



ROCKY VIEW COUNTY

MUNICIPAL DEVELOPMENT PLAN

Stage 3 Engagement Summary Report

June 2025

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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.

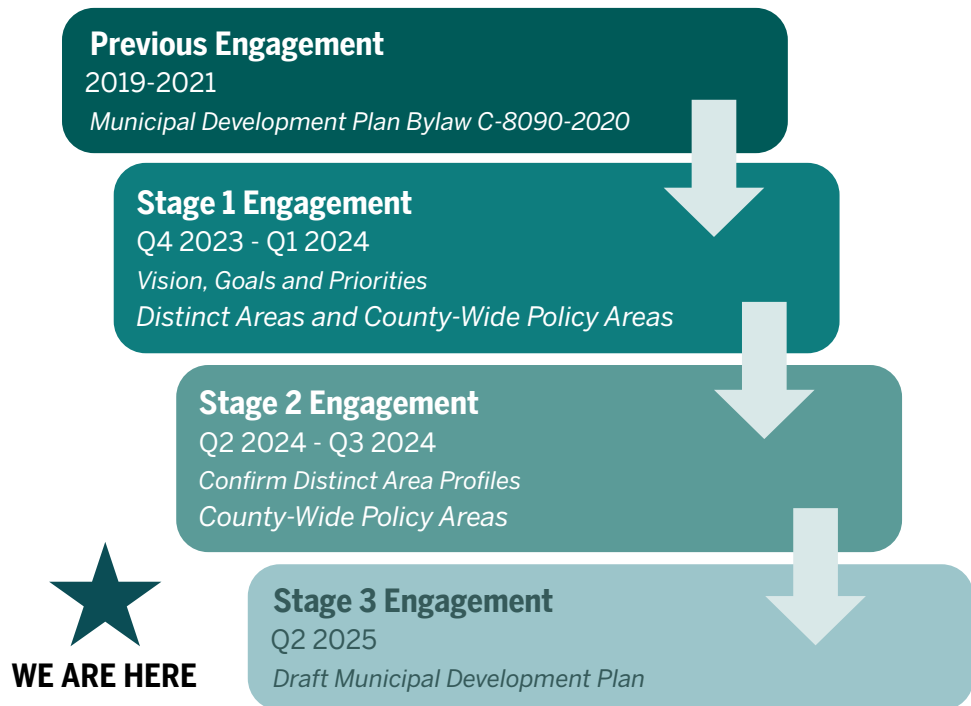


Figure 2: MDP Engagement Stages

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

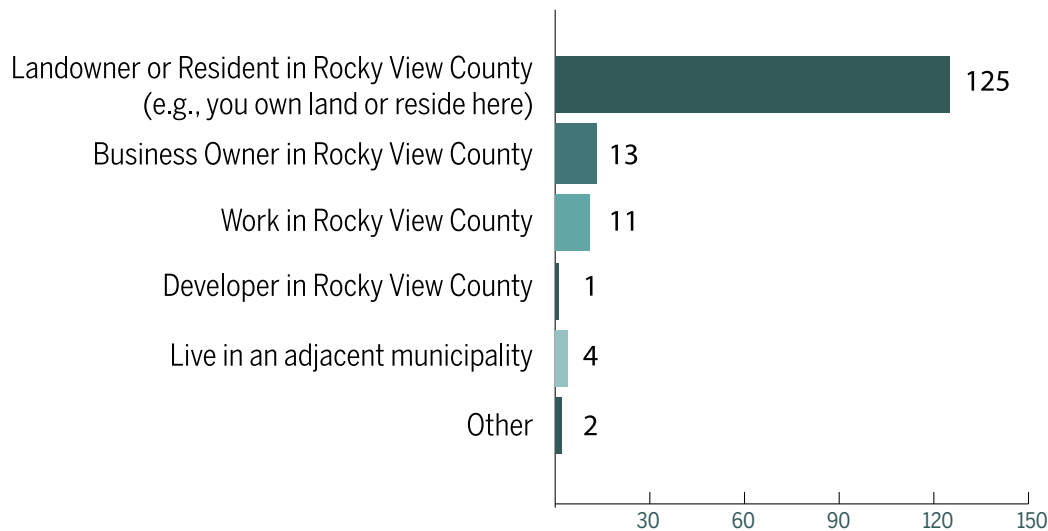
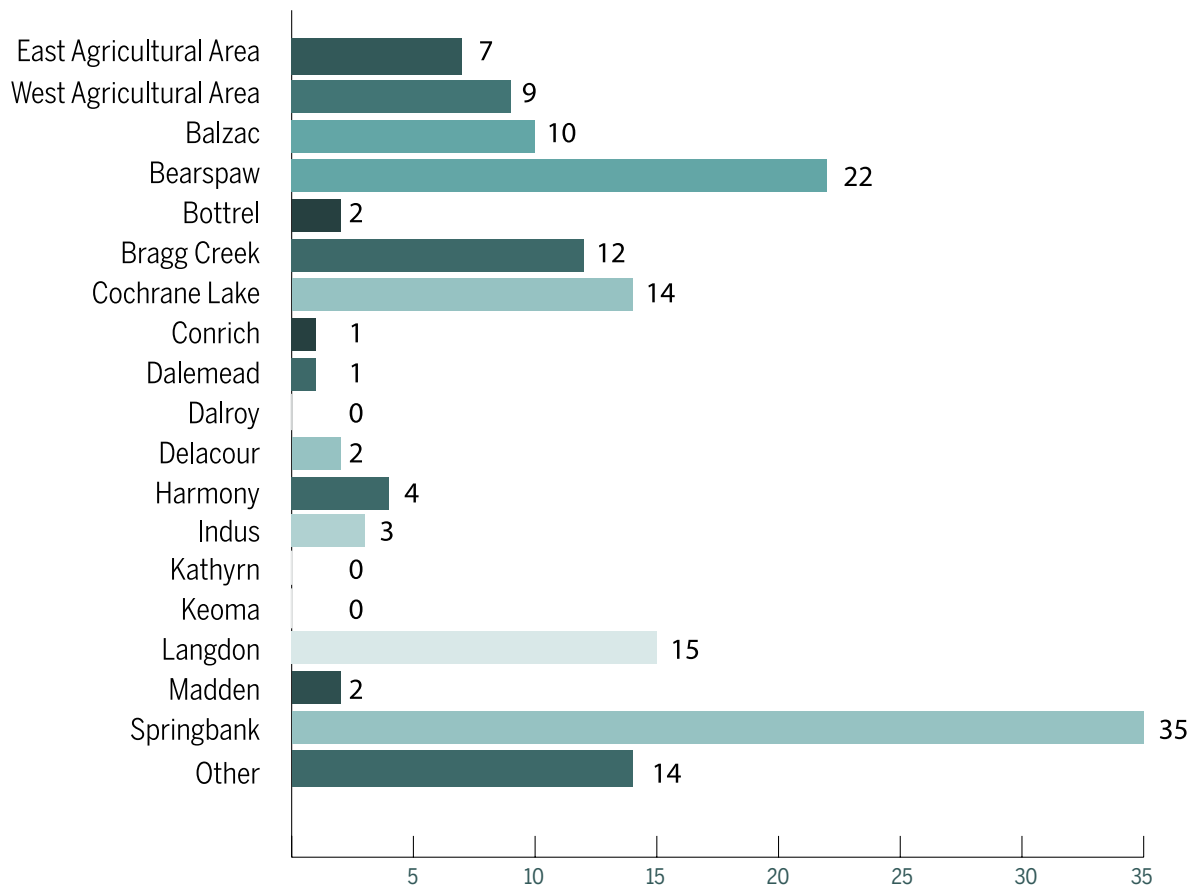
During Stage 3 Engagement, the project team hosted a virtual open house, which included a pre-recorded PowerPoint presentation and a PDF of the open house display boards.

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.

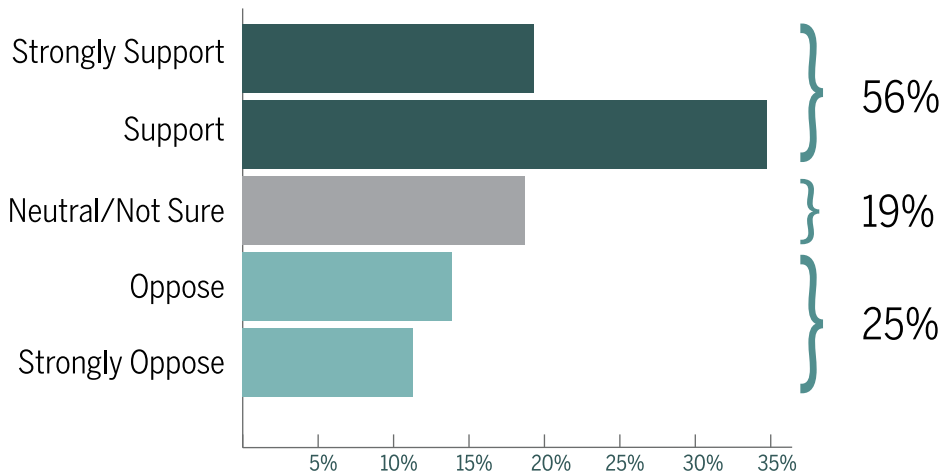
Please note that this section of the report provides a summary of individual comments, while all verbatim comments can be found in Appendix A.

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.

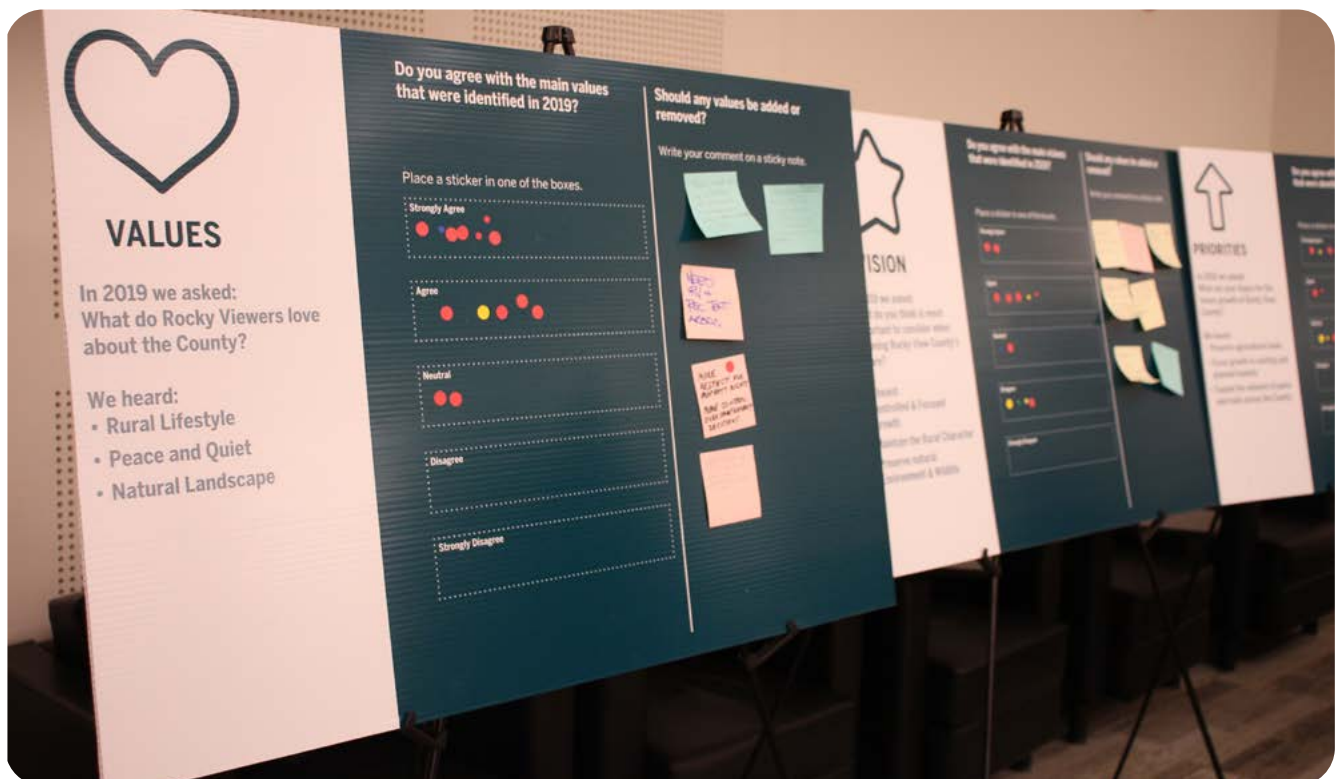
How your input was used

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.

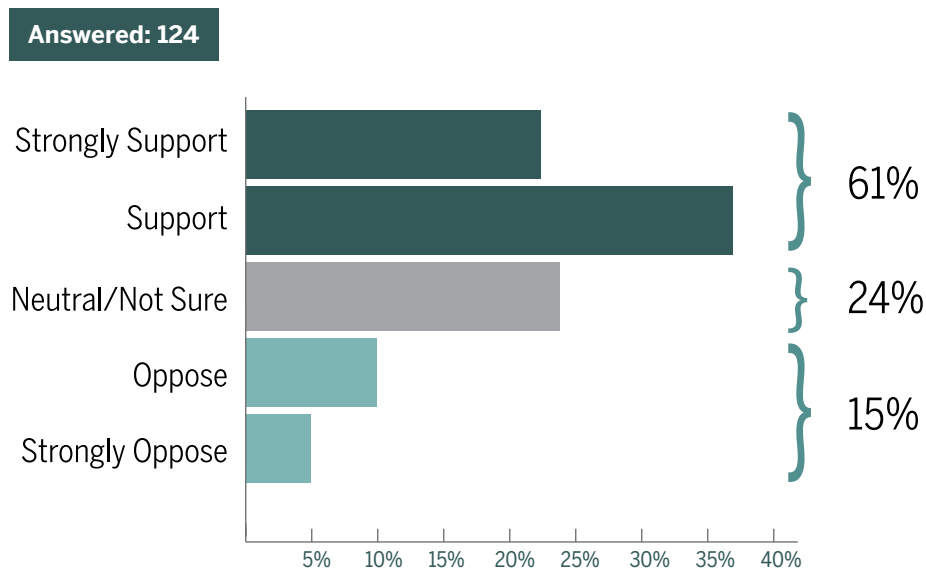
3.3 Agriculture

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.



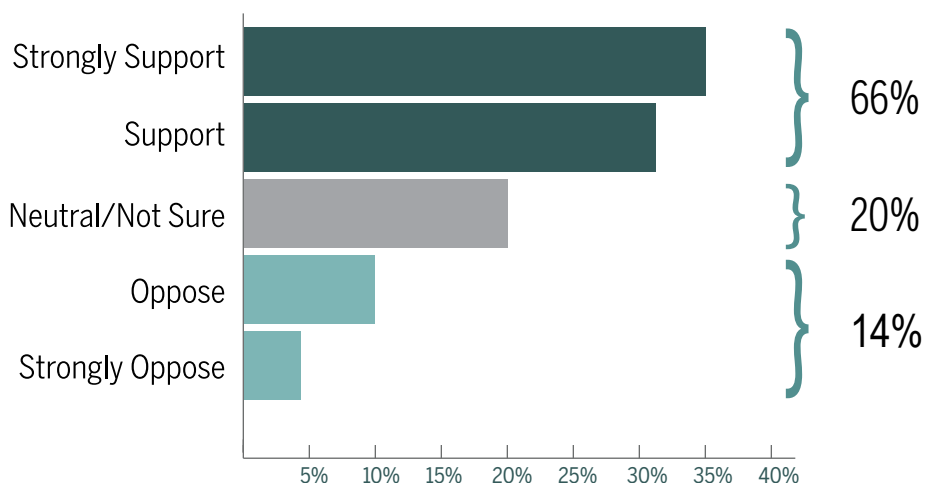
3.4 Environment

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:

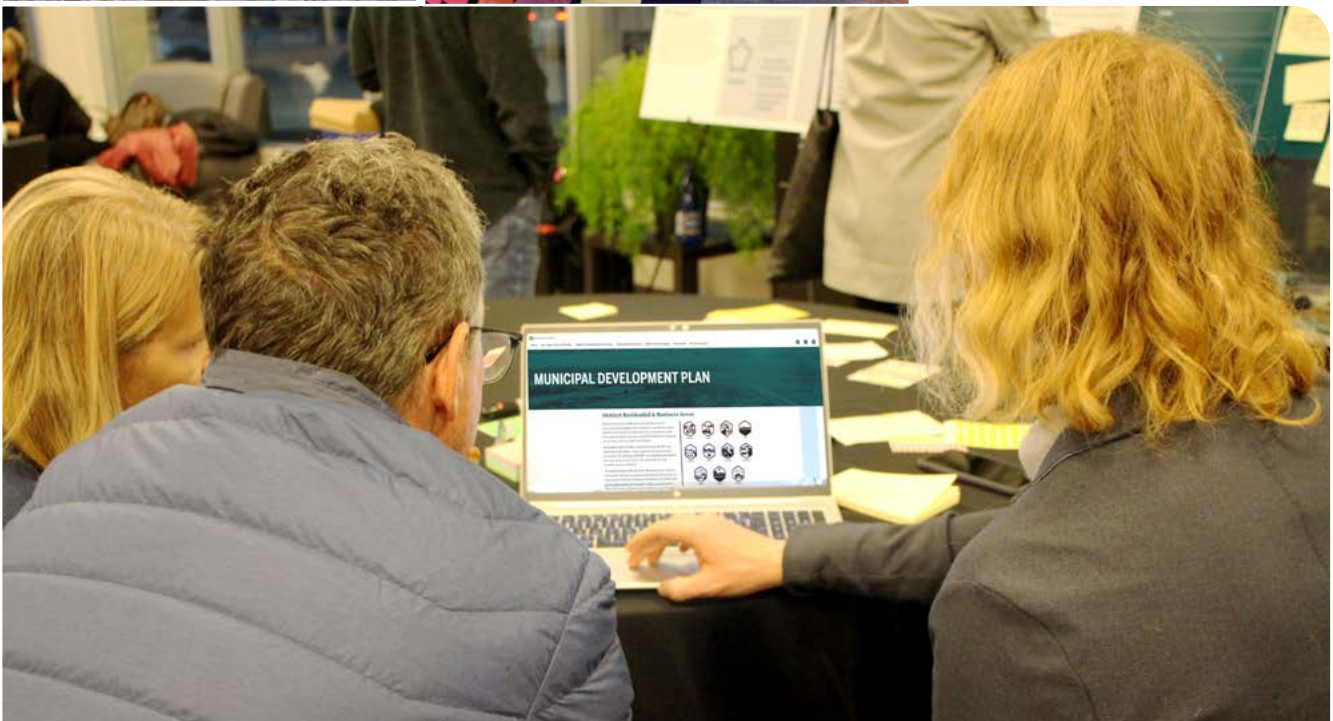
- » Addition of key language and terms that strengthen the County's commitment to environmental stewardship of water, grasslands, agricultural land, and wildlife habitats.
- » Addition of key language that recognizes the impacts of development on our natural environment and the County's commitment to 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.

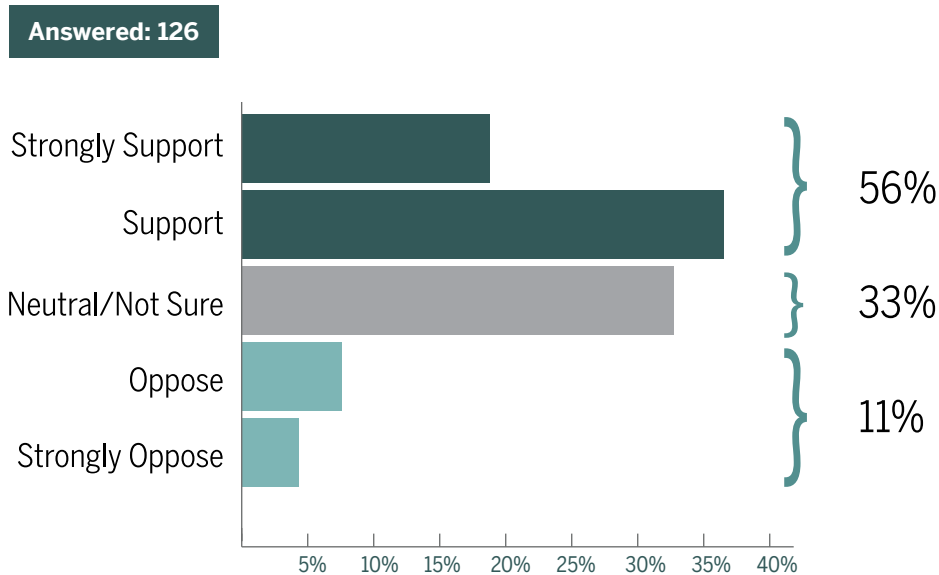


3.5 Institutional and Community Uses

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:

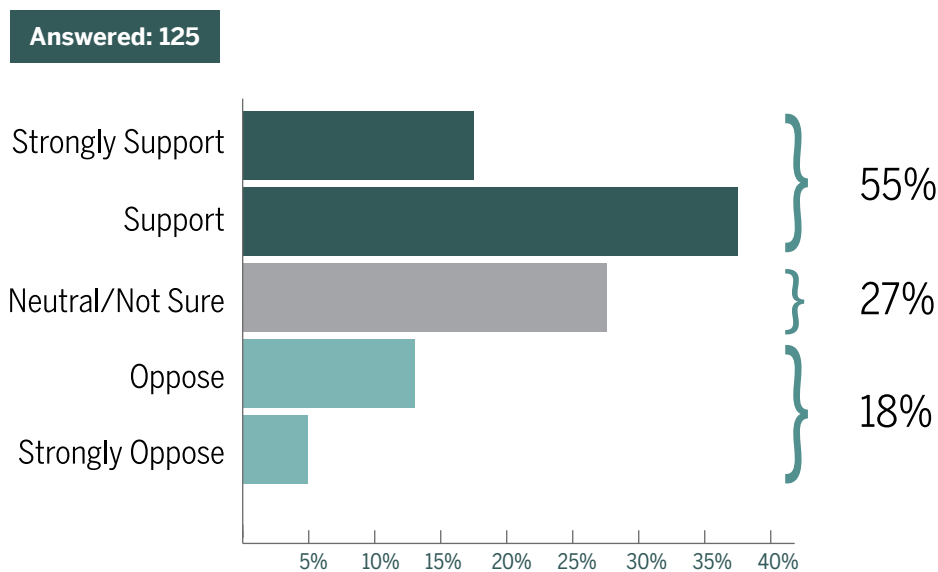
- » Institutional and Community uses are directed to Growth Hamlets where they can best serve the broader community as Growth Hamlets have higher populations and the built infrastructure to support these uses, thus mitigating impacts to incompatible uses, such as agriculture.
- » The Definitions section 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

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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 ro 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 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

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