



## PLANNING

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**TO:** Council

**DATE:** January 25, 2022 **DIVISION:** 1

**FILE:** 1011-534 **APPLICATION:** N/A

**SUBJECT:** Request for direction on Bragg Creek Hamlet Expansion Strategy

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### POLICY DIRECTION:

Direction for preparation of the Bragg Creek Hamlet Expansion Strategy Area Structure Plan (ASP) update came from the Terms of Reference (TOR) adopted by Council in January 2019. The updated ASP will be prepared in accordance with that specific TOR and with Section 633(1) of the *Municipal Government Act*. The draft ASP will be assessed against the Interim Growth Plan, the County Plan, and Land Use Bylaw.

### BACKGROUND:

The purpose of this report is to provide Council with an update on the Bragg Creek Hamlet Expansion Strategy and to confirm Council's direction on whether the preparation of amendments to the ASP should continue. The current draft TOR for Council's review is included as Attachment 'A'.

The hamlet of Bragg Creek is located approximately 30 kilometres southwest of the city of Calgary. In December 2015, the Hamlet of Bragg Creek Revitalization Plan was adopted by Council to identify opportunities and actions that can be undertaken to achieve the community's vision for the hamlet and to revitalize the Bragg Creek area as a dynamic place to live and visit. As part of the Revitalization Plan implementation, one of the recommended actions is to determine steps for allowing future development in the expansion area as originally intended in the Greater Bragg Creek ASP. The project was initialized to explore the potential land use scenarios for the hamlet expansion area in accordance with the Greater Bragg Creek ASP and the Hamlet of Bragg Creek Revitalization Plan. The hamlet expansion area is approximately 214 acres in size and consists of approximately 20 parcels. The final ASP amendment will result in specific policies to guide the development of the expansion lands.

On May 12, 2020, Council received an update to the project and provided Administration with direction to proceed with continuing the project. At that time, Administration outlined different proposed land use scenarios, technical studies, servicing cost constraints, and an engagement summary. Council unanimously directed Administration to finalize the ASP amendments based on a land use scenario that envisions higher residential densities to offset the anticipated cost of servicing the area. Being that some time has elapsed since the previous Council presentation, Administration once again seeks direction from Council on the next steps for the Bragg Creek Hamlet Expansion Strategy ASP project.

Due to the Covid 19 guidelines and restrictions throughout 2020 and 2021, the scheduled in-person engagement originally planned to follow Phase 3 of the project did not occur. However, to continue the engagement process, Administration created a video update outlining the proposed policy amendments which was made available on the County's website. Should Council direct the project to continue, the next steps would include:

- Finalization of the ASP amendments;
- Presentation of the amendments to residents, stakeholders, and intermunicipal partners for review and feedback;
- Updates to the technical studies (if required);

### Administration Resources

Jessica Anderson, Planning Policy



- Intermunicipal engagement and collaboration; and
- A public hearing.

The initial work plan for the project assumed amendments would be presented for Council's consideration by end of 2021. Due to recent limitations on the traditional public engagements, particularly during the early period of the Covid-19 pandemic, significant staffing changes, and competing priorities during the last 12 months, the project timeline has been delayed. However, with Council's recent direction to table and/or rescind several ongoing ASP projects, Council may now want to identify the completion of the Bragg Creek Hamlet Expansion Strategy ASP as a priority for the 2022 work plan.

Significant time and financial contribution have been put into the project by the County and the Bragg Creek community and with consideration of the recent development pressures in the community, the Expansion Strategy would offer further revitalization and growth opportunities for this important Hamlet growth area; therefore, Administration is recommending the continuation of the ASP review project, with on-going consideration of the proposed Growth Plan including timeline and policy implications.

While Council will note that the Minister of Municipal Affairs' forthcoming decision on the draft Regional Growth Plan may influence potential approval of the Bragg Creek Area Structure Plan by the Calgary Metropolitan Region Board, 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 grow this identified Hamlet. Work on the project may continue with consideration of the draft Growth Plan and opportunities for Council to provide further direction upon a decision by the Minister.

Notwithstanding Administration's recommendation to proceed with the project, Council may await a decision on the draft Regional Growth Plan before determining the future direction of the Bragg Creek ASP. Option #2 of this report accommodates this alternative direction.

#### **ADMINISTRATION RECOMMENDATION:**

Administration recommends that Council direct Administration to proceed with the project as per the adopted TOR in accordance with Option #1.

#### **OPTIONS:**

- Option #1: THAT Administration be directed to proceed with the project per the adopted Terms of Reference.
- Option #2: Motion #1: THAT the Bragg Creek 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 Bragg Creek ASP.
- Option #3: THAT the approved Bragg Creek ASP Review Terms of Reference be rescinded.
- Option #4: THAT alternative direction be provided.



ROCKY VIEW COUNTY

Respectfully submitted,

"Brock Beach"

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Acting Executive Director  
Community Development Services

JA/lt

Concurrence,

"Byron Riemann"

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Acting Chief Administrative Officer

**ATTACHMENTS:**

ATTACHMENT 'A': Bragg Creek Expansion Strategy ASP Review Terms of Reference, adopted January 2019