

## PLANNING AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** May 4, 2021 **DIVISION:** 1

**FILE:** 03913076/3075/3045/3044/3043/3001 **APPLICATION:** PL20200170

**SUBJECT:** Master Site Development Plan – Gateway Village within the Hamlet of Bragg Creek

Note: This application should be considered in conjunction with land use application PL20200171 (agenda item E-1).

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**APPLICATION:** The purpose of this application is to adopt a Master Site Development Plan (MSDP) to provide the policy framework for a mixed-use development over a future ± 12.54 acre parcel following the consolidation of two road allowances approved for first reading on March 9, 2021 under PL20200054.

**GENERAL LOCATION:** Located within the Hamlet Core of the Hamlet of Bragg Creek; adjacently south of Balsam Avenue and adjacently north of River Drive (south).

**LAND USE DESIGNATION:** Rural, Urban District (R-URB), Commercial, Local Urban District (C-LUD) and Direct Control 145 (DC145)

**EXECUTIVE SUMMARY:** The proposed development is to occur through a phased approach and is proposed to include a restaurant, a hotel/conference centre, mixed-use commercial/residential, and multi-family residential uses. Application PL20200171 was submitted to redesignate the subject lands from Rural, Urban District (R-URB), Commercial, Local Urban District (C-LUD) and Direct Control 145 (DC145) to Direct Control District.

The application is generally consistent with the relevant policies of the County Plan, the Land Use Bylaw and the Greater Bragg Creek Area Structure Plan.

Alberta Transportation (AT) supports the redesignation of the subject land, however identified the concern with the potential weekend traffic and failure at the current intersection of Hwy 22 and Balsam Ave. Further consultation will be required for the staging of the required improvements along Balsam Avenue prior to the completion of the roundabout at Highway 22 and Highway 758 in Bragg Creek.

An interim solution has been accepted by Alberta Transportation to signalize the intersections of Balsam Ave / Hwy 22, Hwy 22 / Hwy 758 and Burnside Drive / Balsam Avenue to support the proposed development and to improve the weekend peak traffic. It should be noted that signalization of the intersection of Highway 22 and Highway 758 is planned for May 2021, with roundabout construction identified within the three (3)-year construction program dependent on the acquisition of land from the Tsuut'ina Nation. All required improvements will be implemented to the satisfaction of the County and Alberta Transportation at the development permit stage.

The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow release rate for the subject site. Increasing the recommended allowable release rate for the subject site appears to be feasible as the site is self-contained and does not impact any upstream areas. Stormwater infrastructure will be privately own and operated with proper registration of an overland drainage right-of-way as required by the County.

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### Administration Resources

Logan Cox, Planning & Development Services



The Tsuut'ina Nation has provided a letter identifying their concerns with the application and the lack of consultation that has occurred between the project and themselves.

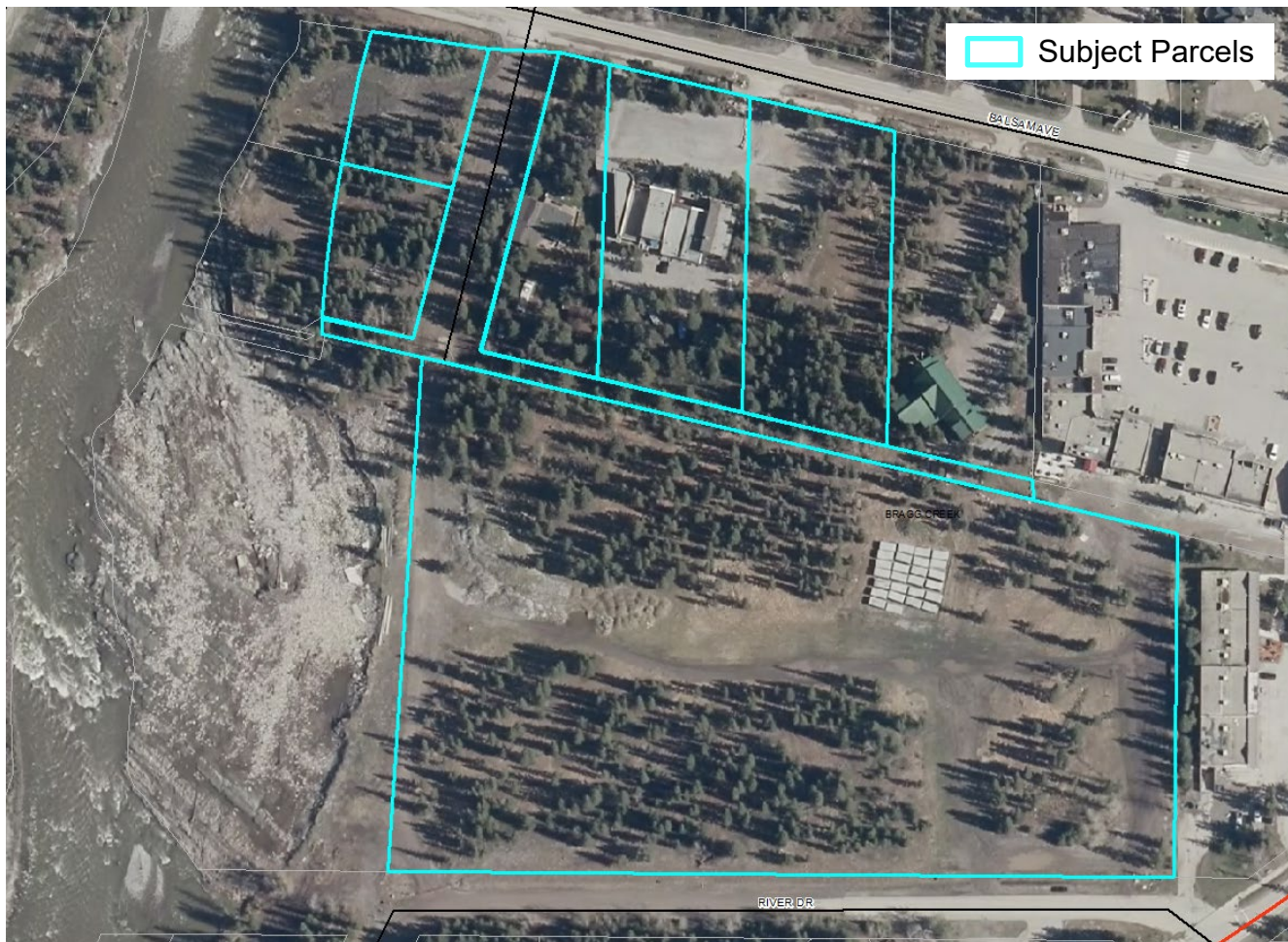
**ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

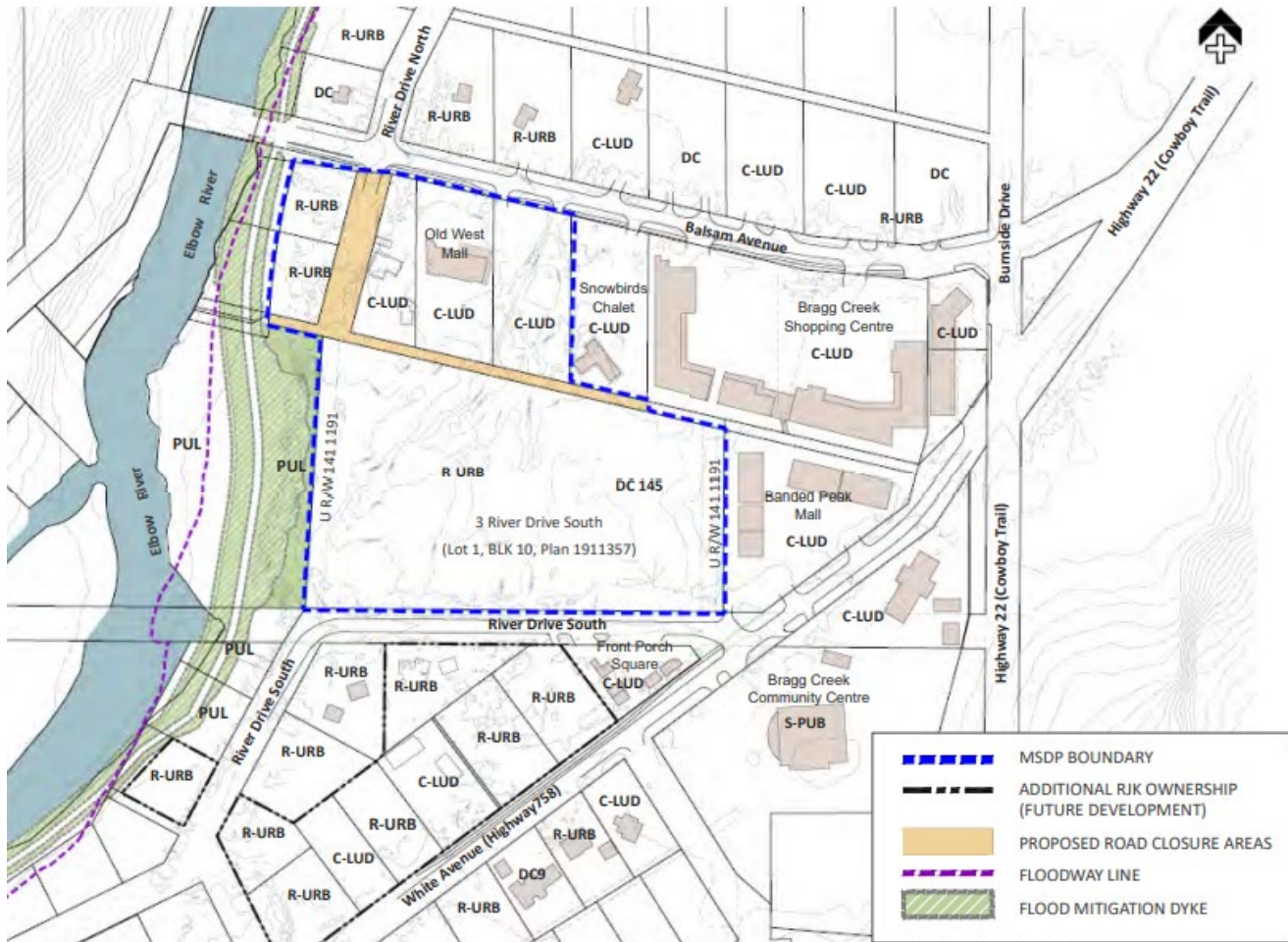
**OPTIONS:**

OPTION #1: THAT the Gateway Village Master Site Development Plan be adopted as per Attachment 'C'.

OPTION #2: THAT application PL20200170 be refused.

**AIR PHOTO & DEVELOPMENT CONTEXT:**





Gateway Village | Master Site Development Plan | March 2021

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### APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

#### APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- County Plan;
- Greater Bragg Creek Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

#### TECHNICAL REPORTS SUBMITTED:

- Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Phase I Environmental Site Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Bragg Creek Hamlet Core Transportation Impact Assessment prepared by Bunt & Associates on November 24, 2020
- TIA Addendum – Signalization Review prepared by Bunt & Associates on March 16, 2021
- Response to TIA Comments prepared by Bunt & Associates on March 16, 2021



	<ul style="list-style-type: none"> <li>• Stormwater Management Report prepared by Jubilee Engineering Consultants Ltd. on March 29th, 2021</li> <li>• Hydrotechnical Review of Proposed Gateway Village Project, Bragg Creek, AB prepared by wood. on December 9, 2020</li> <li>• Conceptual Engineering Servicing Technical Memo, prepared by Jubilee Engineering Consultants Ltd. on April 12, 2021</li> </ul>
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## POLICY ANALYSIS:

### County Plan

The application aligns with the County Plan through the increased viability of the Hamlet of Bragg Creek's commercial area through the increased development and densification of the core with varying uses.

### Land Use Bylaw

The application proposes a new Direct Control District Bylaw to align with the Land Use Bylaw C-8000-2020.

### Area Structure Plan

The updated redline version of the MSDP addresses administration's initial comments/concerns with regards to the Greater Bragg Creek Area Structure Plan compliance and as such aligns with the Plan.

### Bragg Creek Master Drainage Plan

The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm release rate for the subject site. Increasing the recommended allowable release rate for the subject site appears to be feasible as the site is self-contained, adjacent to the Elbow River and does not impact any upstream areas. Stormwater infrastructure will be privately owned and operated with registration of an overland drainage right-of-way required at the development stage.

The Stormwater Management Plan also proposes an outfall through the dyke structure; further consultation and any applicable approvals from Alberta Environment & Parks will be required at the development stage. An updated Stormwater Management Report will be required at the future development permit stage and be implemented to support each phase of development.

### Water and Wastewater Servicing

A preliminary Water and Wastewater servicing strategy and a conceptual demand assessment has been prepared in support of the proposed development. Based on the current capacity available at the Bragg Creek Water and Wastewater Treatment Plant, it is anticipated the upgrades may be required to accommodate Phase 1 of the development. A detailed servicing study will be required at the development permit stage to confirm the required infrastructure that needs to be upgraded in support of the proposed development.

## ADDITIONAL CONSIDERATIONS:

**Alberta Environment & Parks** – The subject parcels are located in the Flood Fringe of the Elbow River; Alberta Environment has been in contact with the County regarding the Bragg Creek berm and has retained Golder Associates to update the modelling and mapping work of the Bow and Elbow



Rivers which would include the Bragg Creek area. The updated mapping may change the area within the subject lands that is considered as Flood Fringe; however, until such time as official documentation from the Province is released, the lands must be developed to the current flood mitigation requirements.

**Alberta Transportation** – AT is supportive of the redesignation of the subject lands, however identified the concern with the potential weekend traffic failure at the current intersection of Hwy 22 and Balsam Ave. AT has identified that phasing of the project can commence, once plans are in place for the signalization of the intersections of Highway 22 / Balsam Avenue and Burnside Drive / Balsam Avenue. All required improvements are to be implemented to the satisfaction of the County and Alberta Transportation at the development permit stage.

It should be noted that signalization of the intersection of Highway 22 and Highway 758 is scheduled to be completed by the end of May 2021 with roundabout construction anticipated within the three (3) year construction program. The timeline for completion is dependent on the time required to acquire the land from the Tsuut'ina Nation.

**Tsuut'ina Nation** – Concerns with lack of consultation, flood mitigation, water consumption, and natural habitat loss.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Gateway Village Master Site Development Plan

ATTACHMENT 'D': Map Set