



# Bragg Creek Area Structure Plan Terms of Reference

## Terms of Reference

TOR #X-XXX

### Executive Summary

#### Direction

- On September 19, 2023, Council directed that a Terms of Reference be prepared for a review of the Greater Bragg Creek Area Structure Plan

#### Schedule and Deliverables

##### Phase 1 – Initiation and Planning

###### Q1-Q3 2024

- Appointment and meeting of Visioning Committee
- Preliminary Technical studies
- Updated TOR and budget adjustment

##### Phase 2 – Project Refinement

###### Q3-Q4 2024

- Updated TOR
- Background Summary Report
- Further Technical Studies

##### Phase 3 – Public Engagement

###### Q1-Q3 2025

- Conduct Public Engagement
- Engagement Summary
- Complete Technical Studies

##### Phase 4 – ASP Preparation and Public Review

###### Q2-Q3 2025

- Draft ASP
- Release for public review

##### Phase 5 – Refinement and Approval

###### Q3-Q4 2025

- Final ASP draft
- Council Public Hearing
- CMRB referral
- Council adoption.

#### Project Focus

The review of the ASP will focus primarily on the Hamlet Growth Area. The main objectives of the review are:

- To determine the vision for the community with respect to land use.
- To determine the servicing needs for the expected growth and development within the study area.
- To identify specific key aspects of Bragg Creek which should be guided by land use policy, such as environmental protection and enhancement, tourism and economic development, and recreation.

#### Project Budget

A project budget of \$618,500 is required to complete the project. This includes all technical studies related to the project. The County has applied for a grant through the Provincial Northern and Regional Economic Development Grant, which could lower the County's contribution to the project budget by \$200,000.

#### Principal Risks

- The wide variety of interest groups are likely to conflict in their visions for the community. Early and deep engagement should allow for appropriate consideration of all interests.
- External influences may have land use impacts beyond the County's control. Continual engagement with those interests should ensure policies align.
- Servicing challenges will be addressed by extensive technical studies during the project, and exploration of opportunities to share servicing costs.



## Direction

- 1 Alberta's *Municipal Government Act (MGA) Section 633* provides that a council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;
- 2 The Calgary Metropolitan Region Board's (CMRB) *Growth Plan (Growth Plan), Section 3.1.3*, states that development in the region should be directed to toward the Growth Plan's Preferred Growth Areas; as a Hamlet Growth Area, the Hamlet of Bragg Creek is within a Preferred Growth Area.
- 3 The Greater Bragg Creek Area Structure Plan (GBCASP) was adopted on February 7, 2007 (with subsequent policy amendments in September 2007 and November 2016) and has served as the guiding ASP for the area.
- 4 On September 19, 2023, Council directed that the development vision for Bragg Creek be reviewed, and a new ASP be created.
- 5 The Bragg Creek ASP project will result in a new framework of land use policies for the Hamlet Growth Area (Hamlet Area plus Hamlet Expansion Lands) that serves as a roadmap for the pattern of development and use of land that is orderly, economical, and sustainable in Bragg Creek.
- 6 This Terms of Reference will guide the creation of ASP amendments for Bragg Creek. Under the *MGA s. 633(2)(a)*, an ASP must describe:
  - (1) The sequence of development proposed for the area;
  - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
  - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
  - (4) The general location of major transportation routes and public utilities
  - (5) Any other matters that Council considers necessary.
- 7 In undertaking the Bragg Creek ASP review project, considerations will include (but may not be limited to):
  - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
  - (2) Community input – to ensure the planning framework aligns with residents' vision;
  - (3) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
  - (4) Growth projections and land supply;
  - (5) Servicing – to ensure that development is serviced sufficiently and efficiently;



ROCKY VIEW COUNTY

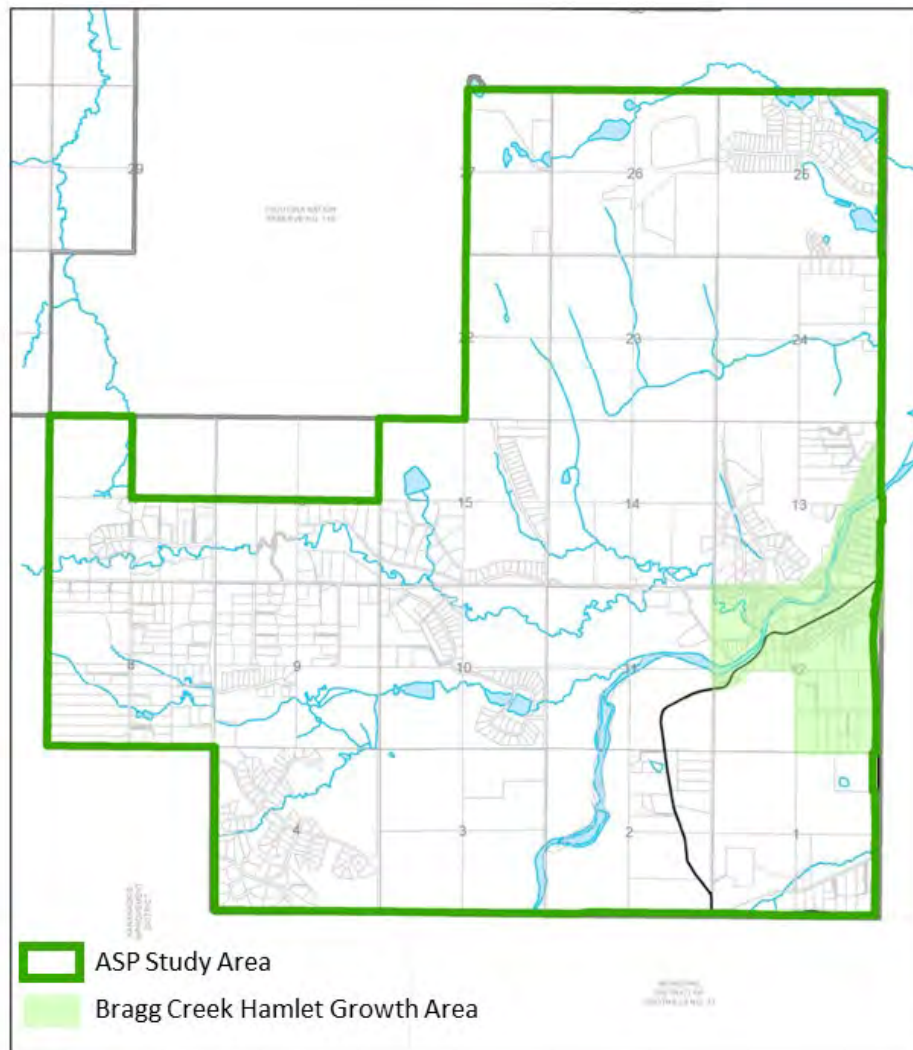
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- (6) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
- (7) Economic Development and Tourism – to ensure that increasing tourism and visitor traffic is provided for and managed effectively, and to ensure that amenities serving the local community are provided for.

### Bragg Creek ASP Area

- 8 The boundary of the existing Greater Bragg Creek Area Structure Plan is shown in Figure 1. The scope of the amendments within this project will be primarily within the Hamlet Growth Area. Some amendments may be made to policies affecting land outside the Hamlet Growth Area as necessary.

**Figure 1: Bragg Creek Area Structure Plan – Study Area**





## Background

- 9 The Hamlet of Bragg Creek is located approximately 30 km southwest of the city of Calgary. The CMRB Growth Plan and the County's Municipal Development Plan (the County Plan) supports the development of the Hamlet as a small rural community with basic services in accordance with the local plan.
- 10 In the summer of 2013, major flooding in southern Alberta affected the majority of the hamlet. As part of the flood recovery, a municipal water distribution system and wastewater collection and treatment systems was constructed within the hamlet to provide safe and reliable servicing to the community.
- 11 As part of the recovery after the flood, the Bragg Creek Revitalization Plan was prepared in 2015 as a high-level guiding document for the ongoing redevelopment and further growth of Bragg Creek. The Revitalization Plan included a list of action items, including ASP amendments. To date, many of these action items have not been undertaken. This ASP project would consider the Revitalization Plan as background information and would apply any content that is still relevant to the new ASP.
- 12 Lands south of the existing Hamlet are designated as the Hamlet Expansion Area in the current GBCASP. A project was begun in 2019 to amend the ASP to include planning details for this area through a Hamlet Expansion Strategy. Background studies were undertaken in support of the ASP covering transportation, servicing, and economic demand, which highlighted significant servicing challenges such as the high cost of extensive water/wastewater infrastructure, hydrogeological complexities due to proximity to the Elbow River, and intermunicipal collaboration required for the transportation system beyond the County boundary.
- 13 As the Hamlet Expansion Strategy Project progressed, it became clear that the servicing challenges, topographic context, and changes to potential tourism and other business development trends would impact the entire Hamlet of Bragg Creek. It was determined that the Hamlet Area as a whole should be reviewed in order to ensure servicing is provided in the most efficient manner, and that land use policies effectively consider the greater context of Bragg Creek.
- 14 Alberta Transportation is leading the design and construction of the future improvement of the intersection of Highway 22 at White Avenue and Burnside Drive; the County will consider this work as part of the ASP project.
- 15 The County has applied for a grant from through the Province of Alberta's Northern and Regional Economic Development Program. This Grant is intended to promote regional and economic development and diversification. The County's Grant application focused primarily on Bragg Creek's potential for tourism development as it is a gateway to Kanaskis. Tourism traffic has been increasing recently, particularly with provincial investments in the area, such as the West Bragg Creek Recreation Area. This Grant would allow for additional studies to be undertaken which would provide greater context to the land use planning policies for the Hamlet.
- 16 The NRED Grant is a 50/50 matching grant, which could fund a maximum \$200,000 toward the project. The County would be required to provide an equal contribution to the project.



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### CMRB Growth Plan

- 17** The Calgary Metropolitan Region Growth Plan (Growth Plan) identifies Bragg Creek as a Hamlet Growth Area. The boundaries of this area are outlined in Schedule A.
- 18** The Growth Plan prescribes Preferred Placetypes which must be developed. In the Hamlet Growth Areas, development must fit the criteria of the following Placetypes, in the proportion prescribed in 3.1.4.(c) of the Growth Plan (see Table 1 below). The overall minimum density for the Hamlet Growth Area is 5 units per acre.

**Table 1 – Regional Growth Plan Density Requirements**

Growth Plan Placetype		Density	Minimum Proportion	Growth Plan Policy
Preferred Placetypes	Masterplan Communities	6 Dwelling Units/Acre	60%	3.1.2.2(c); 3.1.4.1
	Mixed-Use	12 Dwelling Units/Acre		3.1.2.3(c)
Residential Community		3.5 Dwelling Units/Acre	40%	3.1.4.4(c)

- 19** An Environmental Screening Report shall be undertaken as per 3.3.2.1, and the ASP shall align with the vision of section 3.3. of the Growth Plan.
- 20** The ASP shall include transportation policies that align with the Growth Plan's objectives for transportation corridors (as per section 3.5.1.1), transit (as per section 3.5.1.2), and active transportation (as per section 3.1.5.3)

### Municipal Development Plan

- 21** The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of December 2024. It is expected that the support for Hamlet development that exists within the current County Plan will continue in the new MDP given support as a Preferred Growth Area under the Growth Plan. Specific policies with the MDP are yet to be determined; the Bragg Creek ASP amendments will be prepared to be consistent with the MDP in effect at the time of Council's consideration.

### Bragg Creek Revitalization Plan

- 22** The Bragg Creek Revitalization Plan was prepared in 2015 in response to the 2013 flood. The intent of the Revitalization Plan was to guide the reconstruction of development that was damaged in the flood, while also providing a vision for future development of Bragg Creek as a whole. The Revitalization Plan was strongly action-oriented; however, most of the actions it prescribed were not executed.
- 23** There are aspects of the Bragg Creek Revitalization Plan that are still applicable to Bragg Creek today. The Revitalization Plan will be used as a background document to this project, and all relevant aspects of the Revitalization Plan will be used to support the policy framework, in



conjunction with the new information that will be studied as part of this new wider scope. This project will supercede the Bragg Creek Revitalization plan.

### Bragg Creek Hamlet Expansion Strategy

- 24 The Hamlet Expansion Strategy project was begun, but not completed. The Terms of Reference for that project was rescinded, and the planning outcomes that were the objective of that project will be achieved under this new TOR.
- 25 This project will rely on the background work that was completed for the Hamlet Expansion Strategy, to the extent the information is applicable. The Transportation Network Analysis and Servicing Feasibility Study that was prepared for the Hamlet Expansion Strategy will be used for this new project. Those studies will be updated as necessary, and they will be supplemented by new studies undertaken for the additional area (existing Hamlet) that is included in the scope of this project.

### Northern & Regional Economic Development Program Grant Funding

- 26 The County has an opportunity to apply for grant funding through the Northern & Regional Economic Development Program through the Provincial Ministry of Jobs, Economy and Trade. This grant would allow the County to undertake additional studies that would support planning outcomes of the ASP. If the County does not receive the grant money, these studies will not be undertaken, and would be omitted from the work plan and budget.
- 27 The grant may be awarded in full or in part. The project budget will be updated pending the NRED Grant decision based on the amount of grant money awarded, if any.

### Project Vision

- 28 This project will update the ASP's framework for development of the Bragg Creek Hamlet that aligns with the community's vision, planning best-practices, environmental protection and enhancement, economic development and tourism opportunities and management, and fiscal sustainability.
- 29 A Visioning Committee with representation of a wide variety of community interests will be formed at the outset of the project and will determine the vision direction for the Hamlet in Phase 1. This vision will inform the project as it progresses through the rest of the phases.

### Project Objectives

- 30 The ASP will aim to achieve the following objectives:

#### Land Use

- (1) To create a land use strategy for the Bragg Creek Hamlet Growth area;

#### Servicing

- (2) To identify feasible water and wastewater servicing options that will support development and land uses based on growth projections;



- (3) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development
- (4) To identify possible pedestrian and other non-vehicular linkages to ensure the development of a cohesive community; and
- (5) To identify other required physical services.

#### Natural Environment

- (6) To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment. Specific areas of consideration include:
  - (a) Wildlife wellbeing, including mitigated wildlife/human interactions, protecting wildlife corridors, and habitat functionality.
  - (b) Impacts of development on the Elbow River watershed.
  - (c) Protection of specific flora and fauna and their habitats that are protected by higher-order legislation.
- (7) To identify physical constraints to future development that may limit connectivity and sustainability of land uses, such as steep slopes within the study area;
- (8) To identify development constraints within the flood protected area of the community. The supporting studies proposed for the plan will help to provide information with respect to drainage and hydrogeology of the area which will guide the refinement of development opportunities that have been enabled by flood mitigation infrastructure that has already been built.

#### Recreation

- (9) To identify opportunities for recreation in alignment with the South County Active Transportation Plan and the Recreation Master Plan, including:
  - (a) Passive recreation opportunities such as trails;
  - (b) Development of recreation facilities;
  - (c) Opportunities for recreation programming;
  - (d) Connectivity to adjacent and nearby recreational destinations outside of the County's jurisdiction.
- (10) To identify lands where recreation amenities such as parks should be located, and ensure that processes exist for protecting and developing those lands as development of other uses proceeds.

**Community Strength**

- (11) To prioritize input from the Bragg Creek community in the creation of the ASP. This would be achieved through a visioning committee in the early phases of the project, with ongoing and robust public consultation throughout the project;
- (12) To explore opportunities for the community to be involved in ongoing land use planning and development activities, for example, through data collection or citizen science initiatives.

**Institutional Development**

- (13) To further explore the potential for the institutional development as per the community's needs, with reference to the existing establishments (e.g. Bragg Creek Community Centre and Banded Peak School);

**Economic Development and Tourism**

- (14) To identify desired and achievable amenities that will support the local community;
- (15) To understand the role of Bragg Creek as a tourist/visitor destination, and identify business growth that will cater to tourism and visitor demand.
- (16) To consider the value of environmental features to the tourism and economic appeal of Bragg Creek, and incorporate an asset management approach to those features.
- (17) To understand the impacts that expanding tourism opportunities may have on aspects of the community that are desirable to preserve, such as the integrity of the natural environment, and community cohesiveness and character.
- (18) To collaborate with external agencies who are working to promote tourism in the area (for example, Travel Alberta).

**Phasing**

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

**Monitoring and Evaluation**

- (23) The ASP will include a monitoring and evaluation program to measure its success as development under the ASP progresses.





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### Statutory Consistency

- 31** The Bragg Creek ASP will be drafted to align with the following statutory plans:
- (1)** Municipal Government Act
  - (2)** Calgary Metropolitan Region Growth Plan
  - (3)** Municipal Development Plan

### Schedule and Deliverables

- 32** The project is anticipated to occur in five phases, described in Table 1. The ultimate work plan and schedule will be confirmed after Phase 1, based on the recommendation of the Visioning Committee and the result of the NRED Grant.
- 33** Some technical studies (particularly those regarding servicing) will be multi-phase, with preliminary study being undertaken in Phase 1 of the project to inform the land use concept for the Hamlet. Once a general land use concept has been prepared, the studies will be further detailed in Phases 2 and 3 as necessary to determine the needs required for the proposed densities, land uses and development forms.

**Table 1 – Project Schedule**

Phase	Activity	Deliverable
<b>Phase 1.</b>	<b>Visioning Committee and Initiation of Technical Studies</b> April – September 2024	
1.1.	Establish and Convene Visioning Committee	Appointment of Committee Members by Council, Committee Work Plan
1.2.	Visioning Committee to meet as per mandate	Visioning Committee Updates and Final Recommendation Report
1.3.	Scope and initiate background technical studies as applicable in accordance with timelines and budget set out within Appendix A.	Technical Studies/Reports (Submitted by Consultants)
1.4.	Refine project scope and budget upon NRED decision on grant application.	Revised Terms of Reference and budget – to be approved by Council.
<b>Phase 2.</b>	<b>Confirmation of Project Direction and of Background Research</b> October 2024 – January 2025	
2.1.	Refine project workplan, engagement strategy, and budget based on Visioning Committee Recommendation Report (1.2).	Revised Terms of Reference and Work Plan – to be approved by Council.
2.2.	Summary of Background and Support information	Background Summary Report



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<b>Phase 3.</b>	<b>Public Engagement</b> February – May 2025	
3.1.	Public Engagement	Engagement Summary
3.2.	Draft Land Use Strategy	Land Use Strategy
3.3.	Completion of technical studies as applicable.	Technical Studies/Reports (Submitted by Consultants)
<b>Phase 4.</b>	<b>Creation of Draft ASP</b> June – August 2025	
4.1.	Draft ASP document	Draft ASP
4.2.	Public Review of Draft	Engagement Summary
<b>Phase 5.</b>	<b>Refinement and Approval</b> September – October 2025	
5.1.	Refinement of Draft Plan into final ASP document	Final ASP document
5.2.	Final Draft for Council first Reading and Public Hearing	Public Hearing Report
5.3.	Calgary Metropolitan Region Board review	CMRB REF Application
5.4.	Council third reading and adoption	Council Report

### Budget

- 34** Where possible, data and information that has been collected through the previous Revitalization Plan and Hamlet Expansion Strategy projects will be considered and incorporated into this ASP amendment project, so that work is not duplicated.
- 35** The estimated budget for the project is outlined in Appendix A. This TOR and the budget will be refined and brought back to Council for consideration upon receiving the outcome of the NRED grant application and upon receiving the Visioning Committee's Recommendation Report. If less than the full NRED Grant amount is awarded, Council will determine which studies, if any, will be undertaken at full cost to the County. The budget will be finalized in Phase 2 of the project as per the above workplan.

### Communication and Engagement

- 36** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

#### Communication and Engagement Principles

- 37** The project will be underpinned by a robust and meaningful engagement process with the communities, identified stakeholder groups, and with intergovernmental organizations that:



- (1) Raises the awareness of the planning process and encourages participation;
- (2) Identifies how residents interpret the boundaries of the various communities;
- (3) Identifies if multiple ASPs should be used to provide policy direction to the communities;
- (4) Identifies the full set of issues and opportunities the amendments should address;
- (5) Shapes the content of the Plan through a blend of research, input, and discussion-focused activities;
- (6) Responds constructively to the interests of various audiences; and
- (7) Ensures broad support for the resulting policies.

### Intergovernmental and First Nations Engagement

- 38** The ASP area is bordered by external agencies on all sides: Lands to the south are within Foothills County; Lands to the north and East are within the Tsuut-ina First Nation; Lands to the west are within Kananaski Improvement District. Communication with the interested parties will be undertaken as part of the ASP process.

## Visioning Committee

### Visioning Committee Purpose

- 39** The purpose of the Committee is to provide recommendations on the direction of the Bragg Creek Area Structure Plan Project to Council. Council has not delegated any decision-making ability upon the Committee; however, the Committee shall attempt to:
- (1) Agree upon principles and approaches to guide the ASP amendment project which reconcile the interests of residents, landowners, the County, and any other holders of interests in Bragg Creek. In the event that the Committee cannot achieve agreement, the Committee shall consider areas of particular importance that need to be addressed;
  - (2) Identify the important aspects of land use and planning that should be considered in the ASP, and provide suggestions for how those aspects should be addressed.
  - (3) Propose desired public and stakeholder engagement methods for the ASP amendment project (e.g. frequency, type, location, and timing of engagement).
- 40** The Committee's purpose is not to undertake any detailed technical review of previous planning efforts, or to provide technical advice or studies to Council. In this respect, the chair shall ensure that the Committee is within scope and meeting its purpose.
- 41** The Committee's purpose is temporary and shall be concluded by the end of September, 2024.

### Functions

- 42** The Committee performs the following functions:



- (1) In accordance with the Committee purpose, to review this Terms of Reference, the existing Greater Bragg Creek Area Structure plan, and any other related documents and materials;
- (2) To debate in a collaborative manner, with the goal of reaching consensus on items presented on Committee meeting agendas;
- (3) To provide recommendations on agenda items for collation and reporting by the chair; and
- (4) To establish interest-based working groups outside of the Committee forum and to distill the interests of those working group members for input into the Committee recommendations.

### Membership

**43** The Visioning Committee consists of the following members:

- (1) One independent third party facilitator, appointed by Council, who serves as chair;
- (2) Eight members with the following backgrounds
  - (a) Two members representing local business interests
  - (b) Two members representing local environmental interests
  - (c) Two members that hold an interest in local recreation or community services
  - (d) Two members with general interest in the community, whose permanent residence is in the Hamlet of Bragg Creek.

### Administrative Support

**44** The Committee is supported by the following members of Rocky View County Administration in a non-voting advisory capacity:

- (1) a representative from the County's Economic Development department;
- (2) a representative from the County's Planning department; and
- (3) a representative from the County's Legislative Services department, as necessary.

**45** County Administration shall designate a representative from the Economic Development or Planning department to act as a liaison between the Committee and Administration.

### Chair

**46** The chair:

- (1) Drafts and manages agendas and meeting schedules in consultation with Administration and other Committee members;
- (2) Presides over meetings and facilitates discussion of agenda items;
- (3) Records meeting outcomes and Committee recommendations;
- (4) Reports on progress of the Committee to Council at monthly intervals;



- (5) Provides a final report approved by the Committee to Administration outlining the recommendations of the Committee and areas of agreement or disagreement; and
  - (6) Partners with Administration in presenting the recommendations of the Committee to Council.
- 47 The Committee has no vice-chair. If the chair is unable to attend the meeting, the meeting is cancelled.
- 48 The chair shall be appointed by Council with assistance and recommendations from Administration following a nomination process undertaken in accordance with all applicable rules and regulations. Criteria for selection of a chair includes:
- (1) Facilitation experience and qualifications;
  - (2) Previous chairing experience in a committee/board environment;
  - (3) Cost and availability;
  - (4) Familiarity with the subject area, Rocky View County and municipal government processes; and
  - (5) The absence of any conflict of interest.

### Committee Proceedings

- 49 The Committee meets at least once a month and on an as-needed basis.
- 50 The chair will establish the meeting dates and times, in conjunction with Administration and Committee members.
- 51 Meetings shall be held at County Hall or at an appropriate location within Bragg Creek.
- 52 Meetings are informal and discussion is managed through the chair.
- 53 Meetings are not subject to the Procedure Bylaw; however, the chair may consult the Procedure Bylaw for guidance at the sole discretion of the chair.
- 54 Meetings shall be open to the public, and be recorded for distribution on the County website.
- 55 Agendas shall be made available to the public at least three business days before the meeting.
- 56 The Committee may hear presentations from Administration and the Committee's working groups at the discretion of the chair but does not hear presentations from other parties.
- 57 Quorum for the Committee consists of:
- (1) The chair;
  - (2) At least one member representing a local business interest;
  - (3) At least one member representing a local environmental interest;
  - (4) At least one member holding an interest in local recreation or community services; and



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- (5) At least one member who is a resident representative.

### Reporting

- 58 The chair, in consultation with the Committee, will report to Council and other stakeholders in the following manner:
  - (1) At its first meeting, the Committee shall outline its general objectives and deliverables, and create a workplan for achieving those.
  - (2) The minutes of each meeting of the Committee shall be made publically available after the meeting.
  - (3) Updates on significant milestones or progress made in the Committee discussions should be provided to Council by memorandum; and
  - (4) A final report outlining the recommendations of the Committee shall be provided to Council. Administration shall then prepare a report outlining the Committee outcomes alongside recommended revisions to this Terms of Reference.
- 59 Records of meeting agendas, schedules, and outcomes shall be available to the public on the County website.

### Budget and Remuneration

- 60 A budget of \$75,000 is required to compensate the chair in accordance with any agreed contract, and also to pay for any costs to support the work of the Committee.
- 61 The chair is compensated in accordance with Council’s direction or written contract, whichever applies.
- 62 Members other than the chair do not receive compensation for participation in the committee.
- 63 Members are reimbursed for incidental expenses as outlined in Council Policy C-221 Board and Committee member Compensation and Reimbursement. This includes the chair if incidental expenses are not covered under a written contract.

### Principal Project Risks

Risk	Mitigation Strategy(ies)
With the wide variety of interest groups in Bragg Creek, it is likely that there will be points of conflict between their visions for the community.	<ul style="list-style-type: none"> <li>• Initiating the project with a primary focus on engagement via the Visioning Committee should identify points of conflict early. This will provide interest groups with agency at the outset, and empower them to find resolutions.</li> <li>• Throughout engagement, ensuring that conflicts are discussed in a productive and open manner.</li> </ul>



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<p>External influences (for e.g., promotion of the area for Tourism by Travel Alberta) are out of the County’s control, and outcomes may be difficult to predict and incorporate into land use plans.</p>	<ul style="list-style-type: none"> <li>• Close collaboration with identified external interests to ensure policies align/manage impacts appropriately.</li> <li>• Clear delineation of a Community Vision will help to mitigate impacts of external forces.</li> </ul>
<p>Servicing is known to be a significant challenge to the area. It is expected that water and wastewater infrastructure will be costly. There are also additional complexities, such as hydrogeology due to proximity to the Elbow River, which pose challenges to development.</p>	<ul style="list-style-type: none"> <li>• The extensive technical studies proposed for this project should provide accurate information with which to develop a servicing strategy for Bragg Creek.</li> <li>• Opportunities for partnerships for servicing will be explored.</li> </ul>



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

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Approval Date



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### Appendix A – NRED Grant Implications for Project Budget

#### Supporting Studies and Anticipated Funding Sources.

The following chart lists the studies that were included in the NRED Grant application.

Item	Estimated Cost
<b>Visioning Committee</b>	<b>\$75,000</b>
<b>Public Engagement and Advertising</b>	<b>\$20,000</b>
<b>Technical Studies</b> Would be initiated with Phase 1 of Project	
Environmental Screening Report	\$46,000
Servicing Feasibility Study and Servicing Strategy	\$85,000
Update Master Drainage Study	\$80,000
Transportation Network Analysis	\$90,000
Commercial Market Study	\$10,500
Residential Market Study	\$25,000
<b>Subtotal</b>	<b>\$336,500</b>
The following list of studies would enhance the ASP project and are expected to be undertaken if the County is awarded the NRED Grant. All or some of these could be omitted from the work plan if the County does not receive grant funding. These studies would not be initiated until the award of the NRED Grant has been announced, and a refined TOR and budget adjustment has been approved by Council.	
Natural Asset Inventory	\$30,000
Development Suitability Analysis	\$100,000
Social and Community Needs Assessment	\$15,000
Economic Impact Analysis	\$8,000
Specialized Sectorial Research	\$10,000
Fiscal Impact Study	\$24,000
<b>Subtotal</b>	<b>\$187,000</b>
<b>TOTAL</b>	<b>\$618,500</b>