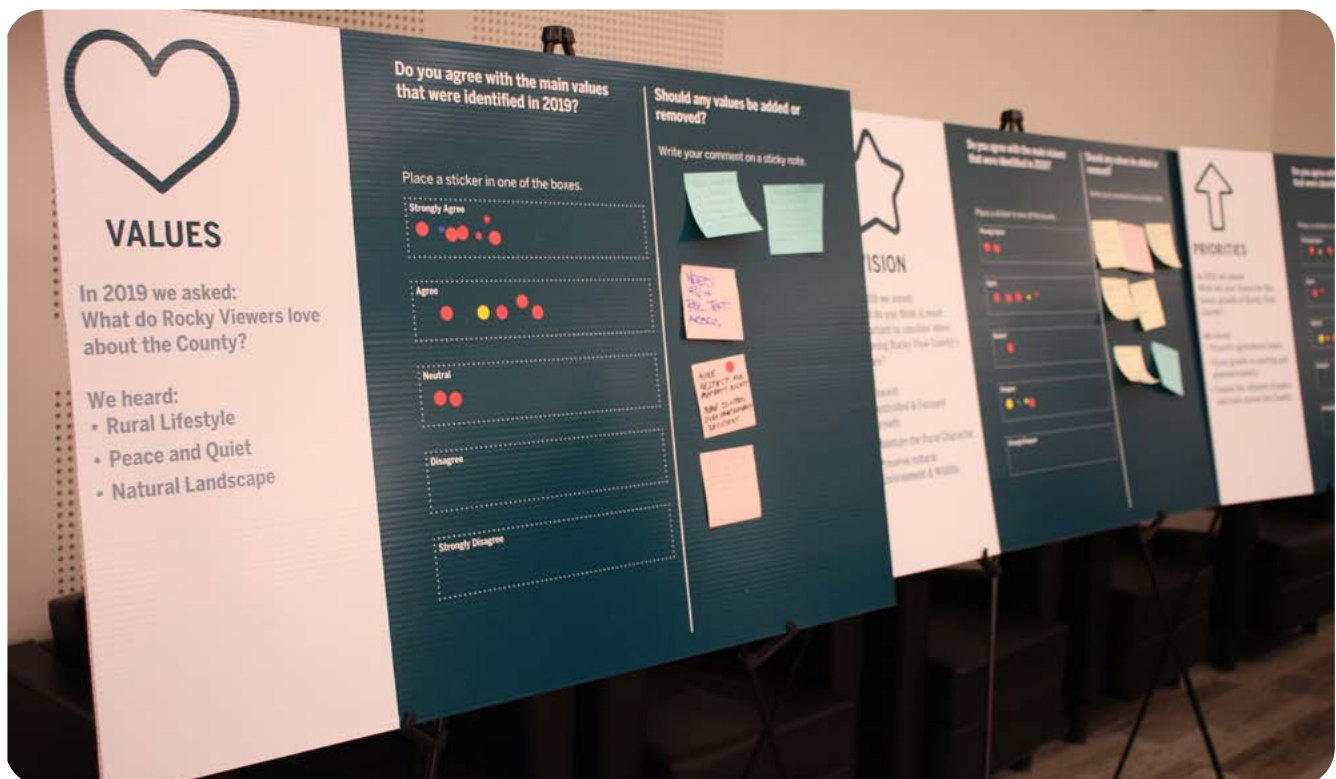
How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amended the definition of Growth Hamlet to clarify they are mixed-use communities with a mainstreet or commercial core that are well connected and efficiently serviced with piped servicing. Growth Hamlets should include a range of residential, diverse employment, institutional, and community uses.
- » Added a policy to ensure that residential development shall provide a variety of housing types that accommodate a range of ages, abilities, and income levels.
- » Clarified that apartments shall be “low-rise” within a Hamlet Core and provided a definition for Low-Rise Apartment.
- » Removed a policy stating that the Hamlet Core should include agricultural uses.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » A Distinct Area Profile has been developed for each of the County’s Growth Hamlets. These profiles were created through engagement with the local community, and ensure future development aligns to the community’s vision, development priorities, infrastructure capacity, and appropriate business sectors.
- » New Growth Hamlets will require approval of an ASP which will align to the Distinct Area Profile and the policies of the MDP.



Employment Areas

Question: What would you like the County to consider in Section 7.0 – Employment Areas?

Answered: 15

Open-ended responses have been summarized into the following general themes:

- » Support for maintaining designated Employment Areas, with emphasis on focused growth and alignment with previously approved ASPs.
- » Worries for business development encroaching on residential or agricultural areas; residents desire clear separation to avoid conflicts.
- » Calls for more rigorous standards around landscaping, design, and visual integration, especially in East Rocky View, to limit aesthetic and environmental impacts of employment areas.
- » Need for clear definitions and rationale distinguishing large-scale from small-scale business development, along with appropriate locations for each.
- » Concerns raised over inadequate monitoring of employment developments, including tax burden, road maintenance, and impact on nearby communities.
- » Call for stronger, clearer policy language to prevent uncontrolled growth and to ensure business developments contribute meaningfully to their community.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amended the definition of Employment Area to clarify that they support large-scale, high-intensity commercial and industrial development that is located near the regional transportation network, efficient servicing, and major population centres. Further clarified that an Employment Area shall develop in accordance with an approved ASP.
- » Added definitions for “large-scale” and “small-scale” to clarify the various scales of development and their impacts to adjacent land uses.
- » Provided clarity through descriptions and objectives that direct large-scale, high-intensity industrial and commercial development to Employment Areas.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Employment Areas are required to develop in accordance with an approved ASP, ensuring they are comprehensively planned and follow a phased and systematic approach to development.
- » Development of commercial, office, and industrial lands shall align with the County's *Commercial, Office, and Industrial Design Guidelines*.
- » Commercial or Industrial development outside of an Employment Area must align with the policies of Section 10.0: Business Hubs or Section 11.0 Agriculture.

Country Residential

Question: What would you like the County to consider in Section 8.0 – Country Residential Communities?

Answered: 58

Open-ended responses have been summarized into the following general themes:

- » Support for maintaining low-density rural character, including preserving two-acre minimum lot sizes and avoiding clustered development that conflicts with rural lifestyles.
- » Calls to restrict country residential development to designated growth areas, not on agricultural lots, with separation from incompatible or undesirable uses.
- » Infrastructure concerns from residents emphasize that water, wastewater, and roads must be in place before approving development projects.
- » Environmental protection remains a priority, with concerns over resource extraction, industrial operations, and protecting wildlife corridors.
- » Requests for more recreational opportunities and safer road connections within the County to reduce dependency on Calgary.
- » Clarity needed around the term “cluster residential” and how concepts like “small-scale agriculture” and “limited impacts” will be defined, implemented, and monitored

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amended the definition of Country Residential Community to clarify that they support residential development characterized by larger lot sizes and single detached housing, and that they shall develop in accordance with an approved ASP.
- » Amended the description of Country Residential Communities to state that development of new country residential ASPs or the expansion of existing ASPs are not expected until existing country residential ASPs reach build-out.
- » Removal of the term “Clustered Country Residential”. Policies were amended to speak to the design of Country Residential Communities that are considerate of environmental best practices, the reduction of overall development footprint, and maintaining the rural character of the community

How your input was used *continued...*

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Amended the definition of Country Residential Community to clarify that they support residential development characterized by larger lot sizes and single detached housing, and that they shall develop in accordance with an approved ASP.
- » Amended the description of Country Residential Communities to state that development of new country residential ASPs or the expansion of existing ASPs are not expected until existing country residential ASPs reach build-out.
- » Removal of the term “Clustered Country Residential”. Policies were amended to speak to the design of Country Residential Communities that are considerate of environmental best practices, the reduction of overall development footprint, and maintaining the rural character of the community.



Hamlets

Question: What would you like the County to consider in Section 9.0 – Hamlet?

Answered: 14

Open-ended responses have been summarized into the following general themes:

- » Support for Hamlet policies, with interest in small-scale commercial and institutional amenities, provided essential services (e.g., water, waste, fire, roads) are in place.
- » Residents strongly value preserving the rural identity and unique character of each Hamlet.
- » Concerns raised about higher-density development impacting waste management systems.
- » Requests for clear buffer zones and safe traffic access to be considered with new development. Opportunity for clarification on the distinction between “Hamlets” and “Growth Hamlets,” and how ASPs and master plans align with the new MDP.
- » Concerns that recent developments contradict existing ASPs, the goals of the MDP, and rural character.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amended the definition of Hamlet to clarify that they are considered a local community node with a range of housing types and lot sizes. Land uses may support a range of residential types, institutional and community uses, small-scale commercial, industrial or light industrial, and some agricultural uses.
- » Added a policy stating an integrated transportation network shall be provided where appropriate, including sidewalks, pathways, trails and roads and the local and regional scales.
- » Added a policy stating that new development shall connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » The description of Hamlets states that they may develop as approved; however, they are not expected to accommodate significant growth or expansion. This differentiates them from Growth Hamlets, which are expected to grow and expand through the amendment and approval of ASPs.
- » Hamlets with an approved ASP shall develop in accordance with that plan.
- » Existing Hamlets that do not have an ASP shall develop in accordance with the policies of Section 11.0 Agriculture.
- » Should a Hamlet be expanded, or a new Hamlet proposed, it shall require the approval of an amended ASP, or approval of a new ASP, at the discretion of the County.

Business Hubs

Question: What would you like the County to consider in Section 10.0 – Business Hubs?

Answered: 24

Open-ended responses have been summarized into the following general themes:

- » Support for Business Hubs, particularly near highway exits or major roads, to enhance economic opportunities and facilitate the movement of goods and people.
- » Opposition to Business Hubs located outside designated growth or employment areas due to concerns over impacts on agricultural and residential areas.
- » Support for infrastructure to be in place before development proceeds—road access, utilities, and servicing are key considerations; cost-sharing by developers was suggested.
- » Requests for clearer differentiation between Business Hubs and other commercial or employment land use categories (e.g., employment areas, agri-tourism, recreational commercial).
- » Concerns that flexible policies may allow industrial into rural and agricultural areas.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Amendments to the description, objectives, and definition of Business Hubs. In response to feedback, there are now only two types of Business Hubs: Regional Business Hubs and Highway Business Hubs. In response to public feedback, Local Business Hubs have been omitted due to concerns that these policies would proliferate business development in agricultural areas without appropriate planning considerations, infrastructure, and consideration for offsite impacts.
- » The definition of a Business Hub acknowledges support for strategic economic opportunities that occur outside of Growth Hamlets, Employment Areas, Country Residential Communities or Hamlets. Proposed Business Hubs shall align to the County's broader economic development goals and shall demonstrate their need (and benefit) to access location specific utilities, transportation infrastructure, or co-location with other business opportunities.
- » Added policy that states a proposed Business Hub shall meet certain criteria, including the requirement for approval through an ASP, demonstrated need and market demand, minimization of offsite impacts, and need to locate outside of a plan area, among others.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Business development outside a plan area (Growth Hamlet, Employment Area, Country Residential Community, or Hamlet) shall develop in accordance with the policies of Section 10.0 Business Hubs or Section 11.0 Agriculture.

General Feedback on Building Communities

At the conclusion of the Building Communities section of the survey, respondents were asked to provide general feedback on the Building Communities section of the MDP.

Question: Do you have any additional feedback on the Building Communities Section?

Answered: 39

Open-ended responses have been summarized into the following general themes:

- » Respondents support maintaining rural character and recognize external growth pressures but stress the importance of low-density development and prioritizing agriculture within the County.
- » Concern over cluster residential and subdivision in agricultural areas; residents request maintaining a two-acre minimum lot size.
- » Concerns regarding infrastructure and services, including water availability, fire protection, recreation, roads, and waste management, before new development is approved.
- » Desire for age-friendly infrastructure and recreation amenities that serve residents of all ages, including smaller housing for seniors and indoor recreation facilities.
- » Clarification needed on the definition and application of cluster residential, subdivision of land, and consistency across related MDP sections.
- » Specific concerns raised about development suitability in Bragg Creek, fire safety near industrial projects, and the need for regional transportation connections
- » Opportunity to add section summaries for greater clarity in the final MDP draft.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » The Managing Growth and Building Communities sections collectively seek to focus growth into appropriate areas and support the build-out of approved plan areas. By focusing growth, the County can protect agricultural lands, limit fragmentation of land, and support the unique character of its communities.
- » The MDP requires the comprehensive planning of the County's communities through the approval of Distinct Area Profiles, ASPs, and other local planning documents. These requirements ensure that the proper infrastructure, servicing capacity, and community amenities can support new development.
- » With the identification of distinct community and distinct agricultural areas, the MDP can encourage a range of housing types, lifestyles, and business opportunities, and community amenities can locate in appropriate areas of the County that contribute to the unique character of its communities.
- » Specific community priorities and concerns are captured in the Distinct Area Profiles, which inform future planning through the ASPs and other local documents. Future development must contribute to the unique community vision, priorities, and needs of each community.

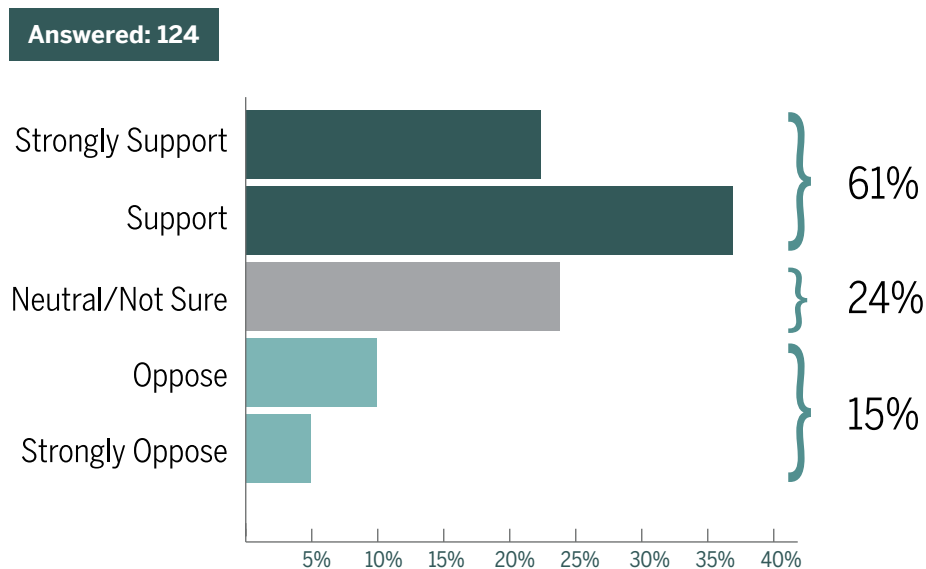
3.3 Agriculture

In earlier engagement, the public emphasized the importance of protecting agricultural lands while supporting options for landowners and producers. This feedback was addressed by balancing the protection of viable agricultural lands and minimizing fragmentation, while supporting opportunities for diverse agricultural operations and farmstead housing.

Additional direction from the County's Agriculture Master Plan project, including engagement findings and input from the County's agricultural community, helped to shape and inform the agriculture policy section of the draft MDP.

The Stage 3 Engagement survey asked respondents to rate their level of support for the MDP's approach to Agriculture, ranging from 'strongly support' to 'strongly oppose'.

Question: Do you support the approach of the Agricultural Section?



The majority of survey respondents, 61%, support the draft MDP's Agricultural policies, with 15% opposed. These results provide confidence that the proposed Agriculture policies support the vision, objectives, and outcomes of the MDP and the broader community.

To understand some of the key issues that remained a concern for the public, the survey asked respondents to provide additional feedback on the Agriculture policies, allowing for open-ended responses to provide sufficient detail.

Question: Do you have any additional feedback on the agriculture section?**Answered: 49**

Open-ended responses have been summarized into the following general themes:

- » Support for preserving agricultural land and opposing fragmentation.
- » Mixed views on first/second farmstead-out policies—some support limited subdivision for multigenerational housing and succession planning for farmers, while others see it as contributing to land fragmentation.
- » Requests for stronger, clearer wording around “agri-business”, “agri-tourism”, and “value-added agriculture”, including their appropriate locations.
- » Residents emphasize the importance of landowner rights and want clarification that provincial rules still apply regarding land sales and subdivision.
- » Request for clarity on opportunities for business, tourism, and recreation in agricultural areas of the County.
- » Clarify terminology around “first farmstead out,” “second farmstead out,” “value-added agriculture,” and “agri-business” to avoid misinterpretation.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

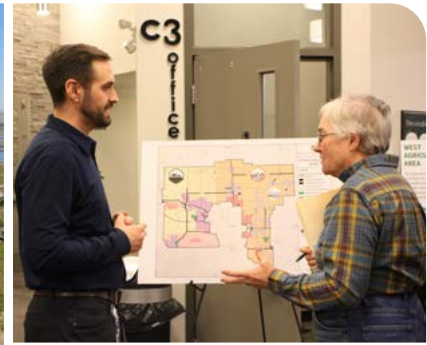
- » Addition of the Culture, Tourism, and Hospitality policies to provide policy guidance and certainty to businesses that do not primarily support or involve agriculture but tend to locate in agricultural areas of the County. These policies outline a set of criteria that include approval of an ASP or master site development plan, at the discretion of the County. Considerations regarding impact to adjacent agricultural lands and alignment with the County’s Servicing Standards are also required.
- » Addition of an Action Item to review the MDP’s Agricultural policies within two years of the MDP’s approval to ensure desired outcomes are being achieved and any potential unintended outcomes are addressed.
- » Amendment of the minimum parcel size for First Farmstead Out and Second Farmstead Out parcels from 0.8 hectares (1.98 acres) to 1.6 hectares (3.95 acres) to maintain alignment with the current minimum parcel size of First Parcel Out policies in the County Plan.
- » Second Farmstead out better defined to reflect the need for flexibility for existing agricultural operations, while maintaining agriculture as the primary use on the balance of the lands.
- » Additional clarity on the criteria evaluated to deem lands unsuitable for agricultural production, which includes factors such as soil quality, topography, and natural features or physical constraints.
- » Definitions for “agri-business”, “agri-tourism”, and “value-added agriculture” have been developed in alignment with the Agriculture Master Plan. The definitions are broad by design, as the agricultural economy is diverse, integrated, and spans various scales and sectors. The MDP supports the continued growth of the agricultural economy, while seeking to limit fragmentation and protect agricultural lands.

How your input was used *continued...*

- » Additional clarity on the roles and responsibilities of the Government of Alberta and the Municipality when approving applications for confined feeding lots.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » First Farmstead Out and Second Farmstead Out policies balance the desire for flexible housing options to support multi-generational farming families with additional criteria regarding maximum parcel size (20 acres combined), location on the quarter, and consideration for the *Agricultural Boundary Design Guidelines*. These policies were developed in alignment with the Agriculture Master Plan and are supported by the agricultural producers and operators that participated in development of that plan.
- » The Diversified Agricultural Operations policies allow for the subdivision of an existing agricultural operation that has been operating on the parcel for at least three years. These policies replace the New or Distinct Agricultural policies from the *County Plan*, which have been criticized for permitting the subdivision of agricultural lands to facilitate a new agricultural business, many of which never occurred or were not sustainable over the long term.



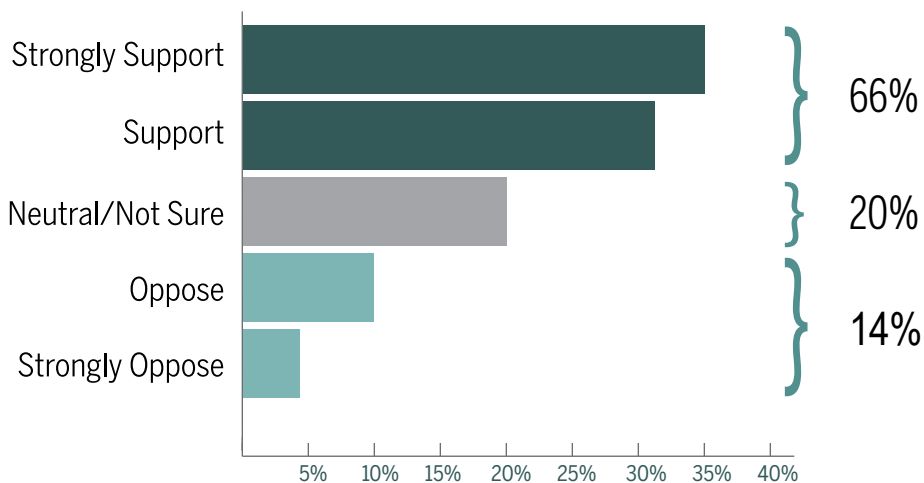
3.4 Environment

In earlier engagement, the importance of preserving the natural environment and protecting natural systems were identified as priorities. The MDP aims to achieve this through focused growth and minimizing impacts from development. The Environment Section focuses on minimizing land disturbance, preserving Environmental Areas, and ensuring development best practices.

The Stage 3 Engagement survey asked respondents to rate their level of support for the MDP's approach to Environment, ranging from 'strongly support' to 'strongly oppose'.

Question: Do you support the approach of the Environmental Section?

Answered: 128



The majority of survey respondents, 66%, support the draft MDP's Environment policies, with 14% opposed.

These results provide confidence that the proposed Environment policies support the vision, objectives, and outcomes of the MDP and the broader community.

To understand some of the key issues that remained a concern for the public, the survey asked respondents to provide additional feedback on the Environment policies, allowing for open-ended responses to provide sufficient detail.

Question: Do you have any additional feedback on the Environment section?**Answered: 49**

Open-ended responses have been summarized into the following general themes:

- » Support for stronger environmental protection, particularly in relation to agriculture, water, wildlife corridors, and natural heritage. Residents view environmental stewardship as vital to Rocky View County's rural identity.
- » Concern that current and future development is proceeding at the expense of environmental protection—requests for stronger policy language.
- » Specific environmental concerns include stormwater management, industrial uses, and insufficient safeguards for environmental protection in East Rocky View.
- » Requests for clearer environmental goals and the public release of tools like the ecological network map and environmental impact studies.
- » Opportunity to expand on the County's role versus the Province's in environmental policy, regulation, and mitigation.
- » Clearer definitions of terms.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

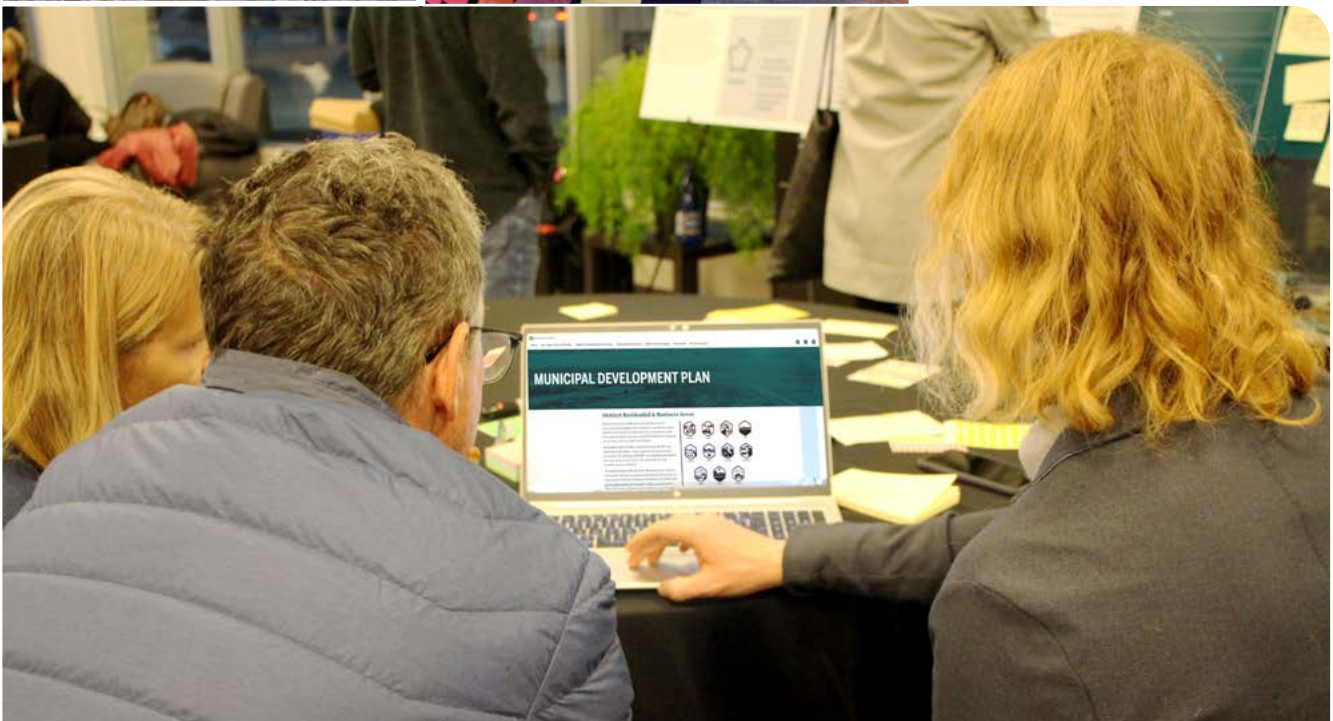
- » Addition of key language and terms that strengthen the County's commitment to environmental stewardship of water, grasslands, agricultural land, and wildlife habitats.
- » Addition of key language that recognizes the impacts of development on our natural environment and the County's commitment to supporting development decisions that minimize adverse impacts to our environment.
- » Additional clarity on the roles and responsibilities of the Government of Alberta and the County when reviewing development applications and their impact on the environment.
- » Addition of a policy clarifying that all development shall align with environmental provincial legislation and policy, including a list of relevant Acts.
- » Addition of a groundwater policy section, which includes key language stating groundwater use for new development shall not exceed carrying capacity, mitigate impacts to groundwater recharge areas, and development shall adhere to provincial groundwater testing requirements.

How your input was used *continued*...

- » Addition of an Environmental Design and Construction Practices section, which includes key language stating new development shall follow environmental best practices, should preserve intact natural areas and wildlife habitat, and should implement land conservation strategies.
- » Several policy amendments that strengthen language by changing “should” statements to “shall” statements where possible.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Environmental stewardship is a shared responsibility between landowners, the County, and the Government of Alberta. The policies of the Environment section of the MDP direct development to adhere to Provincial legislation and County policy to ensure environmental impacts are appropriately mitigated.

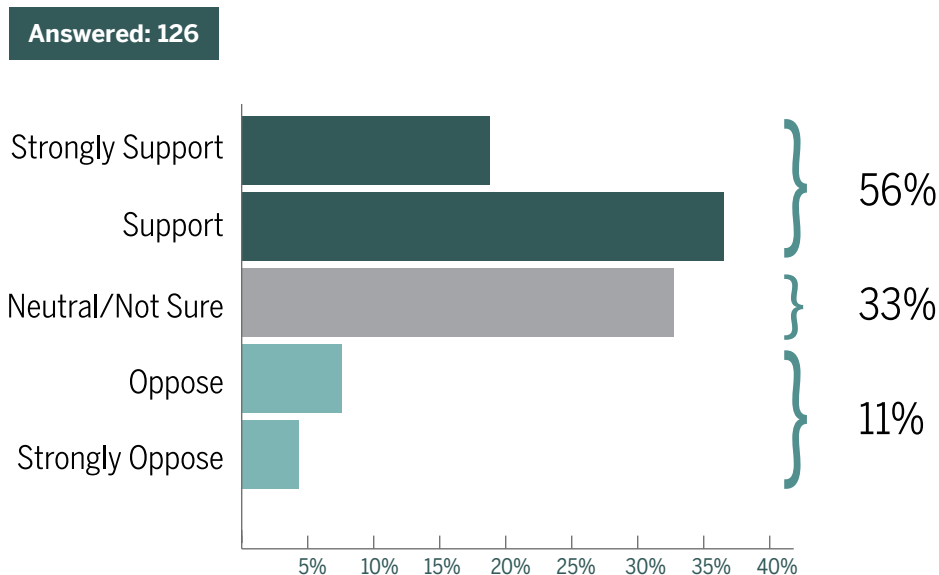


3.5 Institutional and Community Uses

In earlier engagement, the public expressed concerns regarding the appropriate location of institutional and community uses. The Institutional and Community Uses Section reflects this feedback by directing Institutional and Community Uses to areas that have piped services, minimize land use conflict, and result in efficient use of infrastructure.

The Stage 3 Engagement survey asked respondents to rate their level of support for the MDP's approach to Institutional and Community Uses, ranging from 'strongly support' to 'strongly oppose'.

Question: Do you support the approach of the Institutional and Community Section?



The majority of survey respondents, 56%, support the draft MDP's Institutional and Community use policies, with 11% opposed.

These results provide confidence that the proposed Institutional and Community Use policies support the vision, objectives, and outcomes of the MDP and the broader community.

To understand some of the key issues that remained a concern for the public, the survey asked respondents to provide additional feedback on the Institutional and Community Use policies, allowing for open-ended responses to provide sufficient detail.

Question: Do you have any additional feedback on the institutional and community uses section?**Answered: 27**

Open-ended responses have been summarized into the following general themes:

- » Support for Institutional and Community Uses that directly benefit the local area, provided appropriate buffers between uses and infrastructure are in place.
- » Concerns were raised about Institutional development in agricultural policy areas, and requests for clarity on what uses are permitted and how “agricultural areas” differ from “agricultural lands.”
- » Some respondents felt recreation should be covered in this section, with mixed perspectives on recreational amenities; some respondents support more facilities throughout the County, while others feel these should be strictly located within designated Growth Areas.
- » Opposition to introducing Institutional or Community Uses that may disrupt rural character.
- » Requests for clearer definitions.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

The survey revealed a majority in support of the approach to Institutional and Community Uses. Open-ended feedback suggests support for the approach of directing Institutional and Community uses to areas that meet the greatest number of residents’ needs and should be located within Growth Hamlets. Feedback also suggests the need to review the section for opportunities to add clarity regarding the intent of the section’s approach.

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

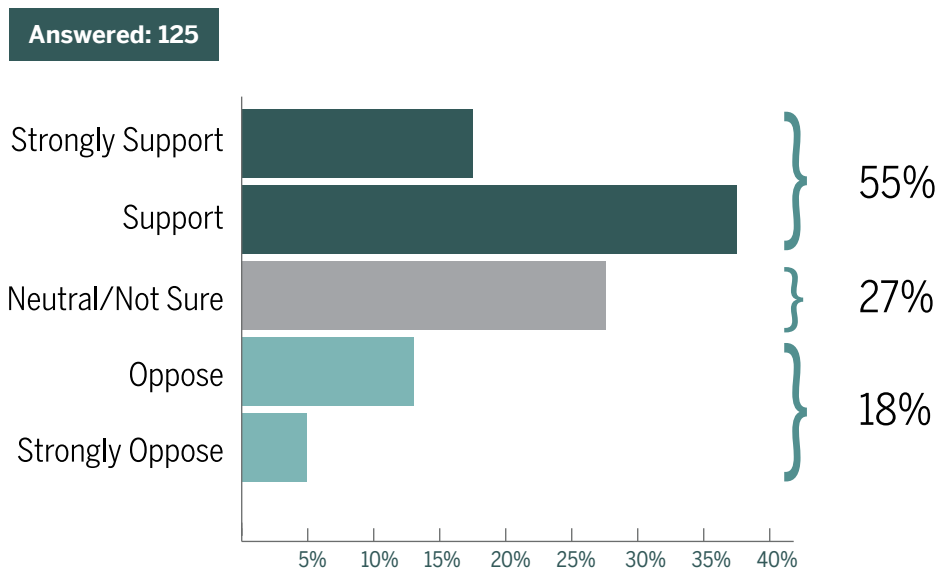
- » Institutional and Community uses are directed to Growth Hamlets where they can best serve the broader community as Growth Hamlets have higher populations and the built infrastructure to support these uses, thus mitigating impacts to incompatible uses, such as agriculture.
- » The Definitions section of the MDP includes definitions on agricultural areas, agricultural lands, and Institutional and Community Uses. Agricultural areas include areas not guided by an ASP, conceptual scheme, or master site development plan. Agricultural lands maintain agriculture as their primary use and have limited development.
- » While Institutional and Community Uses are typically best suited for Growth Hamlets or serviced areas, it is important to account for situations where the use is appropriate or beneficial to the agricultural area. The MDP provides criteria for instances where an Institutional or Community Use is proposed in agricultural areas to ensure impacts are mitigated and the uses benefit the local residents.
- » Recreation is covered in Section 14: Parks, Pathways, and Recreation. This section supports active and passive recreation, as well as policies on collaborating with other groups to develop and maintain recreation. Recreation in the County is also guided through the *Recreation and Parks Master Plan*; the Recreation Needs Assessment; and the *Community Recreation Off-Site Levy Bylaw*.

3.6 Natural Resources and Energy Development

In earlier engagement, the public highlighted the need to minimize impacts from renewable energy and natural resource extraction projects on the surrounding communities. The County has limits in how we can control and guide natural resource and energy development beyond Government of Alberta and Government of Canada legislation and regulations. However, the draft MDP aims to support natural resource and energy development projects in areas that minimize land use conflicts and ensure compatibility with existing communities, mitigation of negative impacts, and reclamation.

The Stage 3 Engagement survey asked respondents to rate their level of support for the MDP's approach to Natural Resources and Energy Development, ranging from 'strongly support' to 'strongly oppose'.

Question: Do you support the approach of the Natural Resource and Energy Development section?



To understand some of the key issues that remained a concern for the public, the survey asked respondents to provide additional feedback on the Natural Resources and Energy Development policies, allowing for open-ended responses to provide sufficient detail.

Do you have any additional feedback on the natural resource and energy development section?**Answered: 24**

The majority of survey respondents, 55%, support the Natural Resource and Energy Development policies, with 18% opposed.

Open-ended responses have been summarized into the following general themes:

- » Respondents strongly support protecting Rocky View County's natural resources, environmental features, and watersheds, and call for clearer policy language.
- » Aggregate resource (gravel) extraction remains highly contentious, especially near residential areas, with repeated concerns about the environment, public health, and road impacts.
- » Respondents supported the approach for reclamation of the land used for natural resource extraction to its highest and best use.
- » Respondents had mixed views on the roles and responsibilities of the different layers of government.
- » Mixed views emerged on renewable energy projects (e.g., solar, wind), with concerns about impacts on wildlife, landscape, and energy reliability; some support was voiced for rebates and incentives to pursue renewables.
- » A call was made for transparency around Indigenous consultation and engagement, asking to clarify how Indigenous communities will be included in the MDP drafting process.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

The survey revealed a majority in support of the approach to Natural Resource and Energy Development policies. Open-ended feedback suggests support for adding clarity around the regulatory responsibilities between the different government bodies and First Nations. The Aggregate Resource Plan is currently under review and, should it be approved, the policies will be added to the MDP.

Public feedback informed the following amendments to the draft MDP document:

- » Replacement of the section's overview to add further details on the topic and explain the roles and responsibilities of the Government of Alberta and the County.
- » Strengthened the policy language by changing "should" to "shall" regarding new natural resource extraction projects to minimize impact on existing residents, adjacent land uses, and the environment, as well as for energy production projects avoiding productive agricultural lands.
- » Revised the requirements of resource extraction projects and Environmental Areas by changing it from applying to projects "within" to "within 100m of" Environmental Areas.
- » Revised the draft MDP to carry forward the aggregate extraction policies from the current *County Plan* until such time the proposed Aggregate Resource Plan (ARP) project is approved.

How your input was used *continued*...

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » The aggregate extraction policies are currently under review through the ARP project and will be updated in the MDP pending the ARP project outcomes, which are scheduled for Council on July 15, 2025. These policies address transportation, proximity to residential areas, oil and gas, and application requirements (including technical studies).
- » Renewable energy projects are encouraged to co-locate with industrial and commercial uses to mitigate impacts with incompatible uses, such as residential and agriculture. These projects are required to include industry best practice setbacks to protect Environmental Areas, reduce visual and noise intrusion, and mitigate other negative impacts.
- » As part of the MDP engagement process, neighbouring municipalities, Indigenous Nations, and Métis Nations are circulated the draft MDP for review and comment. There are also opportunities to meet with the project team through workshops and meetings.



3.7 General Feedback

At the conclusion of the survey, respondents were able to provide general comments and feedback about the overall draft MDP.

Question: Do you have any general feedback on the overall draft MDP?

Answered: 46

Open-ended comments were received and have been summarized into common themes below:

- » The MDP is generally well-received, with recognition that it is forward-looking and easy to understand—but respondents emphasize the need for added clarity in some areas.
- » Multiple respondents requested stronger policy language.
- » Respondents voiced strong support for preserving rural character and agricultural lands, with mixed views on policies that provide opportunities for agricultural subdivision and redesignation due to concerns of fragmentation.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

Public feedback informed the following amendments to the draft MDP document:

- » Added clarity through revisions to section overviews, definitions, maps, and the Table of Contents.
- » Several policy amendments have been made to strengthen the language by converting “should” statements to “shall” statements where appropriate.
- » Specific community priorities and concerns are captured in the Distinct Area Profiles, which inform future planning through the ASPs and other local documents. Future development must contribute to the unique community vision, priorities, and needs of each community.
- » Fulton Industrial Park added as a Distinct Area Profile in Appendix A and added to Map 2: Distinct Areas.
- » Revisions were made to the agricultural policies where possible (as per 3.3).

3.8 Open House General Feedback

At the in-person open houses, attendees were invited to add a sticky note to a display board to give general feedback about the draft MDP.

Question: Do you have any general feedback on the overall draft MDP?

Answered: 46

Open-ended comments were received and have been summarized into common themes below:

- » Strong support for preserving rural character, including enhancing environmental protections in the region.
- » Residents voiced support for monitoring transportation changes because of increased commercial and residential development to the area and are interested in alternative modes of transportation such as cycling.
- » Essential servicing, such as water and wastewater, was highlighted as essential for development, including emergency management servicing.
- » Residents are supportive of adding additional recreational opportunities within the County.
- » Business Hubs received mixed feedback; some residents recognize the strategic and economic opportunities associated with Business Hubs, whereas others would prefer keeping current hubs and not expanding areas, citing traffic and congestion concerns.

All verbatim responses have been included in Appendix A and Appendix B of this report.

How your input was used

A number of concerns raised throughout engagement have been addressed through the following planning requirements, objectives, policies, and standards:

- » Specific community priorities and concerns are captured in the Distinct Area Profiles, which inform future planning through the ASPs and other local documents. Future development must contribute to the unique vision, priorities, and needs of each community.
- » Recreation is covered in Section 14: Parks, Pathways, and Recreation. This section supports active and passive recreation, as well as policies on collaborating with other groups to develop and maintain recreation. Recreation in the County is also guided through the *Recreation and Parks Master Plan*; the Recreation Needs Assessment; and the *Community Recreation Off-Site Levy Bylaw*.
- » Amendments to the description, objectives, and definition of Business Hubs. In response to feedback, there are now only two types of Business Hubs: Regional Business Hubs and Highway Business Hub, and they must be planned through an ASP.
- » Focusing growth into identified areas enables efficient services and infrastructure use. The identified areas have existing capacity to handle the impacts from development regarding transportation and services. Transportation and municipal servicing policies are included throughout the MDP, in addition to references to the County's *Servicing Standards* where further detail is needed.

4.0 Next Steps

4.1. Stage 3 Engagement

The results of public input gathered from Stage 3 of the engagement process has been used by the project team to help draft the finalized version of the draft MDP.

The finalized draft MDP will be presented at a public hearing, where the public will have another opportunity to voice their perspectives on the finalized draft. The revised draft MDP will be presented to Council for consideration and approval on July 10, 2025.

4.2. Stay Informed

Project information will be updated on the MDP's [YourView webpage engagement webpage](#). The revised draft MDP based on Stage 3 of the engagement process is also available. For information about the public meeting and how to participate, information is available on the County's Your View engagement webpage. Those wanting email updates about the MDP project can sign up via the project webpage using their preferred email address.



Appendix A: Online Survey Open-Ended Comments

Do you have any additional feedback on the approach to Managing Growth?	36
What would you like the County to consider in Section 6.0 - Growth Hamlets?	41
What would you like the County to consider in Section 7.0 - Employment Areas?	43
What would you like the County to consider in 8.0 - Country Residential Communities?	45
What would you like the County to consider in 9.0 - Hamlets?	51
What would you like the County to consider in 10.0 - Business Hubs?	52
Do you have any additional feedback on the 'building communities section?	54
Do you have any feedback on the Agriculture Section?	57
Do you have any feedback on the Environment Section?	61
Do you have any additional feedback on the Institutional and Community Uses Section?	65
Do you have any additional feedback on the Natural Resources and Energy Development Section?	67
Do you have any additional feedback on the overall draft of the MDP that was not reflected in the questions above?	71

Do you have any additional feedback on the approach to Managing Growth?

More housing is needed in Bragg Creek, especially condos/apartments.

Restrict Harmony so that it does not "join" Calgary in area.

Maintain a green corridor (1km wide) along the TC hwy.

I like that the growth is centered on the surrounding Calgary area and the county is keeping the agricultural lands agricultural.

Keep country - country. Protect and conserve farmland for grazing and cereal grains + hay. No more acreages wasting land that contributes to food production.

2 acre minimum.

I really appreciate the attention to protecting Agricultural Land has received in the draft MDP. However, if there are applications submitted that the County thinks they need to be 'flexible and supportive' towards because its a new economic opportunity that is outside of an identified growth area, then it is very likely we will see the flood gates open of other land owners in the agricultural community who will want to subdivide and rezone their land as well. The attitude is: if they can do it then so can I. It's all about money for some folks. Allowing a loophole that states the County will be 'flexible and supportive' towards development outside of an identified growth area is a basically opening the door to incompatible and inappropriate applications to come forward in Agricultural Communities. Every applicant will sell their idea as the next greatest economic opportunity that has emerged in the county's history. Growth is good, but only in areas that have the infrastructure and services needed for such growth. If the County wants to be 'flexible and supportive' to ideas, then that's fantastic, but I would like to suggest it not be on a public document so that those Applicants who will try to push the envelope and manipulate the system won't see it and take full advantage of it. Additionally, I would like to point out that this a loop hole and it contradicts the MDP policies throughout the document, including Vision and Goals 1, 2, and 3

Growth should be focused only in identified growth areas. I am strongly opposed to growth in yet to be identified Business Hubs. That would essentially permit development anywhere, as the Business Hubs are not yet identified.

Growth should be focused only in the identified growth areas.

I am strongly opposed to growth in yet to be identified Business Hubs. That would essentially permit development anywhere as the Business Hubs are not identified.

Managing growth needs to be balanced with providing opportunities

Support while ensuring 2 acre parcels in country residential, even when clustered

The size of the county needs review, it is too large an area to properly serve the needs of all residents. There are some communities for example which have less in common with other communities in Rocky View and more in common with the city (ie: Springbank and Bearspaw). Beyond general road maintenance and cleaning, which is poorly managed, I don't feel as a resident I receive any value for my taxes paid. For example, the ring road is complete, but the county has yet to finish the landscaping within the small traffic circle at 17th Ave and Lower Springbank Road.

You are simply trying to implement smart cities per the UN sustainable agenda and calling it by another name...smoke and mirrors.

██████████ is a ██████████ energy infrastructure company headquartered in ██████████. The company is engaged in the transportation, processing, and storage of energy products across Western Canada and its operations include pipeline systems, a petrochemical plant, and natural gas liquids extraction facilities, including the ██████████ in Rocky View County.

We support the County's overall direction in managing growth through a coordinated and infrastructure-supported framework. As a long-standing operator of critical infrastructure in the region, we encourage continued alignment between growth management policies and existing energy assets, transportation corridors, and utility networks. A flexible, regionally responsive approach will help ensure the County remains well-positioned to accommodate both established and emerging forms of investment, including energy transition infrastructure and digital industries.

Throughout this submission, we offer additional feedback on several key areas of the draft MDP, including Business Hubs, Environmental Policies, and the Natural Resource and Energy Development section. Our comments focus on maintaining jurisdictional clarity, promoting regulatory efficiency, and ensuring that long-standing infrastructure such as the [REDACTED] is recognized and supported within the County's long-term planning framework. We appreciate the opportunity to engage in this process and look forward to continued collaboration as the MDP evolves.

"The MDP supports development within established Country Residential Communities and Hamlets". Why in the world are you saying this? Do you think we moved out here to see more development? For goodness sakes, just stop. My god you people.

Bragg Creek should not be defined or treated as a Growth Hamlet for various reasons, including limited space, water license, wildfire risk, riverine flooding risk, lack of emergency egress (only 1 bridge), wildlife-human encounters, garbage/waste issues, stormwater management risk (increased impermeability), impacts to surrounding natural areas, habitat, biodiversity, resources and ecological functions, among other considerations. Densification and growth objectives are more suitable for areas like Langdon, Conrich, West Balzac, and other areas per the above growth map, that do not experience these pressures and are not impacted by these risks. Growth and development in Bragg Creek can be more effectively planned and delivered via the site-specific auspices of the (upcoming) ASP.

No new gravel pits in Bearspaw.

Growth should be restricted to non-agricultural areas such as Balzac and Langdon. New business development in predominantly residential or agricultural areas should not be allowed.

Very concerned about Cluster Residential and the ease at which parcels smaller than 2 acres can be applied for by developers!

We all live here because of the greenspace. Maintain minimum 2 acre lots and careful where retail/business go - they should only be in current high traffic areas.

Difficult to have MEANINGFUL plan when such distinct differences in communities, Chestermere vs. Cochrane for example maybe only thing in common is that they both start with letter C??

The plan is required, and I don't have a problem with it. My concern is at the ground level of how it is implemented.

Levies must be incorporated to manage the cost of servicing and maintenance

Seems very restrictive. If development helps with tax revenue, why not expand to other areas? Manage the load on municipalities by creating HOAs in the new communities? Seems like RVC needs to start thinking outside the box or may be have more farmers on your boards that create these documents

I'm confused as to why Glenbow Ranch is designated "hamlet" - certainly it should not be developed residential or commercial in any way beyond the facilities that are currently in place.

Where did this come from?

I completely DISAGREE with Business Hubs growing organically outside of Growth Areas.

These hubs would destroy the country residential/ agricultural way of life by creating unnecessary traffic in otherwise quiet areas. They belong in East Balzac, Omni, Conrich, Janet, Prairie Gateway where the transportation systems are built to accommodate the traffic that business hubs will generate.

AGRIBUSINESS - Most respondents want agri-business to be "adjacent to existing business areas" and "near transportation corridors and intersections". Don't start putting such business on the farms or ranches.

Second Parcel Out? WHY? This also didn't show up in any of the engagement sessions so why is it here? 59% of respondents say NO to further subdivision of fragmented quarters.

I would like to know how all of this impacts each member financially and how much our taxes will increase. If taxes increase, I am opposed.

Keep the country residential low density.

Everybody pays taxes in this County and yet the East sections of Rocky View get stuck with all of the industrial and commercial developments while West Rocky View gets all the country residential and community services, recreational opportunities.

I feel that the County is very large and limiting Growth to only a few areas is not well thought out

All natural, an economic opportunity can not be foreseen.

Look at ways of blending the country residential more with the natural environment. Having 2 acres of manicured lawn provides no environmental benefits and are more likely destructive to the environment and habitat.

Not all rural areas with natural beauty want "growth" which Rocky view county sees as high density housing development opportunities. Why on earth would townhomes and duplexes be thrust into the middle of land developed with mature acreages and single family homes and natural wetlands/animal corridors. Just the greed of developers would create high density subdivisions in the middle of acreage land at Cochrane Lake.

We live in Springbank and chose country residential.

We would like it to stay that way.

And for lots continue to be acreages rather than city sized lots.

I would like more communication and updates on Balzac West, including initiating investment opportunities by paving range road 12. Balzac west should also have better planning for future LRT coming from City of Calgary to ensure it doesn't just go around the entire ASP but through it to accommodate growth and connectivity.

No gravel pits near residential.

I wish there were more growth areas on the West side of Rocky View. As a [REDACTED] business owner, having a business cluster/growth area on the West side of Rocky View would support our growth. Even Calgary's West side is mostly residential, with very little business clusters, you'd think Rocky View would see that as a weakness and pivot that into an advantage to build up business hubs. Examples of recent challenges, I can't find a garbage removal company that will come out to our business because it's too far from Calgary (only 10 minutes away and only 5 minutes away from [REDACTED]). Internet service research took more than 8 hours to find only 2 options, and we're still testing its reliability. If there were more businesses in the area, those kinds of resources businesses need to run, there would be a better network to access.

I think not diversifying with more growth areas in the West is a long term mistake.

Growth is being managed with little or no enforcement. Agricultural land is slowly being taken over by "industrial storage yards" that are an eyesore and environmentally risky. Country residential areas are rapidly becoming mechanic's dumping grounds, vehicle parking lots and businesses with little or no concern for the neighbours. Stronger penalties for non-compliance, stop work orders that stick and strict development permitting rules should be considered in the new plan. Bylaw officers should not be tasked with "after the fact" enforcement.

I would like larger parcels for country residential. 5 acres, not 2.

County should involve with the Springbank Airport and make sure they abide the law regarding flying over residential areas, which currently they don't respect these laws!

With the growth of the communities in the rural areas & hamlets, the rush to build higher density housing is a logical choice if not in my opinion the correct one. Higher density housing brings with it increased traffic, and although I'm sure in the plan there is an option to bring public transit to these areas to service the increased population, I fail to see how it can be ran successfully. The Town of Cochrane has been attempting to run their Colt buses for a number of years now, however fit is still a poor imitation of what public transit should be. If trying to incorporate the Cochrane Lake hamlet into this transit system it will increase strain on what is already a very weak service.

Ensure services are in place prior to development.

Yes, we should be building out the 'North of Cochrane' area - between Range Road 43 and Highway 2A. The water / wastewater infrastructure exists - Heartland and Heritage Hills are building out at a very rapid pace.

Transportation infrastructure needs to be in place before or during growth, not years later.

Am against business growth in our area of Springbank as we moved here for rural living not to be in the middle of outlet malls, gas stations, and other retail.

I fully support the responsible management of growth within the county. At the same time, I believe there is significant value in developing a smaller-scale retirement community. Such a project would not only meet the growing needs of our aging population but also contribute positively to the county's economic stability and social diversity. A well-planned retirement community can bring long-term benefits by attracting residents who are financially stable, supporting local businesses, and fostering inclusive development that reflects the evolving demographics of our region.

Could you please take out the railway through Langdon, it has not been there in years, at least 20. I am concerned that we just allow industry, and developers do whatever they want to increase income.

I believe that growth is inevitable, and that the County has developed a reasonable plan to manage this. However, growth should error on the side of low density as opposed to high density given it is the lower density characteristics that make the county what it is and is the reason people have chosen to settle down there.

Managing growth must include proper roads that can handle the growth. Should be in place first.

Why is there no discussion regarding growth in the agricultural regions? I would like to see discussion regarding limited development of agricultural land tracts.

I think the focus should be solely on upgrading infrastructure (most importantly - roads). I realize that involves the involvement of the province, but MAKE it happen. Not one more house or business should be added to Langdon until Glenmore Tr., 22x, 17 Ave, and Hwy 797 are twinned. The province has actually recommended tripling Glenmore Tr. for years.

In my way of thinking, the city still has communities that can grow and expand, they do not have to expand into the county especially Springbank and Bearspaw. There should be little growth out of the city as the megapolis that is Calgary already has the biggest footprint of any city in North America. Continued densification should be inside the city now - not outside the city.

I do not want to see Bottrell be developed in any way to include country residential. All areas around it are agricultural lands. More housing and businesses are not needed. People who live in the country already know that they have to travel for services and are obviously okay with that.

Clearly it makes sense to steer growth appropriately so there is a uniform direction forward. Our concerns are that Delacour and its surrounding area, and other areas that are not identified in the legend above, are easily exploited into commercial/industrial areas through inconsistent land-use bylaw approvals and landowners with poor intentions. There are innumerable properties seeking to benefit from the industrial momentum in the Conrich area, which are not in permitted areas. It feels there is a hesitation to clearly articulate and enforce those areas outside of the designated 'Employment Areas,' cannot operate industrial operations, and there is a willingness to approve random Type 2 Discretionary land-use applications that do not conform with the profile of this area. It is incredible how many automobile-related businesses are literally immediate neighbours to residential owners on agricultural properties. These bring constant traffic, unsightly properties, and unusual activity/behaviours.

So while we support the approach to managing growth, we are very hopeful that in its planning, RVC will also preserve the broad area around Delacour so it does not continue to decline due to bad actors and the County's willingness to approve B-LWK and Discretionary Type 2 industrial operations.

Appropriate services need to be built and supported at the same time. Why buy a house in RVC if there's nothing to do? Recreation and culture need to be improved, especially in the Balzac area.

You don't care about your residents east of Chestermere unless it's tax time.

I believe areas that our rural/acreage type areas need to stay as such. The desire for developers to propose developments with high density in the rural areas is off base and will ruin the feel of some rural areas. If developments are to be approved, I feel they should match the style of development to the area it is going into. For example, the high density, multi family community planned off of Cochrane Lake road in my opinion is the wrong approach. If they want to develop the area with a big lot/ acreage feel, then it would fit the look and feel of the existing community/homes.

Please ensure secondary roads aren't used for the increased traffic

The concept is clear. The detail of what impact it has on the County is unclear to me.

Future growth must include input from the areas surrounding potential new economic opportunities

Make sure existing ASP's are built out first before proceeding with further development. For example, Langdon has 20 years of planned land within the existing ASP, there's no need to expand at this time. Expansions need to be done when areas are near build out and it can be better determined what kind of expansion is needed and what infrastructure is needed to support it.

I support this as long as it is not "written in stone" and there is room for discussion and negotiation.

We moved out here for the rural lifestyle. I do not want to see housing closer than 4 acre spacing

I support the development of the areas shown. However, it leaves EVERYONE else out of development possibilities.

This new plan NEEDS to have an options for the 80% of landowners that are out of the development areas and the growth areas.

You cannot just freeze them out of development options as if they are the black sheep of the family!

Where are the options for all those landowners that are outside of either the "Growth Areas" or the "Hamlets" or the "Approved ASP Areas" ???? It seems very unfair to me. What if you were one of these landowners?

Just my thoughts

Thanks

[REDACTED]

[REDACTED]

What would you like the County to consider in Section 6.0 - Growth Hamlets?

Unclear how article 6.8 would apply to Bragg Creek, sufficiently off the beaten path from anything resembling transit-ready infrastructure, unless that would consider a shuttle bus or regional bus link such as in Diamond Valley.

6.1.e and 6.2 and 6.3 all appear to omit any seniors-specific housing or aging-in-place infrastructure. This is a critical component of any housing strategy, please do not overlook this in the face of affordable housing and a huge retirement boom - this demographic needs appropriate housing solutions, in their community.

Sustainable development objectives and environmental considerations/protections are completely absent from this Section. This does not demonstrate the progressive and necessary thinking of a modern municipality. At least link some objective around sustainable development and ecological function/integrity back to Section 12, although the wording and direction there is so general and non-binding as to be effectively useless.

Do not have mixed use, high density, smart city, blanket rezoning style communities.

The infrastructure and the impact on surrounding residents.

Bragg Creek could use support to develop more overnight options, tourism opportunities not just retail. more public meeting spaces, overnight camping, day camping.

For Page 28 5.0 Managing Growth

Redefine "Development" versus "Growth"

Development – "building out" (?) Is that in area/land spread or expansion within an area?

Growth – "increase in intensity of development" (?) Is that more within existing area or is it expanding the land to be developed?

Page 26 - Cochrane Lake is a hamlet community built around a central lake, transitioning to country residential development set within a natural landscape.

Page 26 - Cochrane Lake is not a growth hamlet !! As per your list. (Not a growth area either).

Page 31 - Please read your own definition of a hamlet, neighbourhood "C" is not a fit for this area, despite developers getting "build out as approved" put in this document.

More housing like apartments/condos.

While the general framework as outlined in the MDP seems reasonable, there is a real risk that the growth hamlets will lose their character despite policies about achieving balance between growth and development and maintaining community identity and character. In my opinion, it seems the county is more focused on the development aspect and will not limit residential, commercial and industrial development. As a result, the growth hamlets will just become another suburb of Calgary.

Growth needs to be allowed at the pace that needed infrastructure that can support that growth is affordable for existing residents, developers and new owners. is there water, roads, emergency resources, waster water services, schools and does this growth protect the environmental integrity and quality of life for a healthy community. Growth that happens without the infrastructure and planning needed to adequately serve the community will lead to degradation, frustration and stress for all involved.

Apartment buildings do not belong anywhere in the County. Row housing and townhouses should be more than adequate to provide the higher density housing in the Growth Hamlets. Also, condominiums aren't a type of housing, they are a legal form of ownership and can apply to just about any type of housing.

Why restrict growth to only these areas? Look at the map and all the area to the East + North (West) of Airdrie. It's so vast and no growth opportunities??? There is a lot of Ag-zoned land that is not suitable for agriculture, so why not establish rural communities or clusters in those areas? If developers are willing to pay, why stop them especially if they can create jobs.

Support of the existing community surrounding all growth hamlet

Growth Hamlets are great, however believe the population density should be minimized (i.e. minimize the high density developments typically seen in cities). Keep our small town charm!

Communications, Water, Sewer Transportation

Bragg Creek is already at capacity. Rocky View does not need to look at increasing the population just so that they can increase the tax revenues. The reason people visit Bragg is because it is a sleepy tourist hamlet. It is not another Canmore.

Keeping Langdon's population under 10,000 and respecting the rural-feel of its community.

I do not want to see Bottrell be developed in any way to include country residential. All areas around it are agricultural lands. More housing and businesses are not needed. People who live in the country already know that they have to travel for services and are obviously okay with that.

Please remove "Bragg Creek" from the idea of a "growth hamlet", let it please retain its rural characteristics and remain a residential rural community within nature, far from the city, away from noise and hustle, with single family homes small or large, but No townhouses, apartments or row houses, light industrial areas?? these do not belong here, nor do parks etc., the natural nature surrounding us is already here and does not need more signs and fencing in! And wildlife who live here are sufficient as is. No need to be urbanized any further, it's already far too much and impossible for local residents to collect mail because of the influx of weekend traffic cluttering the parking lots disturbing the whole concept of a rural hamlet. Please make sure Bragg Creek remains solely a country residential community and not a growth Community, it is already overcrowded! and it's characteristics changing, this is a place to safeguard as unique and as is! No further subdivision of lands or lots! No to further high intensity development, it will destroy the whole characteristics of this area and the simplicity of its lifestyle. No further mixed use development

I have no issues with the growth hamlets but I think we need to start thinking about the residents of East Rockyview. There will be no rural entity in these areas soon. The hamlets are all being surrounded by industry the way it seems to be going.

Schools, police, fire, garbage, health services, - growth is limited by infrastructure

Attract more commercial business to open groceries stores and restaurants.

The county should expedite the development of Balzac West Growth Hamlet. The growth of Airdrie is a clear indication that there is high demand for suburban developments that are well connected to surrounding business areas and have easy transportation connections to the city of Calgary. The Balzac West ASP should be updated to the current state of the housing and infrastructure need of Calgary CMA population need. Most importantly Balzac West landowners should be engaged to see what opportunities there are for the area beyond housing including community spaces and year round gathering spaces. The crossroads planned in 2008 in the ASP should be focused on today as an area of economic opportunity for community, and one that can be an anchor to ignite residential development in the area.

Great idea to consolidate development to certain areas.

Accountability and transparency for every project

Proper services must be put into the hamlets for growth

Major issues are with access to water, both storm and sanitary sewer disposal. Where is the water for all the development around Cochrane lakes coming from? Do we have the license to with draw the water from the Bow? Do we have the facilities to treat the water? The other issue is access to the developments. Imaginary access onto Highway 22 on plans does not mean it will happen. These issues have to be completely approved by the province before development even starts not after development has started.

The County needs to properly address the current lack of infrastructure to support the level of growth suggested especially for the Cochrane Lake area. Further if municipal services are being developed then those services need to be offered to the current residents of Cochrane Lake and area who pay county taxes for zero service

Make sure they carry their tax burden

What would you like the County to consider in Section 7.0 - Employment Areas?

Support of the existing community surrounding all employment opportunities

Again, the employment areas are acceptable but we need some standards in terms of appearance, road development and landscaping around these sites. We are becoming one ugly container yard on the whole east side of the county.

Balance with the existing areas in calgary and Cochrane etc.

Accountability and transparency for every project

They carry their tax burden and make certain well done landscaping to blend into the areas.

Keep them separate from residential

Ensure employment areas stay as per current map. There will be enough employment opportunities for our small community with growth at Hwy 1 and RR 33

How would the County ensure the new development is "considerate" to the impacts it would have on an Agricultural community when there is an incompatible development in the community? They are nice words on paper, but how will it be enforced or managed?

Keep within internal growth areas and good transportation corridors and housing.

Page 40 - The area around Cochrane Lake (South, West, North) is a country residential community, please get administration to read this section before supporting development like neighbourhood "C".

The general framework in the MDP seems reasonable. To date, the build-out in the employment areas has been haphazard without apparent planning by the county with the result there have been adverse impacts on adjacent residents, agricultural operations and environmental areas, eg Janet, Conrich, Prairie Gateway.

In all of these employment areas there has been destruction of agricultural lands, trees, pathways, wetlands, etc. which have negatively impacted adjacent rural homeowners and farmers (eg. storage yard on one side of a rural homeowner an excavation company on the other side). This cannot be reversed. The MDP does not address these issues nor does it provide a remediation plan.

1. Right from the outset, in Section 1.0, the MDP highlights that it is the top-level planning document for the County and the ASP is a subordinate document. While saying future development should align to adopted ASPs, it goes on to say that future development should advance the development priorities and preferred business sectors in the Distinct Area Profiles. We worked long and hard in the ASP process to provide for meaningful restrictions on where business development could place and on what basis. The County Plan (that the MDP replaces) similarly contained restrictions on locating business development other than within an existing ASP which then could tailor the business use to fit the parameters of the ASP. So, two issues here – the apparent indication that notwithstanding the ASP, the future development must advance preferred business sectors, and secondly that the meaningful provisions in the County Plan for guiding business development have been watered down such that we could expect that we may see business development happening throughout the County and unconstrained by the equivocal language of the MDP.

Wording in this section is not strong enough. It only "encourages" large-scale businesses to locate in the employment areas. Why aren't all businesses at least "encouraged" to locate there? The feedback you received made it clear that residents want business growth to be focused in the areas already approved for business development. That's what the MDP needs to do. The County Plan said it "directed" business development to these areas. That is much stronger language.

The MDP notes that there is lots of space still left in the existing business ASPs, so the MDP should make it clear that is where new business development has to go.

The existing County Plan focusses on moderate growth "responsibly planned" and directs development, including business development, into approved areas. The new MDP is much more broad and open-ended, stating that, "...[T]he County must remain flexible and supportive of new economic opportunities that emerge organically outside identified growth areas and established communities." I support economic growth in Rocky View County, but such broad language will likely result in conflicts between different landowners. For instance, during the recent public feedback sessions and the Public Hearings for the Bearspaw Area Structure Plan, it was clear that residents supported growth in very specific, focussed areas and in limited size. As stated in the "Frequently Asked Questions" on the County's MDP website, it is clear that the MDP "informs" ASPs. It would follow that the MDP should therefore be compatible with the ASPs, not inconsistent.

The County Plan directs business development into identified business areas (for instance, ASPs that have commercial and/or industrial land uses.) In the MDP these are called "Employment Areas." The County Plan provided strict conditions that needed to be met to justify locating business development outside of an ASP. The MDP only "encourages" large-scale business development to locate in an ASP and introduces "business hubs" to facilitate business development in other areas.

The new MDP provides for three kinds of business "hubs." In the introduction, it suggests that these hubs should be restricted to "strategic business development" but there is nothing in the related policies that identify what types of business developments qualify as "strategic" and there is no criteria to apply. By contrast, the County Plan has policies for regional and highway business development and both were limited to specific, identified areas. The MDP has no comparable limitations. The only restriction on local business hubs is that they are to be situated in country residential developments, hamlets and rural locations. This contradicts what is in the proposed Bearspaw Area Structure Plan, for instance.

If a developer or landowner would like to create a business that would provide employment opportunities, it should be considered anywhere in the County.

What would you like the County to consider in 8.0 - Country Residential Communities?

Clustered residential is NOT country residential. What in the world makes you think otherwise? Country residential is what we move here for, 4 acre lots and no development beyond that, that is the whole point, why in the world would you think otherwise????

Please ensure that parcel sizes are maintained at no smaller than 2 acres in Springbank. This community is based on a combination of single family dwellings on a minimum acre size of 2 and agriculture. The availability of water and road ways are very limited to support higher density (cluster) housing. As it is water issues in particular are concerning with the current growth. The two lane roads, especially Lower Springbank Rd is exceptionally affected by not only vehicles but cyclists. With the winding nature and alternate hills and valleys it is important that the existing capacity is not over extended.

Remember the homeowner/landowner must have full knowledge and right of rebuttal regarding development in the community

Water supply is a major issue which the county is seemingly ignoring in its growth plans, especially before considering any new development that would be of higher density. At what is the county considering connecting to Calgary water supply or turning over water supply in certain communities to Calgary.

No business hubs

As planned.

What does 8.3 (d) mean? Who decides what "limited impacts" are? What is the standard of measure for what "impact" is? Who will determine what is considered an "impact" and define it. Conflict between Agricultural operations and Residential / Acreage living is difficult to explain. Though they are living in a similar in location aka rural, they function on completely different levels of what's tolerable and safe. There really needs to be a buffer zone of distance between Residential rural living (all classifications) and Agricultural operations. This is why incompatible and inappropriate developments are so important to keep out of Agricultural communities.

I appose any change that allows residential lot size reduction from 2 acres.

Don't change the 2 acre minimum for Springbank Development.

Section 8.0 - Country Residential Communities - Only in Growth areas conserve agricultural land

Section 8.0 - Country Residential Communities - Only in Growth areas conserve agricultural land
8.0 County Residential Communities should NOT be permitted in dominantly agricultural areas. They need to be within Growth Areas as identified in draft.

Protect large scale farming & agricultural lands.

pg 61 Road network

13.9 & 13.11 County residential clusters need to be on main corridor roads, NOT narrow range roads to prevent problems with movement & safety of ag equipment & goods (grain & cattle).

Only in & around growth areas. Keep farmland productive.

NO to Country Residential Communities unless within growth areas. Period.

Protect all agricultural land. Conserve land for grazing & livestock if it cannot be cultivated for cereal crops or hay.

Do not rely on the Canada Land Inventory or the Rocky View Land Capability resources.

They are misleading & incorrect.

4HT is my classification:

4 = severe limitations FALSE: Without irrigation I grow good crops & they at least serve grazing land for cattle.

H = heat FALSE: We choose a variety of seed that matures earlier due to shorter season (frost).

T = topography WRONG: Cattle don't care about slope. Much of my arable land is rolling hills.

Pg 40 Land Use – Country Residential Communities

8.1 g. Small-scale agriculture — needs definition, purpose & intent

This is a loop hole for “hobby farms” and recurring applications for subdivision.

Minimum acreage sizes of 2AC with an eye to preserving existing integration of country residential and agricultural land.

- Larger lots
- Low density
- Single detached homes
- Preserve land and open space
- Environmental Areas

do not increase the density of homes and ensure the ratio of green space is equal to or greater than it is currently for country residential communities

Maintain CR. Residents continue to say keep the area open.

Cluster residential became the default for country residential areas because the new MDP states that development should be clustered, without clear limits or definitions, and requires ASPs to align with this policy upon review. While not a mandate, this makes it easier for developers to push for smaller parcels, potentially undermining the 2-acre standard and the rural character communities have consistently supported.

2. The ongoing "Shall" to "Should" creep in the language of the MDP. We have seen this movie before in the drafting of several ASPs. This fosters a culture of equivocation and undermines accountability. It seems like the commitment to sound planning outlined in the introductory parts of the MDP only goes that far and not when it comes to specifics and details. For instance, environmental protection seems to be taking a backseat. We all know that the current provincial government is no friend to the environment and actively avoids meaningful protections. That leaves it up to lower levels of government to act responsibly and fill the void. We have seen some brave Counties take on the Provincial government in terms of protecting water and lands from coal development. Why can't the MDP add some real teeth and specific provisions on environmental protection. The County Plan seemed to be able to do so, but the MDP is full of "should" language in terms of the environment leaving lots of wiggle room for planners or developers who would like to ignore the clear advocacy of the residents for the importance of the environment to them.

3. With the recent finalization of the Bearspaw and Springbank ASPs, I would have expected some protections built into the MDP to ensure that the MDP is not available as a tool to undo or marginalize those Plans. One of the biggest struggles we faced in dealing with the Springbank ASP was to delineated limit cluster residential development. A particularly significant restriction was on the limit of parcel sizes to 2 acres. Now we see in this MDP that it says residential development should be clustered. Combine that with the language in (i) Section 22.0 that prioritizes ASP reviews based on the County's Planning Project Prioritization Policies; and (ii) Sections B2.9, B2.10 and B2.12, it appears that these newly minted ASPs can be forcibly amended at the instance of developers or simply because "Council otherwise determines that a review is required". Once that review is undertaken, all kind of considerations can be thrown on the table with the potential effect of gutting the ASP the residents worked so hard for. This is both unacceptable and disingenuous.

Clustered Residential should not be the same density as expected in existing city, town or hamlets. Clustered residential should be a minimum of 2 acres per household so as to not lose the character of the existing community. There is no positive reasons to allow high density developments within acreage country. The impact to traffic, water, sewer, storm water, etc to adjacent landowners is significant and if the development cannot maintain the existing character (2 to 4 acre plot size) without putting strain on all the services then the area should not be considered a candidate for growth.

To maintain minimum 2-acre parcels of land per residence for residential communities in Springbank.

Cluster residential has to go. Feedback from the MDP and the Springbank & Bearspaw ASPs have made it crystal clear that residents do not support cluster residential development in country residential communities. Two-acre parcels are the minimum acceptable parcel sizes and the MDP has to make that solid policy. Smaller parcels belong in the hamlets - either the growth hamlets or the smaller hamlets.

Again, the proposed MDP doesn't seem to align with the latest draft Bearspaw Area Structure Plan when it comes to residential development. The MDP states "residential development should be clustered" without giving criteria on how these developments should be designed. It also mandates that ASPs be brought into conformity with the MDP when they are reviewed. This provides developers with opportunities to sidestep any criteria/limits within an ASP, such as limits on parcel sizes. It seems it would give a developer the very opportunity to get approval for something like Ascension, which clearly was opposed by community members and which impacted the drafting of the current BASP. Again, the MDP should be compatible with ASPs as are being currently being redrafted, reviewed and before Council for approval.

I have been to Council meetings and Open Houses (relating to Bearspaw) where the community feedback has been to preserve the rural character of country residential living. As drafted, the MDP does not protect "the rural character of country residential communities" and it is a red flag about the actual usefulness of the current draft BASP (for example.)

As noted above, CR communities must not be changed to CRInfill. As Springbank has septic systems, lot minimums must remain at 2 acres.

Keeping agricultural reserve areas. Not developing all spaces having pathway connectivity to other rural residential housing areas maintaining the road systems for cyclist. maintaining the view and Vista of the area, especially to the west for Springbank residence and for people driving west of Calgary city limits.

I would like to see wildlife corridors and connectivity between new communities stressed as an objective to get more people off the roads and able to enjoy a country stroll without cars going by. I would also like to see long term future planning of the best locations for future parks and have those lands targeted by the County so that we end up with beautiful parks for future generations. I would like to see low density cluster development utilized for large land areas so that 2 acre lots can have open fields and riding facilities to keep the countryside country looking. What I have seen of cluster from the County is not country cluster housing but looks like typical housing in an urban setting, like a wall of housing. More thought needs to go into what country style cluster housing looks like before proceeding to put urban elements into the County.

Under Objectives, remove second bullet item "Support Clustered residential development....networks. "Clustered residential development" or "living" is a new term that is unnecessary and should not be introduced.

The definition of "Clustered residential living" in the Draft is appropriately defined under the Building Community of Hamlet (9.0 Hamlets).

Change "Residential lots should be clustered" to Residential lots may be clustered".

In the description of A. Distinct area profiles: Springbank Development priorities is given as "rural lifestyle". Clustering in this sense should not be considered as reducing lot size.

A Country Residential community is understood to be residences interspersed with open spaces, trails and small agricultural such as riding arena, pony club...and other facets of rural life.

re Country Residential Communities: I notice areas of direct conflict with section 8. Some high level objectives of the MDP are in direct conflict with many of the goals & provisions of the Bearspaw & Springbank ASPs. The kinds of developments that can take place under the Bearspaw ASP are specifically tailored to the area and do not include the broad concepts of cluster development and commercial or industrial uses. The controlling document should be the ASP!

If developers are willing to develop other areas and it doesn't affect agriculture, why restrict this to only established communities?

What about if a landowner wanted to subdivide to provide space for low income housing opportunities? Why would the County be opposed to developing areas to help with the housing crisis??

This plan supports the protection of land & environment and wildlife corridors in Springbank. Thank you! This is NOT a growth hamlet & NO DATA CENTRES: we have no more water.

Thank you!

Best, [REDACTED]

I support the development of the areas shown. However, it leaves EVERYONE else out of development possibilities.

This new plan NEEDS to have an options for the 80% of land owners that are out of the development areas and the growth areas.

You cannot just freeze them out of development options as if they are the black sheep of the family!

Where are the options for all those landowners that are outside of either the "Growth Areas" or the "Hamlets" or the "Approved ASP Areas" ???? it seems very unfair to me. What if you were one of these landowners?

Just my thoughts

Thanks

To consider the water and sewer accessibility if increasing housing.

The Bears paw country residential community is based on a questionable premise that there will be water. This whole area is dependent on one small river that flows from glaciers. The glaciers are melting and the underground aquifers are receding. My personal opinion is based on having lived here for many years, and I think this residential build-up should be severely scaled back. There will not be enough water to sustain this planned development. In a crunch, who will get the water, agriculture or people?

Support of the existing community surrounding all country residential communities

Please read above comments about creating high density, multi family developments in country residential neighborhoods.

Bears paw should remain acreages and farms without new gravel pits and commercial

The county needs to improve the services provided. I.e improving timing of snow clearing on the roads. Improve road maintenance. I.e. fix potholes and subsidence in the roads. Not just the main roads.

Look what is happening to your residents that are being crush by the town of Chestermere. If you don't care about us then let us go.

Longer term plans for transition to county managed or controlled infrastructure. As more country residential communities settle in, most already have laid pipes for wastewater collection. Longer term having large numbers of country residential communities dump their sewage into septic systems will cause longer term problems with ground water quality. Should be a statement about every 10 years or so the county will evaluate whether it will test groundwater and may decide to transition the housing over to the already buried sewage collection system to maintain the long term groundwater quality.

I like the parameters outlined.

Keeping areas country residential and restricting development to homesteads

Country residential needs to have some buffer zones added. I understand we need industry but does it need to be mixed in with existing acreages everywhere on the East side. It is so random and not maintained or regulated at all.

To keep these areas residential, not having businesses move in

Same - better services and infrastructure

We are currently in Rural-Residential but will be boarding Cochrane Lake cluster housing. Our minimum property size is set at 9.88 acres, yet we are beside cluster residential. It would be good to see our min size be reduced to 4.94 acres to allow subdivision if the owner chose. Property values around Cochrane are some of the most expensive in Alberta and it would be good to open up the possibility of more lots. 4.94 acres isn't a small lot size, rural feeling will stay intact but allow people to alleviate expenses of their current house while allowing others to enter the market.

No we live in the country because we do not want to live the city, 2 acre minimum parcels for houses.

IF sewer and water are available is there room for high density housing close to commercial?

please consider some country residential plots being 5 acres instead of 2

Country residential should mean country residential and not industrial storage, heavy haul or transport truck parking or "shade tree mechanic shops". It is disheartening to see so many larger acreages being cut up into small parcels that in the end become dumping grounds for Calgary businesses that don't want to pay the parking or storage rates in the City.

Moved to Bearspaw for the Country Residential, do not want a gravel pit.

Keeping it country. Not excessive development with small lots.

Consider water, drainage and sewer when approving development permits.

Consider infrastructure and the lack of roads to deal with population growth.

No more development in Springbank other than Harmony.

See above re providing and supporting more natural habitat. Areas like elbow valley blended the natural habitat really well with the homes. With 2 acres this approach would be way easier and cheaper.

I feel these areas a limiting given the vast amount of land that is available to develop into smaller Country Residential Communities. The CMRB mentioned Cluster developments. Why don't the County consider this on Agricultural land that is not "croppable" or being used for Ag purposes?

Keep country residential at low density

Maintain existing home levels.. manage growth with more country residential as opposed to creating large population development

Accountability and transparency for every project

There is no reason for Country Res to be "clustered"!

In Springbank, we fought against cluster residential, and do not want it.

More Country residential communities should be allowed if it's thoughtfully planned. It's not fair for landowners that want to create multiple lots on their property that is not being used for Crop or Agriculture. Why restrict them?

How to bring recreational opportunities to the area rather than driving into calgary for children's activity.

Maintain lot size and no businesses allowed

Cluster Residential

Residents of Springbank provided input into the recent Springbank ASP that Country Residential is foundational yet the Draft MDP uses wording such as clustered residential development. The MDP needs to preserve the integrity of the Country Residential designation and lifestyle people advanced in the ASP.

Issues on resource extraction: including new oil rig and gravel extraction. There has been a marked increase in new oil wells in the Bearspaw area. There has been a 24/7 increase in noise when these wells are put as well as unpleasant head ache inducing smells coming from these new well. Similarly with gravel extraction. The proposed [REDACTED] site has been refused 3 times yet once again it rears it's ugly head. Neither of these industries with their high levels of noise, increased traffic, air and potential ground water disruption/pollution is not appropriate in predominantly residential areas.

Proven toxic and firey lithium ion battery new power stations should not be placed next to a community when no RVC fire stations are near, have no training and there is no updated ERP to evacuate over 1,000 residents and guests at peak times, including a busy Alberta Recreational campground. Moss landing in California battery power station caught on fire for the 3rd time in Jan/25, and yet the RVC county allowed the AUC WaterCharger power plant project an extended construction period delayed last June/24.

The community of 300 homes of the CottageClub did not have a RVC open house on the change from agricultural land to this new industrial known fire causing power plant. Do residents not have a say. The AUC now allows for a county to hold open houses for firey power plants. Why does the RVC not allow public meetings as our citizen land holder meeting was cancelled in 2022.

What would you like the County to consider in 9.0 - Hamlets?

Support of the existing community surrounding all hamlets

Pace of growth

Improved garbage and public toilet facilities with more regular garbage collection during the Summer months and long weekends.

Delacour had an ASP far along in development perhaps 20 years ago, which was never finalized. Will an ASP be created, noting the legend above and the boundaries associated with our hamlet?

Given the development of the Delacour Golf Club and population growth to follow, does this factor into the MDP?

The master plan states that Cochrane Lake should "maintain the country residential lifestyle" however recent approved developments in the area seem more in line with higher density residential planning and nothing like the development priorities outlined in the master plan. I would like the Country to consider these new developments before they start building and re-evaluate whether they fall into stated goals of the master plan. It's one thing to state a plan on paper and another to allow builders to develop outside the scope of the plan.

The hamlets also need buffer zones and decent traffic access. Glen more trail is a completely dangerous highway into and out of Calgary.

Accountability and transparency for every project Accountability and transparency for every project

They carry their tax burden

Remember to maintain the personality and spirit of the community

As planned but allowing business and amenities to grow and change for meeting the larger residential communities needs

Fine for Bottrel & Madden without further expansion into valuable ag land.

Build-out may present septic & water well issues due to close proximity of houses.

?Who pays for any remediation if development permits are approved then water shortage or sewer contamination of a close-by water well?

The Cochrane Lake Area needs the ASP reviewed; current residents are 90% opposed to the current 12-year-old ASP. This despite the fact that administration and council did not follow the current ASP with the approval of neighbourhood "C". Not even close.

Hamlets are small communities that people have chosen to live in because they are small communities. Infrastructure costs that are needed to serve densified housing and growth are high - pace of growth must be slow and choices well planned.

Difficult to keep straight what the difference is between growth hamlets and hamlets. Aren't they all hamlets?

What would you like the County to consider in 10.0 - Business Hubs?

Support of the existing community surrounding all business hubs.

Could these please be centralized? They seem to be popping up everywhere.

That bringing businesses out to rural living will ruin the acreage environment and create congestion.

Amenities development.

Locate them properly. For example the briefly proposed massive commercial area expansion at Crowchild and Bearspaw Rd was a terrible idea with no support from residents. Calgary business are only minutes away.

Rail infrastructure in support of business hub and the greater rail system.

Accountability and transparency for every project.

Large commercial will help the county from a taxation perspective. Though dollars must be properly allocated to support the county residents.

Only near current busy area and current roads.

Again, residents of Springbank provided input into the Springbank ASP that limited business development to certain areas and this was reflected in the Springbank ASP. That resident input and ASP should be reflected in the MDP to limit the constant threat of further business and industrial development in a community that doesn't support it based on resident desire and economic survey.

Keep them separate from residential.

Business hubs should be restricted to growth areas and employment areas.

I am strongly opposed to Business Hubs that have yet to be identified. That would essentially permit development anywhere as the Business Hubs are not identified.

I am strongly opposed to Business Hubs that have not yet been identified. That would essentially permit development anywhere, as Business Hubs are not yet identified.

In the context of potential development in my area....

Local Business Hubs should not be located in the midst of a working Agricultural area. It is very important for well thought out areas in the County to allow for places where there is a hub of activity, but other areas that are maintained quiet and tranquil. When business development outside of Growth Areas, including emerging business opportunities, it will inevitably result in a clash of the ideals. Its best to foresee the potential incompatibility and stick to the uncompromising framework for defined areas that will result in more pleasant and well-suited neighbors.

Is there a clear distinction between Business Hubs, agri-tourism and Parks, and what could be developed relating to the latter two.

e.g. If a quarter section is B-Rec, could it fit into this classification of a Business Hub if a variety of businesses were developed on that land?

Could it include sports facility, restaurant, hotel, campground (Parks) and large agri-tourism venture?

In a Local Business Hub – Pg 44

("...central areas in rural locations...")

This is a dangerous loophole for incompatible development in an ag area.

They should MUST be located within an area structure plan within or around a growth area.

This section is well done.

If business hubs are to be created, ensure transportation infrastructure such as roads and utilities are built before hubs are considered; the cost should be shared by the developer if this is not feasible, the commercial property taxes should reflect a direct link to the hub.

The County Plan emphasized controlled, well-planned growth in designated areas, while the new MDP shifts focus toward flexible, non-residential development—even outside approved growth areas. Although some flexibility may be warranted, such as for data centres, the broad allowance for business hubs with few restrictions risks undermining the focused growth approach supported by residents and laid out in the Springbank and Bearspaw ASPs

████████████████████ has been a part of Rocky View County since the late ██████, when it was first developed to support Alberta's growing natural gas industry. Since operations began in ██████, the ██████ has played a foundational role in processing natural gas liquids and supporting energy infrastructure across the province. Over the decades, it has grown alongside the community—expanding its operations and upgrading its facilities while providing stable employment, tax contributions, and long-term investment in the local economy. Today, the ████████████████████ employs approximately XX full-time staff.

We recognize the introduction of Business Hubs in the draft MDP as a practical planning tool to help coordinate economic development with existing infrastructure. In this context, we recommend that legacy industrial operations such as the ████████████████████ be formally identified as Business Hubs. These facilities are long-established, with specific zoning, servicing, and infrastructure requirements that distinguish them from new or multi-use employment areas. A formal designation would help ensure that future planning processes—such as Area Structure Plans, transportation coordination, or adjacent development reviews—appropriately account for these facilities and support clear, consistent engagement with the surrounding community.

Designation as a Business Hub would also help protect the site from incompatible development, provide policy certainty for ongoing and future investment, and reinforce alignment between municipal planning goals and Alberta's broader energy infrastructure network. It would further support the County's goal of maintaining land use compatibility and preserving harmony with existing landowners by promoting coordinated, transparent decision-making around future growth and infrastructure. Given the ████████████████████ strategic role and long-standing presence in the region, its formal inclusion as a Business Hub reflects sound planning and a commitment to long-term community integration.

Without knowing where the business hubs would be allowed this cannot be passed. this kind of development should be placed in areas identified as such.

These need to go! Feedback was that growth should be focused - these will open the floodgates for businesses to locate just about anywhere in the County. That is not what is wanted. It is not responsible development. Businesses should have to jump through really high hoops to justify why they can't just locate in one of the existing ASPs that have commercial and industrial land uses.

See above re: "Employment Hubs."

Country residents are often opposed to Highway Business Hubs in the vicinity of their properties, which is why this type of hub is and should be addressed in the ASPs. Highway Business Hubs are not permitted under the Bearspaw ASP.

Do you have any additional feedback on the 'building communities section?

Bragg Creek should not be defined or treated as a Growth Hamlet for various reasons, including limited space, water license, wildfire risk, riverine flooding risk, lack of emergency egress (only 1 bridge), wildlife-human encounters, garbage/waste issues, stormwater management risk (increased impermeability), impacts to surrounding natural areas, habitat, biodiversity, resources and ecological functions, among other considerations. Densification and growth objectives are more suitable for areas like Langdon, Conrich, West Balzac, and other areas per the above growth map, that do not experience these pressures and are not impacted by these risks. Growth and development in Bragg Creek can be more effectively planned and delivered via the site-specific auspices of the (upcoming) ASP.

Don't do it in Bearspaw, that is not what we actual residents want.

Extremely disappointed at the poor location approved for the new Costco. The county has highly underrated the traffic calamity that is about to befall us. RR33 is already saturated with increased Harmony traffic. Be prepared for stalled traffic on the Trans Canada

If Rocky View County is allowing for building permits they have a responsibility to ensure water services are sufficient. They need to do further studies on water availability.

Leave all smart city/UN sustainable agenda plans out of it

As noted already I believe the county is incapable of properly serving its geographical size. Some consideration should be given to communities bordering the city and how they should be best served moving forward as residents feel more connected to the city than the county. I'm opposed to cluster residential development as the default housing form for country residential development, as the county poorly serves existing communities.

The previously proposed development that was put on hold seemed to have a lot of good elements to it. The idea of a small conference center with overnight accommodations, as well as more tourism options and affordable housing for employees and workers in the community.

Subdivisions and Cluster acreages should not be permitted in the middle of agricultural areas. There should be clearly defined policy in Section 6.0 and 8.0 indicating that due to "the County having significant capacity within the existing inventory of land that is build-ready and build-approved" (as stated on page 19) there is no need to approve subdivisions elsewhere, especially in an Agricultural Community.

2 acre minimum.

I would like to make sure building services is aware of boundaries and setbacks for residents at all times, they give out permits without considering neighbors quite often and how their building permits affect other neighbors.

Need to ensure the "country" is reflected/considered for all developments as Rocky View is still a rural setting, and I would like this continue for generations

Agriculture section - the general framework seems reasonable. However, with the sprawling and unplanned development to date in the county, it is increasingly difficult for slow-moving agricultural equipment to move about the county due to the volume of high-speed traffic and impatient commuters. Suggest a public awareness campaign to alert drivers to slow down and leave adequate space to allow agricultural traffic to safely travel on all roads in the county.

Overall, the language is far too permissive. The MDP needs to direct where new development is supposed to be located. The MDP should include an action item to review the Glenbow Ranch ASP. Hopefully, if that is done, it will be rescinded since it completely contradicts all the feedback the County has received regarding maintaining the rural character and country residential character in RVC. Leaving it there when no one has developed anything there in the decade since it was approved makes no sense.

Maintain the rural residential., Blueprint of 2 acre or more residential lot size

People are different, and they prefer different things. Country people want to live in the country. City people want to live in the city.

Some of the recent proposals I have seen for development break these fundamental rules and there has been push back. The individuals living in Cochrane Lake don't want higher density housing in a rural setting. That style of housing exists 1.5 Km to the south.

I would like to see country style meandering roads used to slow traffic down and create interest. I also believe that only the urban areas should have traffic lights and areas like Springbank should have roundabouts and low lighting to maintain the country lifestyle and character.

When developing new areas make sure their roads have more than one exit, even if it is only a farmer's field right now and make sure there are ways to diagonally connect developments in the future both with internal roads and pathways.

Right now, each subdivision is an island, only connecting to one main road and if people want to leave their subdivision, they have to walk on a road.

Leave room for roundabouts in new subdivisions. Save energy.

Make it clear which document applies in the event of a conflict - it should be the ASP, not the MDP.

I am concerned about the level of bureaucracy that is involved in getting rezoning and a subdivision in place. It is far too long and far too expensive. A lot of the red tape needs to be removed.

Support of the existing community surrounding all building communities sections.

I'd like to see indoor recreation (all ages, year-round) and more interconnected walking paths. Amenities like an ice rink for winter sports that can be used for indoor lacrosse, soccer, tradeshow etc in the summer.

NA

The county needs to listen to the residents and not just strive for increased population just to increase tax revenue without providing the additional services that are required.

Not that you would care.

I do not want to see Bottrell be developed in any way to include country residential. All areas around it are agricultural lands. More housing and businesses are not needed. People who live in the country already know that they have to travel for services and are obviously okay with that.

No but growth should continue INSIDE the city and NOT outside into the lovely surrounding of Calgary.

I would like to see more options for smaller Ag parcel development.

Communities can be as simple as residential areas or communities like Church Ranches or small areas of 8 to 12 houses

Growth should happen but it shouldn't change the landscape of the homes already present. Like minded properties, space and homes should be encouraged but introducing high density neighborhoods close to or within hamlet/country residential areas should not be allowed.

We need to have a clearers vision of our plans and also look at the existing people in the area that they are not simply pushed out or having to look at disaster zones every time someone decides to develop a new business. They should be required to put up proper fencing, down turned lights, not lighting up the whole sky and should keep the business constrained to their properties instead of affecting our roads, leaving trash everywhere and landscaping requirements would also at least make these places look a bit more presentable. The east side of Rocky View looks like a complete mess at the moment. Another huge consideration should be traffic. There is not a single road on the East side that is not full of heavy transportation traffic at this point making it very dangerous to cross highway 560 and get anywhere on the East Side of the county.

I would like to see smaller, higher-density development areas that are more manageable for both the working and retired population. These communities should offer the benefits of country living while requiring less daily maintenance, making them more practical and enjoyable for residents at different stages of life.

See above.

The crossroads in Balzac West ASP should act not only as a public use mix used development area, it should have the future Green line LRT station to connect with Calgary. It is a massive opportunity for development as a joint partnership with the City of Calgary, one that can benefit the residents of Rocky View County. Alternatively the area needs to be given over to the City of Calgary as we have lost investment opportunity for 20 years dues to lack of movement by previous Rocky View Administrations, resulting in massive growth for Airdrie, Chestermere, and other Calgary CMA areas.

Need some work to further develop core areas of RVC as there is not real central hub. For example the Municipal Buildings in the middle of nowhere instead of having been located at Cross Iron Mills.

Accountability and transparency for every project.

Seems very restrictive. If development helps with tax revenue, why not expand to other areas? Manage the load on municipalities by creating HOAs in the new communities? Seems like RVC needs to start thinking outside the box or may have more farmers on your boards that create these documents

Recreation is a must include in the development process of building residential growth areas. County must manage these projects.

I like the designated business areas is good but this means politicians can't backdown just because rich voters demand "Not in my backyard ".

There are 129 pages to read!

Maybe could be more succinct?

See above comments

A known dangerous firey [REDACTED] plant should not be placed beside an existing RVC remote community as there are no fire stations provided, and the county should have a set-back of over 1 kilometer from these new industrial sites to be place 400 m from our community hall.

Stupid policy to blindly allow industrial parks to be built adjacent to existing growing communities. A 5 km evacuation zone is required when [REDACTED] go up in flame as it is toxic lithium ion batteries.

Do you have any feedback on the Agriculture Section?

Agriculture is one area RVC has always done well and appears to continue to do so via this new MDP.

Don't change anything. It is good the way it is.

Agricultural land trumps any kind of "sustainable/renewable" agenda and farmers rule.

I am concerned with new terminology- first farmstead out. Who will define what a farmstead is? How will this impact the ability to sell a subdivision to non farming family members for example. First farmstead out is ambiguous I prefer first parcel, second parcel if necessary.

The wording of this section is too weak to properly protect agricultural land from development. Please strengthen the wording and protection of agricultural land so that it cannot be developed.

Would be nice to have a community aggy area where locals could participate in farming and encourage more local growth for local consumption.

Throughout the MDP there is nice wording all about the protection of Agricultural Lands. However, as you read through each section, there are contradictions and loopholes that opens the door to do the opposite of what we are asking for, which would allow for the development of Ag land. Even the two bullet points above, one after the other, prove my point of contradiction:

- Prioritizing the protection of agricultural lands by minimizing fragmentation of large productive parcels.
- Providing landowners and producers with options for land use and subdivision that support farmsteads and farming operations...

How can you prioritize the protection of Ag lands while providing landowners and producers options for land use and subdivision. Either you protect it by keeping it in tact, or you allow change with land use options and subdivision. Can you see the inconsistency of these? Protecting Agricultural Land means to not allow the land to be redesignated to something other than that which produces a crop, raises livestock, or the like.

I do not support the Second Farmstead out. There is already provision for farmstead housing. If the MDP allows for a second farmstead out, the carving up of productive farm land will continue to erode, and it automatically removes that amount of acres from the farm land inventory in our county.

2 acre minimum

Highlight to First Farmstead Out - Many first parcels out have been "sold" and were never intended for farmstead support but just for financial gain.

Highlight to Second Farmstead Out - No Need

Somewhat Oppose - Diversified Ag Operation – Why is there no limit on size? The picture on pg 50 is misleading. One house takes up 30 acres?

Strongly Oppose - Second Farmstead Out

How is "intent" — is it for farm families and farm workers to be confirmed?

How does applicant "demonstrate" clear intention for parcel dwelling use? People lie to get what they want.

This is just estate planning — chopping up the land further for each kid or grandkid to get a piece of the pie. I witnessed this very close to my farm. Not one of the kids farm or support the farm in any manner. The farmland is rented out. Allowing a second parcel out would just fragment the land more, by allowing up to 20 acres.

pg 23 4.0 Distinct Areas

West Agricultural Areas ranching & equestrian

pg 24 The map of Distinct Areas shows green each side along Highway 22. There are cereal crops grown along that corridor back to Bottrel. The map should begin the transition area at Bottrel (pale yellow further west). I farm barley & canola as do other farmers in this area. Where I farm, according to the map is only ranching & equestrian.

We “mix farm” – both cattle & cereal crops. This term is missing in the description of the Transition Zone. i.e., in the last sentence – “greater consideration should be given to the existing mixed farm agricultural activities in areas located in the Transition Zone.”

pg 23 NOTE:

Usable farmland is both cultivated arable land and very vital and needed grazing lands for pasture. It needs to be made clear that land does not have to be flat to grow cereal crops.

As far as growing season shortens in the western part of the County, we choose earlier maturing varieties of seed. We have cultivated land, very productive, on rolling landscape.

Unfortunately in the past, this misrepresentation of our land capability has resulted in good agricultural land being rezoned inappropriately & without protection & conservation of our land.

Keeping Agriculture Agriculture, not letting developers buy Ag land with the hopes of chopping it up for financial gain, and then letting developers alienate their neighbors with constant continued requests to subdivide wasting tax payers time and countys valuable resources.

Don't turn it into high density housing

This is a real challenge. How can the land owner realize value from the land?

Perhaps RVC can purchase/share the land so that the LO has a gain? Farmer can work the land

The County Plan emphasized balancing agriculture with other land uses, but the new MDP removes agriculture from its core vision, despite strong public support for preserving farmland. While the MDP claims to protect agricultural lands, vague definitions and permissive policies—like allowing broad agri-business uses and second parcels—risk increased fragmentation and business encroachment. Though replacing the old fragmentation rationale is a step forward, the new criteria are impractical and raise further doubts about the County’s commitment to agriculture.

As previously described.

I oppose, not because I am not in favour of prioritizing the preservation of agricultural lands, but because thks draft of the MDP purports to do so when it retreats from the priorities of the County Plan. This is drafting slight of hand in that the introductory comments sound nice but in the details we see that the same policy goes on to list acceptable uses of agricultural land, including "agri-business" (with a wide definition), agri-tourism, and seemingly any kind of “business hubs” While I like the concepts of agri-business and agri-tourism, the terms are too vaguely defined. How are example, “financial services” an agri-business? It appears to me that you are opening the door for applications for supposed busnines uses that have little to do with agricultural preservation, instead of insisting they locate in the designated areas for business uses.

The MDP purports to address fragmentation of agricultural land but then allows “second parcels out” on agricultural quarter sections. What is the point of that when you can already have two homes on a parcel. Again, seems like a back door approach that will ultimately marginalize the protection and preservation of agricultural lands. It seems that the MDP thresholds for fragmentation lack the substance of protection.

The MDP must provide stronger protection for agricultural lands. We do not need agri-business or agri-tourism. There must be a serious commitment to preserving and protecting these lands. There should be no Second Parcels Out to avoid fragmentation of ag land.

The wording of this section has been weakened from earlier MDPs yet this is very important to provide the food and resources we all need. Too many options to fragment and render useless agriculture land and properly protect agricultural land from development. Please strengthen the wording and protection of agricultural land so that it cannot be developed.

The policies in this section do not effectively protect actual ag operations. They are too loose. Second parcels out should be eliminated. Even first parcels out are questionable, but probably too entrenched to get rid of now. All these do is fragment the ag quarter sections. When were second parcels out even raised in the MDP engagement?

If a farm family wants to have a second house, they can already do that on any quarter section. Parcels out are almost always sold to people who are not farming - selling them provides cash for the farmer, but moves into the ag community people who belong in country residential communities.

Most of the agri-business, agri-tourism, and value-added ag options listed belong in business areas or hamlets, not in the middle of ag land. They are businesses, not ag operations.

Diversified ag operations might be better than the "new and distinct" rules in the County Plan. But, they will still be based on story-telling - just different stories than people tell now..

It seems that the MDP provides less protection for agricultural land than the current County Plan. For instance, the MDP defines "agri-business" very broadly, potentially opening up agricultural land to businesses that may only be loosely related to actual agricultural pursuits and may be better located in areas identified as one of the three types of business "hubs." Further, the MDP introduces "second parcels out" on quarter sections of agricultural land. This does not seem compatible with the goal of avoiding fragmentation of agricultural land.

We do not need to introduce distinct agriculture areas, they exist and farms have been feeding people for generations. We simply need to protect the farming and agriculture that exists.

If we are adding more options for business into residential areas, make sure that the infrastructure such as roads and visual effects can handle it.

Tighten up some of the definitions, a bit fuzzy!

Very important to avoid fragmentation!!

Why only 20 acres for 1st parcel out?? Dumb.

Diversified Ag operation should not be restricted to only be allowed if first farmstead out.

Farmers should be able to subdivide 3 times – 1st parcel, 2nd parcel, diversified operation (like cropland), with a remainder left over.

This is 4 parcels out of 160 acres and is not fragmented so should be allowed. Not sure why the County are against more people being able to live in rural areas through subdivision. If a landowner wants family to live on the three parcels but still keep the majority of cropland, why not???

"Very restrictive" as it reads.

Sounds like someone from the City approved this!

Make subdivisions of fragmented parcels harder. County infrastructure (especially gravel roads) cannot support random growth. Would suggest that fragmented land 10 acres and over shall not be further subdivided, not 24 acres.

Support of the existing community surrounding all agricultural activities

NA

Every step to preserve agriculture and steer industrial operations into Conrich and Balzac is valued in our community.

No

As a present farmer / rancher, there can be NO more encroachment on farm and ranch land. Keep the people in the city and no more subdivisions. Densify what has been taken out of farming but do not allow any more stealing of farmland.

I like the idea of a second farmstead out. I believe that it is very important to protect agricultural land but I think there are several approaches to allow families to grow and expand while living on agricultural land.

Important and must be maintained.

I would really like to see this maintained. Otherwise, we may as well become part of Calgary.

What about solar farms on productive farmland? Seems to me there are better places for them.

I wish the agriculture areas were larger and the country residential were smaller

Keep it agricultural with little development but provide farm holders the support to diversify and make their land work for the good of the county.

Keep it agricultural.

Agriculture is key to Canada's future and independence. All efforts to allow farms to remain and be viable make total sense.

It is limiting. What about parcels of land that are not viable for agricultural, and a landowner would like to subdivide into smaller parcels? They are limited to just 2 parcel outs and this is not fair. There should be an option for further subdivision if the land is not viable for agriculture. Also, having an opportunity to create a "New and Distinct" opportunity should be an option

Accountability and transparency for every project

This is new!

Why is this included in the MDP draft if no one has had an opportunity to comment on it?

I'm glad to see that first and second farmsteads out would be adjacent on a 1/4 section, rather than breaking up the 1/4 with two separate developments (including services, access, etc.).

Wow, this is very unfair. I would like to create 4 parcels for my daughters and now you are telling me I'm not allowed. I thought during the other public engagement sessions, you were going to allow for more than 2 farmsteads out. Why are you always restricting what farmers and their families can do. I understand preserving land but preserving residences should be a number one priority too. Who came up with this language?? Did you have any farmers on your council to create this document?

I feel this is an illusion as in 5 years the zones will just be changed due to demand. Also if farmers and ranchers in this economic climate want to sell their land, why can we stop them?

Feel should preserve agriculture and lots should be more than sufficient sizes to support livestock without alternative feeding schedules and waste management plans etc.

We see a diminished focus on Ag in this plan.

There seems to be an erosion of the protection of agricultural land and agricultural roots in the MDP by allowing increased business uses and hubs.

What does value added agriculture include? This needs to be specifically defined.

Agricultural land for the [REDACTED] was approved to turn it to an industrial park adjacent to the [REDACTED] without any open public hearing by RVC as now allowed by the AUC.

Don't blindly change agricultural land to industrial parks without public hearings!!

Do you have any feedback on the Environment Section?

Let the ranchers and farmers do what they need to do to support agriculture and the environment will be cared for. This cry that "we must save our agriculture land" has fallen on deaf ears in the city of Calgary which has swallowed up much of the best agriculture land in this province. Where will it stop? Perhaps the County could mount a campaign to pay the farmers and ranchers for maintaining the green grasslands and croplands which are excellent carbon capture areas.

NA

Living with wild animals and their movement is just part of living in the country. Sometimes ecological rules etc inhibit the ability to use the land to the best of it's use. So much of the time, I see these policies being enforced on the country by people who live in cities where seeing a wild animal or wild pond is rare. These policies should be made by the people who actually live on the land and farm it, not by urban dwellers.

No - like the policies.

I believe stewardship of the land is critical but I believe that there are faulty impact studies that require review.

No, just keep gravel away from residential communities

I would like to see this maintained on all sides of the county.

If you own the land you should be able to increase production by removing sloughs or rough grasslands to increase productivity without fighting some who does not own the land or pay the tax.

Stop allowing heavy vehicle storage on bare land. The fluids they leak will end up in the water and a lot of us still rely on safe wells.

Minimize development.

Recognize wildlife corridors.

Minimize traffic.

The environment is only being minimally considered compared to the dollars being provided by developers. Stop building residential communities in rural areas.

This is very important.

To many "shoulds" listed that should be "shalls".

Why are there so few environmental areas in east Rocky View? You are only protecting the environment when it is convenient. Big industrial development just have to "pay" you to fill in and destroy wetlands

Dwindling wildlife and bird habitats is a concern. The County can be an important "place to go" for City residents in the future as the city grows ... a strong environmental plan can become an economic opportunity.

Accountability and transparency for every project

There are FAR TOO MANY 'should' clauses and not enough "shall" clauses, making this very weak.

I hope that you will make available the Ecological Network map, once complete. Also that the ARP will align with it, and that ecologically sensitive areas will be protected from aggregate extraction, as well as other disruptive activities.

Like to see more recreational camping areas established around the county in areas along rivers and nature areas. The Bow River offers many areas that could be established as wonderful camping areas

I expected more areas to be designated before the land is developed and it is too late to stop it.

It's a lot to read so need an executive summary please.

No more open pit gravel operations

Diminished concern for the Environment seems to have worked its way into the planning.

Environmental stewardship and carrying capacity of the land should be upheld as principles

I strongly support this initiative in protecting remaining natural areas and severely limiting the development of small hamlet style communities into these areas.

A [REDACTED] plant is known to be a high risk for fire. After a fire the water sprayed on the industrial site will simply drain into the Bow River. It appears that RVC has no concern for the drinking water of Cochrane and Calgary to allow an industrial park in the flood zone of a river.

No more rezoning of agricultural land in Bearspaw to resource extraction.

I strongly support environmental policies focused on ecosystem function and ecological integrity, cumulative effects assessment, and integrated environmental planning and conservation measures, in principle. However, the way the alleged 'policies' are articulated in the draft MDP are extremely weak, with 'should' statements everywhere. If you want development to completely avoid/ignore, or fail to accommodate critical environmental imperatives, the way this is written is the perfect way to accomplish that. Please enlist the full advisory support and direction of ecologists, wildlife biologists, environmental scientists, climate scientists, environmental planners, sustainable development professionals, etc. to develop this Section 12 appropriately, effectively, comprehensively, and meaningfully.

Keep all UN sustainable and WEF climate narrative out of development plans - stewarding the land should not be at the expense of first world living.

The policies in this section are missing enforceability by an excessive use of "should" statements rather than "shall" statements. Most of the "shall" statements focus on provincial-level environmental regulation. In contrast to the County Plan's approach, the new MDP is making no effort to go beyond the weak oversight provided by the province. While I understand there needs to be some flexibility, we that environmental protections that "should" be provided are frequently ignored.

I am also concerned that the new MDP's policies are missing many of the key environmental commitments that had been in the County Plan. For example, the County Plan included several policies focused on environmentally responsible land stewardship, such as ensuring that development does not exceed the carrying capacity of the land. The new MDP has no comparable policies.

The use of the word "should" versus "shall" at least 12 times in this section needs to be corrected as this section is far too weak to protect the environment. The word "should" means that the policy statement is optional rather than mandatory. Please change all the "should" words to "shall".

The use of the word "should" versus "shall" at least 12 times in this section needs to be corrected, as this section is far too weak to protect the environment. The word "should" means that the policy statement is optional rather than mandatory. Please change all the "should" words to "shall".

We must preserve. growth in the commercial areas, but minimal disturbance of protected areas. Especially no multi-unit housing outside of the hamlet.

Objectives – reduce land consumption is key & preservation of agriculture land.

Minimize the residential trend for acreages on farmland.

12.4 Control & eradication of regulated weeds

Acreages that don't do this increase the risk for neighboring farms which affects production of Canada Thistle, Toadflax.

12.21 @ smaller parcels – YES

Already are way too many large acreages of wasted land. Big lawns look nice BUT do not contribute to food production.

Transportation Corridors

pg 60 Map – There is no longer a railway from Crossfield to Madden + NW

Create clear targets. What will the county do by 2050?

Please explain how you took any of this into consideration with the neighbourhood "C" conceptual scheme approval. Read Section 12 and then take a look at neighbourhood "C".

the policies sound "good" but it must be enforced or even expanded to ensure the country feel of the county

It is nice to have the 'natural environment'. Another consideration is the 'environmental' impact of business.

EG - proposed gas stations and fuel storage. Use above ground tanks. Impose (high) bonds on risky operations.

The environmental policies in the new MDP lack strength, relying too heavily on "should" rather than enforceable "shall" statements, with most binding requirements tied only to provincial regulations. Unlike the County Plan, which included clear commitments to responsible land stewardship, the new MDP omits many of these key protections, making it easier for important environmental considerations to be ignored.

We support the County's objective of protecting environmentally significant areas and encouraging responsible land use practices. Inter Pipeline shares this commitment to environmental stewardship and values thoughtful planning that integrates ecological considerations into the broader development framework.

However, we recommend that Section 12.0 (Environment) be reviewed to ensure policy clarity and alignment with existing provincial legislation. Several measures—such as those related to wetland restoration (12.12), environmental screening and studies near mapped Environmental Areas (12.13 to 12.15), and habitat impact mitigation—introduce new expectations that may overlap with well-established provincial regulatory frameworks under the Water Act, Environmental Protection and Enhancement Act, and Alberta Energy Regulator oversight.

While we recognize that these measures are intended to advance local environmental outcomes, the language as currently drafted may unintentionally create uncertainty for operations that are already subject to detailed environmental requirements under provincial legislation. This includes long-established, provincially approved industrial facilities such as the Cochrane Extraction Plant, which are regulated through site-specific environmental approvals, monitoring programs, and compliance conditions.

We recommend that the County consider clarifying how these measures are intended to apply in contexts where provincial environmental oversight is already in place. Doing so would help avoid regulatory duplication, reduce ambiguity during the planning and permitting process, and ensure that policy implementation remains aligned with the County's jurisdiction under the Municipal Government Act.

We fully support the County's commitment to environmental responsibility and encourage a coordinated approach that complements—not overlaps with—existing provincial processes. Clearer alignment will strengthen the effectiveness of environmental protection efforts while ensuring consistency, transparency, and efficiency for all stakeholders involved.

While I support the county's approach in the MDP on the environment, I think a lot of damage has already happened due to the scattered development and growth which has already taken place and is still occurring. Throughout the county agricultural land, wetlands, sloughs, etc have been and are being stripped, graded, excavated, and filled in such that dust is flying around, the natural environment is destroyed, there are large piles of excavated soil, all at the expense of environmental protection. All of this negatively impacts the desired rural and agricultural character of the county and cannot be reversed.

As I have noted above, I strongly support environmental protection, but the MDP seems to have moved environmental protection into the background.

Protection of the environment should be strongly enforced by the MDP and go well beyond the oversight of the provincial government. Any development should not go beyond the carrying capacity of the land.

In a plan as planners know when information is listed as have a "Should" designation it is most often ignored. Shall reflects the level of seriousness that citizens have been asking repeatedly for. Please strengthen the protection of environment.

the Land itself should dictate what kind of development is appropriate, slopes, wetlands, trees, water, wild life all are a part of the environment and need to be front and center when deciding where development should go.

These policies need a complete rewrite. They are pathetically weak and miss too many of the critical environmental issues. The objectives are fine - just where are the policies that will actually get us there?

The new mapping is good - but the policies are not strong enough to protect the new environmental areas.

The MDP doesn't seem to go far enough to protect the environment. Again, the current County Plan seems more robust in this regard than the wording of the proposed MDP. The MDP has more "wishy-washy" language when it comes to environmental protections (e.g. "should" rather than "shall" in many instances.)

As another example, the County Plan has policies that address responsible land stewardship (e.g. ensuring developments do not exceed the carrying capacity of the land.) The MDP does not include such policies.

Absolutely we must support and protect our ecosystems and the environment. Re-identifying exactly where the habitats & wildlife corridors is important as well. RV needs to revisit all the lands & speak to those living there. They are the ones that know best where the wildlife and creeks go. This must be revisited formally. We must not take any developers word for the environmental needs & habitats. They do not live there, often haven't even visited the site & also sometimes have a vested interest in not admitting what they want to rip out.

Once again, a bit of a misstep by the local governance.

When Cochrane Lake was established, someone failed to understand that concrete doesn't absorb water as well as grassland. The accumulated rain water went into the road drainage and dumped into the small lake. The small lake feeds into the larger one. The residents around the large lake experienced an increase in the lake level and a number of them experienced flooding. The solution is to pump the excess water into Horse Creek which is correspondingly impacting the creek fish population. Unintended consequences everywhere.

More criteria in subdivision design to maintain wildlife corridors. 12.20 should be must, not should.

Better use of reserves for corridors, no cash in lieu.

Better wildlife corridor maps are needed. The one in the new Springbank ASP is hard to read and to understand. The old one was better.

Rain should be absorbed where it falls. Better design to catch the runoff and keep on site. Better to reduce hard surfaces but add ponds to make up for it on site.

Low light to all developments and motion so not on all night. No street lights in non-urban areas. Reduce Ig REDUCE LIGHT POLLUTION. Light pollution is really bad on

Protect, conserve, and maintain wildlife, their habitat, and, unique topography, and wildlife corridors!

Protect our mountain views (no high rises)! No up-lights which impact birds (owls, bats etc).

Enhance community trails!

Do you have any additional feedback on the Institutional and Community Uses Section?

This actually may win the title for shortest section on Institutional & Community uses of any MDP in Alberta. There isn't even enough detail or planning framework to analyse here, what is the point of this question?

We live in the country, this is not a support community, it is country living, we fend for ourselves. If you want community services move to the city.

Thoughtful design, compatibility and benefit to the community are intentionally vague words that are used to gain acceptance and allow Rocky View County to portray themselves as the good guys. No one would argue against this. Putting in specifics opens yourself up to criticism.

The concern is allowing institutional uses in agricultural areas. What type of use and where?

Keep residential separate.

I'm opposed to cluster residential development as the default housing form for country residential development.

Recreation use seems to be lacking across all of the use sections - I think it fits here. More community projects that cross area - such as the meadowlark multi use trail need to be included.

Recreation facilities and infrastructure are lacking in the county.

15.4 and 15.5 states that Institutional and Community uses should be located in Growth Hamlets and connected to pipes services, connected to transportation nodes and in higher population densities. Whereas 15.8 proposes Institutional and Community land use proposals in Agricultural Areas. These points contradict each other. Agricultural Land (our way) is not in a growth area, and it is not a highly populated. Again, this is not a way to protect agricultural land by using the Ag land for an institutional and Community use. I would suggest 15.8 clarify what Agricultural Areas means. Perhaps the MDP definition of Agricultural Area has a different definition than it would be for those of us that live in an Ag community.

Keep within Growth areas

Feedback on the 14.0 Parks, Pathways and Recreation

Regarding recreation facilities such as

- sports complex
- golf course
- camping
- hotel

There is very little mention of the above in this document.

Apart from camping, the other 3 above must be within growth areas.

Camping needs to be where there are other nearby amenities such as a river, lake, or forest — NOT in the center of an agricultural area (less use where there is access to few emergency services).

Recreation facilities must NOT be allowed in the agricultural areas.

Can you please add more about recreation facilities to this section?

NOTE – Background:

In our [REDACTED], [REDACTED] of ag land was approved in [REDACTED] to be B-REC. The applicant planned an 18-hole golf course, a banquet hall to hold up to 500, a hotel and campsite. [REDACTED] got a conditional development permit but it was revoked because [REDACTED] didn't fulfill enough site conditions. Since then [REDACTED] has proposed other options including an 80-site campground, a castle banquet hall & 9-hole golf course. Defeated. Now [REDACTED] is proposing 86 acres to be rezoned to Country Residential. [REDACTED] 150 acres is on a narrow gravel range road with farmland for miles around. This rezoning is misfortune on farmers & counties who have to deal with it.

County needs better recreation and community service planning (eg fire).

Wait a minute - bullet two says 'for institutional uses in agricultural areas'. Which is it ? This detracts from the agricultural use.

No comment.

As long as agriculture areas are providing food and traditional farming activity.

Again, the language is too loose. If the MDP really wants to direct institutional and community uses into the growth hamlets, it needs to say that - not just that these uses "should be located" in the growth hamlets. And, if that is the objective, why do all ASPs and concept schemes need to demonstrate how they will provide these uses? It would be more consistent to have ASPs and concept scheme determine whether they need any of these uses and then only require them to develop policies for them. Also, why aren't these uses required to connect to piped services? This is only a "should".

NA

The county needs to step back and understand that people move from the city to a hamlet to get away from people the noise etc etc. There should not be a policy of increasing population in the hamlets at any cost to increase tax revenues.

We just want a councillor who cares about residents that live outside of Conrich.

Please ensure hamlets are considered in steering institutional and community use projects/designations, as these keep the heart of a hamlet beating.

No.

Certain community and institutional facilities need to be properly distanced from their neighbours. Each one needs to be approved case by case.

Need to ensure farms remain viable.

Accountability and transparency for every project

I'm not clear on what the criteria in agricultural areas would be, exactly. I don't think agricultural areas need their own institutions. Population numbers are smaller and these kinds of institutions are better located in already-developed areas.

Growth planning for Langdon must also be identified. As more services are built. More homes will follow

I will hold comment until I see how this actually works.

Not really a huge need for this land use in Rocky View County?

New institutional development should not be allowed in agricultural areas. The identified growth/employment areas is where this should be permitted.

Do you have any additional feedback on the Natural Resources and Energy Development Section?

In theory the idea makes sense. The limits in place by other layers of government need to weigh the provincial benefits against the County desires.

I support oil and gas development with minimal surface impact, but NOT supportive of wind and solar as they are much more visually disruptive and aerially extensive.

NA

I don't want to see many areas of solar power or windmills. Both of these do not produce enough energy to support the cities in this province and inhibit migration routes of birds and of wild animals. Oil and Gas are at least underground and do not inhibit migration of any animals. Again city dwellers are the ones against oil and gas and support these useless eyesores that are inefficient, non-recyclable, and use rare minerals that have to be mined. Too many people are ignorant of the cost of running these items, the fact most of the components are not recyclable, and do not produce enough electricity for our needs. We still need oil and gas for it's derivatives that we use every day that no one is aware of.

No

Solar farms and turbine are terrible! A minimal gain with maximal losses. Renewable energy is an environmental disaster. Alberta is rich in coal and natural gas. Also nuclear energy is a very viable option.

Not anymore gravel extraction, oil and gas wells etc are a small footprint and short term impact and are acceptable

I have my concerns that developers will be allowed to do whatever they wish, ie. Prairie Gateway and the Beacon Hill solar farm/AI centre. I do not feel like either of these areas are giving consideration to their neighbours at all. This is all about profit from what I have seen and heard at open houses. Every time I bring up roads, it is always, they are in the works. When is what I would like to know. The industry gets its needs met at a loss to all other neighbours except for those that sell and leave.

Can we develop gravel with out the noise and road deterioration from truck use?

I would like there to be continuous communication (mail) about developments and stages with adjoining landowners.

Left the city to get away from industrial. Paid a premium to move to Bearspaw.

RVC is not being aggressive enough in protecting watershed quality. The water section is full of "shoulds" that ought to be "shalls".

Accountability and transparency for every project.

I indicated "support", given the difficulty of resisting our provincial government's drive to continue to grow oil and gas development. I would much prefer to see the County oppose oil and gas extraction, and instead push for renewable energy activities.

Develop them smartly. Large corporations need to spend money in areas of development. Ie. Alta link had promised lots of money to Langdon and never paid the community anything.

We do need the development.

In the earlier survey residents made it clear they were against further gravel extraction especially close to residential areas. The County recognized this and made a commitment to prevent/prohibit further gravel extraction in these areas. The County needs to support residential communities by honouring this commitment.

Why does the AUC hidden approval of the extension of construction of the [REDACTED] in June/24 override the RVC obligation to host an open house and develop safe setbacks for industrial parks adjacent to a community. The Alberta government allows for counties to challenge AUC decisions and recent county decisions have cancelled bad "green" projects after the renewable moratorium last year.

I can't support this without distinct language committing RVC and development parties, regulators, etc. to fully and comprehensively consult with First Nations and Indigenous Peoples. Please don't issue a racist and colonialist MDP.

Provincial regulations and legislation is insufficient, inconsistent and lacking in its overall support of the environment. Thus, the limits the County has in how it controls these projects is inadequate.

Alberta is a leader in clean, conscientious, environmentally sound resource development and we don't need any NGO dictating any climate/environmental chains - so keep that in mind.

To mitigate against the risk that the Aggregate Resource Plan (ARP)'s changes are not approved, it is critical for the MDP to emphasize the importance of protecting residents and the environment from the adverse impacts of gravel extraction. It is also important for the MDP's fallback language to clearly acknowledge the County's role in regulating and overseeing the gravel industry in Rocky View. Currently, the MDP fails to do either of these adequately.

To mitigate against the risk that the Aggregate Resource plan (ARP)'s changes are not approved, it is critical for the MDP to emphasize the importance of protecting residents and the environment from the adverse impacts of gravel extraction. It is important also for the MDP's fallback language to clearly acknowledge the County's role in regulating and overseeing the gravel industry in rocky View. Currently the MDP fails to do either adequately.

Any further forest harvesting should always be in consideration with Firesmarting protocols. We must protect our communities with appropriate fire breaks and never allow a 'Jasper' event to occur in Bragg Creek.

There needs to be incentives for energy efficiency. What would help large warehouses put solar on their roofs?

Specifically, to the aggregate mining, it could be considered however, it does not seem compatible with country rural setting therefore, the location and more importantly, restoration of the site should be mandatory

The AER already has guidelines. Yes, ensure reclamation.

We appreciate the County's intent to manage land use compatibility and long-term development planning related to natural resource and energy activities. However, we recommend refinements to this section to ensure jurisdictional clarity, administrative efficiency, and alignment with broader provincial policy frameworks.

Several policies in this section may unintentionally overlap with provincial regulatory mandates governed by the Alberta Energy Regulator (AER), Alberta Utilities Commission (AUC), and Alberta Environment and Protected Areas. In particular, the requirement for Development Impact Statements on provincially regulated projects introduces administrative duplication and may not provide meaningful additional oversight given the robust regulatory processes already in place at the provincial level.

We also recommend a shift toward more objective and measurable criteria for evaluating proposed development. Broad or subjective conditions—such as alignment with County vision statements—could introduce interpretive uncertainty and may be challenging to apply consistently. Similarly, visual and design integration standards should be limited to development contexts where they are meaningful and enforceable; they should not be applied to critical infrastructure like gas plants that are highly regulated and designed for functional performance over aesthetics.

We further propose that this section more explicitly recognize the County's role in supporting Alberta's evolving energy and infrastructure landscape. In addition to established conventional systems like pipelines and gas processing, the region is increasingly positioned to host emerging forms of infrastructure—such as carbon capture and storage (CCS), low-carbon fuel facilities, and hyperscale data centres—driven by both economic and policy factors. A flexible, enabling policy framework that anticipates these developments will help ensure the County remains aligned with provincial and national priorities around energy development, technological innovation, and economic competitiveness.

Finally, we support the County's goals around reclamation and environmental stewardship, and encourage continued use of appropriate planning tools such as buffering, reserve dedication, and compatibility reviews—provided these remain consistent with provincial frameworks and clearly within municipal jurisdiction. We also recommend that implementation of these policies be clearly tied to statutory tools—such as Area Structure Plans, Land Use Bylaw provisions, and development permits—to ensure enforceability and avoid uncertainty for applicants and administration. Additionally, we support collaborative planning approaches that encourage early engagement with industry, while cautioning against rigid restrictions—such as blanket prohibitions near Area Structure Plans—that may unintentionally constrain essential infrastructure development.

I have one concern that I didn't see the MDP addressing, unless it is buried somewhere I didn't see. That concern is with the current push for energy projects aimed at supplying power for data centres. AI data centres are a hot topic, with Bell Canada building 6 AI data centres around BC. Various levels of government are falling all over themselves in a rush to secure these projects without considering the massive power supplies needed, nor the advisability of locating them in areas where they may be inappropriate. We have seen past experiences of some situations where either the appearance, or the massive power uses, have had detrimental effects on residents of these locations when they provide very little in the way of employment or spin off affects. Please address this in specific detail so that they can't be justified in other than industrial settings.

The MDP should be stronger in protecting residents and the environment from the adverse impacts of gravel extraction. And the MDP must clearly and strongly acknowledge the County's role in regulating and overseeing the gravel industry in Rocky View.

Given that the Aggregate Resource Plan (ARP)'s changes may not be approved, it is critical for the MDP to emphasize the importance of protecting residents and the environment from the adverse impacts of gravel extraction. It is also important for the MDP's fallback language to identify the County's role and responsibility for regulating and overseeing the gravel industry in Rocky View. This has not been clearly stated in this draft MDP.

The language regarding gravel needs to be much stronger. The MDP shouldn't assume that the ARP will be approved - what if it isn't? If it's not, what is here would stand and it is completely inadequate - even weaker than what is in the County Plan.

Solar micro-generation - why is this only encouraged in business and ag areas? Everyone should be encouraged to install solar panels. What's wrong with encouraging people to put solar panels on their roofs?

The MDP needs to include policies and guidelines around aggregate resource extraction. It seems to depend on incorporating the Aggregate Resource Plan that may or may not get approval in the near future, the public hearing for it not until June 18/25. The MDP needs to reflect the policies in the Bearspaw Area Structure Plan regarding aggregate extraction so that they align, and have its own robust policies in case there is no Aggregate Resource Plan in place.

Once again, the current County Plan has more protections and guidelines in it than the MDP. The MDP should be an improvement on the County Plan, not a weaker version of it. The MDP needs to have language that protects residents and the environment, especially relating to air quality and water quality, from the negative impacts of aggregate extraction. The MDP needs to be clear about Rocky View County's role in regulating and overseeing gravel industries in the County. This is not in the current draft of the MDP.

Springbank area is not conducive to resource extraction due to proximity to environmental and residential areas.

The County has an important role in regulating gravel extraction - particularly limiting operations near country residential communities and fragile environmental habitats. Consider more closely overseeing aggregate operations, applications, and don't overlook industry-specific performance standards. Rocky View should protect both residents and the environment from the adverse impact of gravel extraction!

Abandoned pipelines should be removed by the oil producer and should not be left in the ground with a restrictive caveat on the land.

This affects the landowner.

So Rocky View County should make producers of oil remove pipeline and caveat if the pipeline is no longer in use.

Do you have any additional feedback on the overall draft of the MDP that was not reflected in the questions above?

I'll reiterate my earlier observation on the lack of Indigenous consultation and First Nations involvement with respect to the planning and development process, knowledge sharing, and collaboration on land decisions, environmental protections, commercial and institutional development, and planning matters in general. Please do not issue an MDP that is deaf and blind to anything but colonial ways of thinking and doing. You are aware and you can do better.

You don't seem to be listening to the people who live here. We moved out here for what it is, not for what it can be. Stop trying to change perfection. Just stop.

As stated earlier. Hard to disagree with purposely vague and flowery language.

Start away from the UN, the WEF and liberal federal government sustainability dogma/bribes.

I hope that in general the new ASP for Springbank reflects the draft MDP and will not need rewriting anytime soon. How does the MDP tie in with provincial and federal roadways? There seems to be no direct mention of the larger infrastructure picture when it comes to growth. Specifically, I think of new development at RR 33 and Hwy 1. There needs to be more lanes on the TCH and a new wider bridge over the TCH at RR 33 for example. It would be nice to see some kind of timeline for that construction or a reference on where to find that information. It makes no sense to continue to grow the outlying communities, either business or residential wise if there is no infrastructure to support it.

The current RVC Plan originally approved in 2013 is an excellent Plan that was supposed to last far longer than 12 years. It was also created based on extensive input from RVC residents. I would have preferred that RVC make minor updates to that Plan rather than compose a new proposed MDP.

In particular, the Vision section was far better than the proposed MDP Vision. That also applies to the principles in the current County Plan Vision section. I suggest you revise the MDP Vision and Principles accordingly.

I found that the MDP was easy to read and understand. I also found that there were many times where the wording was providing a loophole and contradicted other areas of the MDP. I noted some of those along the way in the survey.

I strongly believe that it is better not to appease everyone, but to make clear policies that gives people the confidence that the MDP is a strong. There will always be an exception where flexibility will be the best option for overall benefit, but to try and write the flexibility into the MDP is a mistake. I strongly urge a revision removing those contradictions and loopholes from the policy. For example, if protecting agricultural land in a high priority, then remove the second farmstead option off the table; allowing a quarter section to be redesignated to a fragmented quarter allowing for 6+ parcels should not be an option in a non-growth area.

Additionally, clarify and define what Agricultural Areas, Agricultural Land, Agricultural Community means. Perhaps we are using differing ideas on their definitions.

Thats all. Thank you.

No one who lives AND VOTES here wants any more development except for the county employees. Our employees should be helping us fight development not promote it.

Please be sure the authors of this MDP are at the meeting.

Pg 30: Growth areas

Absolutely agree with statement.

Pg 32: Agricultural areas

Regarding conflict (see pg 17) Agriculture 30% 2001–2021

Competition for farmers versus development or purchase of land by non-farmers has forced farmers out of business due to pressure on rising land costs. Farm land needs to be protected to produce crops & livestock against competition of acreages. Hobby farms is a false interpretation of farming. It is a lifestyle whereas farming is a livelihood. Somewhere in the document this needs to be made clear.

I think the County is headed in the right the direction but still behind on what needs to be done

We keep going to open houses, filling out surveys, going to council meetings, writing letters, but it feels like a total waste of time. ASPs are created and not updated after 10 years, the current ASP for Cochrane Lake was not considered seriously with the approval of neighbourhood "C". This municipal plan will be created but not followed. What is the use of any of this, all this work to create these documents and administration does not follow or support them and council does not support or follow them. Rocky View County has a serious culture problem.

The MDP seems to generally weaken the agricultural, green landscape desired by Springbank residents. The MDP seems to indicate do what you want, we can work it into the framework.

It is a challenge to provide guidance. Clear definitions.

For starts we have just finished a lengthy process to get a new Area Structure Plan in place. Now it appears that the County is ignoring the wishes of the Springbank Community and reinventing the wheel. Why bother asking what the community wants by doing a survey? Why don't you just read the new ASP? Your approach makes us feel like what our community wants does not matter to the County (which is pretty much the way things have been for the past 20 odd years).

The new MDP policies raise a number of concerns. They include:

- Weaker protection for agricultural lands.
- Dramatically weaker controls over business development and its location.
- Cluster residential development as the default housing form for country residential development.
- Reduced emphasis on environmental protection.
- Concerning language around resource extraction.

More specifically

- Why has the County weakened its commitment to preserving agricultural land?
- What happened to focussing business development in approved ASPs?
- How did cluster residential become the default for country residential communities?
- Why has the County diminished its emphasis on protecting the environment?
- Why are there no teeth around gravel extraction?

The overall takeaway is that while the new MDP initially appeared to be a reasonable, a closer review reveals several significant concerns. These include weaker protections for agricultural land, looser controls on business development, a default to cluster residential housing, reduced environmental safeguards, and vague policies around gravel extraction. The new MDP often replaces clear, enforceable standards with broad and flexible language, contradicting community feedback that supported focused growth and the preservation of rural character. Without stronger commitments and clearer definitions, the MDP risks undermining many of the core values and planning principles that residents have consistently supported.

1) The MDP does not address the county's development and growth vision for the many acreages which were created from the subdivision of larger parcels. We only have to look at acreage developments such as [REDACTED] which is now surrounded by industrial/commercial operations with constant traffic noise, piles of dirt, destruction of the WID pathway, transport truck engines running constantly on the north side of the canal, etc. There are many such areas equally threatened throughout RVC. I think the county has lost the battle to preserve agricultural lands, the rural character of the county, and stewardship of the land for the many acreage owners, who are now faced with being surrounded by warehouses, transport trucks, land stripped and left bare, heavy construction traffic, etc.

2) The MDP does not provide a plan to address the damage and adverse impacts which have already occurred in the county. Over the last few years there has been substantial scattered development and growth throughout the county with little planning and foresight for the adverse impact on existing residents, infrastructure needs, agricultural lands, protection of the environment, etc. It seems the county does not plan to rectify these issues.

The questions in the survey do not explain or reflect how the new MDP is different from the previous County Plan, thereby misleading survey respondents.

The MDP is expected to cover many diverse areas of development and it is a huge challenge.

Having attended many meetings with regards to these plans there are common goals that must be adhered to and have been weakened in this plan.

Agriculture must be protected and supported.

A healthy environment is fundamental to any successful residential, industrial and recreational growth.

Development shall only be allowed at the pace that the infrastructure required to support it is affordable

The MDP needs to be more assertive about where and how development will occur in Rocky View. Past experience has demonstrated over and over again that policies that are "shoulds" are regularly ignored as optional. That is not acceptable.

The MDP needs to recognize that the region is facing serious water supply issues - that is nowhere in this draft. It needs to be built into how and where Rocky View wants development to occur.

The section on emergency services sounds like it was written for an urban municipality, not a rural one. It needs to clearly recognize that distance and limited access to water are serious constraints to effective fire fighting.

The policies for utilities needs to be stronger so that connections to piped water and wastewater are mandatory in higher density residential and business development. Higher densities make absolutely no sense if they are not connected to piped services - otherwise they are not environmentally sustainable and make a mockery of the MDP's assertions that it cares about the environment.

Note - I'm saying "no" to the last question because I'm already on your email update list.

Make the MDP as strong, if not stronger, than the current County Plan. At this point, it seems to be much less so.

It has been said that RV is aiming to support data centre development in the county. Although that seemed like a good thing I have now learned that these businesses use massive amounts of electricity. Unless they generate it by wind or solar, it is taking the huge amounts of energy out of our provincial grid. In recent summers & when there is work going on or power plant maintenance, we have had grid alerts. We have to conserve or worse, lose power for periods of time, but the computers that are using the massive power likely won't be conserving. They will not work if not cooled - with our electricity. Their power should not be prioritized over the health or our citizens, hospitals etc.

You have the opportunity with such beautiful countryside to make a difference. Please make sure our new planning creates a unique country lifestyle for Alberta. We don't need more urban. We need well designed country living. I know that they you can create it.

Provide more examples in the document of the terms used. Eg cluster in the context of development.

Public input strongly impacts how development occurs in Our ASPs and, as a result, ASP should govern the MDP when the two documents come into conflict.

The MDP looks professional, well-researched, and like it was created by a great Regional Planning team!

A fair job over all but needs less "specific policy" and more "general guidelines" less "Shall's" and more "May's" and "should's"

Rocky View county is too big and needs to be split up. Also it needs to consider that it is here to serve the rural population and the demands of Calgary council who want to keep expanding and encroach into rural areas.

We shouldn't be care about just when you need us to pay our land tax. It is truly disgusting.

This is a 20-year plan but many things can change in that 20 year period and it would be too bad to reach the end of the 20 years and realize that you should have circled back midway to check on things (see earlier comment about the multitude of septic fields in the county and how it will continue to affect groundwater resources. There should be a "circle back and revisit" point midway through the plan to check that various things are working out as expected.

On first reading it looks like a decent plan. There are still areas that need to be looked at from a landowner/agricultural view and not by city dwellers. Most of the hamlet plans look good, but the fact I live near Bottrel worries me in that more homes and people could be added to that small area. All that is around there are farms with actual Bottrel being a store and campground. Allowing any growth there would be a detriment.

Keeping commercial development in the areas you identified makes sense as the facilities are already there. I will always worry about area annexation to Calgary. I noticed that the city almost reached Hwy 566 now. Airdrie will be part of it soon and that will include Rocky Views commercial areas and head office. Not what I want to see.

No - thanks for the opportunity to become familiar with this draft.

Consider breaking up the county into separate counties to better suit the needs of the constituents. The diversity is difficult to manage.

No I don't. Thank you for the detailed information and all the planning that went into this. That being said I really feel the county needs to re-evaluate some of the approved developments in the Cochrane Lake area because those developments do not seem to fall in-line with the MDP as stated in this draft.

Lot sizes and multi family or row houses do not belong here yet.

No.

Its a lot to read and grasp wonder how many people will participate

The county should develop a truck route. With all the new industrial developments in the East of the county, trucks using surface roads cause irreparable damage to the environment and extreme risk to the residents of the area.

Great effort.

Some of the sections seem like they were developed by City folk that do not live in the County and do not understand what it is like to live here. It's a shame our County is not represented better by people that live in the County

Because I live in Conrich, my comments are on the Conrich area:

1. Industrial development should be east of CN (not east of Conrich Rd) where Conrich Crossing, a 600 acre development, has already been approved. Development should be approved in an orderly fashion to minimize the impact to existing residential areas.

2. Why no mention of the northwest section of Conrich? There should be no industrial development approved until the Conrich Station has been completely built out.

3. Under appropriate business sectors it says "Big Box Stores". This is not an appropriate business use in this area.

4. Also under appropriate business sectors, it mentions Home Businesses. This should follow the same land use bylaws as the rest of Rocky View. The County had implemented LIVE/WORK for the Conrich area previously and it was a disaster. If it doesn't meet the land use bylaws, it should NOT be allowed AND citizens shouldn't have to pay to appeal a business after it has been approved by Rocky View. Just don't approve it EVER!!!

More accountability and transparency for every project

It appears that a lot of the rules and policies that refer to managing growth are either gone or extremely weak.

Overall, I think the plan includes many positive features. Thank you for your efforts and for listening to residents.

I want to reiterate the unfairness that you are creating with your 1 and 2 parcels out and the inability to subdivide further. Why only Fragmented at 6? If land can be used for hobby farms and other Ag uses, why does RVC not want to allow this? Have the Councillors even seen this? They say they are on our side but then some planner from Calgary comes in and creates documents that hinder out livelihood. I really hope you will address these concerns!

Love to see the plan. Planning is hugely important in order to ensure proper decisions are being done

The plan is well set out but like everything else in life, the critical step is how it rolls out. The development at the ground level.

In the earlier survey residents made it pretty clear what they would like to preserve: decreased resource extraction, preservation of natural areas and country life style and limiting of further development to certain areas (identified in the ASP). It is imperative that the new ASP and ARP use specific and strong language to ensure these criteria can not be misinterpreted and evaded.

No new industrial parks with fire risk right adjacent to established communities. The County should set safe set back distances as California did in 2025 after the multiple fires at the Moss Landing Battery Storage power plant.

Appendix B: Open House General Feedback Responses

Business hubs facilitate ad hoc development. This is not acceptable. Business needs to be redirected to ASPs.

Please have emergency services in accordance to population and development growth.

Ensure road and transportation infrastructure increases in proportion to development.

Preserve agricultural land within Springbank.

Please do not [have] townhouses and high-rise buildings.

Protect wetlands, wildlife corridors, and wildlife (animals).

The new MDP needs to be at least as strong as the County Plan. Right now, its language is looser.

Greater focus on more environmentally friendly country residential.

Would like to see more rec facilities around Conrich.

Big lack of emergency services in Conrich area.

Would prefer low-density single-family housing. No high rises or row houses.

Recreational areas that meet evolving needs of community.

There should be fire station and medical facility.

Keep Bearspaw county residential please!

Ensure that cluster housing/high density communities are not planned for the Springbank area – including in “transition areas” between city boundaries and density allowances. Two-acre lot minimum lot size in Springbank.

More parks and pathways and a connection to them.

Please don't put townhouses in that area. I do not want my neighbourhood to look like Downtown Calgary.

Make Cochrane Lake independent of Cochrane. Cochrane won't be able to provide the amenities for C.L. residents. Cochrane is growing so quickly.

Please don't make my neighbourhood look like downtown Calgary.

Keep Highway Commercial only at already established commercial areas such as Calaway, Commercial Court but do not expand it along the Highway. One-corridor Valley Ridge to Highway 22.

No business hubs.

Would suggest council start developing traffic remediation strategies for the looming traffic disaster around Costco.

Address Springbank areas is a haven for cyclists. Preserve this feature. Also, pathway connectivity “between” rural residential areas.

Very helpful. Thank you.

Business hubs have the scary potential to open flood gates to “ad hoc” development.

How about making it easier to subdivide 4-acre parcels to make more usable space in current country residential areas?

What's the rule on residents having numerous vehicles on small acreages?

More bike lanes.

How are vacation rentals being addressed?

Bike lane and/or walking path along 293 N.

Cambridge parks need Sikh temple space in an open area in commercial.

Dark night area. We live at the [REDACTED]. So, what is important to the county is a whole especially “Springbranch” in dark night sky. No lighting the area.

Do not allow approval of any development until water and sewer are secured and built.

Water availability first and repeated.

Why is the [REDACTED] application now gone to the NRCB instead of staying under the County's jurisdiction?

Fire hydrants in residential areas that are properly serviced for use!

Agricultural lands are first in the plan and protected as local food source.

Traffic control – speeding vehicles in residential areas.

More campgrounds.

Do not allow City of Calgary development to utilize County of Rocky View roads in order to build their subdivisions. For example, expansion west of Valley Ridge and Cresmont.

More recreation areas.

Fire station in Conrich

Old Banff Coach Road and Highway 1 needs to be improved in order to safely accommodate all of the current traffic and expected increases in traffic.

Focus on H2O availability. Stated “need” for available H2O in plan.

Infill residential conflict w/ ASP saying +2 AC but leaves ambiguity if contentious where MDP would take precedence.

Decades of promised pathways, protection of natural spaces, and protection agri lands.

Another plan, same sweet words. Follow through is required.

Emergency servicing – has one point about policing/by-laws enforcement. Beef it up.

Plan is still focused on developers making money. No water, no transport planning, existing taxpayers getting “screwed” again.

Maintain the rural character of the county!

Protect residents from aggregate development. Airborne silica is a serious health issue. Keep 2-acre residential. Strong control over business development. Reduce emphasis on environmental protection.

RVC keeps approving housing [REDACTED] is an out-of-control [REDACTED] company that has not met AVC requirements since [REDACTED].

Rocky View County

262075 Rocky View Point, Rocky View County, AB T4A 0X2
PHONE 403-230-1401 | FAX 403-277-5977 | WEB www.rockyview.ca



ROCKY VIEW COUNTY

ATTACHMENT C: INTERMUNICIPAL AND AGENCY REFERRAL

COMMUNITY	COMMENTS
<i>First Nations</i>	
Stoney Nakoda Nations (Bears paw, Chiniki, and Goodstoney First Nations)	No response.
Tsuut'ina Nation	No response.
<i>Municipalities</i>	
City of Airdrie	No response.
Town of Beiseker	<p>Thank you for providing the opportunity to comment on Rocky View County's Draft Municipal Development Plan (MDP). We appreciate the County's commitment to engaging the community in shaping the future of our region. Your efforts to gather public input are invaluable in ensuring the MDP reflects the needs and aspirations of residents.</p> <p>We are grateful for the chance to contribute to this important process and look forward to seeing how the feedback shapes the final plan.</p> <p>Following a thorough review by our council and input from both Palliser Regional Municipal Services and our village residents, we have compiled feedback to contribute to the refinement of the MDP.</p> <p><u>Under Section 3.0, (Vision and Goals – Goals)</u></p> <p>The Village of Beiseker would like to request that Tourism is added as a goal. The reason for this is because, on page 15 under Economic Opportunities, it mentions the following:</p> <p style="padding-left: 40px;">“The County benefits from various economic drivers including agriculture, tourism, manufacturing, logistics, and rail served industrial, supporting both local and export-oriented businesses.”</p> <p><u>Under Section 11.3, (Agriculture – Partnerships)</u></p> <p>The Village of Beiseker would like to request that Rocky View County include an additional policy in the new MDP, such as:</p> <p style="padding-left: 40px;">“A CFO exclusion area or separation distance as outlined in an intermunicipal Memorandum of Understanding (MOU).”</p> <p>Including this in the MDP would help formalize the setback distance identified in the MOU within a statutory planning document, increasing the likelihood that it would be considered by the NRCB during application reviews.</p> <p>Other considerations from the Draft MDP we feel could potentially affect the Village of Beiseker and/or surrounding areas:</p> <p><u>Under Section 5.0. (Managing Growth)</u></p> <p>Paragraph 6 Reads “The County must also remain flexible and supportive of new economic opportunities that emerge organically outside identified Growth Areas and established communities. Business Hubs provide this opportunity, by supporting strategic development at various scales that align with the broader economic development goals of the County”</p> <p style="padding-left: 40px;">An example of this is in the East Agricultural Area, the Beiseker Airport listed as CFV2 on Map1 page 16 could be identified as a Business Hub. There are opportunities for Highway Business Hubs along Primary Highway 9 on parcels that are already fragmented and therefore will not</p>

COMMUNITY	COMMENTS
	<p>impact prime agricultural lands. Some of these parcels exist within the Rocky View County/ Village of Beiseker MOU area.</p> <p><u>Under Sections 19.3 and 19.4. (Water, Wastewater, and Solid Waste - Partnerships)</u></p> <p>Collaborating with neighbouring municipalities on providing and maintaining integrated regional and local water, wastewater, stormwater and solid waste infrastructure and services.</p> <p>The Aqua 7 water supply line in northeast Rocky View that currently supplies water to the Town of Irricana and the Village of Beiseker is identified on Map 6 as a Subregional water Corridor with Regional Potential. This is one example of where Sections 19.3 and 19.4 could be applied. To date Rocky View County has not utilized any of its Aqua 7 water allocation or shown any interest in reallocation to other members of Aqua 7 when requested.</p> <p>We are grateful for the chance to participate in this important process and look forward to continued collaboration as the MDP progresses.</p>
The City of Calgary	Please see attached letter.
City of Chestermere	No response.
Town of Cochrane	Please see attached letter.
Town of Crossfield	<p>Thank you for the opportunity to review the County's draft MDP. The Town's comments are as follows:</p> <ul style="list-style-type: none"> • General: The document references the County Plan in some instances, will the new MDP also be called the County Plan? • p. 51 Confined Feeding Operations: We suggest that the role of the municipality and the province be clarified. The County Plan (2013) including some language that clarified this relationship, however, this language appears to have been removed in the new draft. NRCB approval officers are required to consider the land use provisions of municipal development plans and/or land use bylaws when they process permit applications for CFOs and manure storage facilities. Municipal development plans should describe the areas and locations where CFOs are not considered a suitable land use, consistent with the Agricultural Operation Practices Act (AOPA). The Town requests that the County review the proposed MDP policies on CFOs to ensure that any new CFOs are located appropriately. For example, Lethbridge County, which contains many CFOs, has very clear and specific language and mapping about the placement of CFOs in their MDP. • Policy 17.15: Please clarify the intent of this policy, particularly the conditions related to the deferral of reserves in urban fringes and intermunicipal development plan areas and when maximum density has not been obtained. We are looking for a better understanding of how this policy will assist with future land use and reserve planning. • Map 3: The County's North Central Industrial ASP (922 acres of industrial) is not represented as an employment area within the map nor is it referred to in the document. Map 1 of the current County Plan indicates the area as a regional business centre and highway business area as supported by the North Central Industrial ASP. Has the

COMMUNITY**COMMENTS**

County's intent in this area changed? Does this area fall under the "Business Hub" category? We suggest that this area be identified as an employment area or as an existing business hub in Map 3 considering the current ASP.

- P. 32 Business Hubs and Section 10: Business Hubs:
 - What is the difference between employment areas and regional business hubs? These areas have similar definitions and appear to be similar in scale and intensity, but a regional business hub does not appear to require the creation of a new Distinct Area Profile, which is required for employment areas as per Policy 5.4.
 - We suggest that any existing regional business hubs should be identified in Map 3.
 - It is understandable that the limited scope highway and local business hubs would be located more on a case-by-case basis, however, the language for regional business hubs suggests that large business areas could be developed at multiple, currently undefined locations. The qualifying criteria for a regional business hub includes proximity to population centres for employment and access to infrastructure and services. This language suggests a reliance on a neighbouring urban area(s) to provide the workforce and perhaps servicing for a regional business hub. A regional business hub adjacent to an urban community could have a major impact on that communities' ability to attract and retain business, especially for a smaller community such as Crossfield. We note that the policies in Section do not include language about how the County would collaborate or partner with a neighbouring community to ensure shared costs and benefits despite collaborating language being included in other areas of the MDP such as for agriculture, parks and recreation, transportation, emergency management etc. The Town would appreciate if the County would consider including specific language for the business hubs, and for the regional business hubs in particular, about how the County would partner with a neighbouring municipality to develop these areas.
- Policy 21.4: Further to the comments above regarding business hubs, this policy states the need to collaborate regarding Growth Areas, however, the County is not considering business hubs to be Growth Areas. We suggest that this policy should also include collaboration for business hubs.

Thank you again for this opportunity to comment on the County's new MDP, we look forward to a response and any further discussions.

Town of Irricana

No response.

Kananaskis
Improvement District

No response.

COMMUNITY	COMMENTS
Kneehill County	No response.
Mountain View County	Thank you for including us in your circulation. Mountain View County has no comments or concerns.
Municipal District of Bighorn	No response.
Municipal District of Foothills	No response.
Wheatland County	Wheatland County has no comments at this time.

Circulation Period: May 5, 2025, to June 9, 2025 (as per applicable Intermunicipal Development Plan policies).



June 04, 2025

City File: RV25-14

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

SUBJECT: Draft Municipal Development Plan (MDP)

Dear Kaitlyn Luster,

The City of Calgary appreciates the opportunity to review and provide comments on the proposed Municipal Development Plan and would also like to thank Rocky View County Administration for the opportunities to attend various lunch and learn sessions.

The City of Calgary appreciates Rocky View's commitment to collaborating on matters of regional importance and to effectively manage cross-boundary impacts between our municipalities. Key issues among these include ensuring that each municipality has an ability to grow and prosper while protecting source water and to plan for and coordinate servicing through geographically based population and employment projections.

The City maintains that these important shared interests can best be addressed through the development of updated Intermunicipal Development Plan(s) (IDPs) and through the development of an Intermunicipal Collaboration Framework (ICF). The development of these plans are a high priority for The City as they will enable our municipalities to clearly identify growth priorities, opportunities for equitable cost sharing, and a long-term vision benefiting both municipalities and our region. Further that once these plans are established, that consideration be given to amend our respective Municipal Development Plans to align with the IDPs and ICF.

It is our expectation, that in the spirit of intermunicipal cooperation, Rocky View will also place a priority for the development of these plans and jointly commence preparatory work this fall in order to kick off this work early in the new Council term.

Please contact me if you have any questions or require any further information.

Sincerely,

A handwritten signature in black ink that reads "K. Cave".

Kristine Cave

Planner 2, Regional Planning
City and Regional Planning | Planning & Development Services
The City of Calgary
C 587.576.4318 | E Kristine.Cave@calgary.ca



June 9, 2025

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attn: Kaitlyn Luster

RE: Rocky View County Draft Municipal Development Plan

Dear Kaitlyn,

The Town of Cochrane appreciates the opportunity to review and provide comments on the Rocky View County draft Municipal Development Plan.

The Town of Cochrane is supportive of the shift towards planning based on the Distinct Areas identified within the draft MDP, the establishment of Growth Areas and policy to guide development within the remainder of the County. The Town appreciates that there are various approved Area Structure Plans, Conceptual Schemes, etc. in place throughout the County and the need to plan around those existing documents.

There are items that the Town of Cochrane wanted to flag as more clarification is required to better determine their potential impacts.

- Conflicts between proposed policies of the draft MDP and the existing Area Structure Plans have been noted. The Town of Cochrane will need to see alignment of these prior to providing support as many developments are covered by existing ASPs or Conceptual Schemes.

An example of this is within the existing Cochrane North Area Structure Plan, which states that certain development types are required to connect to Municipal or regional water and sanitary disposal systems. However, within the draft MDP, the Cochrane North area is determined to be partially Country Residential Communities and partially Hamlet development. While new development within Country Residential Communities should connect to municipal services, the Hamlet development type within the MDP is silent on servicing requirements.

- Section 9.0 Hamlets is also silent on items that are included within the other Distinct Areas such as Commercial and Industrial Development, Transportation, Parks, Pathways and Recreation, Institutional and Community Uses and Municipal Servicing.
- The Town of Cochrane is perplexed with the definition of Fragmented Quarter Section.

Typically, a fragmented quarter is one where physical access is severed between two or more portions of the land, usually by way of things such as watercourses, railways, ravines, etc. Considering a quarter section that has 6 or more existing parcels as being fragmented, thus supporting further subdivision on those quarter sections, will allow further development within the agricultural areas of the County and further loss of agricultural land.

- Section 15.0 Institutional and Community Uses includes policy 15.4 that “Institutional and community uses should be located within Growth Hamlets”. With the vast area proposed as Country Residential Communities or Hamlets within the Cochrane North, Cochrane Lake, Bearspaw, Glenbow Ranch and Springbank areas, none of which are identified as Growth Hamlets, the resident populations within these areas should be triggering the development of school sites or other institutional and community uses.
- Policy 17.15 speaks to deferring all or a portion of reserves owing when parcels are located within the urban fringe or within an Intermunicipal Development Plan area. The Town is generally in favour of this direction, however it is not clear how this policy will align with existing Plans within IDP areas that identify reserve dedication.
- Policy 21.4 states that there should be collaboration with “neighbouring municipalities, First Nations, and Metis Nations to ensure Growth Areas are developed in a cohesive and efficient manner.” The Town feels this should extend to all lands that are adjacent to these stakeholders, not only Growth Areas.
- An overall area of concern for the Town of Cochrane are the implications that adjacent development could have on the Town, namely Town road infrastructure. Recent applications have identified upgrades to Town roadways that are triggered by proposed developments within the County. While the MDP does include policy on the ability to have developer funded extensions to the road network through contributions to the Regional Transportation Off-Site Levy, it is unclear whether this levy could fund identified upgrades within an adjacent municipality or what mechanism could be used.

Given the amount of Country Residential Communities that have already received approvals, the Town is supportive of policies such as B2.13, that when ASPs are undergoing review, where development potential is not being achieved as expected, there should be consideration to reducing the overall area dedicated to Country Residential development as well as updating the planning and design direction for new Country Residential developments. This is in addition to policies such as 12.21 that encourage new development to implement land conservation strategies such as smaller parcels and multi-lot clustering.

In closing, The Town of Cochrane thanks you for the opportunity to review and comment on the draft Rocky View County Municipal Development Plan. Overall, The Town is supportive of the direction within the MDP and looks forward to continuing discussions relating to area developments.

Sincerely,

Candace Banack

Candace Banack, RPP MCIP
Senior Planner

AGENCY	COMMENTS
Kineticor Asset Management LP	Please see letter.
Rocky View Schools	Please see letter.
TC Energy	Please see letter.
Trans-Northern Pipelines Inc.	<p>Thank you for providing Alberta Products Pipe Line Ltd (APPL) operated by Trans-Northern Pipeline Inc. with the Draft Municipal Development Plan (MDF) for Rocky View County. APPL currently operates two high-pressure petroleum products transmission pipeline within a 50-foot Right-of-Way (ROW) and 33 ft ROW travelling North to South on the Eastern property of Rocky View County.</p> <p>APPL recommends the addition of a section in the MDF to include the energy industry, specifically the Alberta Products Pipe Line which states the following:</p> <ul style="list-style-type: none"> • Right-of-Way shall be protected for current and future projected needs • Recognize that increased population growth may impact our pipelines and might drive our need to upgrade/replace pipeline portion. Early consultation recommended within 200m to recognize potential impacts on the pipeline industry, striving to avoid adverse impacts to energy infrastructure • AER Controlled Area of 30m from the pipeline, requiring authorization within this area • Setbacks to be determined based on the type of pipeline and stress level of the pipeline with consultation with the pipeline operator – recommended 10 m setback for above ground structures including trees, paving • Easements to be incorporated into development plans, recommending open spaces, walkways and not to be incorporated into individual lots. Consultation with operator and written consent for right-of-way or near the right-of-way <p>In addition, any development plans within the right-of-way will require a Crossing Agreement which can be requested by following the steps described near the end of this response.</p> <p>Please note that, APPL is regulated by the Alberta Energy Regulator. Part 42 of the Alberta Energy Regulator Pipeline Act, provides that:</p> <p>42 <i>No ground disturbance may be undertaken in the right of way for a pipeline without the approval of the licensee of the pipeline in accordance with the rules, or, if approval cannot reasonably be obtained from the licensee, without the approval of the Regulator.</i></p> <p>Should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact Trans-Northern prior to commencement of their work to receive the required authorization. This process can be initiated through Utility Safety https://utilitiesafety.ca/submit-a-locate-request or 1-800-242-3447. A representative from Alberta Products Pipe Line Ltd. will attend on site mark the pipeline location, confirm safe work practices, and advise of any agreement requirements.</p> <p>Should the applicant require further information related to ground disturbance or crossing of the pipeline, they may contact Michelle Gruszecki, Property and Right-of-Way Administrator via email at: mgruszecki@tnpi.ca</p>

AGENCY	COMMENTS
	As always, Trans-Northern Pipeline Inc. appreciates being circulated development applications.
YYC Calgary International Airport	Please see letter.
<i>Province of Alberta</i>	
Alberta Health Services	Please see letter.
<i>Public Utility</i>	
TELUS Communications	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities. Please note TELUS will need to review at the time of development as a URW may be required.
Enmax Power Corporation	We have no comments or objection to the Draft Municipal Development Plan.

Circulation Period: May 6, 2025, to June 4, 2025.



May 30, 2025

Gerrit Scheffel
Senior Regional Planner

Kaitlyn Luster
Senior Regional Planner

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

**RE: Rocky View County Draft Municipal Development Plan Response
Kinetikor Asset Management**

Thank you for the opportunity to provide comments on the draft Municipal Development Plan ("MDP") on behalf of Kinetikor Asset Management LP. We are currently working in collaboration with Rocky View County ("RVC") Administration on the Kinetikor Area Structure Plan (ASP), following Council's approval of the Terms of Reference on May 20, 2025.

We are strongly supportive of the draft MDP, and in particular, its introduction of Business Hubs as a means to enable flexible, innovative economic development outside of those areas designated for growth. Our project, the Rocky View Technology Park, aligns closely with the definition of a Regional Business Hub—a development situated at a strategic location that supports a specific, large-scale business with the potential to drive substantial economic growth. This Technology Park represents both a significant and long-term investment in Rocky View County.

We recognize and appreciate RVC for its forward-looking approach to economic development within the draft MDP policies. We look forward to continuing our collaboration with Administration to advance the Rocky View Technology Park in alignment with the vision of the new MDP.

Warm regards,

A handwritten signature in black ink, appearing to read "R. McKay".

Raymond McKay, P.Eng.
EVP Development and Operations
Kinetikor Asset Management LP



June 23, 2025

Regional Planning
262075 Rocky Viewpoint
Rocky View County, AB, T4A 0X2

Sent via email to: GScheffel@rockyview.ca

ATTN: Gerrit Scheffel, Senior Regional Planner

Your File #: Municipal Development Plan – Phase 3 Update

Our Reference #: TCE_R250506-002AB

Thank you for sending B&A notice of the Rocky View County Municipal Development Plan update. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the information provided, **TC Energy would like to express their gratitude for the inclusion of pipeline policies within the MDP.** The circulation of developments near pipeline infrastructure will ensure that development can occur in a safe manner. Having policy integration strengthens the Canada-wide Land Use Monitoring Program.

Please continue to send data requests, referrals, and any questions regarding land use planning and development around pipelines to tcenergy@bastudios.ca.

As a reminder, for any work within 30m of TC Energy's pipeline(s), please apply for Written Consent through <https://writtenconsent.tcenergy.com/>. Thanks again for providing us with the opportunity to provide comments on this project, and we look forward to working with you in the future.

Sincerely,

Oliver Prcic

Community Planner II | BA, MPlan, RPP, MCIP

(403) 692 4535 | oprcic@bastudios.ca

B&A | 2700 – 605 5 Avenue SW | Calgary, AB T2P 3H5 | www.bastudios.ca





2651 Chinook Winds Drive SW, Airdrie, Alberta T4B 0B4

403.945.4000 p 403.945.4001 f

www.rockyview.ab.ca

Jun. 05, 2025

Kaitlyn Luster, RPP, MCIP
Senior Regional Planner
262075 Rocky View Point
Rocky View County

RE: Comments on Rocky View County's Municipal Development Plan (MDP) Update.

Dear Ms. Luster,

Thank you for the opportunity to review and provide comments on Rocky View County's (RVC) Municipal Development Plan (MDP) update. Rocky View Schools (RVS) have completed our review, and we respectfully submit the following comments for your consideration:

- **Lack of School Site Planning:** The MDP appears to be largely silent on the critical need for school sites to support the educational requirements of RVC's future population. As educational infrastructure is foundational to sustainable community development, we recommend that school planning be more prominently addressed and prioritized within the MDP.
- **Need for Basic Guidelines at MDP Level:** While we understand that specific school site discussions are intended to occur at the Area Structure Plan (ASP) stage, we strongly suggest the inclusion of high-level guidelines in the MDP to ensure early and proactive school site planning. For example:
 - At least one school site should be identified and included in the first phase of an ASP and its corresponding conceptual scheme, enabling timely development in alignment with population growth.
 - Adequate school sites must be designated within Growth Hamlets and Hamlets to serve both local growth and surrounding country residential populations.
 - The need and number of elementary, middle, and high school sites should be assessed collaboratively with school boards during the ASP process.
 - Clear direction should be provided on aligning residential density with the appropriate number and type of school sites to ensure sustainable community development.
- **Section B2.5 – School Site Requirements:** This section should specify that the total number of school sites for each school board will be determined at the ASP stage which must be done in collaboration with the public school boards serving in RVC's jurisdiction. Calculations should be based on population density projections and anticipated growth from both the ASP area and surrounding communities containing students.

Although the specific site details can be finalized at the conceptual scheme stage, the general location and lot size **MUST** be determined at the ASP stage. Sites shall align with the transportation plans for both vehicular and regional active transportation opportunities and ensure the location is universally accessible for all county residents.

- **Section B2.5.1.g – Expand Scope of Amenities:** We recommend amending this section to explicitly include “public schools” as part of the essential community infrastructure, alongside parks, open spaces, and pedestrian connections.
- **Section B3.4 – School Site Integration in Conceptual Schemes:** This section should require the inclusion of at least one school site in the first phase of development, with a preliminary site layout (including drop-off areas) and designation of a school authority at the conceptual scheme stage.
- **Clarification on Reserve Lands Usage:** The current language in the MDP regarding reserve lands references their use for “parks, schools, etc.” We recommend clarifying this to specify “public schools,” to ensure alignment with the intent of provincial legislation and municipal practices.

We trust these comments will be helpful in enhancing the MDP and ensuring it supports the development of complete and sustainable communities. Please do not hesitate to contact us should you require clarification or further input.

Sincerely,



Navi Sunkaranam
Director of Planning and Capital Projects



June 11, 2025

Planning & Development
262075 Rocky View Pt
Rocky View County, Alberta
T4A 0X2

Subject: Response to Draft Municipal Development Plan – Impacts on Calgary International and Springbank Airports

Dear Kaitlyn Luster:

As a stakeholder with a vested interest in the sustainable development and economic vitality of the Calgary region, including Rocky View County's success, I am writing to provide feedback on Rocky View County's draft Municipal Development Plan (MDP), with particular attention to its potential impacts on Calgary International Airport (YYC) and Springbank Airport (YBW).

Both YYC and YBW are critical components of Alberta's transportation infrastructure. YYC serves as a major international gateway, supporting millions of passengers (18.9 million in 2024) and significant cargo operations annually, while YBW plays a vital role in general aviation, flight training, and emergency services. Both airports contribute substantially to the regional economy and are governed by strict federal regulations regarding airspace, noise exposure, and land use compatibility.

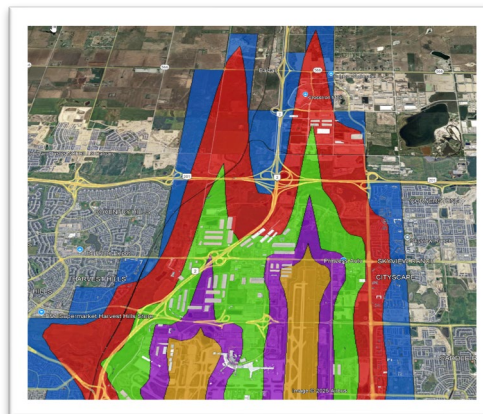
It is essential that the future vision of Rocky View County be harmonized with the operational realities and long-term planning frameworks of YYC and YBW. In particular:

1. **Preserve and Respect Airport Vicinity Protection Areas (AVPAs):** Development within AVPAs must be carefully managed to prevent land use conflicts, especially those related to noise-sensitive uses such as residential, institutional, and recreational developments.
2. **Ensure Intermunicipal Coordination:** Given the proximity of both airports to Calgary and other municipalities, ongoing consultation with the Calgary Airport Authority (now known as Calgary Airports), Nav Canada, and Transport Canada is critical to ensure that development policies reflect current and future operational needs to avoid fragmented or conflicting land use decisions.
3. **Protect Airspace and Flight Paths:** Tall structures, lighting, and land uses that attract birds or interfere with navigation systems must be rigorously evaluated to ensure they do not compromise aviation safety.
4. **Support Compatible Economic Development:** The MDP should encourage industrial, commercial, and logistics uses near the airports that benefit from the proximity to air transportation while remaining compatible with airport operations.

Rocky View County has a unique opportunity to lead regional planning that supports both vibrant communities and critical infrastructure. Calgary Airports respectfully request that the final MDP incorporate stronger policies and guidelines that safeguard the functionality and future growth of YYC and YBW.

Noise Exposure

Rocky View County is in proximity to the Calgary International Airport. The County, along with prospective landowners and developers are encouraged to follow acoustical requirements as set out in the Alberta Building Code for areas within Airport Vicinity Protection Areas when constructing new buildings.

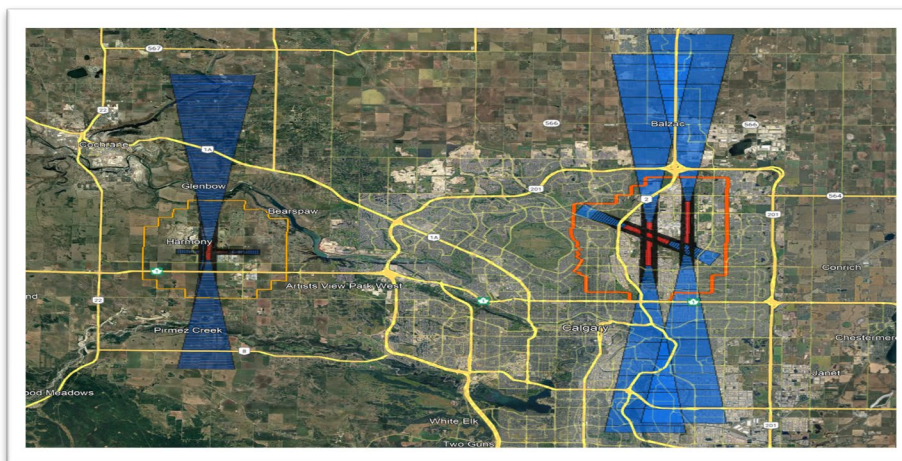


Calgary International Airport Zoning Regulations

Balzac East and West are located within the Runway Approach Surfaces as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions.

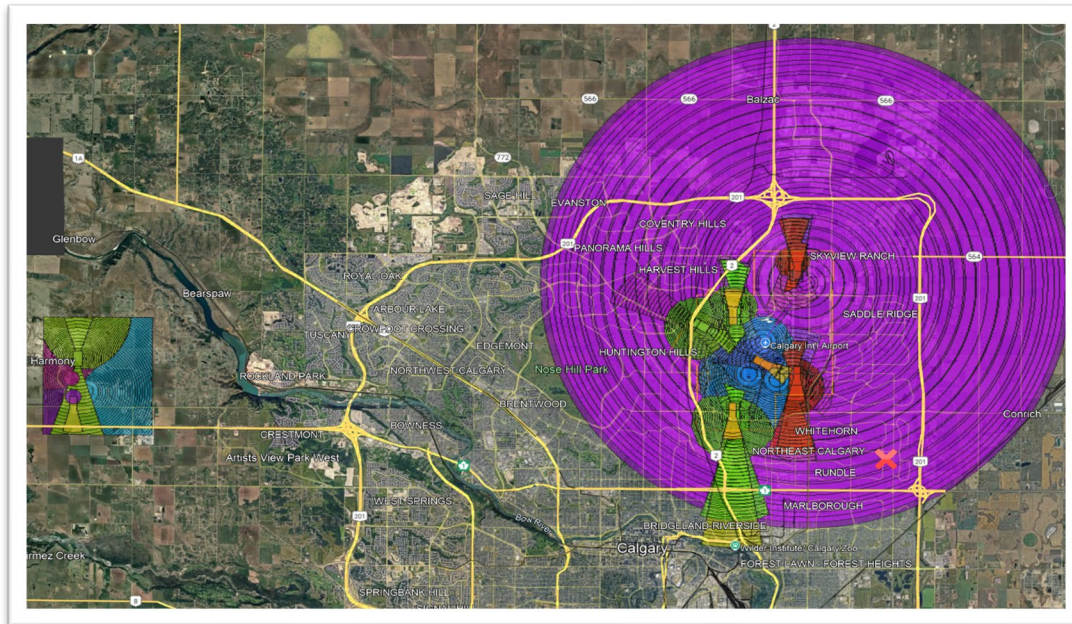
Springbank Airport Zoning Regulations

The Obstacle Limitation Surfaces as defined in the Springbank Airport Zoning Regulations, should be considered in any development surrounding the airport, as these areas are subject to regulated height restrictions.



Electronic Zoning Regulations

Rocky View County is affected by the Electronic Facilities Protection Area Zoning Plan for both YYC and YBW. Structure height limits exist in these areas and must be adhered to.



Land Use in the Vicinity of Airports

Any development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – *Land Use in the Vicinity of Airports*.

If you have any questions or require further information regarding these comments, please do not hesitate to contact referrals@yyc.com.

Yours truly,

Karen McGovern
Development Coordinator

Cc: Chris Miles, Calgary Airport Authority
Rob Bachart, Calgary Airport Authority
Larry Stock, Calgary Airport Authority
Ola Pajak, Calgary Airport Authority



Healthy Albertans.
Healthy Communities.
Together.



May 6, 2025
Rocky View County
C/O – Kaitlyn Luster
Principal Planner
Sent via email to: kluster@rockyview.ca

**RE: Rocky View County's Draft Municipal Development Plan.
Request for Written Comments**

Thank you for providing Alberta Health Services, Environmental Public Health (AHS-EPH) with the opportunity to review Rocky View County's Draft Municipal Development Plan (MDP) from a public health perspective. In addition to the traditional areas of public health concern (such as required water and sewer infrastructure and the assessment of contaminated lands) the physical design features of a community also have the potential to impact health from a chronic disease perspective.

AHS-EPH endorses the use of an evidence-based public health approach to designing healthy communities. Prioritizing the **neighbourhood design, transportation networks, natural environments, food systems and housing** in your planning and development process will help make your communities and residents healthier.

More information can be found on the AHS Healthier Together, Building Healthy Communities website. This can be considered a virtual gathering place to access AHS-based resources and tools.

AHS-EPH is available to support your municipality where possible and to build a strong working relationship as the County continues to grow and develop with the needs of its' residents. After having a chance to review the draft MDP we offer the following comments and observations for the municipality to review:

General Notes, observations, and traditional public health areas:

- Please note that we have no objections or concerns with the MDP as presented today. Overall, it provides a good baseline for future growth and development.
- Rocky View County has developed a community vision with overarching elements for guidance; Policy goals include Focused Growth and Effective Services, Celebrate the County's Diverse Communities and Lifestyles, Support Agriculture, Maintain Health Land and Water and to Grow Our Business Community. AHS-EPH supports these associated concepts and ideas that address community-identified priorities,

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



including public safety, park and natural areas, social connectiveness, diverse economic growth with housing types that support a variety of demographics and housing needs.

- The concept of crime prevention through environmental design is one planning example that could be adopted by Rocky View County to support such a community vision.
- We encourage Rocky View County to continue to find ways to strengthen their connection, advocacy, and collaboration with relevant and identified agencies to implement these goals effectively and efficiently.
- Rocky View County's vision for managed growth & development states "Focus development into areas identified for growth and encourage efficient service levels compatible with County needs and economic goals." AHS-EPH encourages this vision as it will be beneficial to community wellbeing, the environment and economy.
- Rocky View County is looking to ensure that a wide range of affordable and accessible community services are provided for County residents. AHS-EPH highly supports municipalities being as diverse as possible in providing community needs for social service, health care, extended health care, seniors health care and childcare services.
- It is noted that policies for municipal Infrastructure services for new developments "should connect to piped servicing for water and wastewater, to ensure efficient use of infrastructure and resources", AHS-EPH supports this consideration before any land use decisions to support future development are implemented.

As will be highlighted and discussed in more detail below in the Healthy Community by Design (HCBD) section, investing in health and supporting/advocating for programs, initiatives and services that enhance the physical, mental, and social wellbeing of residents of Rocky View County can have long lasting impacts on the overall health of a community.

Healthy Communities by Design (HCBD) Highlights:

Local community planning and design directly affect health and well-being. Communities can support the prevention and management of chronic health conditions by creating healthier places for people to live, work and play. Healthy community design creates stronger social connections; prevents injuries, chronic diseases, and cancer; and makes your community safer and more resilient by promoting healthy lifestyle choices. Healthy community design can also have social and economic benefits. As indicated above, prioritizing the five pillars of **neighbourhood design, transportation networks, natural environments, food systems and housing**

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



in your planning and development process can help make your communities and residents healthier. We encourage you to keep these pillars and concepts in mind during your planning and development decision making.

Neighbourhood Design:

Healthy neighborhood design is facilitated by land use decisions which prioritize complete, compact, and connected communities where people can live, work and play. It is also where physical, mental, and social health are supported through access to social supports and amenities to meet daily needs. This concept would support healthy neighborhood design by:

- Having new developments linked to existing active transportation. This supports physical connectivity, which then fosters social connectedness and strengthens access to existing services.
- Including growth goals that optimize existing infrastructure, helping create compact walkable communities designed for safety and security. This includes Incorporating Crime Prevention through Environmental Design (CPED) which improves quality of life overall including feelings of safety and guardianship.
- Creating Infill development policies. Infill development preserves important land to maintain scenic landscapes, agriculture as an economic mainstay, and natural and environmental assets. Additionally, infill development creates walkable communities, reducing the reliance on the automobile as a means of transportation. This improves air quality and reduces greenhouse gas emissions as more compact development can minimize trip frequency and reduce driving (University of Delaware, n.d.).

Transportation Networks:

Prioritizing infrastructure to support active transportation modes can increase physical activity and reduce environmental impact. Connected, safe and accessible routes provide healthy mobility options for all. The plan identified how it would support healthy transportation networks by:

- “An integrated transportation network shall be provided, including sidewalks, pathways, trails and roads at the local and regional scale.” Acknowledging that active modes of transportation help build health and exercise into daily routines, help to create a strong sense of community, and reduces the greenhouse gas emissions related to transportation by reducing vehicle volumes and maximizing the effective use of existing infrastructure (City of Edmonton, 2009). It also helps achieve equity objectives

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



by providing physically, economically, and socially disadvantaged people with basic mobility methods (Litman, 2013).

- Having the required infrastructure to support active transportation: such as ongoing maintenance, benches, lighting, and bus shelters. Infrastructure that creates walkable, cycle-friendly cities supports the creation of a healthy, barrier-free, age friendly and safe city where active modes are a preferred transportation choice (City of Edmonton, 2009).

Natural Environments:

Access to natural areas promotes physical activity, social interactions, and mental health. Green spaces can improve air quality and reduce climate impacts, supporting a healthy and resilient ecosystem. The plan identified how it would support healthy natural environments by the goal:

- “To protect, maintain, and connect with our natural environment with development outcomes that minimize and mitigates impact to Environmental Areas and to connect communities through a network of parks, pathways and open space.” Research supports a strong relationship between exposure to nature and the reduction of negative health effects, including stress and chronic disease (BC Centre for Disease Control, 2018).

Food Systems:

Healthy eating is more than individual choice and is influenced by local policies and environments. A healthy, resilient local food system includes accessible, affordable, safe food options. Concepts used to identify and support healthy food systems include:

- Exploring urban agriculture through expansion of community gardens and edible landscapes in public open spaces for example. Multi-component community-wide interventions that promote and support healthy food and beverage choices in the community are essential. These interventions may include policies that increase the availability, affordability and accessibility of healthy foods and beverages (AHS, 2019). Community gardens may also have a positive impact on participants' mental and social well-being. Other benefits may include community empowerment leading to positive changes within the neighborhood and improved safety of the area around the garden (Armstrong, 2000).
- Exploring strategies to increase local food security and local food production, as well as looking at programs to teach the community how to grow their own food. Supporting a range of food programs

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



that promote self-reliance and social justice for diverse populations can contribute to a healthy, equitable food system (Rideout, 2017).

Housing:

The design, quality, and affordability of diverse housing options has a critical influence on health and well-being. Diverse housing options help to meet the needs of all, including vulnerable populations. The plan identified how it would support healthy housing by:

- Providing a variety of housing options which may include apartments, condominiums, townhomes and/or rowhomes within identified County Growth Hamlets. Mixed housing models have been found to improve housing conditions, community attractiveness and the stigma of subsidized housing (CMHC, 2019).

Climate Resiliency:

Although not a separate HCBD pillar on its own, there is an inter-relationship between climate resiliency in a community and the five pillars of HCBD. Climate resilient strategies can help communities minimize the effects of climate change on public health while reducing the economic impact on municipalities.

These strategies all interact and play a role in community design, housing, and natural environments, having positive impacts on the physical, social, and mental health and wellbeing of residents, especially the most vulnerable populations. The strategies also help reduce the potential severe negative impacts that can affect a community and municipality, such as extreme weather events (floods, drought, extreme heat, and fire). See some examples your county may have interest in.

- Having a climate-based risk assessment of the towns infrastructure to identify areas for adaptation interventions and to factor in climate change to innovative designs.
- Looking at renewable energy alternatives
- Having energy efficient designs and best construction practices in new and existing municipal buildings and incentive programs for green building construction and renovations.
- Ensuring decision making is done through a climate change lens.
- Incorporating FireSmart principles in new ARP's and all new developments.

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



- Including climate resilient stormwater management such as green roof/walls, pervious pavement, rain gardens and xeriscaping/bioswales

Thank you for the opportunity to review and provide feedback on Rocky View County Draft MDP and to highlight areas of the plan where there would be huge positive public health impacts to residents, the community as a whole and the environment.

These are areas that AHS-EPH support and encourage. As you work to implement the MDP and any associated ARP's, ASP's Outline Plans etc. we continue to be willing to help in providing referral comments and consulting on both conventional public health and HCBP concepts going forward.

Sincerely,

Andrew O'Laney

Andrew O'Laney, BSc., BSc. (AD), CPHI(C)
Land Use Specialist-Public Health Inspector II
Safe Healthy Environments
Alberta Health Services

References:

Alberta Health Services (2019). Healthy Eating – Community Strategies. Retrieved from <https://albertahealthycommunities.healthiertogether.ca/take-action/explore-strategies-to-take-action/healthy-eating/>.

Armstrong, D. (2000). A survey of community gardens in upstate New York: implications for health promotion and community development. *Health and Place*, 6, 319– 327.

BC Centre for Disease Control, (2018). Healthy Built Environment Linkages Toolkit: making the links between design, planning and health, Version 2.0. Vancouver, BC. Provincial Health Services Authority. Available from http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200



Healthy Albertans.
Healthy Communities.
Together.



Canadian Mortgage and Housing Corporation. (2019). Housing Research Report: Developing Socially Inclusive Affordable Housing. Assessment of Socioeconomic status-mix models that better support the viability of affordable housing. Retrieved from

https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/sf/project/archi ve/research_5/hrr_developing_socially_inclusive_affordable_housing.pdf

City of Edmonton. (2009). Transportation Master Plan. Retrieved from

https://www.edmonton.ca/city_government/documents/land_sales/Transportation MasterPlan.pdf

Litman, T. (2012). Evaluating active transport benefits and costs. Victoria Transport Policy Institute.

Transportation Research Board 1994: 134-140. Retrieved from <https://trid.trb.org/view/1262285>.

Rideout, K., ed. (2017). Handbook of equity in environmental public health practice, version 1.0. Vancouver, BC:

BC Centre for Disease Control. Retrieved from [http://www.bccdc.ca/resource-](http://www.bccdc.ca/resource-gallery/Documents/Educational%20Materials/EH/BCCDC_equity-handbook_web.pdf)

[gallery/Documents/Educational%20Materials/EH/BCCDC_equity-handbook_web.pdf](http://www.bccdc.ca/resource-gallery/Documents/Educational%20Materials/EH/BCCDC_equity-handbook_web.pdf).

Swope, C.B., Hernandez, D. (2019). Housing as a determinant of health equity: A conceptual model. Retrieved from <https://doi.org/10.1016/j.socscimed.2019.112571>.

University of Delaware. (n.d.). Infill and Redevelopment. Retrieved from

<https://www.completecommunitiesde.org/planning/landuse/infill-and-redevelopment/>.

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200

BYLAW 8635 – 2025 – MUNICIPAL DEVELOPMENT PLAN
Comments for Public Hearing on July 10, 2025
Submitted by Rocky View Forward

The June 2025 draft Municipal Development Plan (MDP) being considered at the July 10th public hearing is significantly better than the earlier draft released in May. We thank Administration for listening to residents' concerns and making so many substantive changes in such a short time.

We were particularly glad to see that many of the "should" clauses have been replaced by stronger "shall" clauses. From our perspective, the MDP needs to provide clear direction on the County's intentions for future development in Rocky View. "Shall" statements achieve this objective far more successfully.

Unfortunately, the revised draft still raises serious concerns that we hope council will address at the July 10th public hearing. These concerns focus on the MDP's policies dealing with agriculture, country residential development, highway business hubs, and interim uses.

Agriculture Policies

Why is agriculture no longer part of the MDP's vision for Rocky View?

We do not understand why the MDP's vision no longer refers to the importance of agriculture, especially given that one of the key themes throughout the MDP's public engagement was a strong desire to preserve agricultural land. The "vision" in the County Plan was to "balance agriculture with diverse residential, recreational and business opportunities". The new "vision" sees Rocky View as "home to diverse communities offering a range of rural lifestyles and opportunities for residents and businesses".

This missing reference to agriculture is concerning given that many of the specific policies in the Agriculture section of the proposed MDP raise serious questions about its overall commitment to preserving and protecting the County's agricultural land and agricultural operations.

Why are the acceptable uses on ag land so broad?

Policy 11.6's assertion that "development in agricultural areas shall protect agricultural lands to the greatest extent possible" is seriously eroded by the breadth of uses that the policies then go on to identify as acceptable on ag land.

We understand the logic in working towards consistency between the proposed MDP and the Agriculture Master Plan that is currently being revised. However, the definitions of "agri-business" and "agri-tourism" that have been adopted from the draft Agriculture Master Plan are excessively broad. As a result, these policies risk being used to justify commercial development on ag land that should more appropriately be in areas identified for business development. For example, the definition of "agri-tourism" includes "tourism that generates supplemental income for an agricultural producer".

This is vague enough to include any tourist operation, whether or not it has any connection to the agricultural operations.

These concerns were dramatically accentuated by the addition of Policy 11.14 that had not been part of the previous draft MDP. This policy states that “culture, tourism, and hospitality uses that do not primarily support or involve agriculture may be supported in agricultural areas.” This new policy appears to have come “out of the blue”. We fail to understand its addition since most proposals for developments that fit within this category have been contentious because of their negative impacts on surrounding agricultural operations. It is also not clear how this addition is consistent with the MDP’s overall commitment to protect and preserve ag land.

Why is the MDP encouraging further fragmentation of ag land?

We understand the original motivation for first parcels out, which was to allow farmers/ranchers who were retiring from active ag operations to remain in their communities by subdividing a small parcel from their home quarter section. However, experience demonstrates that this policy has resulted in fragmentation of ag land far beyond the policy’s original motivation.

Given this experience, we fail to understand how permitting second parcels out in addition to first parcels out will avoid even more fragmentation of ag land. Changing their names from “parcels out” to “farmsteads out” will not protect against fragmentation. While we acknowledge that the proposed policies attempt to provide some limitations on second farmsteads out, introducing this possibility can only be supported by those looking to profit from the subdivision of ag land, not those truly interested in preserving family farming/ranching operations.

An agricultural quarter section can already have two houses, each of which can have an accessory dwelling unit. As a result, beyond the third house and accessory dwelling unit that are already available through a first farmstead out, how can further subdivision be needed to preserve an ag family’s ability to maintain their operations?

Country Residential Policies

Why has the MDP ignored consistent feedback on defining country residential communities?

The draft MDP being considered at the July 10th public hearing is better than the previous draft in that it no longer uses the word “clustered” to describe the default form of residential development in country residential communities. However, the elimination of this highly contentious word is the only change that was made.

Policy 8.3 still states that country residential development “should be designed to use land efficiently and to achieve a reduction in the overall development footprint of the community”, with the “permanent retention of a portion of developable land as open space”. That is the definition of clustered development. As a result, the policies have not fundamentally changed even though concerns regarding this policy featured predominantly in the feedback on the previous draft.

These concerns are aggravated by Policy B2.1 which mandates that amended ASPs “shall be directed by the policies of this Plan”. This raises serious concerns for the longevity of the recent changes to the Springbank and Bearspaw ASPs that clearly identify their country residential communities as having parcel sizes no smaller than 2 acres.

We see no problem with continuing the County Plan’s approach which encourages consideration of clustered development. However, insisting that this is the default development form flies in the face of longstanding feedback that emphasizes the importance of preserving the rural character of country residential communities.

For the MDP to reflect the longstanding and consistent feedback on this issue, it needs to define country residential development as having parcel sizes of 2 acres or larger, unless a community-specific planning document provides otherwise.

Business Hubs

Why is the MDP providing for indiscriminate business development along highways?

While we were encouraged by the tightening of the policies for regional business hubs and the removal of the proposed rural business hubs, we still have serious concerns with the policies for highway business hubs.

The overall objectives for business hubs state that these policies are intended to “support strategic business growth”. While the policies for regional business hubs are targeted to achieve this objective, it is not clear how business providing “access to goods and services for the travelling public” fit within the scope of even broadly defined strategic businesses.

These policies will permit commercial development at virtually any intersection or interchange along provincial highways throughout the County. This flies in the face of the MDP’s assertion that it will focus business development into the County’s approved employment areas.

Interim Uses

Why is the MDP encouraging interim uses in all ASPs?

We fail to understand why the MDP proposes to mandate that all new or amended ASPs must include policies to encourage interim uses. To the best of our recollection, interim uses were not part of the MDP engagement and there are no references to it in the “what we heard” reports. As well, this concept was considered and soundly rejected in earlier drafts of the Springbank ASP.

The considerations provided for these uses in Policy B2.6 provide minimal guidance on how such uses will be assessed and what will qualify as an “interim use”. As a result, this policy risks land uses within ASPs that bear little resemblance to the uses identified in the ASP’s land use strategy under the guise that the use is only “interim”.

Sharon M Fulton-Heron

12 27320 TWP RD 534

Spruce Grove, AB T7X 3R9



June 27, 2025

Planning & Development Services

County of Rocky View

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Subject: Request for Municipal Development Plan Amendment and Rezoning of 31-22-27 (east of Indus) from Agricultural to Industrial

Dear Members of Council and Planning & Development Services,

I am writing to formally request an amendment to the Municipal Development Plan (MDP), which is currently being reviewed, and the rezoning of our property located **east of Indus** (31-22-27) from Agricultural (A) to Industrial (I). This change is in response to strong regional economic signals and demand for industrial land.

Strategic Location & Infrastructure Synergy

Our parcel lies adjacent to vital transportation corridors (proximity to Highway 22X/Indus, Canadian Pacific Kansas City Rail “CPKC” access) and is well suited for industrial use. Its strategic positioning minimizes land-use conflict while optimizing infrastructure use and regional economic alignment. The land is approximately 6.1 kilometers from the Eastern border of the City of Calgary and approximately 24 kilometers from downtown Calgary.

We are also located immediately east of Fulton Industrial, which is recognized by the County as a Distinct Community Area.

Industrial Market Demand & Absorption Rates

According to recent market research from Colliers and CBRE on the Greater Calgary Area:

- Net industrial absorption in 2024 reached approximately **4.2 million sq ft**, matching the 10-year average of 3.9 million sq ft.
- Calgary experienced nine consecutive quarters of positive absorption, with vacancy hovering between **3.2 – 5.8%**.
- Our land is directly east of Fulton Industrial, a 525 acre industrial business park.

www.fultonindustrial.ca

Fulton Industrial Park offers affordable industrial lots with many competitive advantages, making it attractive to businesses hoping to locate into Rocky View County. This development has experienced positive momentum in the past few years and the developer expects that they will sell out of their land position in the foreseeable future.

These statistics confirm a **tight industrial land market**, driven by robust demand and limited available inventory—especially in well-located parcels like ours.

Benefits of Rezoning

Rezoning our land to industrial will yield multiple benefits:

1. **Stimulate local economic growth and employment** – attract logistics, manufacturing, and distribution businesses.
2. **Diversify tax base** – non-residential assessment strengthens the County’s financial resilience.
3. **Align supply with demand** – directly mitigate regional shortages in industrial parcels.
4. **Promote efficient infrastructure use** – reduces need for speculative greenfield projects elsewhere.

We will coordinate with County administration on infrastructure upgrades, environmental protection, buffering, and compliance with provincial planning policy.

We respectfully request that the rezoning of this property east of Indus be considered when finalizing this MDP or as a standalone amendment. We would welcome the opportunity to present our case in person and collaborate on ensuring the development complements County and regional priorities.

Thank you for your consideration. We are excited to help support Rocky View County’s evolving competitiveness and prosperity.

Sincerely,

Sharon Fulton-Heron

[REDACTED]
[REDACTED]

June 27, 2025

VIA EMAIL TO: legislativeservices@rockyview.ca

Re: Failure to Consult Bearspaw First Nation in the Creation of Rocky View County's Municipal Development Plan (MDP)

Dear Members of Council,

We are writing to formally express our concern regarding the development and adoption of Rocky View County's Municipal Development Plan (MDP), most recently updated in June 2025.

As Council is well aware, Bearspaw First Nation is an established landholder within the County and has made its intentions clear with respect to the long-term development of its lands in the Springbank area.

Further, we note with disappointment that:

- The MDP fails to reference Bearspaw First Nation or our lands, save for a notation on maps of location of Stoney Nakoda lands and more generically, to First Nations in policy statements, and
- There is no evidence of meaningful consultation with Stoney Nakoda First Nation (or Îyârhe Nakoda), comprising Bearspaw First Nation, Chiniki First Nation, and Goodstoney First Nation, during the MDP's drafting process.

Given Bearspaw First Nation's ambitions to zone its land as fee-simple commercial highway development and/or as an urban reserve, the failure to engage with us during the development of a statutory planning document that directly affects our lands is a failure of process and of good planning practice.

Further, the County's failure to engage with us goes against the Province of Alberta's constitutional duty to consult, as outlined in Section 35 of the Constitution Act, 1982, where actions by municipal delegates have the potential to adversely impact Indigenous interests or delay the realization of Treaty rights or land development goals.

Let us be clear: Bearspaw First Nation's lands are not speculative holdings. We are actively pursuing economic development in line with our inherent rights, Treaty obligations, and modern governance frameworks. To proceed with a long-range Municipal Development Plan without formally acknowledging or integrating these facts is planning in bad faith.

We therefore respectfully request that:


1. Section 10.3 be rephrased to read: "New or amended Regional Business Hubs shall have either of a master site development plan or an area structure plan prior to new development." Bearspaw First Nation's interests in its lands within Rocky View County and its objectives to develop the same should allow for either process to follow, with the County have the option to the further develop the precise, specific rules to apply to each process in future planning and policy documents for this purpose. Bearspaw First Nation's project to develop its lands within the County is a prime opportunity to pilot the application of either process to it. However, the current language used in Section 10.3 is limiting at the outset as it is currently phrased.

2. The County acknowledge, in the language of the MDP, that First Nations are not necessarily *only* Intergovernmental Partners where First Nations have acquired a legal and beneficial interest in lands within the boundaries of land within the MDP. Section 21.0 of the MDP currently only contemplates the County's collaboration with First Nations on the basis that their lands might neighbour or border Rocky View County. There is no express contemplation of the treatment of First Nations when their lands are within the boundaries of Rocky View County and they have the capacity of landholders, and how the County will then respond and work with First Nations.
3. Section 21.0 of the MDP be revised to speak more directly to the special constitutional role and status of First Nations in Canada. Currently, the language of Section 21.0 does not adequately distinguish the unique role of First Nations and rather more generically treats them as akin to Foothills County, a neighbouring municipality to the County. The law of Canada does not support identical treatment.
4. A process of formal consultation be initiated with Bearspaw First Nation regarding all future statutory planning in and around our lands;
5. The Province of Alberta review whether its duty to consult has been triggered by the adoption of the MDP and issue clear guidance to Rocky View County; and
6. No further zoning changes, infrastructure planning, or secondary plans be advanced that may affect Bearspaw lands without direct Nation-to-Nation engagement.

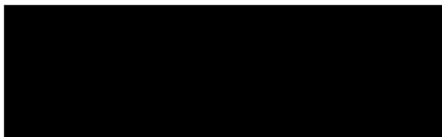
We are open to meeting with County officials in the coming weeks to establish a collaborative path forward and to ensure that Bearspaw's voice is properly reflected in all planning processes moving ahead.

Sincerely,

Rob Shotclose, CEO



Bearspaw First Nation



June 27, 2025

VIA EMAIL TO: legislativeservices@rockyview.ca

Re: Failure to Consult Bearspaw First Nation in the Creation of Rocky View County's Municipal Development Plan (MDP)

Dear Members of Council,

We write on behalf of our development partner, Bearspaw First Nation, to formally express our concern regarding the development and adoption of Rocky View County's Municipal Development Plan (MDP), most recently updated in June 2025.

As Council is well aware, Bearspaw First Nation is a landholder within the County and has made its intentions clear with respect to the long-term development of its lands in the Springbank area.

Further, we note with disappointment that:

- The MDP makes minimal reference to Bearspaw First Nation or its lands, save for a notation on maps of the location of Stoney Nakoda lands and more generically, to First Nations in policy statements, and
- There is no evidence of meaningful consultation with Stoney Nakoda First Nation (or Îyârhe Nakoda), comprising Bearspaw First Nation, Chiniki First Nation, and Goodstoney First Nation, during the MDP's drafting process.

Given Bearspaw First Nation's ambitions to zone its land as fee-simple commercial highway development and/or as an urban reserve, the failure to engage with them during the development of a statutory planning document that directly affects their lands is a failure of process and of good planning practice.

Further, the County's failure to engage with First Nations goes against the Province of Alberta's constitutional duty to consult, as outlined in Section 35 of the Constitution Act, 1982, where actions by municipal delegates have the potential to adversely impact Indigenous interests or delay the realization of Treaty rights or land development goals.

Specifically egregious, policies promised for future engagement and collaboration with First Nations in Section 21.0 of the draft MDP would be meaningful if the current engagement process had followed its own advice, rather than deferring to a future stage / state. The reference to "continued" engagement with First Nations is therefore not encouraging as there has been no engagement initiated by the County in the MDP process to Bearspaw First Nation.

Reference: 21.9 The County will continue to communicate and consult with First Nations neighbours on matters of mutual interest.

Bearspaw First Nation is actively pursuing economic development in line with inherent rights, Treaty obligations, and modern governance frameworks. To proceed with a long-range Municipal Development Plan without formally acknowledging or integrating these facts is planning in bad faith.

We therefore respectfully request that:

1. Section 10.3 be rephrased to read: "New or amended Regional Business Hubs shall have either of a master site development plan or an area structure plan prior to new development." Bearspaw First Nation's interests in its lands within Rocky View County and its objectives to

develop the same should allow for either process to follow, with the County have the option to the further develop the precise, specific rules to apply to each process in future planning and policy documents for this purpose. Bearspaw First Nation's project to develop its lands within the County is a prime opportunity to pilot the application of either process to it. However, the current language used in Section 10.3 is limiting at the outset as it is currently phrased.

2. The County acknowledge, in the language of the MDP, that First Nations are not necessarily *only* Intergovernmental Partners where First Nations have acquired a legal and beneficial interest in lands within the boundaries of land within the MDP. Section 21.0 of the MDP currently only contemplates the County's collaboration with First Nations on the basis that their lands might neighbour or border Rocky View County. There is no express contemplation of the treatment of First Nations when their lands are within the boundaries of Rocky View County and they have the capacity of landholders, and how the County will then respond and work with First Nations.
3. Section 21.0 of the MDP be revised to speak more directly to the special constitutional role and status of First Nations in Canada. Currently, the language of Section 21.0 does not adequately distinguish the unique role of First Nations and rather more generically treats them as akin to Foothills County, a neighbouring municipality to the County. The law of Canada does not support identical treatment.
4. A process of formal consultation be initiated with Bearspaw First Nation regarding all future statutory planning in and around our lands;
5. The Province of Alberta review whether its duty to consult has been triggered by the adoption of the MDP and issue clear guidance to Rocky View County; and
6. No further zoning changes, infrastructure planning, or secondary plans be advanced that may affect Bearspaw lands without direct Nation-to-Nation engagement.

We are open to joining meetings with County officials and Bearspaw First Nation in the coming weeks to establish a collaborative path forward and to ensure that Bearspaw First Nation's voice is properly reflected in all planning processes moving ahead.

Sincerely,



Jay Simmons, Director

Bow Water & Land and Durum Capital Inc.

