



ROCKY VIEW COUNTY

ELBOW VIEW AREA STRUCTURE PLAN

December 2020

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ROCKY VIEW COUNTY

Acknowledgments

In the spirit of reconciliation, we acknowledge that we live, work, and play on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations, and on the homeland of the Métis Nation of Alberta Region No. 3.

We would like to thank our neighbours, the Tsuut'ina Nation, who provided input through the engagement sessions and two-day site visit. The contributions provided are greatly appreciated and it is hoped that the ideas, comments and input shared are reflected in these pages and through continued meaningful engagement to support the long-term relationship between Rocky View County and Tsuut'ina Nation.



Credit: Shari Tobias

INTRODUCTION

1 PLAN ORGANIZATION

The Elbow View Area Structure Plan (the Plan or ASP) is divided into three distinct parts, an Introduction, Plan Policies, and Implementation.

Part I: Introduction:

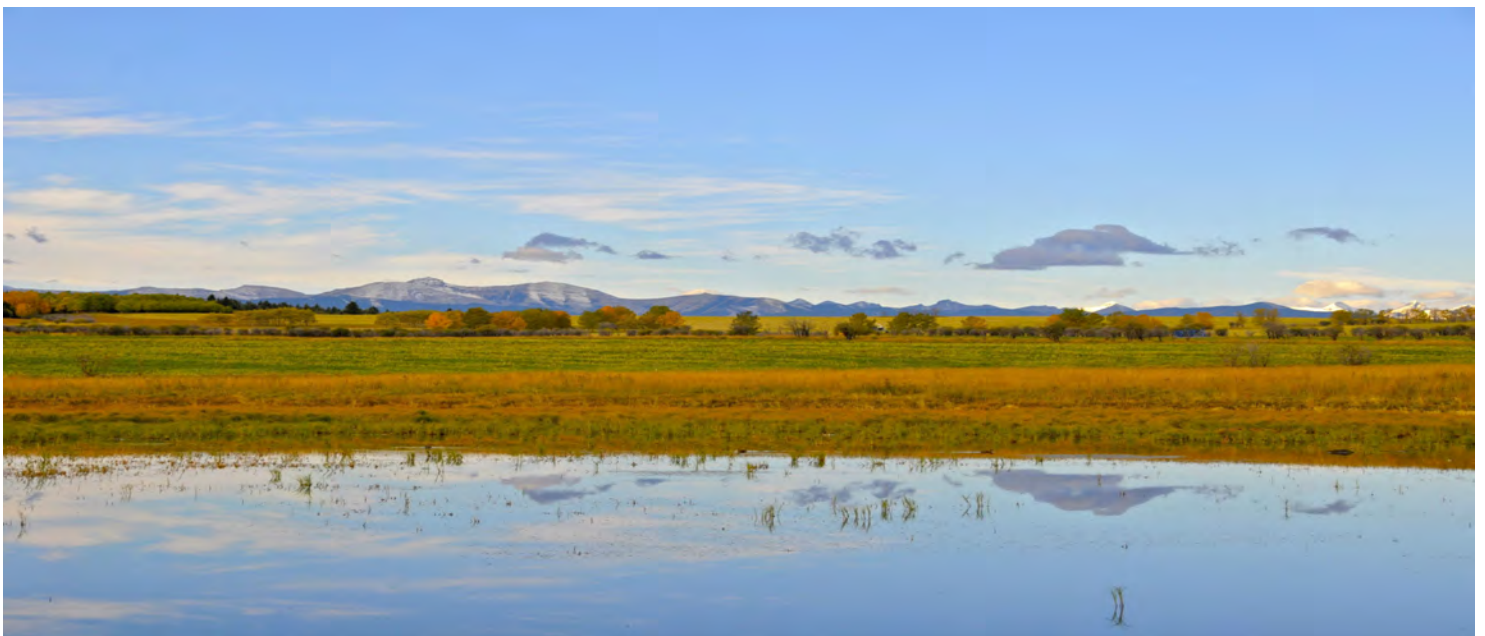
This part outlines the ASP's purpose, boundaries, policy terminology, relationship to other plans, and the public engagement process, as well as key issues, opportunities, and design ideas that informed the plan preparation process. Finally, it presents a vision for what Elbow View could be like 30 years into the future and provides four overarching goals that will guide the development of the area over this period.

Part II: Plan Policies:

This part is the core of the ASP, containing policy direction to guide development in the Elbow View area; it sets out the land use, servicing, and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation:

This part presents the ASP implementation process and provides information on local plan areas and phasing. It also specifies requirements to ensure plan policies and strategies are adhered to and provides direction regarding the process for the review and amendment of the Plan.



Credit: Jack Borno

2 PLAN PURPOSE

What is an Area Structure Plan?

The Elbow View Area Structure Plan is a statutory document approved by Council and adopted by bylaw. The ASP sets out the vision for the future of the Elbow View Area and provides a framework for getting there.

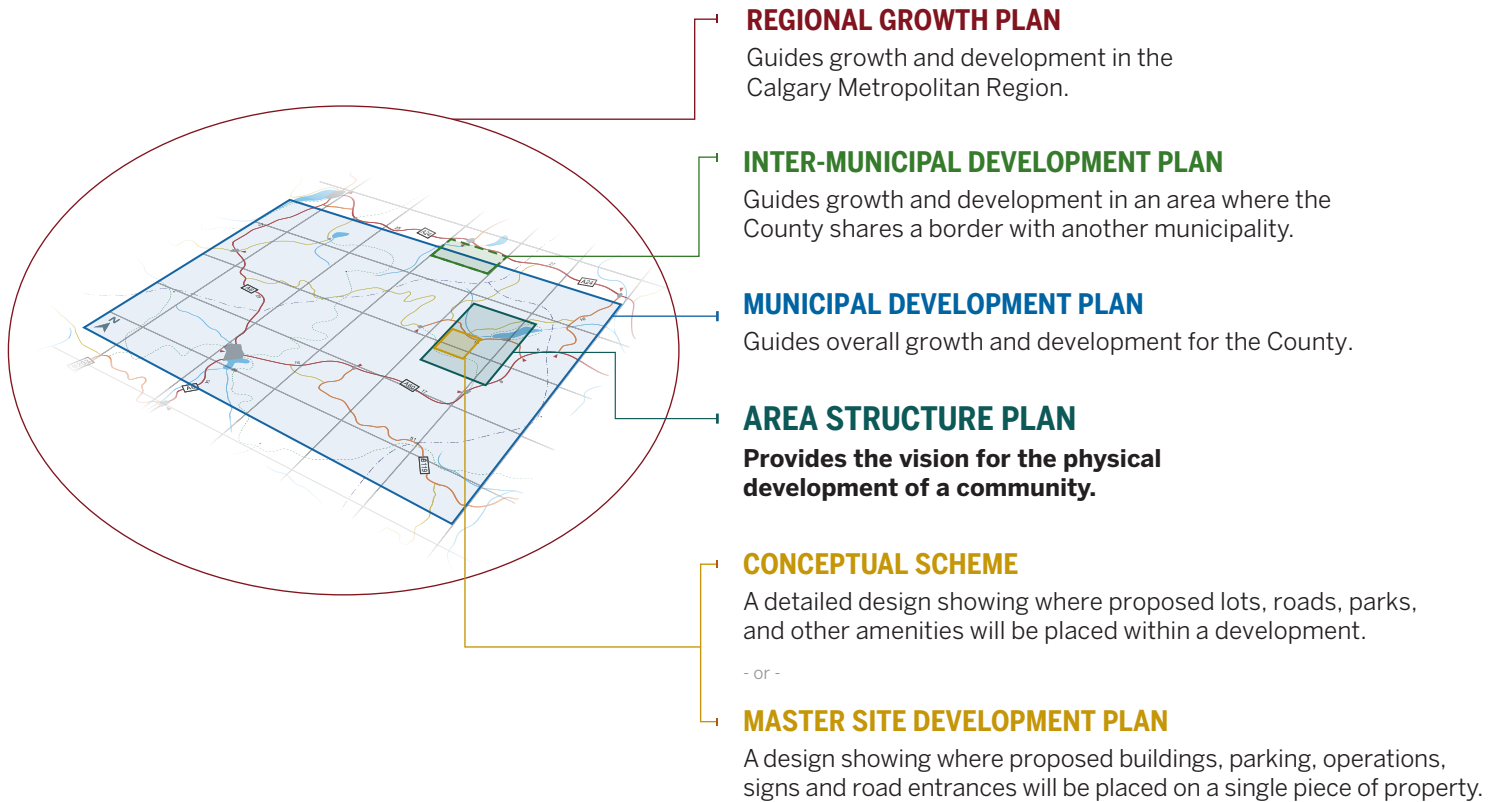
ASPs focus on how to achieve the vision through development, including proposed land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with a road map to follow when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the Plan and a wide range of other factors, including the economic goals of the County, County-wide growth, and the ability to provide adequate servicing.

ASPs do not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Alberta's *Municipal Government Act* states, in section 633, that an area structure plan must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- may contain other matters the council considers necessary.



Plan Hierarchy

An ASP focuses on how to achieve the identified community vision through development.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme or master site development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept and how development will be connected and integrated with adjacent areas.

Within the Elbow View ASP, multi-lot subdivisions (subdivisions not recognized as a first parcel out or not exempt from providing municipal reserves under the Municipal Government Act) would be expected to submit a local plan in the form of a conceptual scheme. Development that does not propose any subdivision would be expected to submit a local plan in the form of a master site development plan.

The standard technical requirements of a local plan are identified in the County Plan. Additional considerations for the development of local plans within the Elbow View ASP are provided throughout the relevant sections of the ASP, as well as within Appendix B.

Plan Interpretation

The meaning of some of the key words that are contained in a policy are described below:

- **Shall:** a directive term, indicating the actions outlined are mandatory; therefore, Administration, the developer, the Development Authority, and Subdivision Authority must be in compliance, without discretion.
- **Should:** a directive term, indicating a strongly preferred course of action by Council, Administration, and/or the developer; but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

CONCEPTUAL SCHEME:

A conceptual scheme is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as development cells.

MASTER SITE DEVELOPMENT PLAN:

A master site development plan is a non-statutory plan that is adopted by Council resolution. A master site development plan accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

3 PLAN AREA

The Elbow View ASP area comprises over 900 hectares and applies to the lands identified in *Map 01* and *Map 02*.

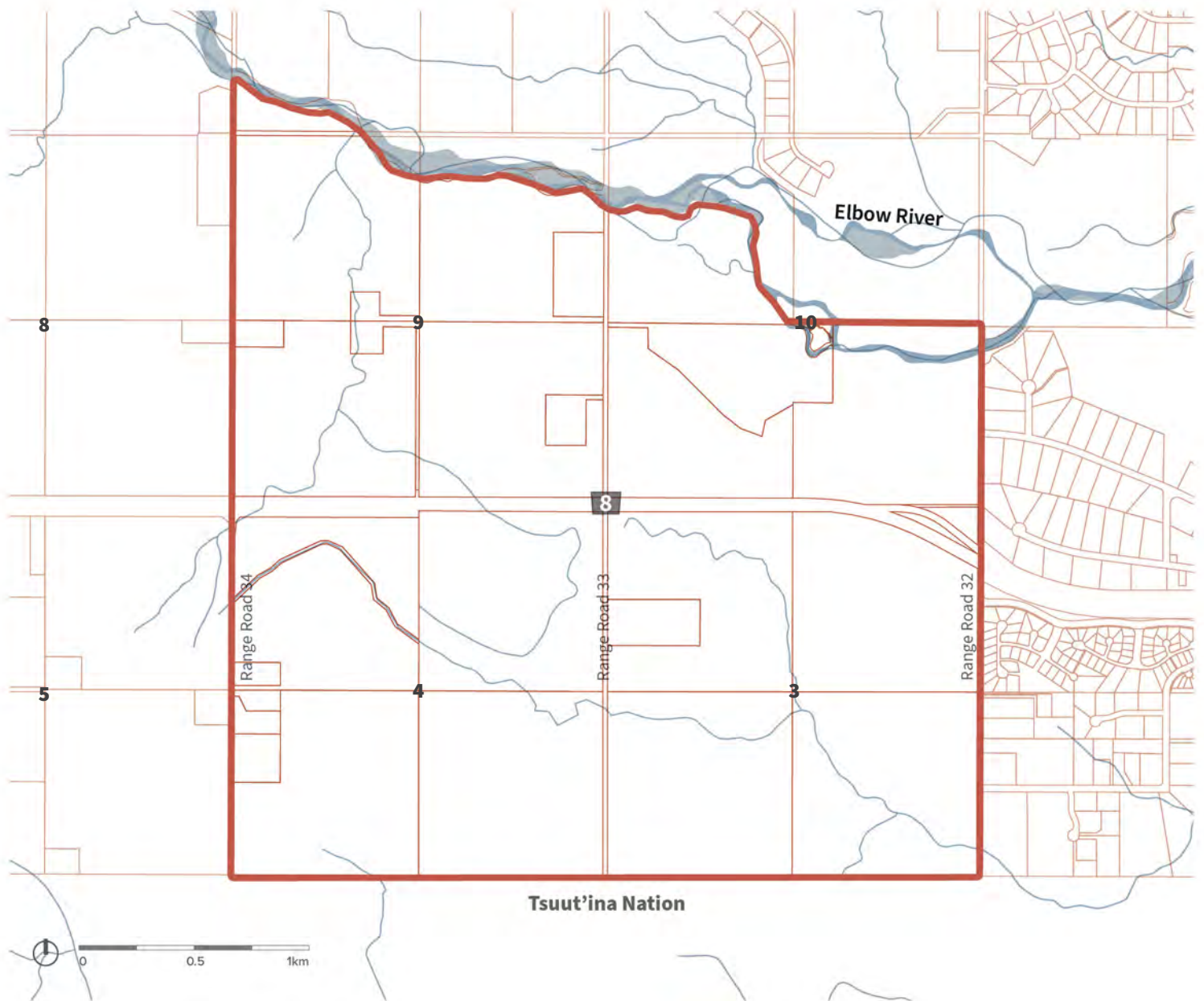
The Plan area abuts the Rocky View County municipal boundary between the Tsuut'ina Nation 145 to the south, the River Spirit Golf Club and undeveloped agricultural lands to the west, the Elbow River and South Springbank ASP to the north, and the Elbow Valley ASP, as well as the communities of West Meadows, Elbow Valley West and Elbow River Estates to the east. The site is bounded by Range Road 34 to the west and Range Road 32 to the east, with the Tsuut'ina First Nation and Elbow River forming the south and north borders respectively.





Map 01: Air Photo

 Elbow View ASP Boundary



Map 02: Plan Area Location

- Elbow View ASP Boundary
- Parcels
- Low Lying and Water Conveyance Areas

Surrounding Context

Tsuut'ina First Nation

The Tsuut'ina Nation is the largest contiguous neighbour adjacent to the Elbow View ASP and is located along the plan's southern extent, sharing an undeveloped road right-of-way (Township Road 240).

According to 2016 Census Canada information the population for Tsuut'ina Nation was estimated to be 1,643.

The Tsuut'ina Nation lands adjacent to Elbow View ASP are primarily agricultural with limited residential development in fragmented quarter sections. These lands are used for a range of crops and ranching operations, which receive overland drainage from two separate natural drainage systems located in the southwest and southeast corners of the Elbow View ASP.

The Tsuut'ina Nation lands adjacent to Elbow View ASP are located on the outer fringe of the area leased by the Department of National Defence (DND) from 1908 to 1995 for strategic maneuvers.

Agricultural Lands

Lands surrounding Elbow View to the west are primarily agricultural with limited residential development in fragmented quarter sections. These lands are used for a range of crops and ranching operations and are largely held by numbered companies and land development corporations.

Elbow River

The Elbow River forms the natural northern boundary of the Elbow View ASP. Meandering along a braided watercourse from west to east, the Elbow River is a drinking water source for the City of Calgary, an irrigation source for local agriculture, and an important natural amenity for the region. The Elbow River will be protected and serve as a key functional and natural resource for the Elbow View community.

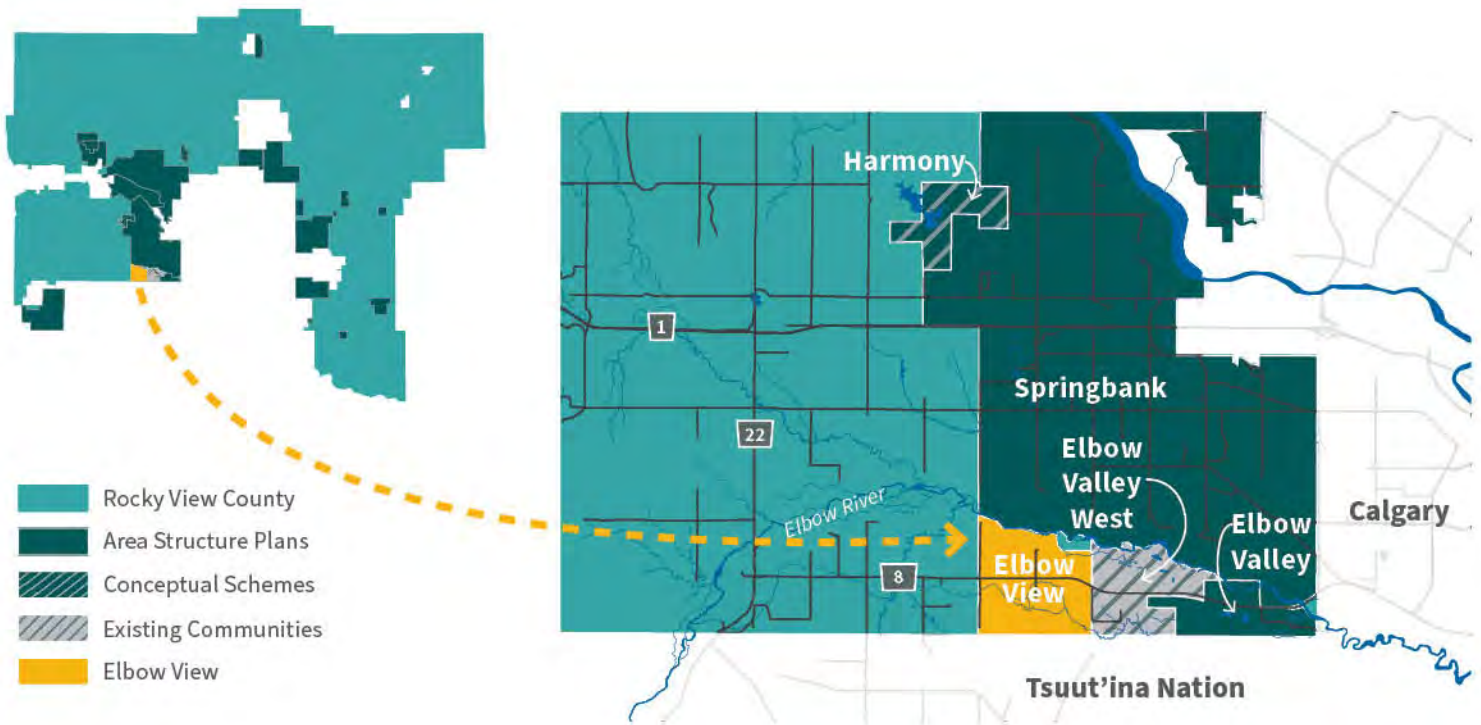
South Springbank ASP

Across the Elbow River from Elbow View is the South Springbank ASP area. This part of Rocky View County has previously been developed as a low density country residential community, although most lands directly across the river from Elbow View are presently natural open space.

Existing Development

Located east of the Plan area, several existing communities have been built out, including Elbow River Estates, Elbow Valley West, and West Meadows. Recently, with added development pressure in the area, infill development has begun to occur in the West Meadows community.

Within this context, the Elbow View ASP represents the logical next step in developing the Highway 8 corridor and will contribute to a more complete and connected Highway 8 community by bringing recreational amenities and opportunities for employment, commercial and other non-residential uses to the area.



Map 03: Rocky View County Context

Existing Conditions

The current Elbow View ASP area is comprised of largely cultivated agricultural lands with limited fragmented residential development. Under the current Land Use Bylaw, the lands are primarily designated as “Agricultural, General District”, along with a small number of parcels designated as “Agricultural, Small Parcel”, “Residential, Rural District”, and a “Direct Control” district. *Map 04 and Map 05* provide general details describing the existing land use areas and the existing conditions within and adjacent to the ASP area.

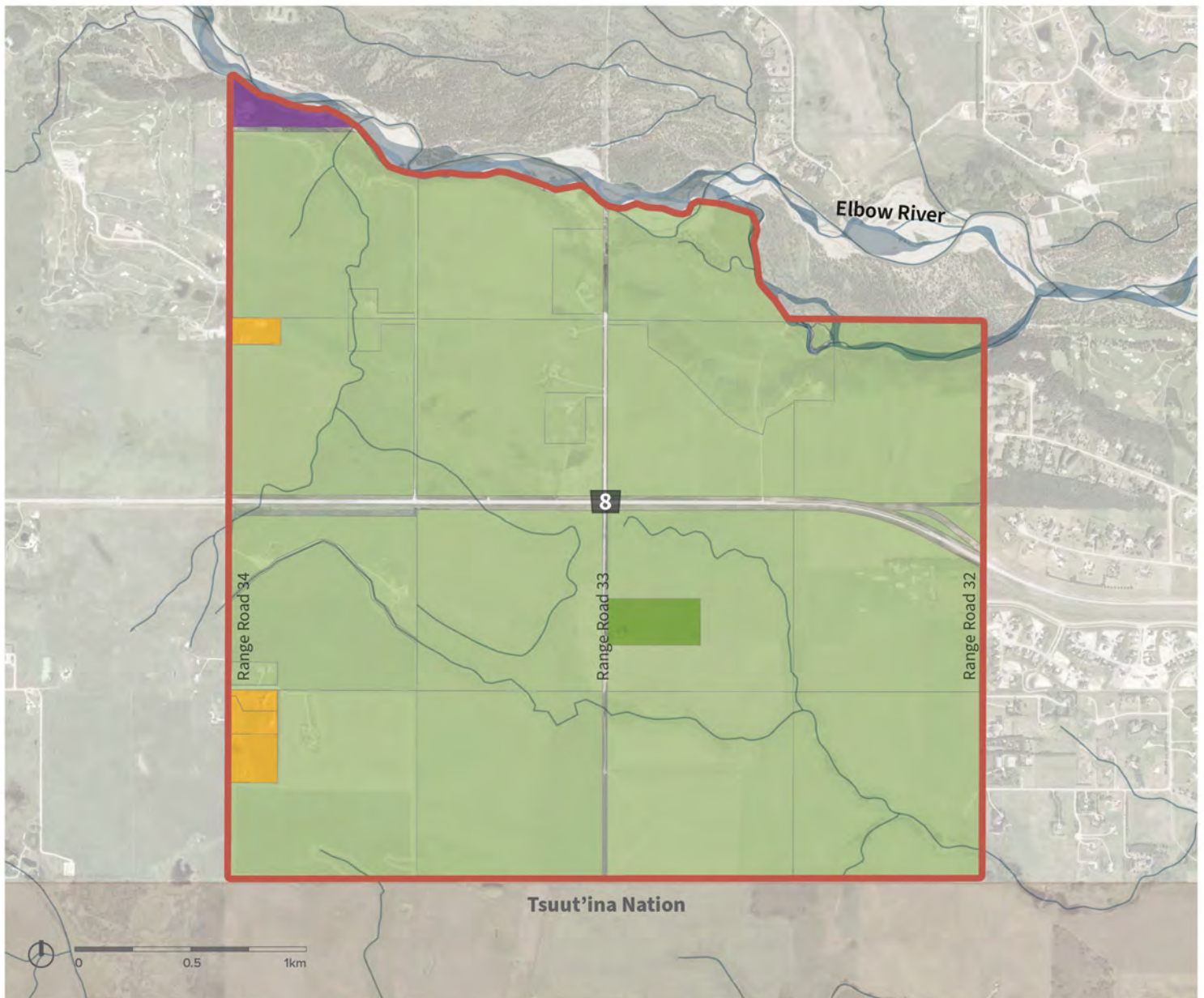
Topography

Two of the key natural features of the Plan area are the gently rolling terrain and high vantage points, and the steep Elbow River valley escarpment that leads to a relatively flat alluvial plain along the Elbow River. These topographic features provide opportunity for significant and continued public amenities within the Elbow View ASP, including protected views of the Rocky Mountains and direct access to the Elbow River.

Ecological Factors

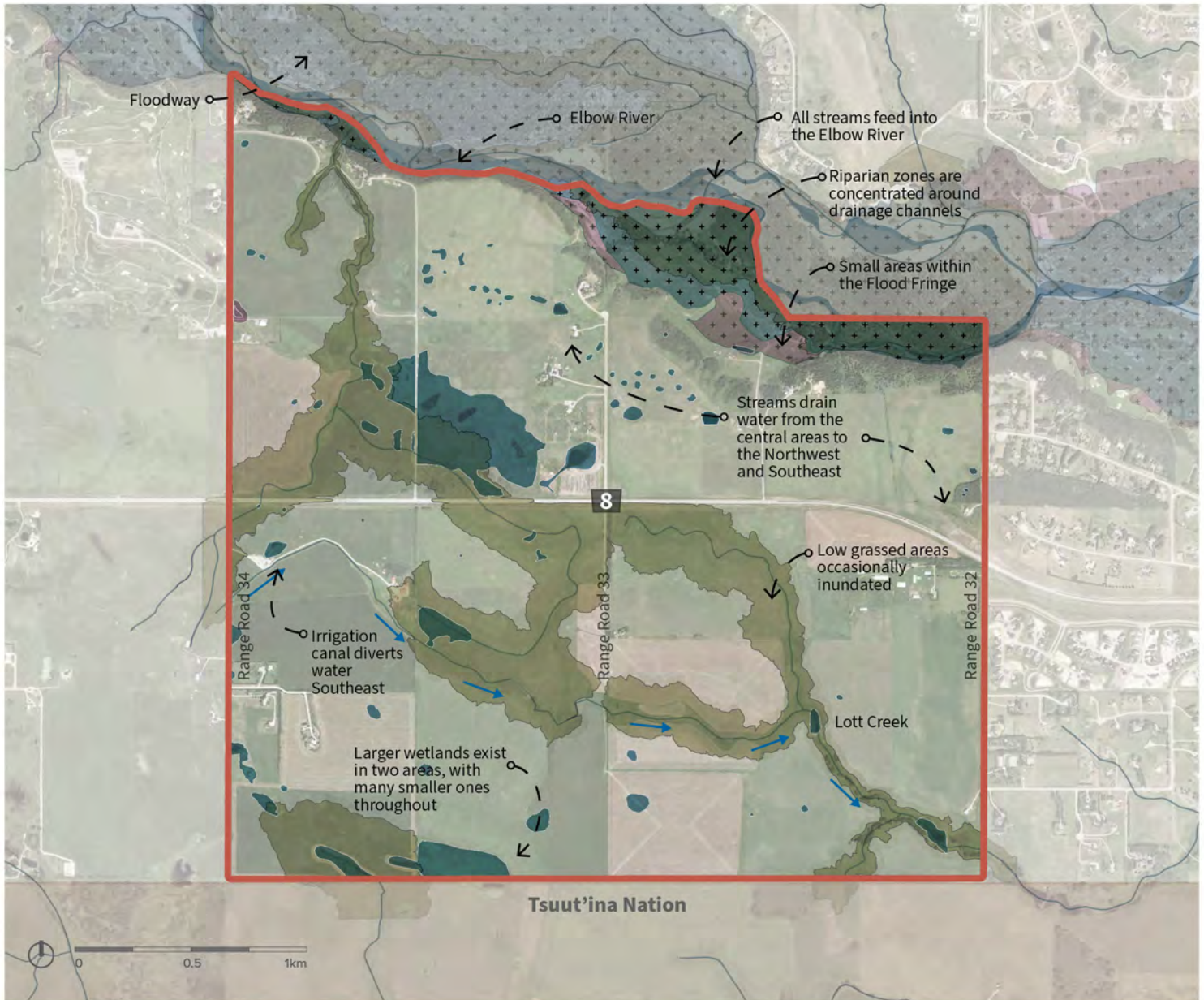
The Plan area contains several waterbodies, including the Elbow River, Lott Creek, other unnamed tributaries, and a number of small wetlands dotted throughout the site. These bodies of water form a connected hydrology system that will be protected and recalimed by the Plan, forming important community design features. The proposed hydrology system will also function as a wildlife corridor connecting the surrounding areas to the Plan.

An environmental and historical baseline assessment and a wetland permanence assessment were completed in support of the Elbow View ASP. Subsequent review by Alberta Environment and Parks (AEP) confirmed that the bed and banks of the Elbow River and its tributaries, as well as Lott Creek are all crown-owned. In addition, AEP has identified a small wetland located along Range Road 34, within NW ¼ Section 9-24-3-5, as a crown-claimed wetland. As such, the claimed wetland will also be protected as part of the natural environment and as a connected ecological system.



Map 04: Existing Land Use (2020)

- Elbow View ASP Boundary
- Agricultural, General District (A-GEN)
- Agricultural, Small Parcel District (A-SML)
- Residential, Rural District (R-RUR)
- Direct Control (DC95)



Map 05: Existing Conditions

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Wetland Study Areas
- Crown Claimed Wetland
- Floodway
- Flood Fringe
- Riparian Zones

The Elbow watershed also contains a river connected alluvial aquifer which covers the Elbow River Valley. It is hydrologically connected to the main river channel. This connection makes the aquifer susceptible to reduction in water quality. As such, the Plan will provide appropriate development setbacks from the edge of the valley, and incorporate only appropriate, and permitted uses within the Elbow River Valley.

Areas below the Elbow River escarpment edge, also identified as the Elbow River Valley, are generally within the floodway, with limited areas located within the flood fringe, as identified by Provincial flood hazard mapping. Lands above the valley edge are not impacted by flood hazards. The extent of the flood hazard mapping generally mirrors the extent of the alluvial aquifer.

Low grassed areas throughout the plan area are occasionally inundated, particularly in the Spring wet season. Riparian zones in Elbow View are concentrated almost exclusively around drainage channels. These areas are to be protected, and, wherever possible, reclaimed to a naturalized state from their existing agricultural uses and impacts. Appropriate setbacks will be established at further planning phases in accordance with County and provincial policy.

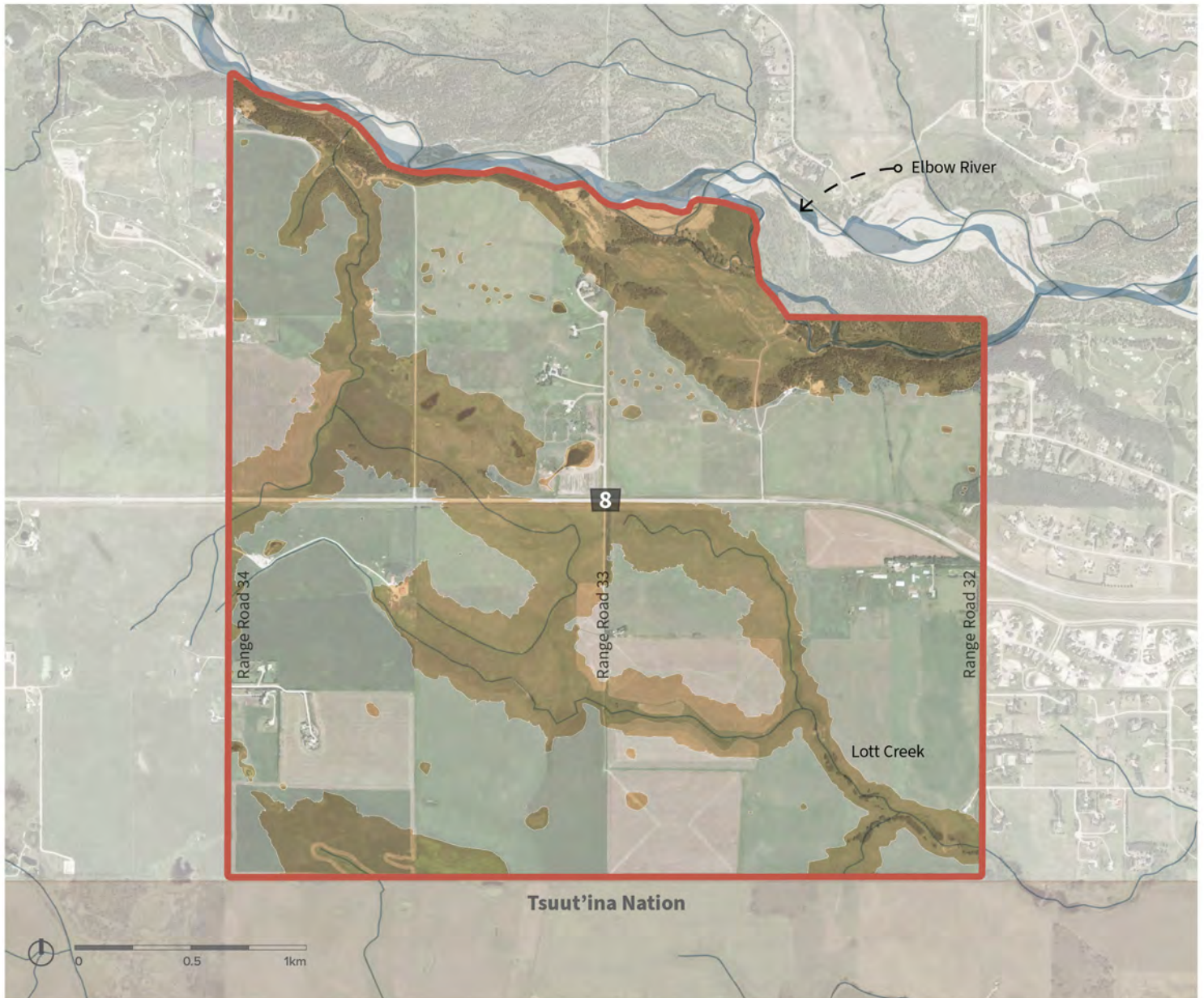
Map 06 consolidates the ecological features described above, and shown in *Map 05*, into areas called 'ecological considerations'. These areas identify the existing ecological features that either require protection through existing policies and legislation, or form important ecological connections. Ecological considerations form the central organizing elements of the Plan, and will be described at length throughout this document.

Transportation Systems

Improvements to Highway 8, including the Province's planned highway twinning, as well as localized improvements to intersections at Range Roads 32, 33, and 34 must be considered as part of the development process. Allowances for these improvements have been integrated into the Land Use Strategy.

Presently, the Alberta TrailNet Society is exploring opportunities to extend the The Great Trail along Highway 8 from Calgary to Highway 22. This Plan will seek to develop a comprehensive network of active transportation connections throughout the community and with opportunities to connect to neighbouring communities via trails and pathways, including the proposed Great Trail extension, and potentially along the Elbow River.

The potential for future interregional public transit is also inherently accommodated through the design of the Plan, which will include more compact development, town and community cores along Range Road 33, direct access to Highway 8, and a well connected community that supports all modes of travel.



Map 06: Existing Ecological Considerations

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Ecological Considerations

Area History

The immediate ASP area has not yet been subject to historical, archaeological or paleontological assessment. Heritage Resource Impact Assessments will be required to be completed to support future local plans, in accordance with Provincial requirements.

The recent uses of the land within the ASP area have been exclusively agricultural and ranching, with more recent residential activity also occurring sporadically.

Water diversion and irrigation projects, in support of agricultural practices, were historically undertaken within the ASP area, including the Pirmez Creek Irrigation Canal, which dates back to the late 1890s.

Prior to the formal agricultural settlement of the land, the region was historically used by the Tsuut'ina, Stoney Nakoda, and the Blackfoot Nations (Siksika, Kainai and Piikani).

Tsuut'ina Nation (Indian Reserve 145)

The Tsuut'ina Nation are an Athapaskan group, once part of the more northerly Dane-zaa ('Beaver Indians') nation, who migrated south onto the Great Plains during the 1700s. Tsuut'ina lived near present-day Edmonton during the 1810s and then later moved south to the present-day Calgary area. When Tsuut'ina moved south they formed an alliance with the Blackfoot Nation.

Under the Gradual Civilization Act in 1857 and later consolidated into the Indian Act of 1876, First Nations across Canada were confined to Indian Reserves.

Prior to signing Treaty 7 in 1885, Tsuut'ina Nation population was decreasing rapidly impacted by the epidemics (smallpox and scarlet fever), wars and starvation because of the diminishing buffalo herds due to overhunting. The Tsuut'ina Nation along with the Siksika, Kainai, Piikani and Stoney Nakoda signed the treaty - to bring peace back to their people and end the wars. In return for signing Treaty 7, the Nations received land equal to 2.59 m2 (6.47 km2) per family of five, varying proportionately based on the size of the family, annual payments provided to each First Nation person, and cattle. The land allocated to each First Nation was known as a reserve, and the Tsuut'ina Nation's reserve was Indian Reserve No. 145.



4 POLICY DIRECTION

The preparation of the plan conforms to and reflects the priorities of relevant Provincial, regional and County policy. An overview of the key policies informing the preparation of the Plan follows.

Municipal Government Act

Section 633 of the Municipal Government Act (MGA) authorizes municipalities to establish and adopt ASPs that provide a framework for the subdivision and development of land. The MGA requires ASPs to describe proposed land uses, population densities, general location of transportation and public amenities, and sequencing of development. ASPs must also consider any matters Council deems necessary while remaining consistent with all applicable intermunicipal and municipal development plans.

As per Section 633 of the MGA, Rocky View's County Plan outlines Council considerations for ASPs and reflects the County's terms of reference for the Elbow View ASP requirements and formatting. The Elbow View ASP meets all the requirements and formatting standards outlined in the County Plan.

In addition, Section 636 (1)(h) of the MGA, requires that while preparing a statutory plan a municipality must, in case of an ASP, where the land that is the subject of the plan is adjacent to an Indian reserve or Métis settlement, notify the Indian band or Métis settlement of the plan preparation and provide opportunities for that Indian band or Métis settlement to make suggestions and representations. Section 5 of this ASP describes the engagement activities that have taken place with the neighbouring Tsuut'ina Nation, as well as area residents, stakeholders, and the City of Calgary.

CMRB Interim Growth Plan

The CMRB's Interim Growth Plan (IGP) provides guidance on land use, population and employment growth, and infrastructure planning related to matters of regional significance. The Elbow View ASP is consistent with the policies of the IGP, leveraging provincial investments in the Calgary Ring Road and future Highway 8 improvements to develop a complete community that respects the Elbow River Valley and its ecological and downstream functions.

Rocky View County Plan

The County Plan provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure. A key direction of the County Plan is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. The Elbow Valley and Highway 8 corridor represent the logical extension of existing identified growth areas in the County Plan, which includes the Elbow View ASP area.

The County Plan also encourages the efficient use of land by reducing the footprint of future expansions with more compact residential development forms. It supports compact development and conservation design, and allows for conservation communities within existing country residential areas. The County Plan emphasizes the importance of retaining rural character through the use of adjacent open space and community design.

Section 10 of the County Plan provides policy support for the Elbow View ASP, particularly policies 10.7 to 10.10, which provide direction for preparing ASPs with a focus on more compact residential development forms and conservation communities which can include commercial development and have hamlet-like qualities.

Elbow View directly responds to these County Plan objectives, providing a complete community that actively integrates and celebrates its proximity to valuable nature through a mixture of housing types and a nodes and corridor-oriented community development pattern.

Section 27 of the County Plan provides policy for Intergovernmental Relationships which apply since this ASP is located within Rocky View County and shares a boundary with Tsuut'ina Nation. As part of preparing this ASP, engagement with the Tsuut'ina Nation was undertaken to build positive relations and to create opportunities for collaboration and for feedback from the Nation to be incorporated into the ASP. Section 5 of this ASP provides information on the engagement process and results.

It is acknowledged that at the time of drafting this ASP, the County Plan was undergoing a revision. Through consultation with County staff, it was identified that the Highway 8 corridor, and specifically the Elbow View ASP area, were being considered for inclusion in the new plan as growth areas. This ASP has been prepared to align with the existing County Plan as well as the future growth priorities of the County.

Rocky View County and City of Calgary Intermunicipal Development Plan

Highway 8 is identified as a County Growth Corridor in the City of Calgary-Rocky View County Intermunicipal Development Plan (IDP). Existing approved development in the Highway 8 corridor is nearly built-out, and the existing communities do not yet provide adequate community services, including schools, grocery stores, and other commercial uses that provide for area residents' daily needs. The Elbow View ASP promotes the vision shared by the City of Calgary and Rocky View County for this important growth corridor while contributing integral community, recreational, and commercial amenities to the broader community.

While the Plan is not located within the IDP Policy Area, portions of the ASP along the Elbow River are located within the Notification Zone. Notification Zones provide the City of Calgary with the opportunity to comment on land use policies, such as this ASP.



Credit: Jack Borno

Neighbouring Area Structure Plans

South Springbank Area Structure Plan

Located north across the Elbow River from Elbow View, the South Springbank Area Structure Plan, along with the North Springbank Area Structure Plan, cover a large portion of Rocky View County between the Bow and Elbow Rivers, immediately west of Calgary. Prepared in 2020, this ASP envisions a primarily country residential community with limited commercial and institutional development south of the Trans-Canada Highway. As no connections to Springbank are proposed across the Elbow River, development of the Elbow View ASP will not impact the South Springbank ASP.

Elbow Valley Area Structure Plan

Directly east of Elbow View is the Elbow Valley Area Structure Plan, approved by Rocky View County in 1997. The plan area extends west from the City of Calgary border along Highway 8 to the Elbow View ASP area, and also shares a southern border with the Tsuut'ina Nation. Elbow Valley consists of primarily low density residential development through its roughly 200 hectares of designated residential lands, with the remaining 200 hectares reserved for natural open space and golf course development. Originally intended to include a school site, almost no institutional or commercial development has occurred in Elbow Valley.

The Elbow View ASP has been prepared in a manner that reflects the existing built form of the Elbow Valley community, creating a respectful transition between the two sites while responding to the community needs not yet addressed in Elbow Valley, including new commercial retail opportunities, greater public access to the Elbow River, and opportunities for institutional development including future schools.

Rocky View 2060 Growth Management Strategy

The Rocky View 2060 Growth Management Strategy makes recommendations for where growth should occur throughout the County to 2060, building on principles of sustainability, smart growth, and triple-bottom-line decision-making. The Strategy recommends the Highway 8 corridor as a potential growth node, recognizing the existing Elbow Valley community as being located within the corridor. Based upon the 2060 Growth Management Strategy recommendations, development of Elbow View represents the logical next step along the Highway 8 growth corridor.

Rocky View County Land Use Bylaw C-8000-2020

Rocky View County's Land Use Bylaw C-8000-2020 (LUB) regulates the use and development of land throughout the County. Undeveloped lands in the Elbow View ASP are primarily designated "Agricultural, General District," a district that recognizes existing agricultural and rural land uses. The LUB also establishes a process for undergoing land use changes, and the Elbow View ASP adheres to this framework. Future development applications will undergo the appropriate redesignation processes.

5 ENGAGEMENT

Public Engagement

Rocky View County’s commitment to an open and transparent process with respect to the preparation of the Elbow View Area Structure Plan began with a Terms of Reference (February 2020) and included the implementation of an engagement strategy that provided stakeholders with opportunities for discussion and input. Occurring during the COVID-19 pandemic, and respecting public health social-distancing requirements, engagement activities were hosted primarily via distanced methods, and included posting of materials on the County webpage, surveys, and direct meetings between landowners, stakeholders, County staff, and the project team.

Two main phases of engagement took place; the first from May 25 to June 8, 2020 and the second from late October and throughout November, 2020.

Surveys were advertised via roadside signage, targeted Facebook advertisements, and through the Rocky View County mailing lists. Additionally, over 30 local area landowners and stakeholder groups were informed through direct email correspondence and phone calls.

The purpose of the Phase 1 engagement was to provide a forum for public feedback on the draft goals and vision, demonstrate how the draft concept evolved, and garner responses to the draft land use concept. Phase 2 engagement focused on a review of a draft of the Elbow View ASP policies, mapping and directions.

The online surveys garnered significant attention, with over 500 respondents, and a number of County residents also reaching out directly to the Project Team via e-mail and phone call. The participants varied in their geographic location, with the highest proportion self-identifying as living in or owning land within the Elbow View ASP Boundary (over 50%), or living in an adjacent community (over 20%).

City of Calgary Engagement

In accordance with the requirements of the IDP, and as a near neighbour to the ASP area, the City of Calgary has been engaged throughout the preparation of this Plan, including presentation to staff during Plan development and discussions with City engineering staff to explore technical feasibility of servicing options.

Videoconferences with City staff were held on August 5, November 9, and November 30 of 2020, and a number of letters and emails requesting information and feedback were exchanged between the County, the City, and the Project Team.

Indigenous Engagement

Indigenous engagement was undertaken and facilitated by an Indigenous Engagement Consultant. The Indigenous engagement was co-created with the help of Tsuut'ina Nation Consultation department. The engagement included meetings with the Tsuut'ina Nation Consultation department, Elders and Residents and a two day site visit conducted by Tsuut'ina consultation staff and technicians with the developers and the Indigenous engagement consultant.

Throughout the meetings and site visit, both the Administration and the Developer group had the opportunity to share project information and to listen, understand and learn about the Indigenous history and traditional practices associated with the Elbow River valley and surrounding area.

Site Visit

During the two-day Site Visit with Tsuut'ina's Technical Site Assessment Team (Team) the Team focused their attention primarily on undisturbed areas. The Team identified various plants and observed evidence of various types of wildlife within the ASP area.

Tsuut'ina Residents' Meeting

Key themes heard from Tsuut'ina Nation residents during the meeting:

- Roadways
 - Additional information was requested regarding Highway 8 and how it would be expanded to accommodate the possible future development
 - Maintenance of roads leading to Tsuut'ina Nation were identified as a concern
- Respecting Nature
 - Respect and maintain the natural areas as much as possible
 - Avoid bringing in new soil into the development, as this can impact the traditional plants in the area
 - Prior to development there should be opportunities to harvest plants before they are removed
- Boundary Interface
 - The undeveloped road allowance (Township Road 240) that runs along the edge of the Tsuut'ina Nation Boundary should remain undeveloped and function as a natural buffer between the Nation and future development
- Respect for Tsuut'ina Nation
 - Future Elbow View residents should respect Tsuut'ina Nation's boundary and not trespass onto the Nation
- On-going Engagement
 - Tsuut'ina was appreciative of the early engagement on the ASP and asked that they be engaged in the future as the ASP is built out

6 PLANNING FOR TOMORROW

Elbow View Vision

Elbow View takes inspiration from garden cities and conservation communities by carefully integrating complete communities with natural landscapes, and actively enhancing the ecological function of the landscape through thoughtful community design. The area's most stunning features, the mountain views, the internal connected open space network, and access to the Elbow River, play central roles in the design of the community, ensuring that these special amenities are able to be enjoyed by area residents and visitors alike.

There is significant potential to preserve and enhance the existing ecological features and values of the land while respectfully and safely providing opportunities for people to enjoy these spaces. These opportunities include a connected stream and wetland system that can promote wildlife movement and accommodate an open space and trails system threading through the new community; potential for trails, pathways and

regional connections along the protected Elbow River valley landscape; and unique views from new compact town centres and mainstreets that knit the area's ecological and built fabric components together in a community form that unifies its natural and built assets into a single experience.

Combining excellent regional access and stunning natural features, the ASP area represents a desirable place to live, the next logical planned community along the Highway 8 Corridor, and an ideal location to meet the demand for growth in the area.

At full build-out, which is anticipated to be a multi-decade planning and development process, Elbow View will provide a range and mixture of housing types, as well as community-supportive services, and commercial and employment opportunities to serve the larger regional area.



Goals

Prioritize Ecological Preservation and Enhancement

Elbow View will grow in a manner that protects the ecological integrity of the area, enhancing landscapes, wherever possible, to promote healthy natural systems.

Create Unique Connections

Within its boundaries, Elbow View will support regionally connected active trails and pathways networks along Highway 8 and potentially the Elbow River, and weave both internal and regional connections throughout the new community. These connections will work in tandem with the first goal, providing great places for people to take in the beautiful views.

Provide Flexibility

Elbow View will be designed to ensure that the new community is economically viable and sustainable. Central to this goal is the development of land uses and policies that are flexible enough to protect the development potential of the land, and specific enough to ensure that the community evolves with a mixture of uses and in a sustainable manner.

Create a Distinct Sense of Place

Elbow View will foster unique experiences that residents and visitors will come back to time and again. Key locations for shopping, markets and gatherings, active paths and trails, main streets, and new village centres will all help to shape the identity of the new community, and create new locally-scaled destinations along the Highway 8 and Elbow River corridors.

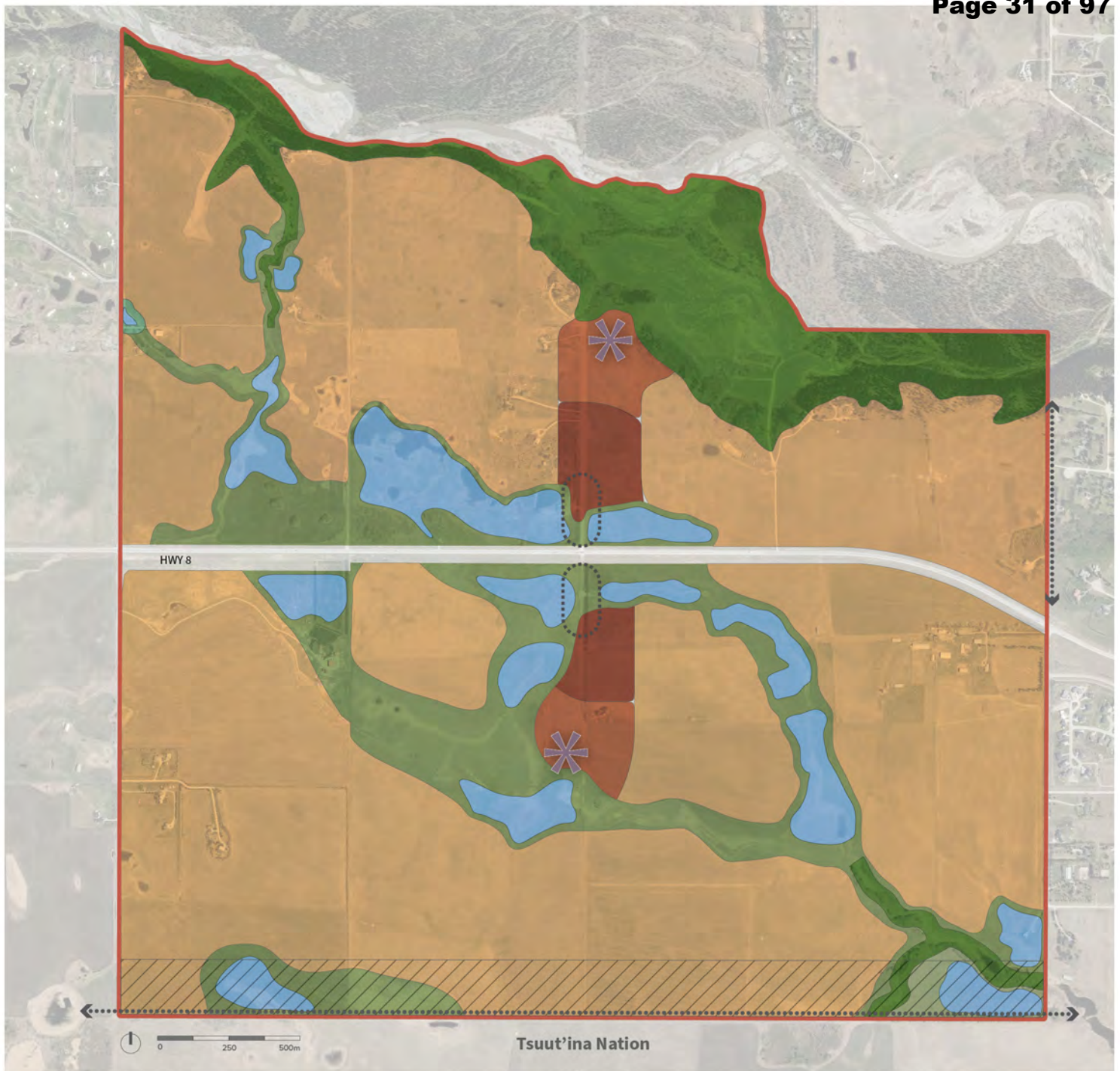


Credit: Hui Barrow



Credit: Geraldo Schmitzhaus

PLAN POLICIES: **LAND USE STRATEGY**



Map 07: Land Use Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.

- Land Use Areas**
- Residential
 - Core
 - Commercial
 - Parks and Open Space
 - Natural Environment
 - Utility Lot (stormwater, raw water storage, wetlands)
- Village Centre (special area)
 - Tsuut'ina Nation Interface (200m from the shared boundary between the County and Tsuut'ina Nation)
 - Undeveloped Road Allowance
 - Main Community Gateway

7 LAND USE STRATEGY

Purpose

The land use strategy provides the framework for implementation of the Elbow View ASP by detailing the physical organization of land uses within the Plan area. *Map 07* identifies the land use strategy, and *Map 08* provides guidance for the location of increased and decreased residential density throughout the Plan area.

Building upon the vision and goals established in *Section 6* of this Plan, the land use strategy provides for a variety of residential, mixed use and commercial areas that are thoughtfully integrated into the natural landscape, flexible enough to respond to the evolving needs of future residents, and efficiently and actively connected to the surrounding landscapes and communities.

The majority of the Plan area is identified as residential, providing for primarily single detached housing, while also supporting small-scale community supportive retail, low density forms of duplex/semi and attached housing, medium density housing, and recreation and community amenities. The core areas will provide the main social and commercial nodes, promoting active and pedestrian-oriented experiences that are well connected to adjacent areas, mixed use development and low-to-medium density housing. The commercial area will act as the entranceways to Elbow View, supporting both local and regional commercial and employment opportunities. The parks and open spaces, along with the natural environment, will form important ecological, recreational, and functional connections that together form a uniquely common experience throughout the new community.

Policies in *Section 8-25* provide design and technical direction that will achieve the Plan’s vision and goals.

Density

In order to provide guidance to the residential development process within the Elbow View ASP, *Map 08* guides local plans and the County’s development approval authority to provide for a general transition of residential density from lowest along the edges of the plan to higher at the centre. By providing this guidance the ASP avoids over-prescribing specific densities within each land use boundary that will inevitably change based on the realities of the market and of County growth projections. This ASP is a multi-decade development vision, as such density and population ranges presented herein ensure the necessary flexibility for the Plan to adapt over time.

The approximate estimated population density for the ASP is shown in *Table 01*. Elbow View is planned to accommodate between 10,000 and 18,000 new residents with an average gross residential density of between 2.0 and 4.0. This target range was established through a review of servicing capacities and transportation plans, best practices in efficient land use planning that promote active living and reduced overall development footprints, and stakeholder consultation and feedback. Final densities will be determined through the preparation of individual local plans, but will generally fall within this range. *Table 02* provides a breakdown of the size of the land use areas within the Plan.

Table 01: Elbow View Population Density at Full Build-Out

AREA	DEVELOPMENT AREA	UNIT DENSITY**	POPULATION
2,200 ac	Gross:	Gross:	Approximately 10,000 to 18,000***
	1,940 ac*	2.00 to 4.00 upa	
	Net:	Net:	
	1,020 ac	3.50 - 7.50 upa	

* Gross development area is based on total land area within the Plan, excluding Natural Environment

** Unit Density includes residential units within all land use types.

*** Assumed 2.5 people per household overall average (accounts for a mix of dwelling types, including higher densities).

**** All numbers in the table are subject to rounding and based on approximate ranges.

Table 02: Elbow View Land Use Categories

LAND USE TYPE	AREA	% OF TOTAL AREA
Residential	1,400 ac	64 %
Core	50 ac	2 %
Commercial	50 ac	2 %
Natural Environment	250 ac	11 %
Parks & Open Space	280 ac	13 %
Public Utility Lot	170 ac	8 %

* All numbers in the table are subject to rounding.

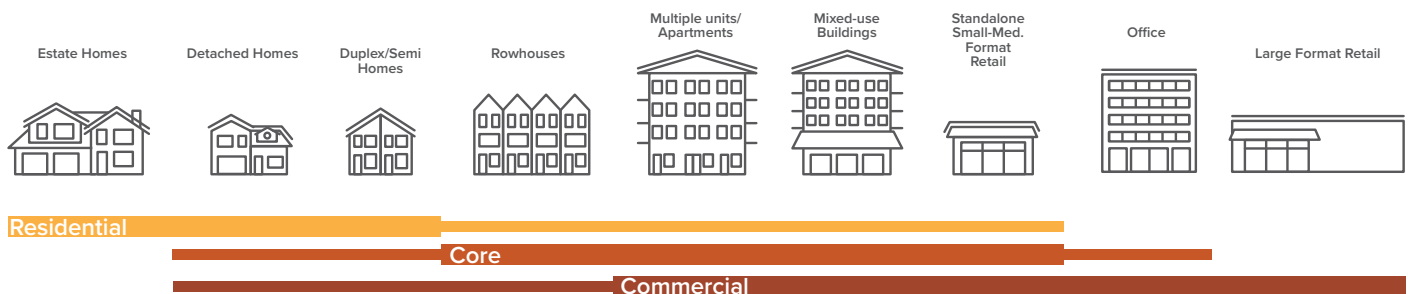
Leading with Landscape

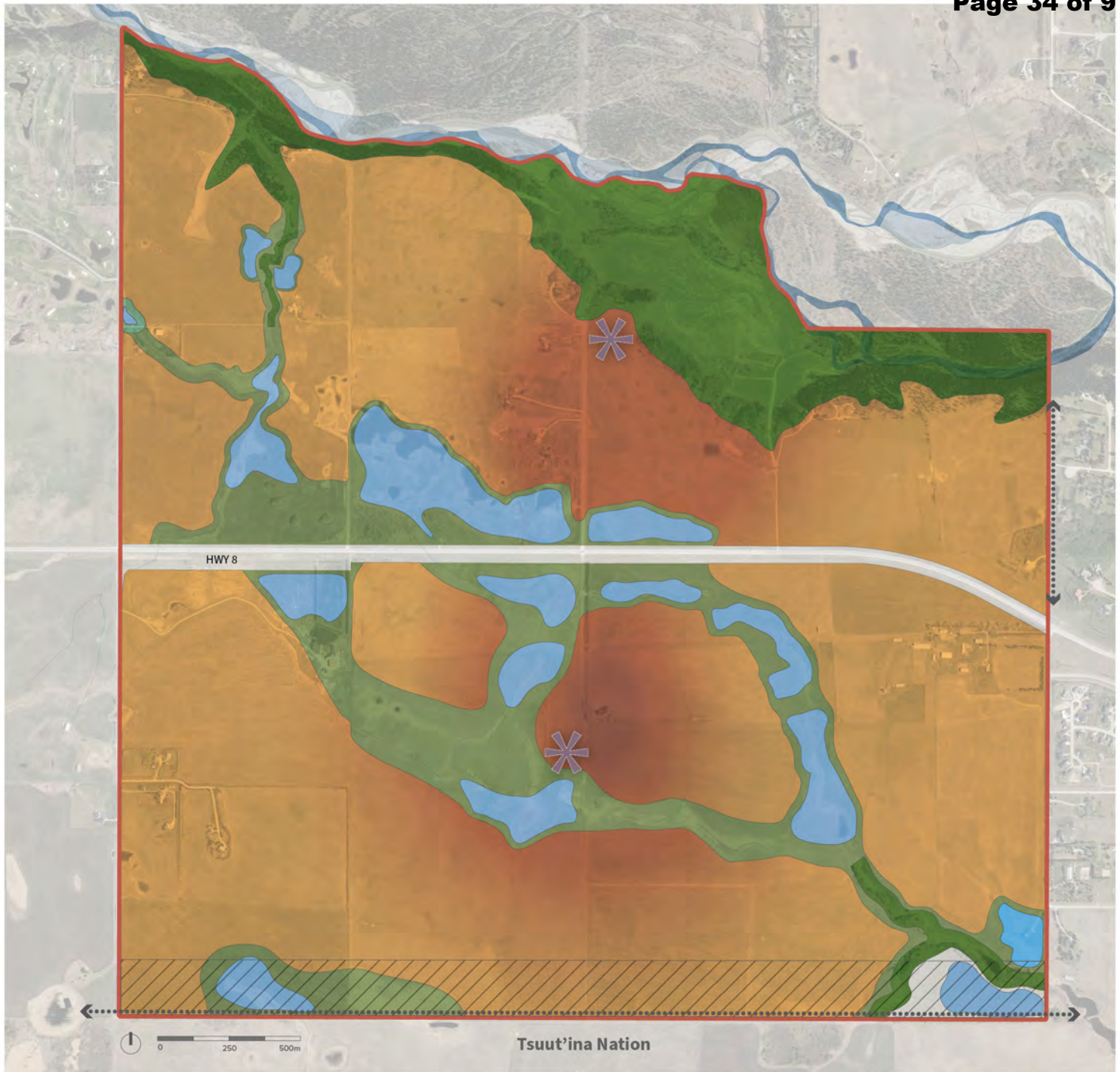
Integral to the success of the Elbow View ASP is the philosophy that land uses must respond to the existing landscape, and not vice versa. In developing the land use strategy, existing ecological systems and sensitive natural features were identified as a first principle and used as guiding features and organizing elements for all components of the Plan.

The densities and populations proposed in this ASP represent land use planning that responsibly utilizes valuable lands and promotes a more compact development form. By promoting additional housing options, providing the daily necessities of life closer to neighbourhoods, establishing active transportation options and connections, securing significant areas for recreational uses, and using the existing landscape and ecology to drive the locations of land uses, the Plan ensures that Elbow View can be developed in a manner that respects the important natural spaces and views, and reduces the overall potential impacts on this unique landscape.

**Figure 01:
Development Typologies**

This graphic demonstrates the development typologies that are intended to be permitted within each land use area. The thicker section of each bar identifies the typologies that are expected to predominate, while the thinner sections identify typologies that are supported at lower proportions within the respective land use area.





Map 08: Density Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.



Interface and Transition Areas

Tsuut'ina Nation

Tsuut'ina Nation (the "Nation") was engaged during the development of this ASP to gain an understanding of the Nation's issues, concerns, and unique planning considerations with respect to development in the plan area. The Nation conducted a field assessment to identify any significant sites or cultural resources within the plan area, and they indicated the following concerns with respect to development in the plan area:

- Maintaining a sense of privacy and separation from the proposed development of the plan area;
- Protecting places significant to the Nation;
- Protecting watercourses leading to and flowing through the Nation;
- Retaining the undeveloped road allowance (Township Road 240) as a buffer area;
- Clearly delineating the Nation's boundary during any construction and after development is completed; and
- Discouraging trespassing onto Nation land.

Policies

- 7.1** The Tsuut'ina Nation Interface Area shown conceptually on *Map 07* should apply to those lands within 200 metres of the Rocky View County & Tsuut'ina Nation shared boundary.
- 7.2** Residential development within the Tsuut'ina Nation Interface Area shall be developed at lower densities, in general accordance with the policies of this section, including *Map 08*, to be established at the local plan stage.
- 7.3** Opportunities for wider lots and housing design that minimize overlooking on Tsuut'ina Nation land should be explored at the local plan stage.
- 7.4** The Tsuut'ina Nation boundary should be clearly delineated during construction and upon completion of development to discourage trespassing.

- 7.5** Rocky View County will support retention of the undeveloped road allowance (Township 240, as shown on *Map 07* and *Map 08*) as a buffer between Rocky View County and Tsuut'ina Nation, unless appropriate agreements are established between the County and the Nation.

Eastern and Western ASP Borders

Through discussions with existing landowners within the ASP area and those in the neighbouring communities, concerns were raised regarding potential increased traffic and privacy and overlook concerns associated with higher density housing.

To address these concerns directly, the following policies were established:

Policies

- 7.6** Development along the western and eastern boundaries of the Plan area should provide appropriate transitions to the neighbouring lands through predominantly low-density single detached residential forms, in general accordance with the policies of this section, including *Map 08*, development that maintains a rural character, and where possible, incorporate trails, parks and open spaces, and landscape buffers.
- 7.7** Rocky View County will support retention of the undeveloped road allowance (north side of Range Road 32, as shown on *Map 07* and *Map 08*) as a buffer between the Elbow View ASP and the adjacent community. Should this right-of-way be considered for future development within a local plan, appropriate agreements and consultation will be required.

8 RESIDENTIAL

Residential development is intended to result in a number of well-balanced neighbourhoods, with a variety of housing types and sizes, to accommodate residents in various stages of life. Residential development will be mainly single family homes, however, opportunities will exist for other housing types and densities that are carefully planned and in keeping with the character and charm of the Elbow View area.

Lower density development will provide appropriate transitions from neighbouring communities to the east, west and south of Elbow View, with increasing densities promoted generally toward the interior of the Plan area.

Residential development will be designed to provide significant parks and open spaces, and pathway and trail networks to actively connect the entire Plan area through a linked green system.

Some smaller concentrations of density and small format retail opportunities are promoted to support everyday life. Additional community supportive amenities uses will also be found in the residential area, including schools, recreation facilities, libraries, and health services, among others.

Objectives

- Promote appropriate transitions to the neighbouring communities, acreages and agricultural parcels through predominantly single detached dwellings along the boundaries of the Plan.
- Facilitate a diverse community that efficiently uses land through compact development and minimizes impacts on the natural environment.
- Provide opportunities for increased residential density with increased proximity to the centre of the Plan, and to the core and commercial land use areas.
- Provide for a range of lot sizes and housing types to accommodate residents at various stages of their lives, at varying income levels, and for a variety of household compositions.
- Provide for human-scale design and attractive residential areas through the use of architectural and community design guidelines.
- Provide active open space connections within residential areas to foster safe and active links throughout the Plan area, while respecting privacy and discouraging trespassing onto Tsuut'ina Nation lands.

MEDIUM DENSITY RESIDENTIAL:

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be rowhouses, and multiple-unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life.

NEIGHBOURHOOD COMMERCIAL:

Neighbourhood commercial is intended to provide services and retail opportunities to the local residential neighbourhoods that supports the needs of daily life and reduces reliance on long automobile trips to access these amenities. Neighbourhood commercial is intended to range from 600 m² (6458 ft²) to approximately 6,000 m² (64,583 ft²).

Policies

General

- 8.1** Residential development within the Elbow View ASP shall be supported in the areas identified as residential on *Map 07*.
- 8.2** The predominant land use within the residential area shall be single detached residences; higher density forms of housing, including duplex/semi, and medium density residential uses shall also be considered (refer to Figure 1).
- 8.3** Medium density residential development should:
- a) be supported with increasing frequency toward the centre of the Plan, in general accordance with *Map 08*;
 - b) be oriented to the public street with parking located in the rear or side; and
 - c) be located in proximity to community amenities, such as parks and open space areas, natural environment areas, pathways, institutional uses, and/or neighbourhood commercial uses, allowing for small concentrations of density throughout the residential area.
- 8.4** The average gross residential density within the residential area should be between 2.5 and 7.0, with increasing residential density concentrated toward the centre of the Plan area, in general accordance with *Map 08*.
- 8.5** Notwithstanding the average residential area density range provided in policy 8.4, proposals for densities below and above this range should be considered to support the interface policies of this Plan, and to support increasing densities toward the centre of the Plan area, in accordance with *Map 08*.

- 8.6** The following uses in the Residential area may be allowed where they are considered compatible and appropriate:
- a) public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches, emergency services;
 - b) neighbourhood commercial; and
 - c) mixed use development.

Local Plans

- 8.7** Local plans shall be required to support applications for development within the residential area.
- 8.8** Local plans shall further refine the exact land use boundaries for the residential area.
- 8.9** Local plans should provide:
- a) architectural design guidelines that promote human-scale and street/open space-oriented design, and should address, at a minimum:
 - i) architectural housing style;
 - ii) colour pallet;
 - iii) building materials;
 - iv) design of institutional and commercial uses that are compatible with surrounding residential uses;
 - v) aesthetics such as street-oriented porches or patios, and recessing garages from front facades;

MIXED-USE:

Mixed-use is a type of development that physically blends and integrates residential, commercial, institutional, and/or other compatible uses into a single development at the building, block, or neighbourhood scale. The intent of a mixed-use development is to create an attractive and active community and streetscape to be used throughout the day and evening.

- b) an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated for parks, open space, and recreational amenities within the residential area;
- c) a detailed active transportation strategy that identifies trails, sidewalks, and bicycle infrastructure types and locations, as well as connections to the larger local and regional active transportation network and parks and open space system; and
- d) a transportation analysis addressing the need for an efficient vehicular, cyclist and pedestrian network within, and external to, the residential area.

Community Design

8.10 The residential area should provide:

- a) street and open space-oriented residential design, encouraging residential frontages on public/private streets, as well as open spaces;
- b) a variety of lot widths and home sizes;
- c) parks and open spaces throughout the community, in addition to those shown on *Map 10*, and in accordance with Municipal Reserve policies established in this Plan and in the County Plan;
- d) a linked linear system of connections to parks and open spaces and to the system of local and regional trails;
- e) efficient vehicular connections throughout the Plan area, and to neighbouring communities, where appropriate; and
- f) lot grading that incorporates natural topography and ecological conditions, wherever possible.

8.11 Where new residential neighbourhoods are developed in proximity to existing residences within the Plan area, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height and massing, and/or through parks and open spaces (including the trails network), and landscape buffers.

8.12 All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.

8.13 A connected open space setback with a multi-use pathway should be considered along the top of the Elbow River valley to allow for high-quality and universal access to the valley edge and to the Elbow River, and determined at the local plan stage.

8.14 Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

9 CORE

The core areas will provide opportunities for unique gathering spaces and built environments, such as small town main streets, and new village centres that overlook the Elbow River and the interconnected internal open space network, drawing locals and visitors to shop, play and relax.

The main streets and village centres will provide the venues for human-scale active retail frontages, patios, markets and events that attract residents and visitors to explore the community of Elbow View, and its unique relationship with the areas natural and open space amenities.

The core areas will act as the social and commercial hubs of the Elbow View community, with a focus on smaller retail and commercial opportunities. Higher density housing options, including duplex/semi, rowhouses, multiple units/apartments, seniors housing and mixed use developments will provide for a connected and active town centre experience that is supported by local retail and employment opportunities.

Smaller and more urban parks, including small but prominent plazas in the town centres, will be key features in the core area, and active pathways, trails, sidewalks and bicycle infrastructure will further contribute to an active pedestrian experience. The culmination of these features will provide the building blocks for a lively, welcoming and healthy new community.

Objectives

- Facilitate an active and pedestrian-oriented village centre and main street area for the Elbow View area;
- Promote a mixing of uses and a range of housing density to provide opportunities to live within proximity to commercial and retail, and the many features of the ASP;
- Facilitate a network of roads, sidewalks, bicycle lanes, pathways and trails within the core area that facilitate efficient and enjoyable access to centre of the community;
- Establish formal community nodes in the village centres, at the edge of the open space, that encourage gatherings, events and recreation, as well as a connection to the areas open space and natural environment assets.
- Promote a small town main street building scale, experience and aesthetic that promotes a sense of local community and unique retail experiences.

SMALL TO MEDIUM SIZED COMMERCIAL DEVELOPMENT:

Small to medium sized commercial development can range from 280 m² (3,000 ft²) to approximately 3,200 m² (35,000 ft²).

Policies

General

- 9.1** Core development shall be in general accordance with *Map 07*.
- 9.2** The predominant land use within the core area shall be a mix of medium density residential and small-scale commercial and business uses (refer to Figure 1).
- 9.3** In addition to the uses defined in *Policy 9.2*, the core area shall permit the following uses:
 - a)** village centre (special area);
 - b)** single and duplex/semi residences;
 - c)** small and medium sized commercial and office; and
 - d)** public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches.
- 9.4** The core area shall support a mixed-use development form.
- 9.5** Medium density residential development should:
 - a)** be oriented to the public street with parking located in the rear or side; and
 - b)** be located in proximity to community amenities, such as parks and open space areas, natural environment areas, pathways, institutional uses, and/or commercial uses.
- 9.6** Drive-through commercial development shall not be permitted in the core area.
- 9.7** Large scale or “big box” commercial developments should not be permitted in core areas, unless it is part of a mixed-use architectural form.
- 9.8** New land uses proposing extensive outside storage of goods and materials should not be considered appropriate uses within the core area.

- 9.9** The County shall support the reduction or removal of on-site parking minimum requirements for small and medium sized commercial.
- 9.10** The County shall support the reduction or removal of on-site visitor parking minimum requirements for medium density residential uses.

Village Centre (Special Area)

- 9.11** The village centres should be located as generally identified on *Map 07*.
- 9.12** The village centres should be multi-purpose spaces that provide community gathering space throughout the year and support efficient and active connections to the parks and open space system, the pathways and trails system, main streets, and the residential areas of Elbow View.
- 9.13** The village centre on the north side of the Plan should provide views to the Elbow River valley and should provide direct public access to the Elbow River valley through the pathways and trail system, ramps and/or stairs.
- 9.14** The village centre on the south side of the Plan should provide direct public access to adjacent parks and open spaces, and pathways and trail system, where possible.
- 9.15** The village centres should be of sufficient size to host community events such as concerts or farmers markets, while also maintaining the small-town aesthetic and human-scale design.
- 9.16** Village centres should include public art to act as landmarks and to enhance the public realm.
- 9.17** Village centres should provide shade elements as part of the public realm, and may include trees, public art, awnings, and/or other appropriate design solution.
- 9.18** Ownership, maintenance and operation of the village centres shall be determined at local plan stage.

Local Plans

9.19 Local plans shall be required to support applications for development within the core area.

9.20 Local plans shall further refine the exact land use boundaries for the core area, including the location of the village centre.

9.21 Local plans should provide:

- a) architectural and community design guidelines, specific to the core and village centre, that promote human-scale and street-oriented design, and should address, at a minimum:
 - i) building materials and palette;
 - ii) design that supports a small-scale town centre aesthetic, promotes active transportation, and responds to the streetscape and public realm;
- iii) the provision of streetscapes and small-scale public and private spaces that support patios, decks, small gatherings and events;
- iv) local/native planting standards and street trees.
- b) an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated for parks, open space, and recreational amenities within the residential area;
- c) a detailed active transportation strategy that identifies trails, sidewalks, and bicycle lane locations, as well as connections to the larger local and regional active transportation network and parks and open space system; and
- d) a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the core area.



Main Street - Sykesville, Maryland

Core Design

- 9.22** The core area shall provide for a well-designed, attractive public realm that:
- a) respects and enhances the identity and character of a small town centre;
 - b) encourages community interaction;
 - c) is pedestrian and cyclist-friendly, with connections between building entrances, building sites, and adjacent neighbourhoods;
 - d) provides sidewalks on both sides of the street;
 - e) addresses the needs of residents of all ages and abilities; and
 - f) is connected by trails, pathways and sidewalks.
- 9.23** The highest density of residential development and high-traffic service areas should be concentrated within, or adjacent to, the core area along new main streets, with a gradual decrease in density to provide a transition to the adjacent residential areas.
- 9.24** Provide main streets in the core area that are designed as comfortable and walkable pedestrian-oriented corridors.
- 9.25** New main streets in the core area shall be barrier free areas. Design shall be in accordance with the Barrier Free Design Guidelines by the Safety Codes Council of Alberta, and where appropriate should exhibit the principles of shared space streets.
- 9.26** Buildings in the core area should be built close to the street or village centre areas, with on-site parking located underground, or on the side and to the rear; front yard parking areas are strongly discouraged. Angled street parking should be considered as a design feature consistent with small town centres, where appropriate.
- 9.27** The use of fencing for non-residential uses in the core area should not be permitted, with the exception of patios, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.
- 9.28** Ground-floor retail locations should incorporate design elements such as storefront windows, outdoor display spaces, and direct entrances off the street or urban-format open spaces.
- 9.29** Development and design of the public realm should promote and protect important views of the Elbow River Valley, the internal open space network, and, where possible, of the Rocky Mountains.
- 9.30** All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.
- 9.31** Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

10 COMMERCIAL

The commercial area provides the transition between Highway 8 and the Elbow View community. The primary focus is to provide larger commercial and employment opportunities that will support local and regional residents, however the commercial area will also provide appropriate housing opportunities and will act as the main community entranceway.

The commercial area will provide safe and efficient roadway and active transportation network transitions and connections from Highway 8, through the commercial area, and into adjacent land use areas. A primary function of the commercial area is to provide a pleasant transition from the Highway into the core and residential areas of the Plan.

Objectives

- Support local and regional commercial and employment opportunities.
- Provide attractive and inviting entranceways and gateway features from Highway 8 into the Plan area.
- Facilitate appropriate transitions between residential and non-residential uses.
- Support active and safe connections between local and regional pathways and trails systems that lead into and through the Elbow View area.
- To allow for appropriate siting of potential water and wastewater treatment facilities.

Policies

General

- 10.1** Commercial development shall be in general accordance with *Map 07*.
- 10.2** The predominant land use within the commercial area shall be a mix of commercial, institutional, light industrial and office uses (refer to Figure 1).

10.3 Industrial uses with the potential for off-site impacts, such as unsightly appearance, noise, odour, emission of contaminants, fire, or explosive hazards shall not be permitted in the commercial area.

10.4 Single-detached, duplex/semi and medium density residential uses may also be permitted where deemed compatible and appropriate.

10.5 Medium density residential development should:

- a) be oriented to the public street or open space with parking located in the rear or side;
- b) be located primarily off Range Road 33; and
- c) be appropriately set-back from Highway 8.

10.6 The County shall support the reduction or removal of on-site visitor parking minimum requirements for medium density residential uses.

10.7 More intensive non-residential land uses should be concentrated in proximity to Range Road 33 and Highway 8 in order to support highway-oriented retail and commercial.

10.8 Provision for the siting of a water and wastewater treatment facility shall be supported within the commercial area. It will be the intent to situate water and wastewater treatment facilities in locations best suited to the utility, but will be required to be located and/or provide appropriate set-backs and buffers to adjacent uses, roads, and/or open spaces.

Local Plans

10.9 Local plans shall be required to support applications for development within the commercial area.

10.10 Local plans shall further refine the exact land use boundaries for the commercial area.

10.11 Local plans should:

- a) address the County's Commercial, Office and Industrial Design Guidelines and document how the local plan meets those guidelines;
- b) provide appropriate transitions between residential and non-residential uses;
- c) ensure vehicle, pedestrian, pathway and trail connections are efficient and coordinated with other local plans in the Elbow View ASP;
- d) provide for a main street transition from Highway 8 to the core areas of the Plan through less intensive uses, as well as through structural and public realm design adjacent to the core areas that promote a main street aesthetic.

Commercial Area Design

10.12 The use of fencing for non-residential uses within the commercial area should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, for security purposes, or any other permitted uses within the Land Use Bylaw.

10.13 Development should be oriented to the street or open spaces with all storage, maintenance, and loading facilities located on the side or rear of the property.

10.14 Wherever possible, parking for all medium density residential and non-residential uses should be located underground, or on the side or rear of the property.

10.15 Pathways, trails, sidewalks and bicycle linkages leading to and through the commercial area should be convenient, attractive, and efficient, promoting active movement and connections across Highway 8 and to/from the regional trail network along Highway 8.

10.16 All public and private lighting, including street lights, security and parking area lighting, shall be designed to respect the County's Land Use Bylaw lighting requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties, while still allowing for safe nighttime spaces.

10.17 The main community entranceways and corridors to Elbow View from Highway 8 will serve as gateway features and defining elements of the Elbow View experience, and may include:

- a) community identification and signage;
- b) water features;
- c) connections to the local and regional pathways and trails network;
- d) connections to the parks and open space system;
- e) protected sightlines and views into the Plan area and of the Rocky Mountains;
- f) public art; and
- g) native plantings, trees and vegetation.

10.18 Development within or adjacent to the main community entranceways should be oriented and designed to enhance the entry experience to the Plan area, and should consider factors such as:

- a) sight lines;
- b) noise attenuation;
- c) setbacks;
- d) natural land features;
- e) innovative building design; and
- f) high quality landscaping.

10.19 Crime prevention through environmental design (CPTED) features shall be considered in the design of all public realm elements.

11 AGRICULTURE

The Elbow View plan area has a long agricultural history. The continued use of land for agriculture, until such time as the land is developed for other uses, in accordance with *Map 07* is appropriate and desirable. The Elbow View ASP policies support the retention and development of agricultural uses as described in the Rocky View County Plan and the Agricultural Boundary Design Guidelines. The Agricultural Boundary Design Guidelines is a tool developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Objectives

- Support agricultural operations until alternative forms of development are appropriate.
- Provide for appropriate development of farmsteads and first parcels out.
- Mitigate land use conflicts between non-agricultural and agricultural uses through application of the Agricultural Boundary Design Guidelines.

Policies

General

- 11.1** Existing agricultural operations within the Elbow View Plan area are encouraged to continue until development of those lands to another use is deemed desirable and that use is in accordance with the policies of this Plan.

- 11.2** The creation of a single lot from an unsubdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agricultural development should be supported without the requirement of a local plan when it is in accordance with the relevant policies of this Plan and the County Plan.
- 11.3** Agricultural lot size shall meet the minimum and maximum size requirements of the County Plan and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.
- 11.4** Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:
- a) shall meet the site requirements of the County Plan;
 - b) shall meet the County's access management standards; and
 - c) should be located on the corners of the quarter section, or along two existing boundaries.
- 11.5** Non-agricultural developments that are proposed to be alongside agricultural developments and operations shall refer to the Agricultural Boundary Design Guidelines when submitting applications for a local plan, land use, subdivision, and development permits.



Credit: Jack Borno

PLAN POLICIES: **GREEN & ACTIVE INFRASTRUCTURE**

12 NATURAL ENVIRONMENT

The natural environment represents land with the most sensitive and naturally existing ecological conditions, such as the floodway of the Elbow River, steep slopes, and crown claimed lands. These lands will remain undeveloped in a naturalized state and may accommodate pathways and passive recreation opportunities.

The natural environment, when combined with parks and open spaces, provides the central community design feature that shapes the Elbow View land use concept, the trails and pathway system, and the transportation network. These features are valued as some of the most unique elements of Plan area and will be protected and enhanced through the evolution of the Elbow View.

Objectives

- Provide for the protection and reclamation, wherever possible, of wetlands, watercourses, and crown claimed lands.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through design that responds to the natural environment.
- Support passive recreation, including pathways, trails and interpretive stations within and adjacent to lands identified as natural environment.

Policies

General

- 12.1** Lands identified as natural environment, in general accordance with *Map 07*, are not suitable for development, with the exception of essential transportation and utility infrastructure, flood and erosion protection, and passive recreation, including the pathway and trails system and associated supportive amenities and infrastructure.
- 12.2** Boundaries of the natural environment shall be confirmed within local plans, and may be protected through environmental reserves.
- 12.3** The Tsuut'ina Nation should be engaged at the local plan stage where the natural systems extend on to the reserve.
- 12.4** A local plan shall provide a detailed wetland and riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect these features and the connected ecological system.
- 12.5** At local plan stage, appropriate setbacks from the top edge of the Elbow Valley escarpment shall be established, and a connected open space area within the setback should be considered, including a multi-use pathway to allow for high-quality and universal access to the valley edge and to the Elbow River.

Wildlife Corridors

- 12.6** Local plans shall identify and designate wildlife corridors.
- 12.7** Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover, when feasible.

- 12.8** Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.
- 12.9** Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 12.10** The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

- 12.11** Wetland protection shall be guided by County, regional, and provincial policy.
- 12.12** Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.
- 12.13** Protect all on-site Crown-claimed wetlands in accordance with Provincial and County policies.
- 12.14** Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be avoided if possible, and compensation shall be provided in accordance with County and provincial policy where avoidance is not possible.
- 12.15** Where the County and Province approve the removal of wetlands, compensation shall be provided in accordance with County and provincial policy.

Riparian Areas

- 12.16** Riparian area protection shall be guided by County and provincial policy.
- 12.17** Building and development in the riparian setback area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Setback Policy.
- 12.18** The riparian protection area may be publicly or privately owned.

WETLAND:

A wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND VALUE:

Wetland value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

RIPARIAN LAND

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect groundwater to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

- 12.19** Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.
- 12.20** Utility lots, in the form of functional wetlands, that provide stormwater and raw water storage may be allowed in the riparian protection area, where appropriate. These functional wetlands should be designed to enhance the ecological function of areas previously disturbed by agricultural uses, while also providing required water storage in support of the development area, in accordance with applicable provincial policy.

13 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Elbow River, but this also brings the necessary awareness of potential flood impacts within identified floodway and flood fringe areas. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks, excepting essential utility services.
- Direct development away from flood prone areas.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

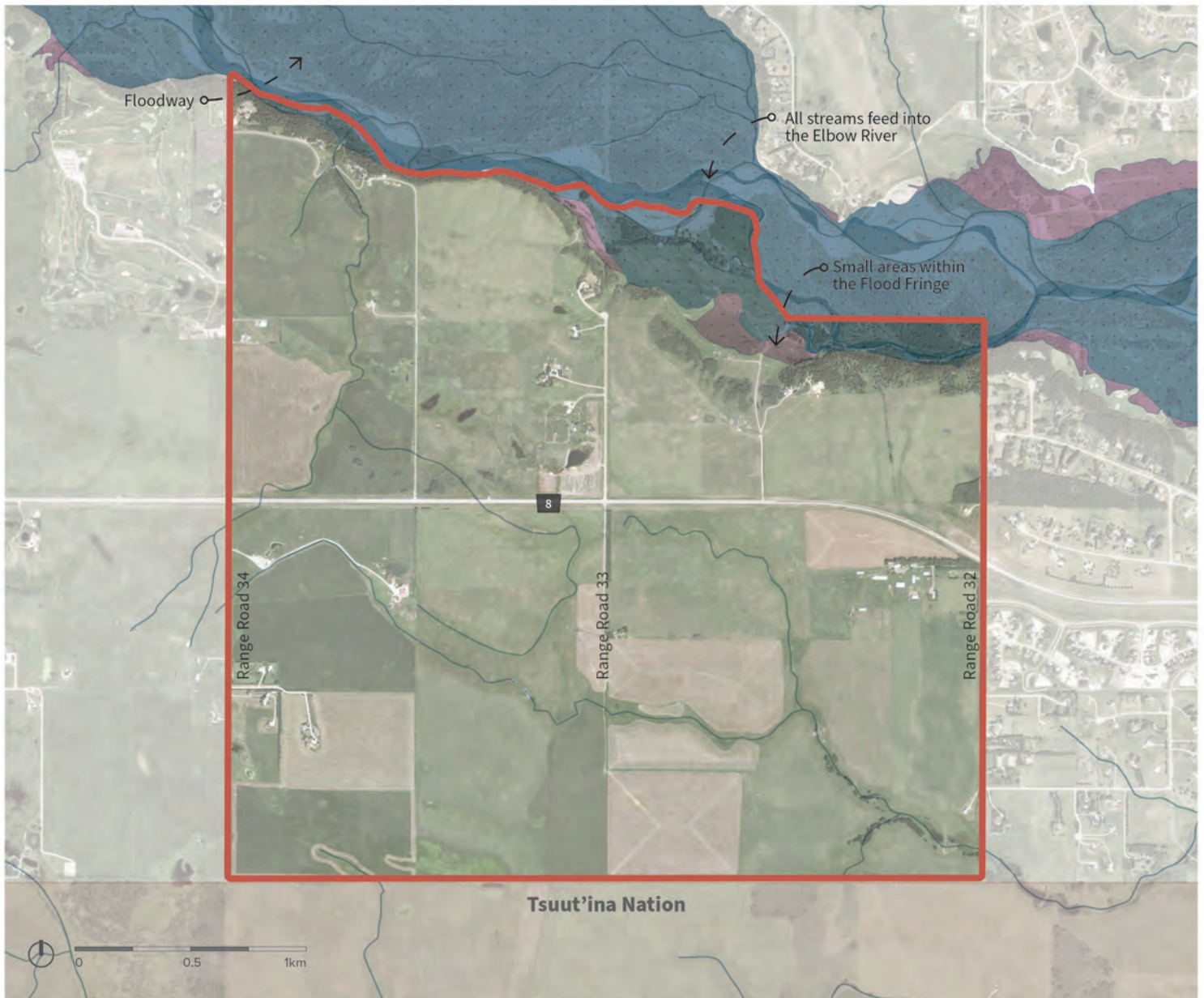
General

- 13.1** The areas of the Plan that are subject to flooding are identified as either floodway or flood fringe, in accordance with Provincial Flood Hazard Mapping, as shown in *Map 09*.
- 13.2** No development in the Plan area shall take place within the floodway or flood fringe of the Elbow River, with the following exceptions:
- a) essential roads and bridges that have to cross the flood risk area;
 - b) flood or erosion protection measures or devices;
 - c) pathways and trails that are constructed level with the existing natural grades;
 - d) parks and open spaces, provided there are no buildings, structures, or other obstructions to flow within the floodway; and
 - e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

13.3 Any exempt development allowed within the floodway or flood fringe shall be designed to limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

13.4 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

- a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk.
- b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas.
- c) provide recommendations on locating more vulnerable developments towards lower flood risk areas and on implementing other measures that would limit flood risk.



Map 09: Flood Hazard

- Elbow View ASP Boundary
- Low Lying and Water Conveyance Areas
- Floodway
- Flood Fringe

14 PARKS AND OPEN SPACE

Parks and open spaces represent land that play an important ecological function, however are not considered part of the most environmentally sensitive land within the ASP area. These areas can accommodate paths, trails, parks and supportive recreation infrastructure, in addition to playing a key role in the management of surface water for the community through utility lots integrated with the open space areas. Along with the natural environment, these lands form the central community design feature of the Plan area, providing recreation and community connection through these active spaces.

In addition to the lands shown as parks and open space on *Map 07*, parks will be located within communities and within all land uses throughout the Plan area.

OPEN SPACE:

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors, public and private utility lots that contain functional wetlands, and cemeteries.

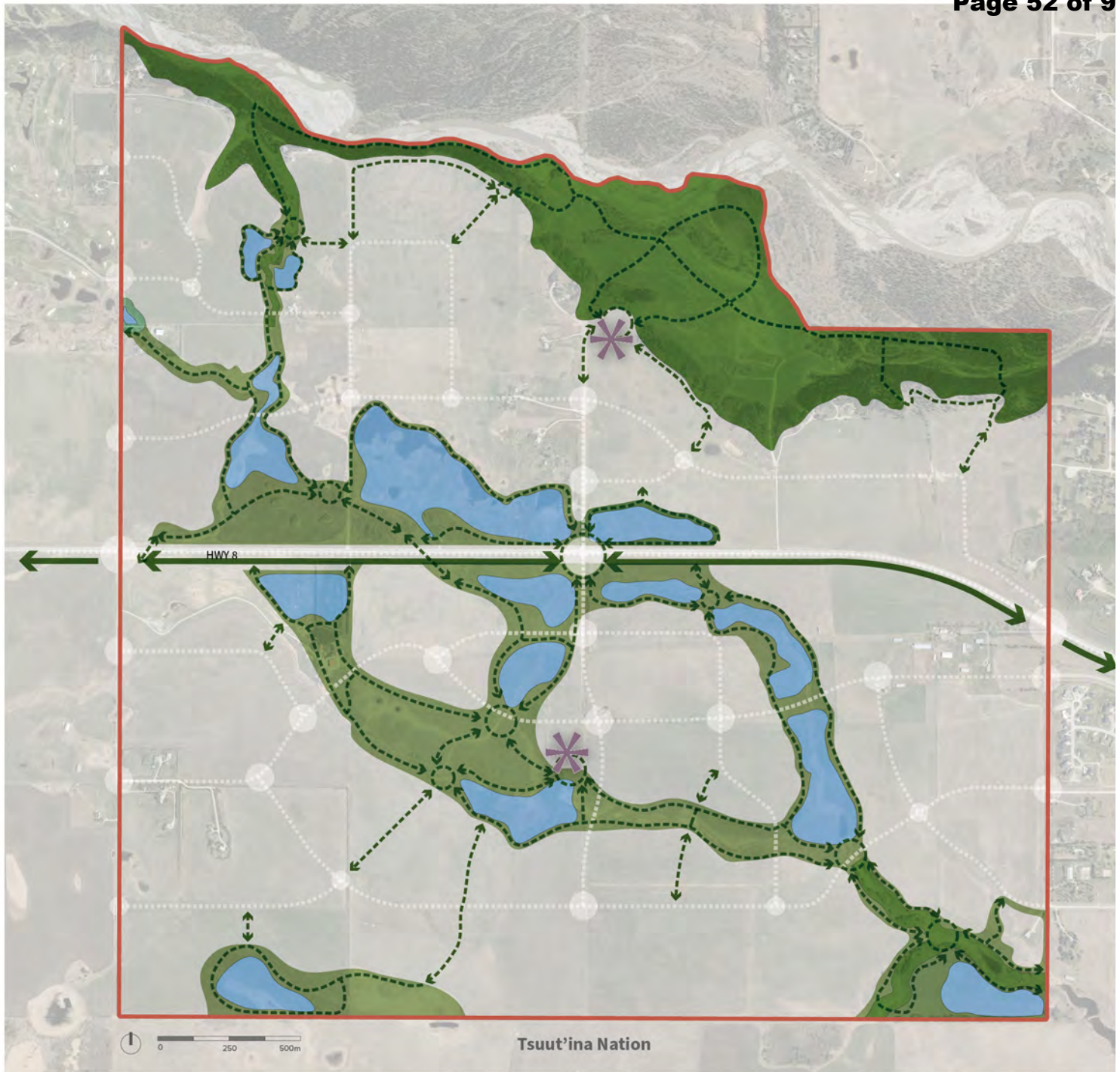
Objectives

- Promote and create an interconnected open space system.
- Ensure that open space and parks have an ecological, social, recreational, and/or aesthetic function.
- Provide opportunities for passive and active recreation within the plan area.
- Consider incorporating stormwater and raw water storage functions, in the form of functional and/or constructed wetlands within utility lots, within parks and open spaces.
- Support the inclusion of pathways and trails within parks and open spaces to promote active connections throughout the Plan area.

Policies

General

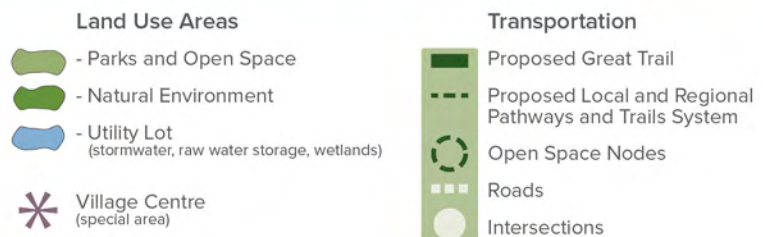
- 14.1** Future development shall provide for an interconnected system of open space and parks in general accordance with *Map 10*, and should promote wildlife movement through these corridors.
- 14.2** In addition to the interconnected system of parks and open spaces identified in *Map 10*, neighbourhood, community, and potentially regional parks shall be located throughout the Plan area to support the daily recreational needs of communities and interconnectivity of the parks and trails systems..
- 14.3** Local plans shall further refine the locations, size and boundaries of the parks and open space network, in coordination with all other applicable County standards, guidelines and master plans.



Map 10: Parks and Open Space Network, and Pathways and Trails System

This map is conceptual in nature, representing proposed locations and alignments for the pathways and trails system, which are to be confirmed at the time of local plans.

No measurements or calculations should be taken from this map.



- 14.4** Open space shall be provided through such means as:
- a) the dedication of reserve lands, environmental reserves, and public utility lots;
 - b) the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;
 - c) government lands for public use;
 - d) privately owned land that is accessible to the public;
 - e) publicly or privately owned stormwater conveyance systems;
 - f) privately owned raw water storage systems;
 - g) land purchases, endowment funds, land swaps, and donations; and
 - h) other mechanisms as may be approved by the County.
- 14.5** Parks and open spaces shall be designed, where appropriate and necessary, to incorporate surface water management infrastructure, including, stormwater facilities and raw water storage, in an aesthetically pleasing manner that also provides a recreational function.
- 14.6** Multi-purpose and joint use sites for schools, parks and open spaces, and recreation facilities are encouraged straddling the edge of the open space area, wherever possible.
- 14.7** Parks and open spaces should be designed to provide active connections to the pathway and trail system.

- 14.8** The design and construction of parks and open spaces shall be of high quality and adhere to all applicable County standards, guidelines and master plans. If higher standards are desired by developers within a local area plan, community levies or optional amenity agreement to allow for enhanced open space maintenance may be considered.

- 14.9** The integration of historical resources within parks and open spaces that have been identified or discovered at the local plan stage shall follow provincial regulations and may include indigenous community engagement.

Open Space Nodes

- 14.10** The design of the open space's trail and pathway network shall provide a concentration of route options near the Core area's village centre urban plazas, creating a special node in the open space system that maximizes connections.
- 14.11** Areas where a significant amount of trails and pathways converge shall take the form of open space nodes, which shall exhibit a concentration of open space amenities to serve trail and pathway users.
- 14.12** Where appropriate, shared space design characteristics that slow traffic speeds and raise awareness of safety for all users should be incorporated in a manner that creates a unique and recognizable place.
- 14.13** Open space nodes should be designed in a manner that considers and interprets the area's ecological features.

15 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as floodways and unstable slopes.

Objectives

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.
- Provide direction on the timing of reserve dedication.

Policies

General

- 15.1** Reserves owing on a parcel of land shall be provided as:
- a) municipal reserve, school reserve, or municipal and school reserve;
 - b) money in place of reserve land; or
 - c) a combination of land and money.
- 15.2** Municipal reserve, school reserve, or municipal and school reserve, shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.
- 15.3** Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.
- 15.4** The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.

RESERVES

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the *Municipal Government Act*. They include:

- municipal reserves;
- community services;
- environmental reserves;
- school and municipal reserves; and
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash in lieu money is shared between the school boards and the recreation districts.

COMMUNITY SERVICES RESERVES

Community services reserves are defined in the *Municipal Government Act* as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility, senior citizens facility, or special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

ENVIRONMENTAL RESERVES

Environmental reserves are defined in the *Municipal Government Act* (Section 664) as:

- a swamp, gully, ravine, coulee or natural drainage course;
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- a strip of land, not less than six metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of:
 - preventing pollution; and/or
 - providing public access to and beside the bed and shore.

15.5 Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.

15.6 The amount, type, location, and configuration of reserve land shall be suitable for public use and readily accessible to the public.

The dedication of reserves should meet the present or future needs of the Elbow View Plan area by considering the recommendations of this ASP, applicable County standards, guidelines and master plans, local plans, and school boards.

15.7 Where an identified park, trail, and pathway system (*Map 10*) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

- a) money in place of reserve land;
- b) money from the sale of surplus reserve land; or
- c) other sources of identified funding.

Environmental Reserves

15.8 Lands that qualify as environmental reserve should be registered as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

15.9 Other lands determined to be of environmental significance, but not qualifying as environmental reserve, may be protected in their natural state through alternative means as determined by the County.

15.10 Environmental reserves should be determined by conducting:

- a) a biophysical impact assessment report;
- b) a geotechnical analysis; and/or
- c) other assessments acceptable to the County.

Reserve Analysis

15.11 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

15.12 The reserve analysis shall include a determination of:

- a) the total gross area of the local plan;
- b) the type and use of reserves to be provided within the local plan area;
- c) other reserves owing on an ownership basis;
- d) the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and
- e) the amount of residual reserves to be taken as money in place of land.

16 ACTIVE TRANSPORTATION

The orientation of land uses, parks and open spaces, the natural environment and transportation infrastructure within Elbow View build upon the goal of encouraging safe and pleasant movement throughout the community, with a focus on active transportation. Encouraging safe, fun and efficient active transportation options is central to capitalizing on Elbow View's proximity and access to the Elbow River, to encouraging a lively town centre and community cores, and to promoting healthy and active lifestyles.

In addition to daily movement options along the internal pathways, trails, sidewalks and bicycle infrastructure, Elbow View will also support regional trails and connections to adjacent communities, including support for a potential future pedestrian and bicycle link across the Elbow River to the north. As a corridor to the Rocky Mountains, Elbow View can play a key role as a mid-point destination in the already significant bicycle traffic between Calgary and the Rockies by providing additional pathways and trails that will also attract visitors to explore the planned commercial, cultural and recreational opportunities of the community.

Objectives

- To create a community that privileges active modes usage for short functional transportation trips and daily recreation.
- Facilitate an integrated network of local and regional active transportation options that supports functional and recreational daily use within the Elbow View Plan area and that encourages interregional active transportation.
- To create concentrations of active connections near significant community amenities, including parks and open spaces, culture and recreation amenities, core areas and commercial opportunities.
- Support an extensive and well connected system of bicycle infrastructure, both within the pathway and trail system and along the road network.
- Explore opportunities to actively connect over the Elbow River and under Highway 8.
- Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.



Policies

General

16.1 Residential, commercial, and institutional development shall create a regional and local network of pathways, trails, sidewalks, bicycle infrastructure and safe streets that promote active modes of transportation throughout the year.

Pathways and Trails

16.2 Local plans shall define the location and alignment of pathways and trails, and:

- a) should consider the general alignment and connections of the pathways and trails system identified in *Map 10*;
- b) should support regional connections to existing communities in Elbow Valley and Elbow Valley West, future community development to the west, and the Elbow River in anticipation of a future regional active transportation corridor along that waterway;
- c) promote active movement throughout the Plan area, year-round, with particular focus on connections to the Elbow River, the natural environment, village centres, and open space nodes;
- d) support potential future active modes connections across the Elbow River;
- e) support bicycle and pedestrian use, including for people requiring mobility assistive devices;
- f) be predominantly located within or adjacent to parks, open spaces, and natural environment, however will also cross residential and core land uses to provide active high quality connections throughout the Plan area;
- g) provide high quality linkages at all locations where the pathway and trail system intersects the roadway network, including designs that provide protected facilities for all users and raised mid-block crossings with

appropriate up-stream traffic calming to maximize active modes user safety;

- h) should explore opportunities to connect the pathway and trail system across Highway 8 through recessed large box culverts and protected intersection designs; and
- i) shall be of high-quality design and construction, and adhere to applicable County standards, guidelines, and policies.

Bicycle Network

16.3 Safe, efficient and comfortable bicycle use shall be supported in the design of all pathways and trails.

16.4 Bicycle use should be accommodated as separated or on-street facilities along all road classifications of collector or higher, excepting Highway 8.

16.5 Bicycle infrastructure and facilities should be provided in the form of separated multi-use trails and pathways in most cases, with dedicated facilities provided in areas where high volumes of pedestrian and cyclist traffic, should be provided, and be located in general accordance with the trails and pathways system shown on *Map 10*.

16.6 Design of bicycle infrastructure shall adhere to applicable County standards, guidelines and plans.

Sidewalks

16.7 Sidewalks should provide direct and efficient access to Elbow View's internal amenities and services in addition to linking residents to the pathway and trail system.

16.8 Sidewalks can be delivered in the form of multi-use pathways, where appropriate. In areas with anticipated high cyclists volumes, special consideration should be given to speed of travel and associated pedestrian safety risks from adjacent uses.

16.9 Exact locations for sidewalks will be determined when local plans are prepared.

PLAN POLICIES: **COMMUNITY INFRASTRUCTURE**

17 SCHOOLS

The school authorities administering the schools in the County, including Rocky View Schools and Calgary Catholic School District, will determine the requisite number of schools for the ASP area through the local plan process. School locations and size will also be determined at the local plan stage, in consultation with the school authorities.

School sites can play important community functions, not only as education and recreation spaces, but also by supporting ecological and local servicing requirements. By co-locating school sites with parks and open spaces, schools can support the protection and enhancement of lands to support active and passive recreation, active transportation, surface water management and raw water storage.

Objectives

- Identify school needs and potential school sites in the Elbow View Plan area.
- Collaborate with school authorities on site selection and development.
- Promote the co-location of schools with parks and open spaces, providing increased recreational opportunities and more active connections to and from school sites.

Policies

General

- 17.1** The specific location of future school sites shall be determined during the preparation of local plans, in consultation with the school authorities.
- 17.2** Schools shall be located within the residential and core land use areas of the Plan.
- 17.3** The need for additional school sites shall be determined during preparation of local plans, in consultation with the school authorities, and with compensation provided to land owners at fair market value.

- 17.4** The timing of school development in a neighbourhood should be addressed at the time a local plan is being developed.
- 17.5** The amount of land dedicated for a future school site should be consistent with the size requirements delineated in reserves agreements between Rocky View County and the school authorities.
- 17.6** Redesignation and subdivision applications for school sites shall address land use compatibility, servicing needs, and transportation requirements, and shall ensure the site is of sufficient size to accommodate parking needs.
- 17.7** School sites should provide suitable land for active playfields and park space to meet the needs of students, and should be connected to the community through trails, pathways, bicycle infrastructure and/or sidewalks.
- 17.8** Wherever possible, school sites will be co-located with parks and open spaces, and will support the ecological and functional capacities of these lands. In these scenarios, additional parking may be considered to support the increased use of the co-located use.

Joint Use

- 17.9** The County may partner with the school authorities and/or other organizations to facilitate the creation of joint use facilities or amenities, including playfields and parks.

18 RECREATION & COMMUNITY

Providing public spaces and facilities for recreation, culture, and community events is an important component of building a community. Once the land is provided, recreational, cultural, institutional, and social programs can be supported through a variety of partnerships and appropriate mechanisms, to achieve desired service levels. Given the location of the Plan area, collaboration with the adjacent communities within Rocky View County, as well as potentially with the City of Calgary, may be pursued to ensure complementary service delivery and appropriate cost-sharing.

Objectives

- Provide public and private space for recreation, culture, and community uses that foster community-building and supports a high quality of life, health, and social well-being for residents and visitors.
- Encourage recreation, culture, and community spaces and uses to be connected to, and/or easily accessed by active modes of travel.
- Support the location of recreation, culture, and community spaces and uses to support and build-upon the active town centre and core areas within Elbow View.
- Provide recreation amenities for people of all ages and abilities in Elbow View, and the larger regional area.

Policies

General

- 18.1** Local plans shall support recreation, culture, institutional, and community uses in accordance with the recommendations of applicable County standards, guidelines, and plans.
- 18.2** Local plans shall consider the appropriate type, size, and scale of recreation, cultural, and community facilities and/or amenities.
- 18.3** Local plans and development shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses.
- 18.4** The County shall support the development of recreation, cultural, and community facilities and amenities through approved funding mechanisms, and in accordance with applicable County standards, guidelines, and plans.
- 18.5** The County should encourage both public and private partnerships to provide recreation, cultural, and community facilities and/or amenities.
- 18.6** Where possible, locate recreation, cultural, and community facilities along the pathway and trail system, parks and open spaces, and/or within or in proximity to the core areas of the Plan.

19 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. Existing fire and emergency services within the regional area include Elbow Valley Fire Station 101, and the Redwood Meadows Emergency Services.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

EMERGENCY SERVICES FACILITY:

An emergency services facility is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Policies

General

- 19.1** In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet the emergency response needs of the planned community, based on projected population growth and demographic change in the Plan area.
- 19.2** Policing will be provided by the RCMP as per the provincial Police Service Agreement, until such time as another policing solution is required or sought out.
- 19.3** The County should review the policing requirements for the Highway 8 corridor and identify whether additional resources may be needed.
- 19.4** In preparing local plans, applicants shall work with the County to identify any potential land requirements for fire and protective services.
- 19.5** Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.
- 19.6** Crime prevention through environmental design (CPTED) features should be considered and incorporated into the design and construction of all new development, wherever possible.

PLAN POLICIES: **TRANSPORTATION & SERVICING**

20 TRANSPORTATION

The transportation network will be developed in a manner that is safe, functional, and efficient for all users. The network will minimize impacts to the natural environment and the parks and open space network while providing efficient internal roadway networks, active modes movement within the Plan area, and regional opportunities for walking, cycling, and public transportation. All transportation and servicing infrastructure for the Plan area will, at a minimum, meet County and Provincial standards, with additional technical reporting required at time of local plans, upon determination of major network alignments.

Comprised of a road network, active transportation network, and public transit considerations, policies and directions in this Plan follow the recommendations of the Transportation Servicing Options Study in developing a functional, safe, and efficient network for all modes of transportation.

Objectives

- Work with Alberta Transportation to promote options for twinning Highway 8 as a 4-lane upgrade, in order to reduce highway set-back impacts and encourage safer crossing between the north and south sides of the Plan.
- Support a multi-modal internal road network based on connection points with Highway 8 at Range Roads 32, 33, and 34, in coordinations with Alberta Transportation.
- Provide for an internal road network that contributes to a high-quality built environment and provides safe, efficient and pleasant active modes accommodations throughout.
- Provide main street streetscapes in the village centres that exhibit the qualities of barrier free design, with a strong focus on shared space characteristics, where appropriate.

- Provide strategic connections with the open space network that embody high priority accommodations for active modes users, including fully protected intersections and raised mid-block crossings.
- Provide for high levels of street connectivity within and between neighbourhoods within the Plan area.

Networks

The road network will be framed by urban boulevards and collector roads that connect the Plan area to Highway 8 via Range Roads 32, 33, and 34, which are spaced approximately 1.6 kilometres apart. The remainder of the proposed road network will be a system of main streets, local roads and laneways, with exact locations and configurations determined at the time of local plans. *Map 11* provides a conceptual transportation network, which will form the basis for future local plans, however, is expected to be refined and revised upon completion of further study and planning.

A central component of the Elbow View ASP is the active transportation network, with well-integrated multi-use trails, bicycle infrastructure, and sidewalks. These assets are proposed to interweave and link the various areas of the Plan and the Elbow River, enhancing community connectivity and permeability for safe and effective active transportation options. Considerations for entry points, major intersections, and traffic calming measures will be incorporated into the interface between all components of both the road and active transportation networks.

Roadway Hierarchy

Elbow View's road network will ensure that vehicle travel to and within the community is accommodated with a hierarchy of appropriately scaled and functional roadways. The hierarchy is composed of seven different road types: Highway 8, urban boulevard, primary collector, local collector, village centre main street, local street, and laneway.



Map 11: Transportation Strategy

This map is conceptual in nature, representing proposed locations and alignments for transportation infrastructure, which will be confirmed and finalized at the time of local plans.

No measurements or calculations should be taken from this map.

- | Transportation | | | |
|----------------|-------------------------|--|--|
| | Highway 8 | | Proposed Great Trail |
| | Urban Boulevard | | Proposed Local and Regional Pathways and Trails System |
| | Primary Collector | | Open Space Nodes |
| | Local Collector | | Tsuut'ina Nation Interface (200m from the shared boundary between the County and Tsuut'ina Nation) |
| | Internal Intersections | | Undeveloped Road Allowance |
| | Highway 8 Intersections | | |

Highway 8 bisects Elbow View west to east, with three main access points proposed into the Plan area, serving both the north and south sides of the community. Roundabouts at RR33 and RR34 are preferred, with traffic light signalization required at RR32. Roundabouts would be similar to the existing intersection located at the Highway 8 and Highway 22 intersection west of Elbow View, with the addition of high quality active modes accommodation in all relevant directions. At a minimum, roundabouts would be designed and constructed to adhere to Alberta Transportation and County standards, while opportunities to provide design solutions that adhere to the latest international best practices will be heavily considered in order to provide maximally safe and efficient access to the community for all users.

Estimated timelines for Highway 8 upgrading, based on regional overall growth are included in the Transportation Servicing Options Study for Elbow View, along with staged upgrading of intersections at RR32, RR33, and RR34 as populations within the plan area increase.

Public Transit

In anticipation of potential future regional public transit options along the along the Highway 8 corridor, the Elbow View ASP is a transit-ready community. Community features that support the public transit potential of the community include direct connections to Highway 8 along each of the range roads, concentrating higher residential and commercial densities to the central areas of the Plan (including RR 33), and the promotion of efficient, safe, and well-connected road and active transportation networks throughout the Elbow View ASP.

It is understood that Highway 8 would have adequate capacity for regional bus transit, either east to/from Calgary, or west to Highway 22. Community focal points within the core areas would likely serve as regional transit connection points, with additional internal options throughout the Plan along the collector roadway network, aligning with clusters of amenities and areas with increased density.

Policies

General

- 20.1** All transportation infrastructure should be developed in accordance with the County and Alberta Transportation applicable standards, and exhibit the characteristics of international best practices, wherever possible.
- 20.2** The transportation network should be developed in general accordance with *Map 11*, including connection points to Highway 8.
- 20.3** Local plans shall further refine the exact locations, alignment, and connections of the transportation network.
- 20.4** In determining the exact locations, alignment, and connections of the transportation network, local plans shall ensure the planned connectivity of internal roads to the higher-order road network is maintained, and is safe, efficient, well integrated, and provides appropriate linkages to existing communities outside of the ASP, to other planned or future local plan areas within the ASP area, and to potential future development areas outside of the ASP boundary.
- 20.5** A transportation impact assessment shall be required as part of the local plan preparation and/or subdivision application process, where applicable.
- 20.6** At the time of subdivision, County rights-of-way shall be dedicated.
- 20.7** Opportunities for local and regional public transit opportunities and connections shall be supported within the Plan area, and may include private shuttles, local transit, and coordinated regional transit options.
- 20.8** Opportunities for transportation connections between the Plan area and the Tsuut'ina Nation along Range Roads 32, 33, and/or 34 may be considered at the time of a local plan, and will require engagement and agreements with the Tsuut'ina Nation, the Province, and the County.

Regional Transportation Network

- 20.9** Coordination with the Province to confirm appropriate access locations and intersections to Highway 8 shall be required.
- 20.10** Design of intersections with Highway 8 shall consider noise attenuation for existing and planned residential areas, and may include berms, landscape buffers or other approved methods.
- 20.11** The County and future development applicants shall work with the Province to monitor the operation of the Highway 8 intersection connection points, to ensure that growth within the Plan area does not adversely affect safe and effective operation of these intersections or the Highway.
- 20.12** In the planning and design of future Highway 8 expansions by the Province, the County and future development applicants shall work with the Province to explore opportunities to maintain a 4-lane upgrade in order to promote safe crossing from the north and south sides of the ASP area.
- 20.13** Infrastructure improvements to support subdivision and land use redesignation are to be constructed by developers, and may consist of upgrades to the existing at-grade Highway 8 intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

Local Transportation Network – General

- 20.14** The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with County Servicing Standards.
- 20.15** The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/ access spacing, shall be determined at the time of the local plan preparation.
- 20.16** Local roads shall be designed in general accordance with the urban or rural cross-section requirements established by the County Servicing Standards. New or modified cross-sections may be proposed at the time of a local plan for consideration by the County.

Local Roads – Urban Boulevard

- 20.17** Urban boulevards shall be designed to accommodate high volumes of all modes of traffic near intersections with Highway 8.
- 20.18** Urban boulevards should exhibit urban street elements such as on-street parking, street trees, and high-quality pedestrian and bicycle accommodations.
- 20.19** Roundabout intersections with local roads should be considered, and should provide high-quality active modes accommodations.
- 20.20** Where multi-use pathways exist within adjacent parks and open spaces, the urban boulevard right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.
- 20.21** Urban boulevards shall be designed for 50km/h travel speeds.
- 20.22** The use of sound walls and screening berms should be avoided along urban boulevards.
- 20.23** For design considerations within the main community entranceways, see *Section 10*.

Local Roads – Primary Collector

Primary collectors are intended to channel users of all modes from local collectors and local streets to urban boulevards.

- 20.24** Primary Collectors shall be designed to accommodate moderate volumes of all vehicular and active modes of travel.
- 20.25** When adjacent uses provide active frontages, with development fronting the roadway, the roadway design should be urban in nature, providing on-street parking on at least one side, street trees and high-quality active modes accommodation in the form of separated sidewalk and bicycle facilities elevated from the roadway, or multi-use pathways.
- 20.26** Intersections with other local roads of a primary collector designation or lower shall provide traffic calming measures to maximize intersection safety, and provide clearly marked bicycle accommodation that links bicycle infrastructure in a cohesive network.
- 20.27** Where multi-use pathways exist within adjacent parks and open spaces, the primary collector right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.
- 20.28** Primary collector roads shall be designed for 50km/h travel speeds.

Local Roads – Local Collector

Local Collectors are intended to channel users of all modes from local streets and laneways to primary collectors and urban boulevards.

- 20.29** Local Collectors shall be designed to accommodate low-to-moderate volumes of all vehicular and active modes of travel.
- 20.30** When adjacent uses provide active frontages, with development fronting the roadway, the roadway design shall be urban in nature, providing on-street parking on at least one side, street trees and high-quality active modes accommodation in the form of separated sidewalk and bicycle facilities elevated from the roadway, or multi-use pathways.
- 20.31** If intersection spacing and volumes allow, advisory bike lanes should be considered between a single bi-directional vehicular drive lane.
- 20.32** Intersections with other local roads of a local collector designation or lower shall provide traffic calming measures to maximize intersection safety, and provide clearly marked bicycle accommodation that links bicycle infrastructure in a cohesive network.
- 20.33** Where multi-use pathways exist within adjacent parks and open spaces, the local collector right-of-way may be reduced on the relevant side in recognition of the existing active modes accommodation.

- 20.34** Where multi-use pathways in the parks and open space network intersect with a local collector, design measures such as roadway narrowing through curb extensions shall be included at mid-block crossings to ensure clear and safe accommodations are given to pathway users.
- 20.35** In the core areas of the Plan, performance expectation of volume-to-capacity ratios shall be commensurate with typical downtown contexts, meaning that ratios that would be typically considered to 'fail' would not only be acceptable, but preferable.
- 20.36** Local collector roads shall be designed for 50km/h travel speeds or less.

Local Roads – Village Centre Main Streets

Village centre main streets are intended to provide high-quality pedestrian-oriented roadways in the core area that are uniquely designed to serve active retail frontages and channel users to the Village Centre plaza spaces.

- 20.37** Village centre Main Streets should be designed for maximum 30km/h travel speeds and exhibit significant traffic calming measure to ensure maximum pedestrian safety, which may include curb extensions, narrow travel lanes, no centreline between drive lanes, on-street parking and street trees in the same line assignment, raised mid-block crossings, raised intersections, and/or, where feasible fully shared space street designs where all roadway users use the same space with full pedestrian priority.
- 20.38** Village Centre Main Streets shall exhibit increased traffic calming measure as their distance from the commercial area increases, and as the distance to the village centre plaza decreases.
- 20.39** The road network performance of a village centre main street, as measured by volume-to-capacity ratios, shall be commensurate with typical downtown contexts, meaning that ratios that would be typically considered to 'fail' would not only be acceptable, but preferable.

Local Roads – Local Street

Local streets will make up the majority of roadways in the Plan area. While their locations are not shown in the ASP, they are to be established as relatively slow moving safe multi-modal streets. Achieving this character is key in achieving the overall character of the plan. Local Streets are intended to be the primary interface between private properties. They are expected to have frequent private access, tight intersection spacing, and be the primary access point to laneways.

- 20.40** Local streets shall be designed for a maximum of 30km/h travel speeds and should exhibit traffic calming measures such as curb extensions, street trees, on-street parking on at least one-side, raised mid-block crossings, and raised intersections.

Local Roads – Laneway

Laneways are intended to provide safe multi-modal shared routes that connect rear accesses to homes with street and park frontages, direct garage and driveway accesses to rowhouse complexes, parking structure access to multi-family complexes and rear accesses to mixed use and commercial uses.

- 20.41** Laneways should be design to accommodate all modes of travel at very slow speeds.
- 20.42** Development that provides frontage on lanes, such as cottage or laneway homes shall be encourage in all areas.
- 20.43** Lanes that service reverse housing developments shall be a minimum of 7.5m wide, and shall be named with posted signage at lane entries.
- 20.44** In all instances where lane segments are longer than 80m, vertical deflections, including speed bumps, humps or tables, shall be included to ensure speeds of travel are kept low.
- 20.45** In higher density contexts, especially in the core area, where lanes include rowhouse and multi-family frontages, the surfacing of laneways should include enhanced materials to provide optical narrowing of the drive lane, which may be achieved in the form of decorative concrete or unit paver edge banding with asphalt in the middle.

21 WATER SERVICING

Water servicing may be provided by on-site treatment and distribution, with raw water sourced from the Elbow River. A raw water intake will run from the Elbow River to raw water storage facilities, for routing to a water treatment plant, providing bulk water storage and distribution throughout the Elbow View area. Distribution mains will deliver potable water within one overall pressure zone, with all water servicing infrastructure, including treatment, meeting standards required by the Province at time of local plans. The treatment plant will also allow for modular upgrades based on growth within the plan area.

Conceptual water servicing for the Elbow View ASP is illustrated on *Map 12* and in the Water and Wastewater Servicing Options Study.

Objectives

- Ensure raw water, potable water, and distribution systems are provided in a safe, cost-effective, and fiscally sustainable manner.
- Promote the efficient use of land by co-locating raw water storage and stormwater facilities.
- Identify and protect utility service routes within the Plan area at time of local plan.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection, in accordance with industry standards, within the Elbow View area.

Raw Water

Raw water infrastructure will consist of an infiltration gallery alongside the Elbow River, raw water intake line with a pump, and raw water storage facilities throughout the Plan area. These raw water storage facilities will be incorporated into stormwater ponds. This will include raw water volumes capable of meeting the minimum storage requirements determined by AEP and a Water Shortage Response Plan. Raw water represents water resources that are upstream of the water treatment plant, that have not yet been treated.

Potable and Bulk Water

Potable water infrastructure will consist of bulk water storage for fire protection and consumptive use, and distribution mains within roadways and utility right of ways.

Exact alignment and extents of the water servicing system will be determined at subdivision, based on further detail provided under local plans with pre-design of the water treatment plant, and raw water intake, along with a water network analysis. The water treatment plant is planned to be located within the commercial area, as described in *Map 12*, however exact location will be determined at the time of the initial local plan.

Water Licensing

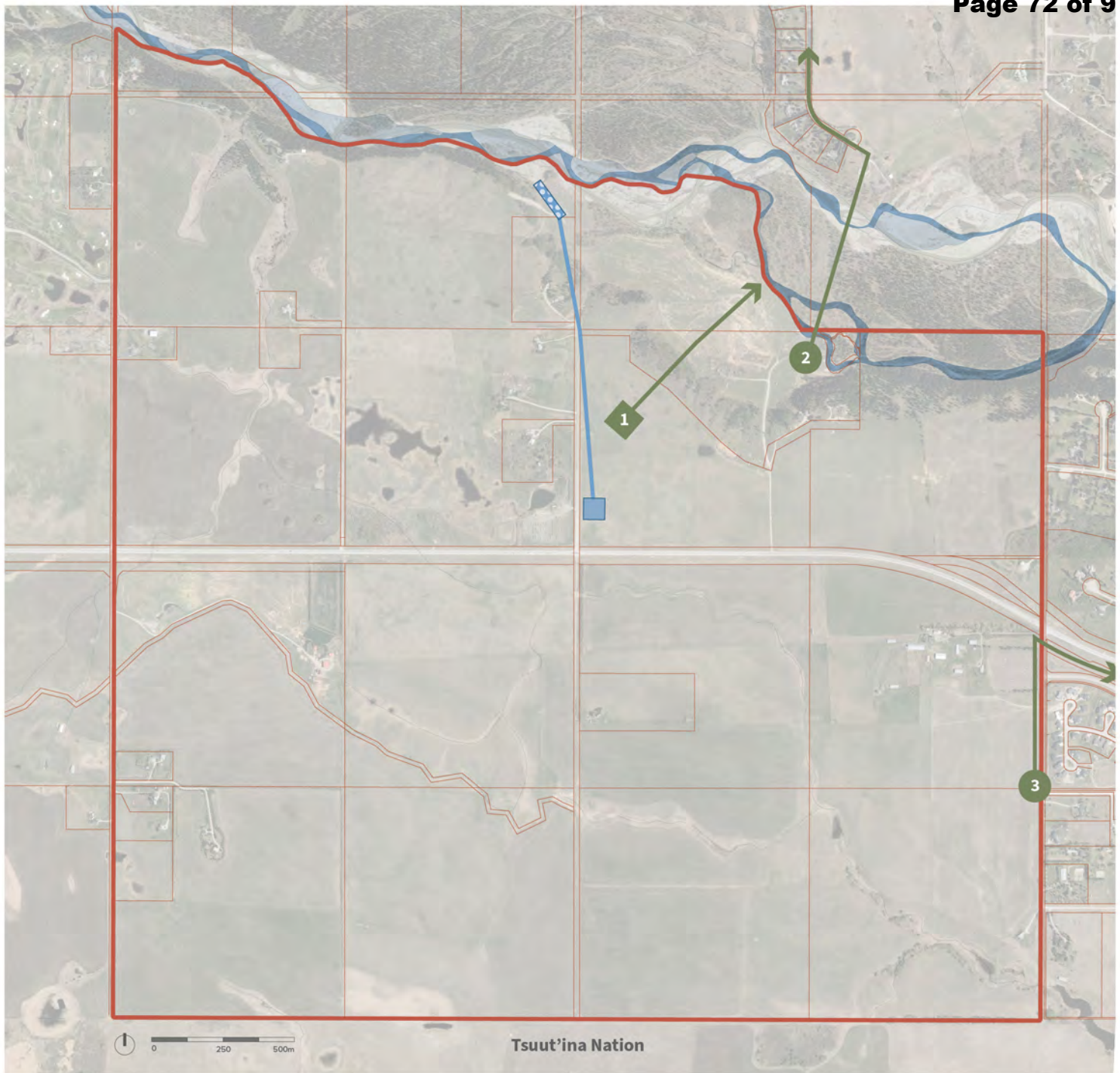
Supply of raw water from the Elbow River, including permitted rates for extraction, will be based on acquiring return to river and consumptive water licensing, at time of local plans, prior to subdivision.

Policies

- 21.1** The detailed location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County and the applicant. Where utilities run within the Highway 8 right-of-way, Alberta Transportation will also be consulted.
- 21.2** A new water treatment plant will be required to be developed in association with the first local plan and development application, and may be located within SW ¼ SEC 10-24-03-W5, within the commercial area, as conceptually shown on *Map 12*.
- 21.3** A new raw water intake will be required to be developed in association with the first local plan and development application, and may be located within NE ¼ SEC 9-24-03-W5, as conceptually shown on *Map 12*.
- 21.4** Preparation of a Water Shortage Response Plan at time of local plan stage will be required and will be based on AEP policy for Elbow River Water Conservation and Instream Objectives, demonstrating adequate raw water storage as determined by the Province.
- 21.5** Bulk water storage volumes shall be based on minimum fire flows for planned population and commercial areas, at the time of local plan.
- 21.6** Developments shall use low-flow fixtures and appliances to promote water conservation in building design.
- 21.7** The County encourages the reduction and reuse of water in accordance with Provincial guidelines.
- 21.8** Major water infrastructure, including large diameter water mains for multiple local plan areas, are to be located within rights-of-way, wherever possible.
- 21.9** At time of each local plan, a Water Network Analysis shall be completed in support of the proposed grid layout of water mains, and shall include calculated pressures and flows, and demonstration of redundant water main looping.










Credit: John Berger



Map 12: Water and Waste Water Servicing Options

This map is conceptual in nature, representing potential locations for proposed infrastructure, which is to be confirmed upon further servicing study and requiring agreements between relevant parties prior to formalization.

No measurements or calculations should be taken from this map.

- Proposed Water & Wastewater Infrastructure**
-  Infiltration Gallery
 -  Water Pipe
 -  Water Treatment Plant
 -  Wastewater Treatment Plant (Option 1)
 -  Wastewater Treatment Options 2 & 3
 -  Wastewater Pipe
 -  Parcels

22 WASTEWATER SERVICING

Through engineering studies, the following three wastewater servicing options are viable for the Elbow View ASP:

- **Option 1:** onsite collection with onsite treatment, returning to the Elbow River;
- **Option 2:** onsite collection with offsite routing for treatment via the HAWSCo facility, and treated effluent returning to the Elbow River in the County; and
- **Option 3:** onsite collection with offsite routing for treatment via the Bonneybrook facility, returning to the Bow River in the City of Calgary.

Determination of the preferred option will be achieved through additional consultation between the County, applicants, and the City of Calgary. The preferred option will be established in the initial local plan and through agreements with all relevant parties.

All wastewater servicing infrastructure, including a potential on-site treatment facility, will meet standards required by the Province at time of the initial local plan for high-level tertiary treatment. Conceptual wastewater servicing for the Elbow View ASP is discussed in the Water and Wastewater Servicing Options Study.

Onsite collection required for all options will be comprised of wastewater sewer mains, forcemains, and lift stations. This infrastructure will be located within roadways and utility rights-of-way and will route wastewater to either an onsite wastewater treatment plant, or offsite via gravity and forcemains. Wastewater will be attenuated prior to onsite treatment or offsite discharge

Should Option 1 be pursued, onsite treatment with discharge to the Elbow River will be accommodated with a modular treatment plant facility, allowing for upgrades based on growth within the Plan area. This

wastewater treatment plant and discharge line to Elbow River, if required, is preferably located in the commercial area, in general accordance with *Map 12*, however it is understood at time of local plan alternative locations are equally possible.

Should Option 2 be pursued, offsite discharge will meet the flows and volumes governed by a Franchise Servicing Agreement between Elbow View and HAWSCo, with discharge location near Range Road 33, heading north crossing under the Elbow River, with offsite infrastructure that may also service other areas within the Franchise Servicing Agreement boundary. This treated effluent would then be returned to the Plan area for discharge to the Elbow River downstream of the raw water intake.

Should Option 3 be pursued, offsite discharge will meet the flows and volumes governed by a Master Servicing Agreement between the County and City of Calgary, with discharge location near Range Road 32, heading east, making use of residual capacity available, with future additional offsite upgrades triggered in the County and City of Calgary, when required, including a forcemain likely along Highway 8 to tie further downstream.

Map 12 describes the general options for wastewater servicing, however exact alignment and extents of the wastewater servicing system will be determined at subdivision, based on further detail provided under local plans with a Sanitary Servicing Study.

Objectives

- Support a collaborative approach between the County and the City of Calgary in the exploration of potential options to connect to City of Calgary wastewater treatment infrastructure.
- Ensure that on-site wastewater treatment options are feasible and supportable in absence of an agreement to connect to City of Calgary infrastructure.
- Ensure wastewater collection systems are provided in a safe, cost-effective, and fiscally sustainable manner.
- Identify and protect utility service routes within the Plan area at time of local plan.

Solid Waste from Wastewater Treatment

Solid waste from the wastewater treatment process consists of waste biosolids. Disposal of soil waste requires material captured in the plant headworks dewatered onsite, collected in bins, and disposal at an approved solid waste management facility or landfill.

Policies

- 22.1** If Option 1 is pursued, a wastewater treatment plant may be located within SW ¼ SEC 10-24-03-W5, within the commercial area, with a discharge line located within NW ¼ SEC 10-24-03-W5., as generally shown on *Map 12*.
- 22.2** If Option 1 is pursued, the County and Alberta Environment shall be consulted at time of wastewater treatment plant design to determine potential solid waste disposal locations in accordance with Provincial legislation.
- 22.3** Applicants will continue to work with HAWSCo to determine necessary upgrades for available capacities and to confirm possibility of pursuing Option 2 with servicing northward, tying into existing HAWSCo wastewater treatment facility, with installation of wastewater infrastructure that may benefit other lands within a Franchise boundary.

- 22.4** The County and the applicant will continue to work with the City of Calgary to determine available capacities and to confirm possibility of pursuing Option 3 with servicing eastward, tying into existing City wastewater infrastructure, and installation of a forcemain along Highway 8.
- 22.5** At time of first local plan, a final wastewater servicing strategy shall be required and identified through a collaboration between the applicant, the County, and all other relevant stakeholders.
- 22.6** Major wastewater infrastructure, including linear sewer trunks for multiple local plans areas, are to be located within rights-of-way, wherever possible.
- 22.7** At time of each local plan, a Sanitary Servicing Study shall be completed in support of the proposed layout of wastewater sewers. This Study shall include calculated flows and capacities.

23 SHALLOW UTILITIES

Shallow utility servicing in the plan area including gas, power, and communication servicing, will be extended from existing services in the developed Elbow Valley community. Extension of these services will be established in detail at the subdivision stage, based on further information at time of initial local plan. Regional upgrades for power may be required, as determined in consultation with FortisAlberta Inc.

Objectives

- Provide efficient power, communication, and gas servicing, supporting growth within the Elbow View area.
- Direct communications facilities away from important natural environments, parks and open spaces, community features, and important views.

Policies

- 23.1** All new development shall be serviced with shallow utilities at the expense of the development applicant.
- 23.2** Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the County and the utility Provider.
- 23.3** Commercial Communications Facilities shall be not be located within parks and open space area, natural environment areas, or within the village centres of the core area or within a main community entranceway.

24 STORMWATER SERVICING

Stormwater servicing will be provided by dual drainage, consisting of a minor and major system. The minor system will be located underground or as ditches, providing a level of service for maximum 1:5-year storm event. The major system will be overland, providing a level of service for minimum 1:100-year storm event. Conceptual stormwater servicing for the Elbow View ASP is discussed in the Stormwater Servicing Options Study, and generally shown in *Map 13*.

Stormwater infrastructure will consist of linear and pond storage facilities to meet stormwater quantity and quality requirements. This will be comprised of gravity sewers, roadways, swales, natural water courses, wet ponds, dry ponds, roadway ditch bioswales, oil grit separators, and control structures. Where possible, the major system will consider designs for greater than 1:100-year flood events.

The minor system and major system will direct runoff to centrally located wet ponds, dry ponds, or roadway ditch bioswales. Ponds will attenuate runoff with release downstream. Bioswale ditches may be located within both public roadways and overland drainage easements.

To preserve the health and ecological integrity of the extensive planned open space system, filtration systems will be integrated upstream, including oil-grit separators or stormwater facilities with wetland functionality. Discharge, where possible, will be to these open space water courses and may include lifting stormwater with a pumped discharge.

Exact alignment and extents of the stormwater servicing system will be determined at subdivision, based on further detail provided by local plans with sub-catchment Master Drainage Plans.

Objectives

- Ensure effective, sustainable, and responsible stormwater services to the Elbow View Plan area that protect downstream land and water.
- Provide and protect stormwater storage areas and conveyance routes.
- Support innovation in stormwater management, including low impact development techniques, and stormwater facilities with wetland functionality.
- Support use of stormwater infrastructure as an essential component of open space corridors through the Plan area for cultural value, wildlife and habitat health.
- Provide wetland treatment systems that improve the stormwater quality prior to released to waterways.
- Support application of dry ponds and bioswales within roadways and utility rights-of-way for stormwater management.

Policies

General

- 24.1** At time of initial local plan, the applicant shall submit a Master Drainage Plan for the entire Plan area.
- 24.2** As part of subsequent local plans, the applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the County Plan, the general principles of the Elbow View Stormwater Servicing Options Study, and the policies of this Plan, including Map 13.
- 24.3** A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

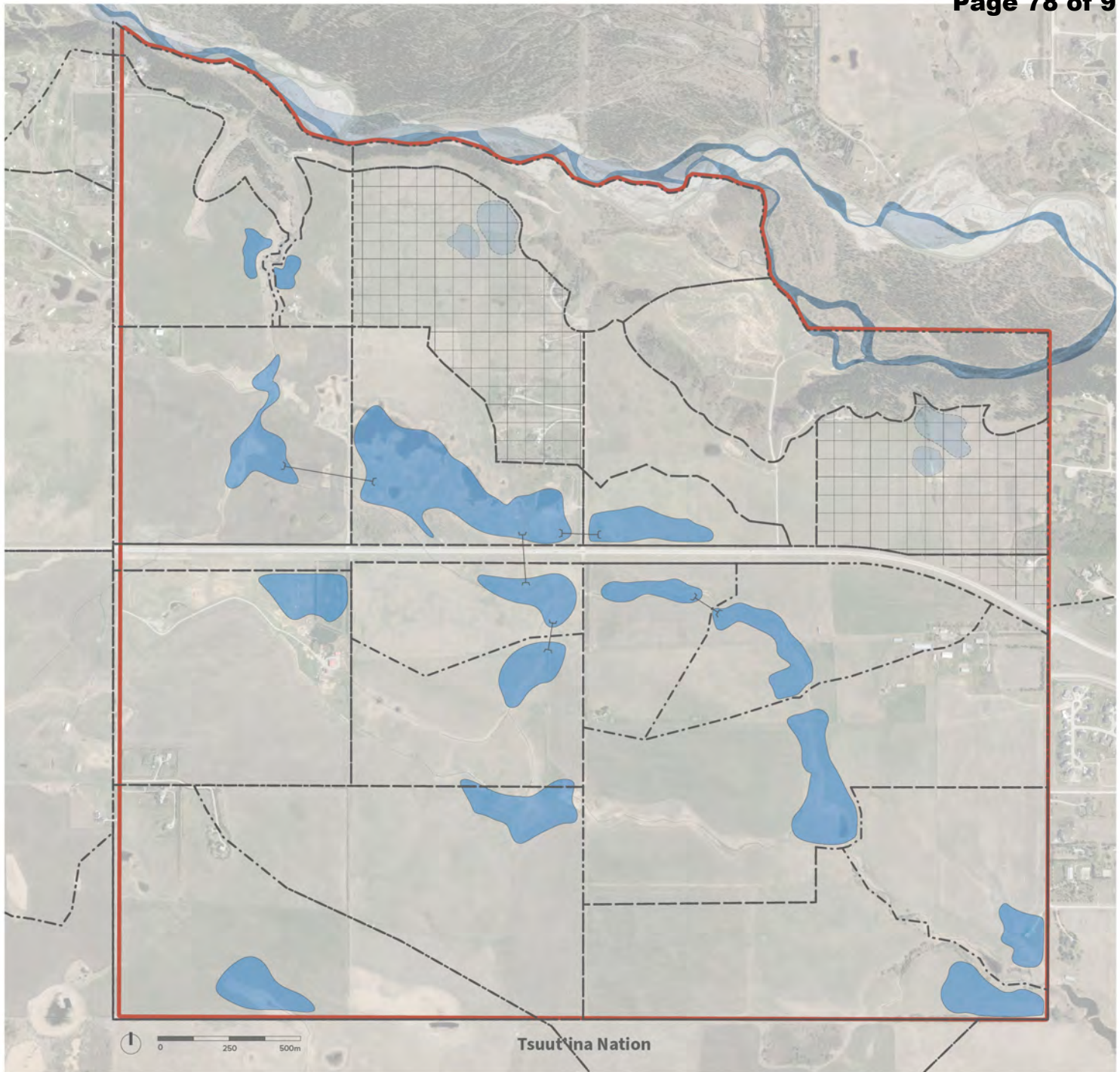
- 24.4** Stormwater management systems shall be provided in a safe, cost-effective, and fiscally sustainable manner, including efficiently using land by co-locating raw water storage and stormwater facilities.
- 24.5** Major stormwater infrastructure, where servicing an applicant's land, shall be located on lands owned by that applicant, wherever possible.
- 24.6** Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.
- 24.7** Stormwater shall be conveyed in a manner that protects downstream properties.
- 24.8** Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 24.9** The maximum post development unit area release rate shall be determined at time of initial local plan through a Master Drainage Plan.

Stormwater Ponds, Constructed Wetlands, Wetlands and Dry Ponds

- 24.10** Proposed storm water ponds and constructed wetlands should be enhanced with bio-engineering techniques, wherever possible, to promote volume control and water quality within the Plan area, and located in general conformance with Map 13.
- 24.11** Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 24.12** As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:

- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
- b) use of low impact development methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;
- c) reduction of impervious surfaces;
- d) the re-use of storm water; and
- e) consideration of storm water ponds and constructed wetlands at the sub-regional level to support the reuse of storm water.






- 24.13** Design of stormwater infrastructure, including ponds and constructed wetlands, should avoid the use of fencing, wherever possible.
- 24.14** Stormwater ponds and constructed wetlands shall be designed to be fully integrated within the open space network, with particular focus on human enjoyment, ecological functionality, and connections to the pathways and trails system, as well as their infrastructure requirement.
- 24.15** When preparing a local plan, the applicant shall consider alternative stormwater servicing options within the catchment areas identified on *Map 13* and in accordance with the Stormwater Servicing Options Study. Alternatives may include dry ponds and low impact development solutions, which should be located and designed in a manner that is spatially and functionally integrated with the open space system, where possible.
- 24.16** Open space amenities and functional playing fields should be included within dry ponds, where possible.



Map 13: Stormwater Servicing Options

This map is conceptual in nature, no measurements or calculations should be taken from this map.

Proposed Stormwater Strategy

-  Stormwater Catchment Area Boundary
-  Stormwater Catchment Area (Potential L.I.D and Dry Pond Area)
-  Possible Public Utility Lot (if L.I.D is not included)
-  Public Utility Lot
-  Culvert

STORMWATER POND:

A stormwater pond is an artificial pond that is designed to collect and treat stormwater to an acceptable provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground and / or evaporation.

WETLAND:

A wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

CONSTRUCTED WETLAND:

A constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

DRY POND:

A dry pond is a stormwater retention reservoir designed to temporarily store collected stormwater runoff and release it at a controlled rate through an outlet. Dry ponds are not designed to contain permanent pools of water in their main basin, and therefore can contain active programmed open space elements within them, providing they are designed to withstand seasonal inundation.

LOW IMPACT DEVELOPMENT:

Low impact development (LID) is a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds (definition from the Low Impact Development Centre, www.lowimpactdevelopment.org).



Credit: Nate Wiebe

25 SOLID WASTE & RECYCLING

The management of solid waste through all stages of development is important, from construction and demolition to how waste management will function in the finished community. This ASP emphasizes the reduction and diversion of waste through the recycling and reuse of materials, and prioritizes alignment with the County’s Solid Waste Master Plan, endeavours to promote proper disposal and recycling of solid waste material from its construction sites, and will encourage a diversion target of 50 per cent for the community at build-out.

Objectives

- Ensure local plans address solid waste management during all stages of development and are in alignment with the County’s Solid Waste Master Plan.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

- 25.1** Detailed direction on the expected level of post-construction waste management service to be provided by Rocky View County will be established as local plans are prepared.
- 25.2** The applicant will be responsible for the management and disposal of solid waste generated through all stages of construction.
- 25.3** Waste minimization and waste diversion practices are to be encouraged in the Plan area.
- 25.4** Light industrial, office, institutional, and commercial business owners shall be responsible for providing their own solid waste services.
- 25.5** County solid waste and recycling services may be considered for Elbow View, as part of a larger service network.
- 25.6** Solid waste management will be the responsibility of property owners within Elbow View until such time as a County service is provided.



Credit: Shane Smith

IMPLEMENTATION

26 IMPLEMENTATION

This Area Structure Plan outlines the vision for the future development of Elbow View, providing guidance with regard to infrastructure requirements, land use, subdivision, and development.

This section describes the implementation process to ensure the development of Elbow View achieves the aspirations of this plan and becomes a celebrated and connected community along the Highway 8 corridor and within Rocky View County.

Objectives

- Implement the land use strategy and policies of the Elbow View ASP.
- Ensure local plans adhere to the vision and policies of the Elbow View ASP.
- Provide guidance for how redesignation, subdivision, and development applications in Elbow View should be handled.
- Outline infrastructure costs and levies for funding Elbow View's development, phasing, technical requirements for submission, and ongoing monitoring.

Policies

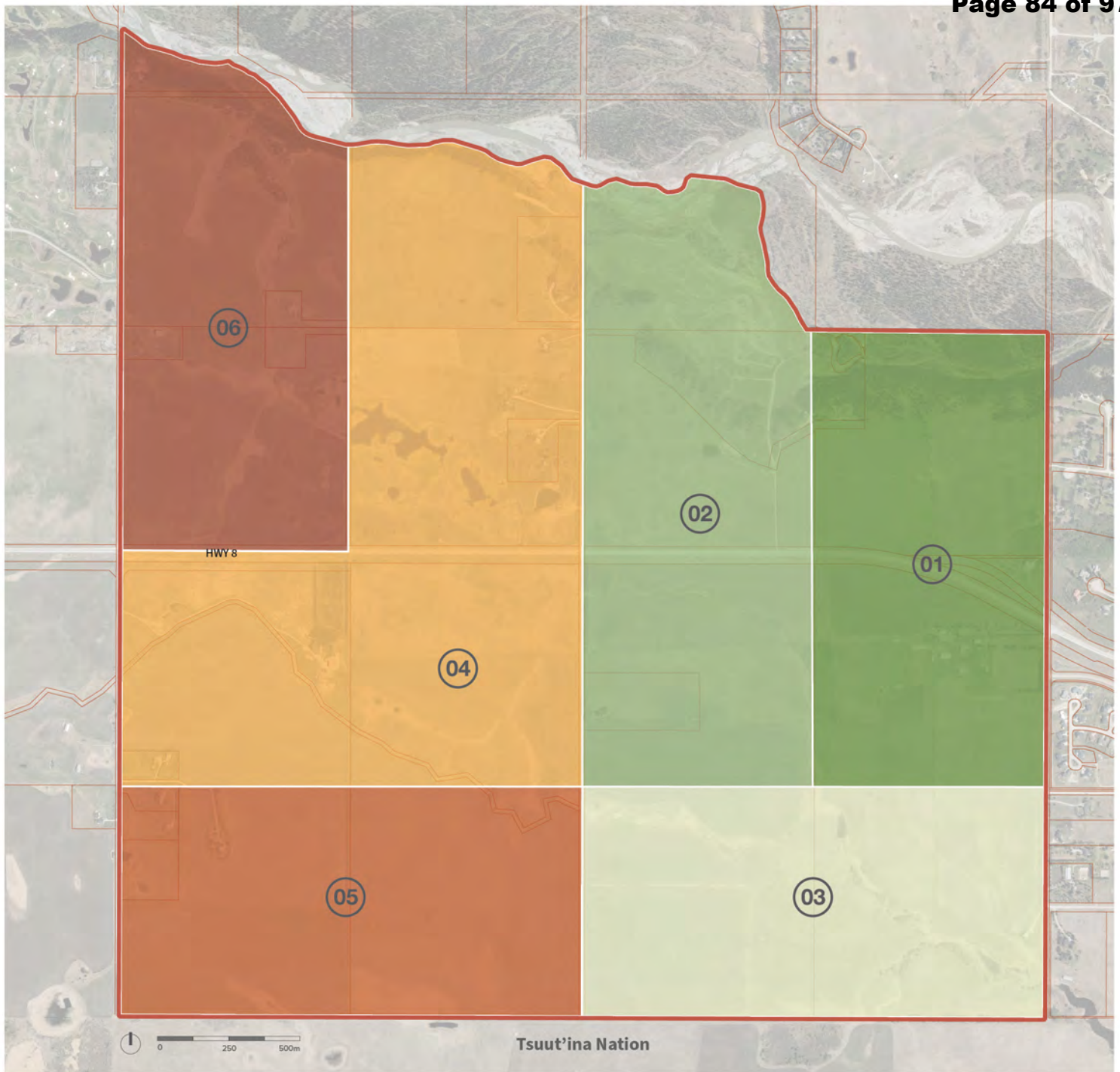
Local Plans, Redesignation, Subdivision, and Development Applications

Local plans are to be developed within the framework provided by this ASP. The following policies identify the unique requirements that must be addressed in local plans due to the location and specific conditions of the proposed development area. The standard technical requirements of a conceptual scheme or master site development plan are identified in the County Plan.

- 26.1** Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this plan or determined by the County not to be required.
- 26.2** Notwithstanding *Policy 26.1*, applications for a development permit in an area where a land use has been approved prior to the adoption of this plan do not require a local plan.
- 26.3** Local plans shall address and adhere to the requirements of the Elbow View ASP. In support of local plans and redesignation applications, the applicant will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Elbow View ASP.



Credit: Jack Borno



Map 14: Conceptual ASP Phasing Strategy

This map is conceptual in nature, no measurements or calculations should be taken from this map.

Phasing Strategy is subject to change based on additional servicing studies and rationale provided at local plan phase.

- 26.4** Where a local plan does not exist or is silent on a subject, the policies of the Elbow View ASP shall apply.
- 26.5** The boundaries of local plans should be based on the natural and physical conditions in Elbow View as well as the availability of servicing, parcel layout, and proposed transportation improvements.
- 26.6** All local plan boundaries shall be developed in consultation with the County. The preferred minimum planning area is one quarter section (160 acres) in size.
- 26.7** Subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of the Elbow View ASP.
- 26.8** All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the County Plan, County Land Use Bylaw, Elbow View Area Structure Plan, and associated technical studies, relevant local plan, County Servicing Standards, County policy, and provincial and federal requirements.
- 26.9** All local plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan.

Phasing

The Plan recognizes that development within the Elbow View Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

A multitude of factors contribute to the sequencing of development, including complex land ownership, the timing of provincial highway projects, market conditions, and servicing capacity and timing, among others. In recognition of these variables, *Map 14* is provided as the high-level proposed phasing of development within the Plan area. Logical variations to the sequencing will be permitted by the County without amendment to this plan.

- 26.10** Phasing of development, including the preparation and sequence of local plans, should be in general accordance with *Map 14*.
- 26.11** Notwithstanding policy 26.10, variations to phasing will be permitted by the County based on additional servicing analysis and rationale provided within a local plan, and may not require an amendment to this plan.
- 26.12** The principal consideration in the phasing of all development within Elbow View shall be the availability of efficient, cost effective, and environmentally responsible utilities.

Infrastructure Costs and Levies

The Elbow View Area Structure Plan recognizes development implementation will require significant new infrastructure, as well as infrastructure improvements within and external to the Plan area. Anticipated ‘hard’ infrastructure improvements include upgrades / construction of intersections / interchanges, roads, water, wastewater, and stormwater. ‘Soft’ infrastructure improvements may include police facilities, fire station improvements, and recreational facilities. Development costs will be covered through a variety of revenue sources, including developer funded and implemented improvements, development levies, County improvements, provincial contributions, special tax assessments, and user fees.

The need, cost, and timing of infrastructure construction vary with the type of infrastructure improvement and development project. Off-site levies for hard and soft infrastructure will be developed for the Plan area. All levies are subject to periodic review, and include development costs associated with internal and external improvements to service the Plan area. Non-levy costs and improvements will be determined through periodic review of the master servicing documents, and at the local plan preparation stage.

26.13 As part of the local plan approval process, the identification, timing, and funding of any required off-site improvements relating to hard and soft infrastructure shall be required.

26.14 Off-site improvements that are:

- a) internal to the Plan area will be determined to the satisfaction of the County; or
- b) external to the Plan area, including provincial or adjacent community infrastructure, will be determined to the satisfaction of the County, in consultation with the relevant community and/or provincial department.

26.15 Costs associated with transportation and/or utility service infrastructure shall be the responsibility of the developer.

26.16 Applicants relying on transportation and/or utility infrastructure improvements provided by other developments shall be required to pay proportionally allocated cost recovery as per the requirements of the applicable cost recovery agreement(s).

26.17 Development applicants shall be required to pay Rocky View County’s applicable:

- a) Water and Wastewater Off-Site Levy;
- b) Stormwater Off-Site Levy;
- c) Transportation Off-Site Levy; and
- d) ‘Soft’ Infrastructure Off-Site Levies.

Monitoring

The progress in implementing the Elbow View Area Structure Plan will be monitored based on a number of performance measures including population growth, development activity, and infrastructure expansion. Where necessary, County Administration will make recommendations as to how to manage growth in the Elbow View area or how the Plan may be updated to meet changing circumstances.

26.18 County Administration shall report to Council on implementation of the Elbow View Area Structure Plan as part of Administration’s yearly reporting on the overall implementation of the County Plan.

Plan Review and Amendment

The future land use and development outlined in the Elbow View Area Structure Plan is intended to address a multi-decade build-out of the area. While the Plan is sufficiently flexible to account for change, periodic review and occasional amendment may be required.

26.19 The Elbow View Areas Structure Plan shall be subject to an assessment and review in accordance with the County Plan.

Future Tsuut'ina Nation Engagement

The plan area's adjacency to Tsuut'ina Nation presents the need for further engagement between Rocky View County, Tsuut'ina Nation, and applicants at future local plan stages in the development process. Rocky View County typically engages adjacent landowners on applications to identify and address any potential interface concerns, and this process must be followed for the adjacent Tsuut'ina Nation.

Additionally, given the Indigenous communities traditional use of the land within and around the Elbow Valley, there is the potential for archaeological resources, including human remains, to be uncovered during the development of the Plan area.

During the development of this ASP, the Tsuut'ina Nation conducted a field assessment of the plan area and identified sites of potential impact to the Nation.

The purpose of these policies is to provide guidance to Rocky View County and developers to identify and mitigate concerns regarding the interface between the plan area and Tsuut'ina Nation and to ensure that archaeological resources or human remains found within the plan area deemed significant to Indigenous communities are handled in a sensitive manner.

26.20 At the local plan stage, Rocky View County should work with applicants and the Tsuut'ina Nation to develop an engagement process during which adjacent Tsuut'ina Nation residents are informed about the application and an opportunity for the County to solicit the Nation's adjacent residents' input is provided in accordance with the County Plan.

26.21 Future engagement with the Tsuut'ina Nation should include opportunities for potential future servicing connections and/or agreements between the Plan area and the Nation.

26.22 Developers are strongly encouraged to work with the Indigenous communities to develop a process to respectfully manage any archaeological resources or burial sites that are found during the development process.

Historical Resources

A Historical Resources Overview was completed during the creation of this ASP. It is anticipated that in its review that the Plan area is considered to have potential to contain historic resources and will need to be confirmed through a Historical Resources Impact Assessment (HRIA).

The intent of these policies is to ensure places in the Plan area containing historic resources are identified as per Provincial legislation.

26.23 Prior to local plan and/or land use application approval, an Historical Resources Impact Assessment (HRIA) report may be required by the Province.

26.24 Future development proposals in the Plan area (including subdivisions and related infrastructure, etc.) will be referred to the Province for review.

26.25 Where required, the applicant will, to the satisfaction of the Province, undertake protective or mitigative measures identified in an HRIA report.

27 INTERMUNICIPAL COORDINATION AND COOPERATION

The Elbow River forms the northern border of the ASP, which is recognized in the Calgary-Rocky View County Intermunicipal Development Plan as a Notification Zone. As such, and although the ASP does not share a border with the City of Calgary, the ASP acknowledges the need to consider and responsibly plan for the provision of services, for the protection of the Elbow River, and other factors that may have downstream impacts on Rocky View County’s neighbours.

Prior to proceeding with development on lands located within the Notification Zone of the Intermunicipal Development Plan, further collaboration with the City of Calgary, through the local plan process, will be undertaken. At that time, the City will be notified and provided with the opportunity to comment on the relevant local plan policies.

This Plan contains a number of provisions relating to matters including storm water, source water protection, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals and ensure adherence to the Interim Growth Plan and Regional Growth Plan (once adopted).

Policies

- 27.1** Any applications within the Plan area located within the Notification Zone, together with all relevant supporting technical documents, shall be circulated to The City; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.
- 27.2** The County and applicant shall continue to coordinate with the City of Calgary to determine the appropriate wastewater servicing option, which shall be required at time of initial local plan.
- 27.3** The County shall ensure that all development, including local plans, adjacent to the Elbow River address regional drainage and stormwater quality requirements, and protect source water quality and quantity.
- 27.4** When contemplating the trail and pathway network at time of local plan, regional connections shall be considered and collaboration between the County, the applicant, the City of Calgary, and all other relevant stakeholders shall occur.
- 27.5** The County shall work with the City of Calgary to explore interregional transit options with connections to the Plan area, should they become viable.
- 27.6** The County shall work with the City of Calgary to explore shared facility agreements, where appropriate, for community and recreation facilities that serve the residents of Elbow View.



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APPENDICES

APPENDIX A: DEFINITIONS

Active transportation means any form of transportation that is human powered. Typically, walking and bicycle are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- police station, a fire station, or an ambulance services facility, or a combination of them;
- a non-profit day care facility, senior citizens facility, or special needs facility;
- a municipal facility providing service directly to the public;
- affordable housing.

Conceptual schemes are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Dry pond means a stormwater retention reservoir designed to temporarily store collected stormwater runoff and release it at a controlled rate through an outlet, however are not designed to contain permanent pools of water in their main basin, and therefore can contain active programmed open space elements within them, providing they are designed to withstand seasonal inundation.

Emergency services facility means a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Local plan means a conceptual scheme or a master site development plan as defined in the County Plan. A local plan will have unique planning requirements based on the planning direction provided in this area structure plan, as well as the general requirements identified in the County Plan.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

Master site development plans (MSDP) accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Section 26 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

Medium density residential is a higher density form of housing compared to single-detached housing units, consisting of three or more attached dwelling units that may be rowhouses, and multiple unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life.

Mixed-use is a type of development that physically blends and integrates residential, commercial, institutional, and/or other compatible uses into a single development at the building, block, or neighbourhood scale. The intent of a mixed-use development is to create an attractive and active community and streetscape to be used throughout the day and evening.

Neighbourhood commercial is service and retail uses intended for the local residential neighbourhoods that support the needs of daily life and reduce reliance on long automobile trips to access these amenities. Neighbourhood commercial is intended to range from 600 m² (6458 ft²) to approximately 6,000 m² (64,583 ft²).

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Small to medium sized commercial development

means commercial, office, and service uses, intended to be finer-grained, and supportive of the mainstreet and Village Centre built form and aesthetic. This development form can range from 280 m² (3,000 ft²) to approximately 3,200 m² (35,000 ft²).

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Village centre is intended to be a multi-purpose space within the Core land use area that provides community gathering opportunities throughout the year and supports efficient and active connections to the parks and open space system, the pathways and trails system, main streets, and the residential areas of Elbow View.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

In addition to the requirements established in the County Plan and other applicable County policies, as well as those specific requirements identified in the relevant sections of this Plan, local plans should address the following items:

Initial Local Plan, only:

1. A Master Drainage Plan applicable to the entire Elbow View ASP area, which will include pre-development hydrological analysis to determine a unit area release rate.
2. A final wastewater servicing strategy, including all applicable agreements, technical support, and government approvals. This strategy shall include analysis for all lands that are proposed to be serviced with return to source, including those beyond the initial local plan area.
3. Should a new wastewater treatment plant be identified as the preferred wastewater servicing option, pre-design of all treatment plant components shall be required, which includes:
 - a. mechanical components;
 - b. electrical components;
 - c. sizing and costing;
 - d. determination of setback requirements; and
 - e. a Solid Waste Management Plan.
4. Preparation of a Water Shortage Plan for all lands serviced with raw water intake, including those beyond the initial local plan area.
5. Approvals for raw water intake and infiltration gallery to support the water servicing strategy.

6. Pre-design of all water treatment components for a new water treatment plan, including selection of unit operations to support all lands serviced by the water treatment plant, including those beyond the initial local plan area. Design and reporting will include:

- a. mechanical components;
- b. electrical components;
- c. sizing and costing; and
- d. determination of setback requirements.

All Local Plans:

1. A description and evaluation of the local plan area, including:
 - a. topography, soils, vegetation, geotechnical considerations;
 - b. environmental sensitivity and significance;
 - c. agricultural capability, natural resources;
 - d. existing land use, ownership, development, and adjacent land uses;
 - e. archaeological and historical considerations; and
 - f. existing utilities and transportation routes.
2. A land use concept including:
 - a. a vision for the proposal;
 - b. lot design and configuration;
 - c. lot sizes; and
 - d. phasing of the development.
3. A rationale for determining the boundary of the proposed local plan area.

- 4.** Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.
- 5.** An assessment of how the application facilitates active transportation connections to the larger active transportation network within the Elbow View ASP, as well as regional connections.
- 6.** An assessment of how the local plan aligns with policies of the Elbow View ASP.
- 7.** Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
- 8.** A storm water strategy supported by applicable technical information required by the County and in line with the Elbow View Master Drainage Plan.
- 9.** A road plan and design strategy that:
 - a.** promotes efficient and safe access and internal road circulation;
 - b.** highlights how the development promotes connectivity with adjoining lands;
 - c.** identifies proposed connections to Highway 8, including intersection design, highway 8 buffers and sound attenuation, and gateway design features, where required;
 - d.** promotes active transportation through sidewalks, pathways, and bicycle infrastructure, in accordance with the policies of this ASP; and
 - e.** is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.
- 10.** An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.
- 11.** A solid waste management plan that:
 - a.** addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy;
 - b.** provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling;
 - c.** includes the infrastructure required to support solid waste and recycling management in public spaces;
 - d.** identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area;
 - e.** conforms to the policies of the County's Solid Waste Master Plan; and
 - f.** sets a solid waste diversion target for the construction stage and for the occupancy stage.
- 12.** Proposals for municipal reserve dedication, where reserves are outstanding.
- 13.** A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.
- 14.** Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.

15. An open space plan including:

- a.** a rationale for designation of the chosen open space areas;
- b.** details of the natural and physical attributes of the open space identifying developable and non-developable lands;
- c.** a calculation of the open space area;
- d.** proposals for how the open space will be implemented, managed and maintained for public use;
- e.** proposals for ensuring connectivity with adjacent open space, natural areas, and active transportation connections, either existing or designated by this ASP; and
- f.** a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space.

16. A landscaping plan that includes the following:

- a.** site plans showing existing and a conceptual landscape design;
- b.** an assessment of the existing landscape character;
- c.** measures to screen any visually intrusive aspects of the development;
- d.** proposals to retain important landscape features and boundary treatments; and
- e.** maintenance proposals for existing and proposed landscaping.

17. Proposals for incorporating Elbow View's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.

18. All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.

