



October 15, 2024

Rocky View County
C/O – Andrew Chell
262075 Rocky View Point
Rocky View County, AB, T4 A0X2

Sent via E-mail to: achell@rockyview.ca

RE: Bearspaw Area Structure Plan Draft

Good afternoon Andrew

Alberta Health Services-Safe Healthy Environments (AHS-SHE) thanks you for the opportunity to comment on the above noted land use document from a public health perspective.

It is understood that this document is the Draft Bearspaw Area Structure Plan (ASP) outlining future vision including preservation of the historic pattern of country residential development in the area, the creation of a "future development" policy, the formation of policies for the creation of a Community Core hub and the phasing out of existing aggregate resource extraction operations.

The Draft Bearspaw ASP has been reviewed and overall, AHS-SHE has no concerns with this ASP at this time, from a public health perspective.

We would like to highlight two areas where we appreciate the effort that has gone in to address health and safety and to mitigate public health concerns, not only for residents and employees of the area but for future visitors as well.

1. Careful consideration is being given to spatial separation (maintain a vigorous country residential acreage development policy), ensuring compatibility between land uses and recognizing the importance of natural and historic features of the area to those residents within the community.
2. Community Core Policy: Although largely a country residential and agricultural area, planning and thought is also going into development of accessible, connected and inviting open spaces and roadways with opportunities for people to interact with each other at local businesses and community institutions.

It shows an understanding of the health benefits of parks, pathways and trails for the local resident and transportation networks to access them. The ASP goes above and beyond in recognizing this need, acknowledging they will need to be creative to incorporate into this type of area, and is committed to its inclusion.

Please note, that AHS-SHE also wishes to be notified if any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of future development.

We look forward to connecting in the future as the ASP progresses and development commences.

Please feel free to reach out with any questions or concerns, or if there are any major changes to the Draft ASP at andrew.olaney@ahs.ca.

Sincerely,



Andrew O'Laney BSc. BSc. (AD) CPHI(C)
Land Use Specialist – Public Health Inspector
Environmental Public Health, Safe Health Environments.
Alberta Health Services

From: [Lahnert, Jessica](#)
To: [Planning Policy](#)
Subject: RE: Bears paw Area Structure Plan Circulation - Reply by date: November 4, 2024
Date: Friday, October 18, 2024 9:28:11 AM

Good Morning,
ATCO Gas has no objection to the proposed.

Thanks,

Jessica Lahnert

Administrative Coordinator, Land
Natural Gas
P. 403-245-7443

From: PAA_PlanningCirculation <PlanningCirculation@rockyview.ca>
Sent: Friday, October 4, 2024 4:17 PM
Subject: Bears paw Area Structure Plan Circulation - Reply by date: November 4, 2024

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good afternoon,
Please review the attached letter and reply with comments, if any, by emailing them directly to Planning_Policy@rockyview.ca.

Comments are due on or before **Monday, November 4, 2024**.

Thank you,

PLANNING SERVICES | ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-230-1401 | Fax: 403-277-5977

www.rockyview.ca

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From: [circulations.](#)
To: [Planning Policy](#)
Subject: Re: Bearspaw Area Structure Plan Circulation - Reply by date: November 4, 2024
Date: Monday, October 21, 2024 2:44:58 PM

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

Jane Willox

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

On Fri, Oct 4, 2024 at 4:17 PM PAA_PlanningCirculation
<PlanningCirculation@rockyview.ca> wrote:

Good afternoon,

Please review the attached letter and reply with comments, if any, by emailing them directly to Planning_Policy@rockyview.ca.

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Thank you,

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RE: Bearspaw Area Structure Plan Circulation - Reply by date: November 4, 2024

From Mohammad Amin <mamin@legacydesigntech.com>

Date Wed 10/30/2024 12:05 PM

To Planning Policy <planning_policy@rockyview.ca>

Cc Project Manager - Southern Alberta <ProjectManagerSouthernAlberta@rci.rogers.com>; Shaw Transmittals <ShawTransmittals@newhooktrenching.net>

Good Afternoon,

On behalf of Rogers, we have reviewed the 'Bearspaw Area Structure Plan Circulation' and have no objections with the proposal.

Regards,

Mohammad Amin
Design Specialist
LEGACY

C: 780-680-1020

E: mamin@legacydesigntech.com

A: 26875 Acheson Rd, Acheson, AB, T7X6B2

W: www.legacydesigntech.com

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From: PAA_PlanningCirculation <PlanningCirculation@rockyview.ca>

Sent: Friday, October 4, 2024 5:17 PM

Subject: Bearspaw Area Structure Plan Circulation - Reply by date: November 4, 2024

Good afternoon,

Please review the attached letter and reply with comments, if any, by emailing them directly to Planning_Policy@rockyview.ca.

Comments are due on or before **Monday, November 4, 2024**.

Thank you,

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November 7, 2024

City File: RV24-42

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

SUBJECT: Draft Bearspaw ASP Circulation – October 2024

Dear Andrew Chell & Jan Sotocinal,

The City would like to thank Rocky View County Administration for circulating the draft Bearspaw Area Structure Plan (ASP) for our review. City of Calgary Administration has reviewed the draft plan in consideration of the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)*, and the Calgary Metropolitan Region *Growth Plan*. The City cannot support the Plan until such a time that the impacts of the development are more fully understood. The City requests further clarification and information to support a more fulsome review of the ASP, particularly regarding stormwater and wastewater servicing, as noted in the detailed comments attached below. The City requests the opportunity to complete further review of the draft of the Bearspaw ASP once comments and feedback have been integrated and further information requested has been provided.

Thank you for the opportunity to review and provide comments. We look forward to our continued collaboration on this application.

If you have any further questions, do not hesitate to contact myself.

Yours truly,

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

Attachments: Detailed comments



Draft Bearspaw ASP Detailed Comments

Planning:

1. The City of Calgary notes the exclusion of the Ascension Conceptual Scheme from Appendix E: Local Plans in the Bearspaw Area and Map 5: Land Use Strategy indicates these lands as Country Residential. As our municipalities have participated in extensive discussions surrounding this development, The City requests clarification on the future of these lands and the status of the Conceptual Scheme.
2. Map 5a: Land Use Strategy and Community Core: the placement of the labels for Cochrane and Calgary on this map is misleading and should be removed.
3. The City appreciates the delineation of the Community Core on Map 5a; however, the extent is not entirely clear. Suggest adding elements to the map that ensure the extent of the Community Core is more easily identifiable.
4. Business and Institutional Uses policy 7.1.4 c) requires commercial uses to be in full alignment with the Calgary Metropolitan Region's Growth Plan Rural Employment Area policies. However, portions of the Community Core Policy Area appear to be located less than 2 kilometres from the City of Calgary's boundary. Therefore, the City of Calgary is requesting confirmation whether Rocky View County will be seeking an exception to Growth Plan Policy 3.1.6.2, which states that Rural Employment Areas shall not be located within two kilometres of an Urban Municipality.
5. Appendix D, Table D-1: The City notes that the Gross Total Plan Area expressed in hectares is incorrect in the table.
6. The City suggests adding a requirement in the Institutional Uses policy 7.3.2 for justification and appropriateness of the scale of proposed institutional and community services when not located within the Community Core.
7. The City suggests strengthening the wording of the following policies:
 - 21.1.2 Prior to approval of any land use amendment, **subdivision, development permit** or Local Plan application, collaboration shall be undertaken with the adjacent municipality to establish appropriate land use compatibility and interface measures in alignment with the applicable IDP. Agreed-upon measures shall be included within approved Local Plans **and subsequent planning processes** and adhered to in subsequent subdivision and development permit approvals within the Plan area.
 - 21.1.4 Rocky View County shall ensure that Local Plans and applications for redesignation and subdivision of lands **and development permits** within the Policy and Notification areas of the Rocky View County / City of Calgary and Rocky View County/Town of Cochrane IDPs address:



- *One additional item could be any negative planning impacts on the adjacent municipality.*

8. Under Section 2.2 Goals:
 - 4: should include ecological connectivity.
 - 22: Integrate the **natural** open space with active and passive recreation, instead of naturalized.
9. Under Section 10 Natural Environment Objectives bullet point 2: Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat, **ecological network/wildlife corridors**, and water resources of the Plan Area through sensitive design that adapts to the natural environment.
10. Natural Environment policy 10.1.3: include reference to the fragmentation of the ecological network and consider including language about regional ecological connectivity with the City of Calgary.
11. Natural Environment policy 10.1.5: If local plans are adjacent to The City of Calgary they should consider connectivity and function of shared natural features.
12. Wildlife Habitat, Corridors, and Connectivity policy 10.1.7: If adjacent to The City of Calgary, the BIA should include identification and delineation of regional connectivity.
13. Wildlife Habitat, Corridors, and Connectivity policy 10.1.15: If adjacent to The City of Calgary movement between jurisdictions should be considered.
14. Wetlands policy 10.1.26, should this policy mention a setback of Environmental Reserve (ER) will be taken adjacent to the crown claimed wetland?
15. If school sites are accessible to everyone after school hours, suggest the following revision to Land Suitability policy 12.1.6:

School sites should provide suitable land for active playing fields and park space to meet the needs of students **and the community at large**, and should be connected to the community through trails, pathways, and/or sidewalks.
16. Under Section 13 Parks and open Space Objectives
 - Bullet point 2: Consider the needs of wildlife as well
 - Bullet point 3: Consider including a regional ecological network
17. Parks and Open Space policy 13.2.3, suggest adding **Parks and** open space will be provided through such means as...
18. Parks and Open Space policy 13.2.8 a) suggest the following addition: Provide connections within, and external to, the Local Plan area **including to adjacent municipalities**.



19. In Section 14 Reserves, the preamble states that reserves enhance the community by providing lands for parks, schools, and recreational amenities. Suggest adding open space.

Recreation:

20. The Bearspaw Area Structure Plan (ASP) projects a population increase to 20,042 people. Research indicates that the residents of Rocky View County (RVC), including those in the Bearspaw ASP area, need more than just passive recreation and cycling options. There is a demand for public indoor community recreation facilities such as aquatics, fitness centers, sports fields, and arenas.

Currently, although there is discussion of potential partnership opportunities, there is no agreement in place with the City of Calgary to provide these services and amenities to Bearspaw residents. The ASP should address how Bearspaw residents will meet their recreation needs beyond passive activities and where they will access public community recreation facilities, as defined in the Municipal Government Act (MGA). There is a cumulative impact on the City of Calgary when residents from ASP areas outside the city use Calgary's facilities.

Water Detailed Comments:

21. Business and Institutional Uses General policies 7.1.5 and 7.1.6 are duplicate policies with the only difference is one uses a "shall" and the other a "should". The City recommends that the policy with the "shall" be retained.
22. Aggregate Resource policy 7.4.3, c. Suggest adding "Mitigations of impacts to surface waters" to mitigate situations where contaminants may be introduced to surface waters through groundwater.
23. Utility Services, Wastewater, policy 16.1.16 Reference should be included to drinking water quality impacts. This will be one of the most critical impacts to assess, therefore the policy should include this component as any new wastewater outfall within the Bow Watershed is expected to degrade source water quality – even after tertiary wastewater treatment – and potentially lead to treatment challenges and potential water treatment plant upgrades. Proposed amendment: "...ensure that the disposal and treatment of wastewater does not create any negative environmental impacts within the sub-basin including impacts to drinking water sources."
24. Stormwater, policies 17.1.2, 17.1.3: The City acknowledges the policies on collaboration on watershed management, and agrees that intermunicipal collaboration on strategies, and assessment of baseline conditions is important. Include specific mention of priority area for collaboration and assessment, such as water quantity and quality impacts.
25. Stormwater, policy 17.1.4: This policy states that all development shall submit a sub-catchment drainage plan that conforms with the Bearspaw MDP. The MDP was not provided to the City. A review of the MDP is needed to assess for The City to conduct a fulsome review of the Bearspaw ASP. This is an important gap that should be addressed.



26. Stormwater, policy 17.1.9: Suggest amending to specifically address water treatment. "Storm water shall be conveyed and treated in a manner that protects downstream properties and preserves the water quality of receiving water courses."
27. Appendix B: Local Plan Requirements: The technical requirements and supporting information should include assessments of water quality and water supply.

Wastewater Servicing:

28. It is unclear how Rocky View County intends to provide wastewater servicing to the plan area, and the ASP provides little details to guide a robust servicing strategy that would provide clarity on the feasibility of piped servicing and the location of any new outfalls. Further details on servicing is requested.

Approval of any new wastewater outfall into the Bow River is expected to degrade source water quality – even after tertiary wastewater treatment – and potentially lead to treatment challenges and potential water treatment plant upgrades. A servicing strategy for the Bearspaw ASP would provide further clarity on wastewater servicing for the area, as well as mitigation options to avoid drinking water quality deterioration in the Bow River.

Stormwater:

29. As upstream growth continues, stormwater runoff from developed lands poses increasing risks to source water quality in the Bow River. There are several constituents of concern, including but not limited to unwanted nutrients, herbicides, pesticides, pathogens, hydrocarbons, heavy metals, inorganic salts, and other emerging contaminants. Although TSS removal and discharge rates are important considerations for stormwater, the aforementioned constituents are of concern as the water is a source of drinking water. Nutrients are of high concern and a priority consideration for stormwater outfalls. Location of stormwater discharges is also critically important for spill events, and adequate risk mitigations should be implemented. Municipalities should be evaluating and implementing enhanced stormwater design requirements in source water areas to reduce the risk of polluting drinking water supplies. The City recommends that new discharges that are expected to impact drinking water quality are avoided where possible.

The Bearspaw Master Drainage Plan was not provided to The City for review, only a Memo on Updated Bearspaw ASP Runoff Assessment (05 September 2024) which does not cover water quality impacts. The City cannot fully assess the potential water quality impacts without a review of the MDP for the Bearspaw ASP.

30. Please ensure stormwater releases across Rocky View Road NW via City owned culvert align with previous agreed direction as follows:

For the lands draining to the City of Calgary, the currently circulated Bearspaw Area Structure Plan is not aligned with the documents listed and provided in the catchment area, peak flow, volume. It is recommended the Bearspaw ASP circulation:



- Be updated to align with the listed documents - assessment methodology for the Updated Bearspaw ASP Runoff Assessment (ISL, RVC, Sep 2024) should be comparable to the BP Downstream Drainage Site Plan (MPE, RVC, Sep 2018).
- Once updated, it assesses the impact of the proposed change and if appropriate propose mitigation and implementation strategy (e.g., erosion, engagement with landowners, regulatory approvals for diversion if applicable, record existing downstream conditions and provide them to the City before implementing the changes), all subject to the City review and approval.

Reference Documents:

- Bearspaw Meadow Drive SWMR (MPE, RVC, Sep 2018)
- Bearspaw Meadow Drive Drainage Relief Plan - City of Calgary Meeting Minutes #1 - 4.27.2018
- Glacier Ridge MDP (Stantec, City, 2017) and Appendices (communication with RVC is attached)

Transportation:

31. Regarding Policy 6.1.6 a), specifically provision of “direct access to a road”:

12 Mile Coulee Road, Country Hills Boulevard, Rocky Ridge Road, 144 Avenue, and 85 Street are all located within the City of Calgary and identified as either Arterial or Industrial Arterial Standard roadways. The City’s Design Guidelines for Subdivision Servicing indicates that direct residential access to these roadways is prohibited.

For residential development bounding these roadways, the ASP should be augmented to identify collector or residential standard roadway(s) within the area from which direct access can be taken.

If the County is not able to establish a more fine-grained collector or residential road network at this time, the policies included in 15.1.21 and 15.1.22 may address the underlying intent of the above feedback.

32. Policy 20.1.8 d) should be augmented as follows:
 The proposed internal road hierarchy, **plus clear identification for how the internal roadways connect to external or regional-scale roadways to the satisfaction of the County, Province, or adjacent municipality (as applicable).**
33. The City undertook a cursory review of the Transportation Network Analysis study and noted the following:
- Detailed analysis was included only for intersections along Highway 1A and Burma Road within the plan boundary and not at its interface with the City. In conjunction with the applicable local plan or development proposal(s) at the boundary between Rocky View and Calgary, additional analysis of intersections or roadways at the east edge of the ASP will likely be necessary.



- Figures 2 and 12 contain some incorrect information with respect to existing and planned roadway infrastructure along the plan boundary; these figures should be updated for accuracy.