



PLANNING

TO: Council

DATE: January 25, 2022 **DIVISION:** 3 & 4

FILE: 1011-501 **APPLICATION:** N/A

SUBJECT: Request for direction on Bearspaw Area Structure Plan Review

POLICY DIRECTION:

Direction for review of the Bearspaw Area Structure Plan (ASP) came from the Terms of Reference (TOR) adopted by Council on January 8, 2019. The updated ASP will be prepared in accordance with that specific TOR and with Section 633(1) of the *Municipal Government Act* (MGA). The draft Bearspaw ASP will be assessed against the Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, and Land Use Bylaw.

BACKGROUND:

The purpose of this report is to provide Council with an update on the Bearspaw ASP review and to request Council's direction on whether preparation of the Bearspaw ASP should continue. The current draft of the TOR is included within this item as Attachment 'A' for Council's review.

On January 8, 2019, Council approved a TOR for the Bearspaw ASP review. The current Bearspaw ASP was adopted in 1994 and since the original Bearspaw ASP was adopted, several municipal documents have been approved, including the County Plan, Glenbow Ranch ASP (2017 Bearspaw ASP amendment), and the County Servicing Standards. In 2018, the Calgary Metropolitan Region Board (CMRB) was also established and the Interim Growth Plan was approved by the province.

The Bearspaw ASP is approximately 10,117 hectares (25,000 acres) in size. The boundaries extend to the town of Cochrane to the east, to the city of Calgary to the west, to the north of the Glenbow Ranch Provincial Park and Big Hill Creek, Township Road 264 and Township Road 262 form the northern boundary.

The purpose of the review of the existing Bearspaw ASP is to address any changes in development prospects in the community and to ensure consistency with other County documents. Additionally, Section 9.2 of the Bearspaw ASP states the County should undertake regular reviews of the Plan to verify that Plan objectives and policies are current, effective, and consistent with other statutory plans. The project is intended to create a comprehensive land-use strategy that is reflective of current conditions and community aspirations.

The project is currently in Phase 2 (Community Consultation); previous engagement in this phase included an Open House, a series of coffee chats, and an online questionnaire, which were completed in Winter 2019. If Council directs Administration to continue with the project, next steps would include:

- Presentation of initial land use scenarios to the residents, stakeholders, and intermunicipal partners for review and feedback;
- Completion of technical studies (stormwater, transportation, and servicing options);
- Intermunicipal engagement and collaboration;
- Preparation of a draft Bearspaw ASP;

Administration Resources

Jessica Anderson, Planning Policy



- Public engagement on draft Bearspaw ASP and technical studies; and
- First reading of new draft Bearspaw ASP.

The initial work plan for the project assumed a draft ASP would be presented for Council's consideration by July 2020. Due to recent limitations on traditional public engagement during the early period of the COVID-19 pandemic, and competing priorities for Administration during the last 12 months, the project timeline has been delayed.

There is strong merit in continuing with the ASP review due to the significant time and financial contribution that has been made by the County and the Bearspaw/Glendale community since the project began in 2019. The existing Plan is now significantly outdated and would benefit from updates to align with the current planning framework and with community interests. In addition to policy updates, the technical aspects of the Plan (stormwater, environmental, transportation, servicing, etc.) would benefit from alignment with the County's current approach. Notwithstanding support for the review project, Council will note that the Minister of Municipal Affairs' forthcoming decision on the draft Regional Growth Plan will influence potential approval of the Bearspaw Area Structure Plan by the CMRB. Therefore, Administration recommends that it would be prudent to place the project on hold to await a decision on the Growth Plan, and Option #1 of the report provides for this. This will ensure that the County and Bearspaw community does not waste time on developing draft land use scenarios, technical documents, or policies that ultimately may not accord with the regional planning framework.

There is no certainty that the Growth Plan will be approved in its current form, or certainty in the timeline of any approval. Furthermore, policies within the draft Growth Plan would still appear to provide an avenue for the County to canvass support for orderly lower residential and business growth scenarios within Bearspaw, similar to the development form supported by the existing adopted ASP. Council may wish to direct that work on the Bearspaw ASP continues with consideration of the draft Growth Plan and opportunities for Council to provide further direction upon a decision by the Minister. Option #2 of the report provides for the continuation of the Bearspaw ASP review project.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the Bearspaw ASP project be placed on hold to await a decision on the draft Regional Growth Plan in accordance with Option #1.

OPTIONS:

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| Option #1: | Motion #1: | THAT the Bearspaw ASP review be placed on hold until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan. |
| | Motion #2: | THAT Administration be directed to present a report to Council no later than two months following a decision by the Minister on the Regional Growth Plan. The report shall principally assess the impacts of the Minister's decision on the review of the Bearspaw ASP. |
| Option #2: | THAT Administration be directed to proceed with the project per the adopted Terms of Reference. | |
| Option #3: | THAT the approved Bearspaw ASP Review Terms of Reference be rescinded. | |
| Option #4: | THAT alternative direction be provided. | |



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

JA/lt

Concurrence,

“Byron Riemann”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Bearspaw ASP Review Terms of Reference, adopted January 8, 2019