

PLANNING

TO: Council
DATE: September 13, 2022
FILE: 1011-534
SUBJECT: Request for Decision: Bragg Creek Area Structure Plan (Hamlet Expansion)

DIVISION: 1
APPLICATION: N/A

EXECUTIVE SUMMARY:

A Terms of Reference for the Bragg Creek Area Structure Plan (ASP) Hamlet Expansion Strategy project was approved by Council on January 8, 2019. Three rounds of public engagement were initially undertaken, including open houses and coffee chat sessions. On May 12, 2020, Administration presented a report to Council providing an update on the project and requesting direction on its continuation. The completed servicing study noted that if developable lot areas were to be proposed at less than one acre in size, piped water and wastewater would be required at a cost of over \$30 million. Therefore, Administration noted that typical hamlet densities may not be feasible without significantly higher densities being proposed.

On January 25, 2022, Council passed the following motion:

“THAT the Bragg Creek ASP review be placed on hold until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan.”

Further direction was given by Council at that meeting for Administration to present a report to Council within two months of the Minister’s decision that assesses the impacts of the Regional Growth Plan (RGP) on the Bragg Creek ASP Hamlet Expansion Strategy.

Administration has assessed the impacts of the approved Growth Plan on this ASP project; the expanded boundary of the hamlet is recognized and included within the Hamlet Growth Area map (Schedule 1). Therefore, there is full support in the RGP for the hamlet expansion as an existing Preferred Growth Area, and Administration would expect that approval from CMRB could be secured for the project, subject to meeting other relevant policies set out within the Growth Plan.

Administration has also noted that there are other circumstances that may affect how the hamlet expansion area is ultimately planned. A significant consideration relates to transportation impacts and ongoing discussions around improvements to the intersection of White Avenue and Highway 22. Water and wastewater servicing may also benefit from a further review, especially with respect to the capacity of existing infrastructure in light of development proceeding within the existing hamlet boundary. Finally, with approved projects yet to be implemented within the hamlet boundary, it is considered practical to await the progression of these before planning for the further supply of land.

With respect to staff resource availability and the overall Planning department’s workplan, Administration is progressing three other ASP projects to public hearings within the next few months as these are at an advanced stage of completion. Council may also direct that the Municipal Development Plan project be commenced at the start of 2023. Due to these competing priorities, Administration is recommending that the Hamlet Expansion Strategy project be placed on hold and that a further report on the above mentioned item is presented to Council in September 2023.

Administration Resources

Dominic Kazmierczak, Planning

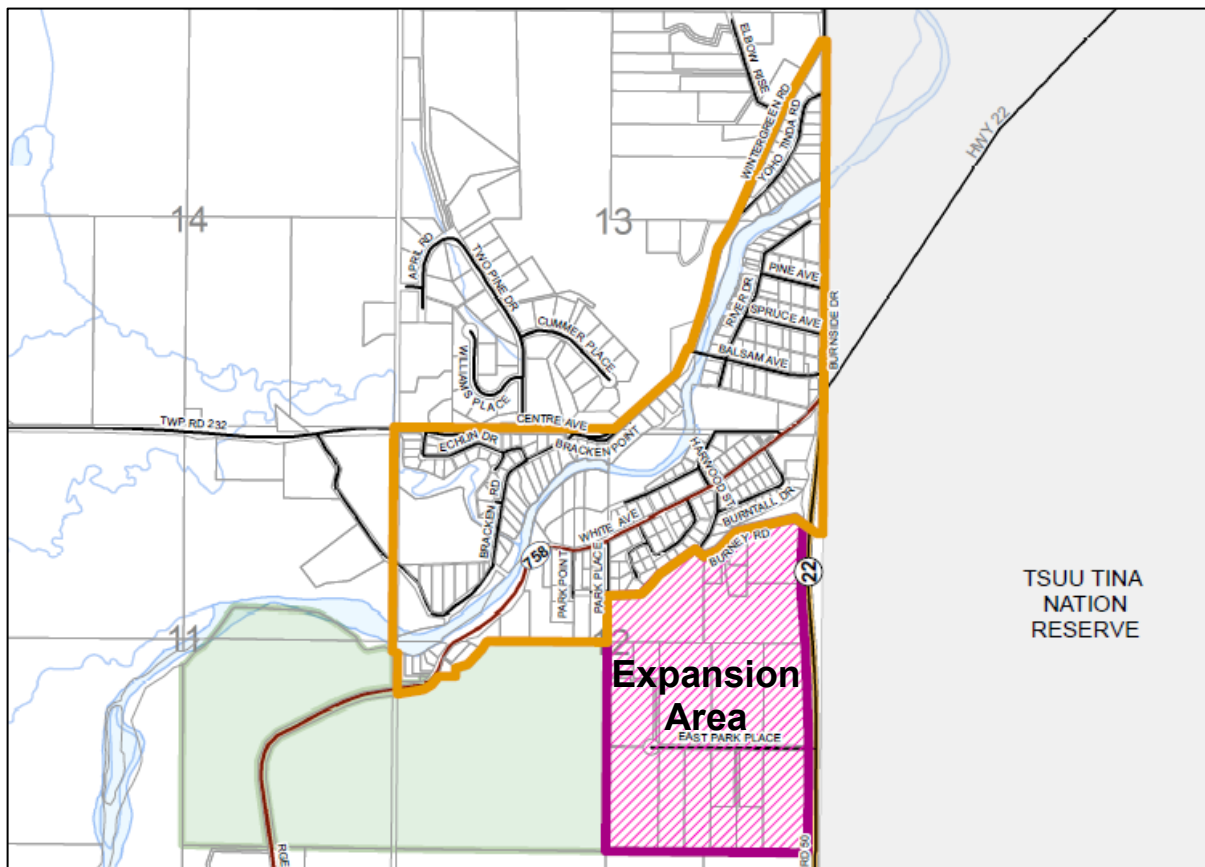


ADMINISTRATION RECOMMENDATION:

Administration recommends placing the Hamlet Expansion Strategy project on hold in accordance with Option #1.

BACKGROUND:

The project was initialized to explore the potential land use scenarios for the hamlet expansion area in accordance with the Greater Bragg Creek ASP and the Hamlet of Bragg Creek Revitalization Plan. The hamlet expansion area is approximately 87 hectares (214 acres) in size and consists of some 20 parcels. The final ASP amendment would provide policies to guide the development of the expansion lands. A copy of the approved Terms of Reference for the project is set out in Attachment ‘A’.



DISCUSSION:

Schedule 1 and Policy 3.1.8.1 of the Growth Plan support the hamlet of Bragg Creek (including the proposed expansion area) as a Hamlet Growth Area and, therefore, as a Preferred Growth Area. Policy 3.1.8.3 guides future growth within Hamlet Growth Areas, noting the density and composition that hamlets must meet, and the requirement to define a main street or mixed-use node where employment uses or mixed-use development should be focused.

As the Growth Plan sets the minimum average density for Hamlet Growth Areas as five units per acre, and Policy 3.1.7.2 states that the Rural and Country Cluster placetype shall not be located within a Preferred Growth Area, this prevents the County from pursuing country residential development within the Expansion Area if it wishes to obtain support from the RGP.

There is no maximum density placed upon Preferred Growth Areas, and so subject to community support and Council direction, Administration could investigate densities that are sufficient to justify extension and upgrade to existing water and wastewater servicing. Responses were mixed in



previous public engagement, with some respondents opposed to any increase in density, while others were open to some increase in density, subject to the built form being sensitive to Bragg Creek's character and setting. If higher densities are required in the Expansion Area, it is important that the impacts of this on the surrounding area are properly addressed prior to proceeding with the draft ASP.

Discussions have been ongoing between the County, Alberta Transportation, and Tsuut'ina Nation in relation to providing appropriate improvements to the intersection of White Avenue and Highway 22. However, there is currently no agreed approach between interested parties and finding a resolution on the matter may take a significant period of time.

Approved development within the existing hamlet has also not progressed as expected to support implementation of the existing ASP policies and Revitalization Plan. It is therefore considered beneficial to observe the impact that this has on activities within the hamlet and how this might interact with the Expansion Area. The impact of development within the existing hamlet may also affect servicing potential for the Expansion Area, and so this matter should also be considered.

Although Administration is proposing a pause to this project, Council may determine that it wishes to continue with preparing the draft Plan alongside the other ASPs being developed. Administration currently does not have the resources to continue with the ASP project if these resources are to be assigned to completing the Janet, Conrich, and Springbank ASPs, together with other projects and operations. Therefore, Council would need to provide additional resources to either support additional staff within the Planning department, or to retain a consultant to complete the project.

BUDGET IMPLICATIONS:

Separate to budgeted amounts to account for technical reports, Administration carried forward a budget of \$60,000 to 2022 to complete the remaining Planning activities relating to the project. This is expected to be sufficient if Administration is to continue to complete the remaining portions of the project. However, if Council is minded to direct continuation of the ASP project and completion by external consultants, a budget adjustment will be required.

STRATEGIC OBJECTIVES:

Council's Strategic Plan supports responsible growth and implementing a vision for growth through a clear planning framework. Similarly, a strategic objective is to guide the County's growth pattern in an orderly and economically sound manner that aligns with regional planning. Administration is suggesting that pausing the project would ensure that any expansion to the hamlet of Bragg Creek is planned in a way that accounts for sound investment in infrastructure and that it is an appropriate addition reflective of ongoing development within the existing hamlet area.

OPTIONS:

- | | | |
|------------|----------|---|
| Option #1: | Motion 1 | THAT the Bragg Creek Area Structure Plan Hamlet Expansion Strategy project be placed on hold to accommodate staff resource availability and other Council planning project priorities, and to allow further assessment of development progress within the existing hamlet, servicing capacity, and transportation improvements (specifically White Avenue/Highway 22 intersection discussions). |
| | Motion 2 | THAT Administration be directed to present a report with an update on these items, together with a request for direction on continuation of the ASP project, no later than September 2023. |



Option #2 THAT Administration be directed to prepare an update to the Bragg Creek Area Structure Plan Hamlet Expansion Strategy project Terms of Reference and an associated budget adjustment to Council no later than December 13, 2022. The revised Terms of Reference shall include sections to guide:

- revised project timelines and phases;
- proposed public engagement and stakeholder communication plans;
- consultant and Administration roles; and
- any required revisions to the scope or deliverables of the project.

Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

DK/rp

ATTACHMENTS

ATTACHMENT ‘A’: Bragg Creek ASP Hamlet Expansion Strategy Terms of Reference.