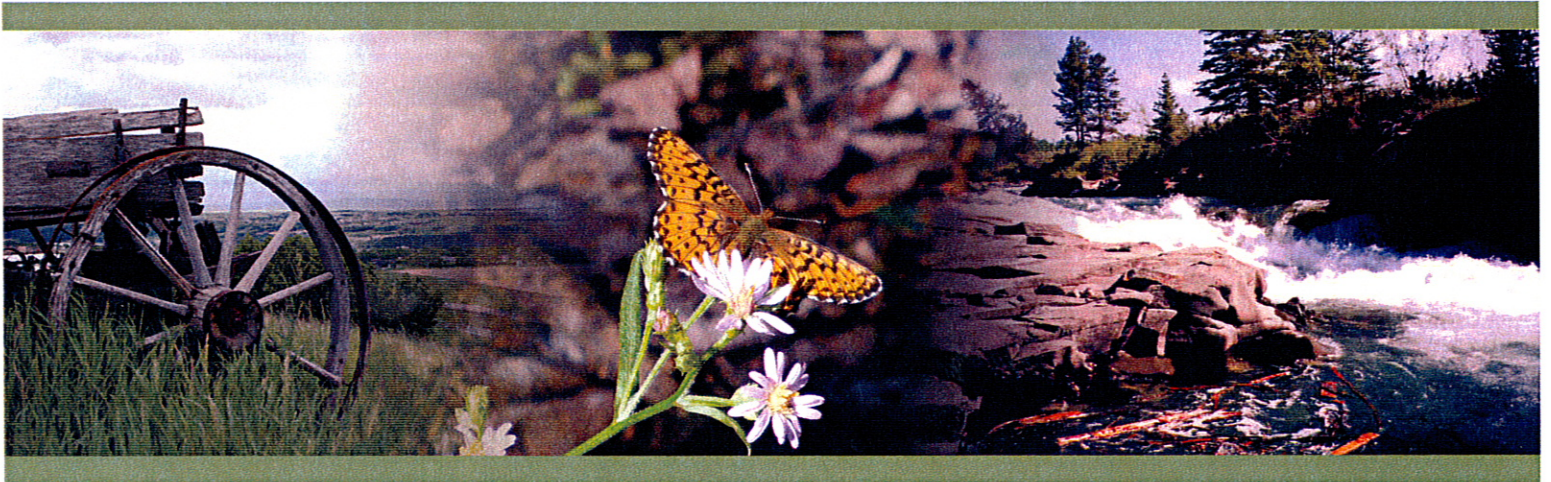


# *Bearspaw* Planning Resource Kit



# Bearspaw Planning Resource Kit

This kit is about ensuring that the right information is being considered when planning for Bearspaw. Over the past few months there has been a great deal of discussion about what Bearspaw is like and the sort of place that residents envision it becoming. This is a record of that discussion. Using this kit, you should be able to understand:

- The perspectives of stakeholders on future community character
- The planning process moving forward
- The key landscape attributes of Bearspaw

## A Message from Deputy Reeve Hopeton Louden

It has been over fifteen (15) years since the last Municipal planning document for the Bearspaw area was produced and implemented. Prior to that document (over 45 years ago) there was no planning that went into the subdividing of the vast farmlands that was Bearspaw. These initial subdivisions were minimum twenty (20) acre parcels. The document of fifteen years ago allowed for four (4) acre parcels with the proviso that smaller parcels could be developed if a 'concept scheme' for the particular land was provided. These 'concept schemes' have developed Bearspaw Village, Church Ranches, Equestrian Estates, the Willow Creek area to name some examples. The result of this growth is that Bearspaw now has a population of over 5,000 people!

The planning process we have embarked on is an acknowledgement of several factors: the desirability of the area and hence the phenomenal growth; the need to manage the impact our growth has and will have on water, waste water, roads and the natural beauty of Bearspaw - the wildlife, the coulees, the river valleys, the mountain views, the tree lined corridors; the reasonable expectation from our urban neighbour that an area with this size population ought to become more self sufficient; the stated desire of many of our residents that we need to create a sense of community here and the realization that the previous plan was out dated, did not build or enhance holistic community development and often triggered conflicts between developers and residents when a development proposal came forward.

So, it is with an incredible sense of pride that I speak of our new planning initiative for Bearspaw. The essential principle of this approach is that citizen/resident engagement and involvement is critical because they know the area best and that their needs and aspirations are the important foundations for community development! The Bearspaw Community Development Strategy is about building a community that is comprised not only of houses and parks but also relationships and a sense of community identity with enduring pride. The result of this planning initiative will be a proactive stance towards future changes to the community that provides clear guidance to all community stakeholders about what is and isn't acceptable in Bearspaw. I encourage all Bearspaw residents to participate as we lay the foundation for our common future. As area Councilor, Deputy Reeve and long-time resident, I have seen the changes to the community and the landscape. All of us moved to Bearspaw for its beauty and charm and now together (like those early inhabitants who 'tamed the prairie wool'), we must work towards developing a clear, unified vision of how we will manage growth, how we will attend to our self sufficiency - schools, health, services, aging in place etc - and create the community we want to build for ourselves in the future while preserving and enhancing the beautiful landscape we are so blessed to inhabit.

This planning initiative for Bearspaw is about US, our common vision for our community!



- Hopeton Louden

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## The Bearspaw Planning Process – Responses to Date

The planning process to date has been focused on engaging the Bearspaw Community in a discussion about Bearspaw as it is and how it might be in the future. Rocky View Staff began compiling background information in early '08 and by the fall were ready to engage the Bearspaw Community. After an introductory session in September, the Planning Process officially began with the Bearspaw Discovery Community Open House and Workshop on October 22<sup>nd</sup>. In late October there was a technical workshop to begin considering the implications of the public input received. Throughout the course of November there were Public Coffee Table Discussions where Staff presented information about various aspects of community development and community members provided related feedback. The key components of the planning process to date are described in the chart below.

<b>BEARSPAW COMMUNITY PLANNING PROCESS: PAST EVENTS OVERVIEW</b>		
<b>Process Stage</b>	<b>Components</b>	<b>Dates</b>
Data/Mapping Review and Refinement	<ul style="list-style-type: none"> <li>Staff Technical Committee Workshops</li> </ul>	September
Site Visits and Workshops/Meetings	<ul style="list-style-type: none"> <li>Community Support Group Workshop</li> </ul>	October 21 <sup>st</sup>
<b><u>PUBLIC MEETING 1</u></b>	<ul style="list-style-type: none"> <li><b><u>Bearspaw Discovery Workshop</u></b> <b>COMMUNITY OPEN HOUSE AND WORKSHOP</b></li> </ul>	October 22 <sup>nd</sup>
Planning and Design Workshop	<ul style="list-style-type: none"> <li>Focus Group of Community Members and Staff work through results from Discovery Workshop and develop early <b>PLAN DIRECTIONS</b></li> </ul>	Oct. 29 <sup>th</sup> & 30 <sup>th</sup>
<b><u>PUBLIC COFFEE TABLE DISCUSSIONS</u></b>	<ul style="list-style-type: none"> <li><b><u>COMMUNITY COFFEE TABLE DISCUSSIONS</u></b> <b>WEEKLY ON SPECIAL TOPICS (see handout)</b></li> </ul>	November 6 <sup>th</sup> , 13 <sup>th</sup> , 20 <sup>th</sup> & 27 <sup>th</sup>

This section summarizes the responses we have received from the public events held to date, which includes:

- The October 22<sup>nd</sup> Bearspaw Discovery Community Open House and Workshop
- The October 29<sup>th</sup> & 30<sup>th</sup> Bearspaw Technical Workshop
- The November 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup> & 27<sup>th</sup> Community Information and Engagement Sessions

## **October 22<sup>nd</sup>, 2008: Bears paw Discovery Community Open House and Workshop**

The October 22<sup>nd</sup> event was about discovering the Bears paw community. During the Open House and Workshop, information was exchanged with the community through a variety of exercises, including a:

- Questionnaire
- Community mapping exercise
- Conversation Café Workshop

This input provides valuable insight into the important aspects of the local community and landscape.

The first half of the evening was an Open House where information was presented about Bears paw in the form of display boards. The questionnaire and community mapping exercise offered attendees opportunities to provide feedback. The second half of the evening was a Workshop where participants developed group responses to various questions. The feedback from these exercises is presented below.

### **Feedback from the Questionnaire**

50 people responded to the Questionnaire.

The first question of the questionnaire asked people to identify what the most important display board is in determining where development happens (the boards displayed information on landscape attributes and demographics). Land use and transportation patterns emerged as the most frequently cited boards. Other respondents noted the importance of the physical characteristics of the landscape and the natural areas, soils, topography and hydrology it is comprised of. Others noted the importance of community opinion and councilor support.

The second question asked people to list what elements they were looking for in a neighbourhood when they moved to Bears paw. It is clear from the responses that the separation, privacy, tranquility and quiet associated with country residential neighbourhoods are a key draw to Bears paw. Part of this is also the beauty of the landscape which is enjoyed as scenic views and nearby open spaces that support natural areas and wildlife. Clean air and dark skies were also seen as important. Finally, quality housing in a friendly community that is close to Calgary but without all the busy traffic was an important aspect of Bears paw.

The third question asked people to list what they thought the three most important community services are. Fire protection and medical services figured prominently in the responses. Also prominent were recreation facilities, trails and open spaces. Seniors living facilities and services were identified. Some respondents noted that they are content with their current level of services. Others mentioned the importance of shops, schools, professional services, hotels and even a town square.

The fourth question asked people to identify any missing information, and what was identified has been explored further.

## Feedback from the Workshop

During the workshop portion of the evening, approximately 80 people stayed and formed into 10 groups around tables. They were asked to discuss and develop common responses to 3 questions.

The first question asked participants to identify the key opportunities and constraints for Bears paw. The most significant opportunity was within the natural areas (especially the Glenbow, Haskayne and Big Hill Springs Parks) and rolling landscapes. These could be identified and preserved at an early stage in the planning process as well as become increasingly accessible through the development of trails. There is the opportunity to create a coherent community vision embedded in a 'living plan' that changes and grows, reflecting the community vision. Specifically, there is an opportunity to have extraordinary development in Bears paw that would set it apart from the City and lead to the development of a social core and gathering place with some localized commercial development. This could lead to a sustainable community where people can live, work, play and age in place. The most significant constraint identified was limited water and wastewater capacity. Organizational deficiencies – such as a lack of cooperation within and between the Municipality and community, the unreceptive attitude of some developers, the lack of clear guidance and political will – were identified as constraints. Differing objectives between small and large landowners as well as the separation between neighbourhoods were identified as a constraint to developing a common community vision. Further constraints are the transportation issues associated with development, including: traffic congestion; access to parks, and; the absence of safe cycling routes. Finally, there were concerns regarding the impact of development on a country lifestyle.

The second question asked participants to identify the types of services and residential development necessary for them and their children. Public institutional facilities – such as recreation, seniors and medical facilities were a top priority. So too were public spaces such as gathering places, open spaces, pathways and an arts/cultural arena. Soft services such as fire, police and ambulance as well as after-hours children's activities were also mentioned. Commercial services were identified, but only at a minimal level (or none at all), with high standards and located in a small village centre. Regarding residential development, ideas such as allowing a mixture of housing types within communities, clustering housing to preserve open space and providing housing for young families were mentioned. Finally, infrastructure such as water and wastewater were seen as important and there were suggestions that a commuter train would be a good way to decongest Highway 1A.

The third question asked: What are 6 Principles that should guide development?

Principle	Frequency
Environmental and open space protection/preservation	10
Collaborative, open, participatory and transparent planning approach, in good faith	8
Protect and maintain country living	7
Establish high standards of quality for development	5
Movement/Transportation oriented development, safety and efficiency	4
Having a context and vision before proceeding with development	3
Multi-generational community	3
Dark sky policy	3
Diversity of development (different size lots & homes)	3
Only country residential	2
Create heart(s) of the community - 'a place to learn, work and meet'	2
Live, work, and play in the community	2
Respect & enhance your neighbours and community	2
Plan around existing infrastructure	2
Sustainable (Triple bottom line)	1
Ultimate best use of each piece of land	1
Adequate utility servicing with no external effects	1
Maintain privacy	1
Preserve agricultural land	1
Mix of services	1
Tax controls efficiency of development	1
Transition areas around gravel pits	1
No 'big box' stores	1
Fair distribution of costs and benefits that respects property rights	1

## October 29<sup>th</sup> & 30<sup>th</sup> 2008: Bears paw Technical Workshop

The Oct 29<sup>th</sup> & 30<sup>th</sup> Technical Workshop was about exploring the implications of the feedback received from the Oct 22<sup>nd</sup> event. Rocky View invited 12 community members, 4 developers and 8 MD Staff to participate in the Workshop. Over the course of the two days, participants (in 4 groups) went through a number of exercises, including:

- Developing a vision statement and set of guiding principles
- Allocating the growth associated with different scenarios (H, M, L)
- Developing land use character areas

The feedback from these exercises is presented below.

### Vision and Principles Exercise

Each of the four groups developed a Vision and set of Guiding Principles for Bears paw.

Group	Vision	Guiding Principles
1	“Elevating a country lifestyle, [sustainably].” Acreages, topography, splendor, vista, community, rural/country, elevated landscape, expansive, lifestyle, sustainable.	<ol style="list-style-type: none"> <li>1. Services</li> <li>2. Ensure the ability to choose density.</li> <li>3. Preservation of rural heritage (buildings, associations).</li> <li>4. Quality development through community guidelines.</li> <li>5. Community Place-making</li> </ol>
2	Independent Community Responsible Development Space & Quality of Life Dark Sky Preservation of Environment Recreation Opportunities Tie in People + Place (Setting)	<ol style="list-style-type: none"> <li>1. Bears paw is a community independent of adjacent communities. (i.e. Calgary, Cochrane, Agriculture)</li> <li>2. Dark Sky Principles will guide development.</li> <li>3. Identify, protect, and create open space and connective trails and provide open habitat.</li> <li>4. Density transitions to respect the essential qualities residents now enjoy.</li> <li>5. Various sized lots; Better quality controlled appearance; and Individual expression within Western theme.</li> </ol>
3	Bears paw is a region which is a group of complimentary environmentally responsible communities which respects the land and its history. It offers a complete lifecycle experience that will flourish over generations.	<ul style="list-style-type: none"> <li>• Complete Lifecycle. ‘Cradle to Grave’ Variety of housing forms. Services – Hard &amp; Soft (EMS/Health, schools, entertainment)</li> <li>• Sustainability (TBL) Social → Entertainment/Sense to Belong Environmental → Reduce Traffic/Create Collection Points Economic → Encourage at appropriate scale.</li> <li>• Nodal Development. Intimate Scale. Walkability Within The Node. Quality of Life</li> <li>• Rural Fabric/Historic Touchstone</li> <li>• Challenges: Logical Growth Expansion vs. Preservation of Growth</li> </ul>
4	An evolving collection of connected, diverse, multi-generational neighbourhoods that respect the land and rural character of the region while benefitting from proximity to urban centres.	<ol style="list-style-type: none"> <li>1. Environment</li> <li>2. Multi-Generational</li> <li>3. Diversity of Development (Flexibility)</li> <li>4. Dark Sky Policy</li> <li>5. Movement &amp; Transportation</li> <li>6. Sustainable (Triple Bottom Line)</li> </ol>

### **Dotmocracy Exercise**

The second exercise that the groups went through was aimed at exploring the implications of various rates of growth. Based on historic growth rates and some of the background information that has been coming from the Calgary Regional Partnership and Rocky View's Growth Management Strategy, a low growth scenario of 40 new dwelling units per year, a medium growth scenario of 80 units per year and a high growth scenario of 120 units per year were identified. Each group was given a set of Bears paw maps and some dot stickers, each of which represented 40 dwelling units. The groups were then asked to allocate the dots across Bears paw and thereby indicate the settlement pattern they felt to be appropriate.

Some interesting patterns emerged from the exercise. One group primarily put growth in a corridor along the 1A Highway. Another group distributed growth across Bears paw, suggesting a country residential or cluster residential settlement patterns. There was one group that concentrated development in specific areas across the Bears paw study area and indicated the desirability of local commercial. Another group indicated that nodal development along the Highway would be preferred. The approaches to allocating the expected growth for Bears paw will all be explored further as the planning process unfolds.

### **Developing Land Use Character Areas**

Exercises on the second day of the workshop focused on exploring what the character of new development may be. This meant going beyond the growth 'dots' used in the previous day and defining the intended character of the various areas. Many ideas were developed and some of them have informed the alternatives presented at subsequent public events (including the January 27 Open House). Concepts were also developed for specific types of neighbourhoods such as cluster residential, country residential, etc. The ideas developed will inform the elaboration of subsequent planning alternatives.

## November 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup> & 27<sup>th</sup>, 2008: Coffee Table Discussions

Over the course of November, a series of coffee table discussions were hosted every Thursday, first at the Historic Bearspaw Schoolhouse and then in the foyer of the Bearspaw School. The purpose of these weekly sessions was to explore a number of topics related to community planning in greater detail. The topics of discussion were:

- Overarching Planning Policies
- Development and the Environment
- Soft and Hard Infrastructure
- The Complete Community and Sustainable Development

At each session, an information sheet was presented and then attendees were asked to form groups and discuss some related questions. Those information sheets as well as the feedback from the sessions are included below.

### November 6<sup>th</sup>: Overarching Planning Policies

This session explored how land use and development is regulated, starting at the Provincial level, and working down to the site level. Land use planning in Alberta is changing and there are a number of planning initiatives currently underway. These sections on overarching planning policies aim to address the question: How does this planning exercise for Bearspaw fit within the 'big picture'?

#### The Provincial Land Use Framework

The Draft Land Use Framework is based on principles that speak to the need for integrated planning across the six major watersheds of the Province with an aim of managing the cumulative effects of development on air, water and land. The Province is looking to develop new policy tools and information/monitoring systems to promote conservation. What this means for Rocky View is that our plans will have to conform to the regional plans and comply with defined thresholds.

#### The Calgary Regional Partnership's Land Use Plan

The Land Use Framework supports the development of a regional land use plan that is currently being developed by the Calgary Regional Partnership (CRP). CRP represents 18 member municipalities and 1 first nation. The plan will aim to coordinate future growth within the member municipalities and First Nation according to 4 pillars of sustainable development. These pillars are:

- Enriched Communities which includes issues such as collaborative planning between municipalities, and public safety
- Prosperous Economy which includes issues such as economic diversity, stability and provision of a high standard of services including recreation, education and health
- Healthy Environment which includes issues such as waste reduction, smart growth, and protection of environmental resources
- Sustainable Infrastructure which includes issues such as water and waste water servicing, mobility and appropriate land uses

All municipal plans will need to reflect the pillars of the regional land use plan, however documents such as the Bearspaw Community Development Strategy will go into further detail and assess land uses and infrastructure at the local level. The regional land use plan is currently in a draft form and is being reviewed at an administrative and political level. It is expected that a draft will be released for public review in early 2009, with public consultation to follow.

### The Rocky View / Calgary Intermunicipal Development Plan

Rocky View and Calgary are currently undergoing a review of their Intermunicipal Development Plan (which is a document that serves to coordinate growth along boundary areas between two municipalities). The study area for the Intermunicipal Development Plan review was defined at the time of Calgary's last annexation (see attached map). This Intermunicipal Development Plan will be aligned with the regional land use plan, but it will provide more detail about how the two municipalities interact with one another. With the exception of joint planning areas and growth corridors the document will not aim to set land use or any planning in place (there are no joint planning areas in Bearspaw, but Bearspaw is an identified MD residential growth corridor). Rather its goal is to outline accepted standards for both municipalities and facilitate conflict resolution, cooperation and discussion between the two municipalities on topics such as:

- Mobility - major roadways and pathways ensuring adequate intermunicipal access
- Environment - the two municipalities will promote the preservation and coordination of open spaces
- Transitioning - policies surrounding appropriate transitions from Calgary to Rocky View will be outlined to ensure that both municipalities can sustain their individual identities

A large portion of the Bearspaw area falls within the Intermunicipal Development Plan study area, it should be noted that this is only the study area and may not reflect the final policy boundary. If the Bearspaw CDS is approved it's policies will supersede those in the IDP.

### Rocky View's Growth Management Strategy

The Growth Management Strategy aims at creating an inspired 50-year vision that will provide clear direction in managing growth in a sustainable manner while respecting the diversity within Rocky View. The Growth Management Strategy intends to identify and understand the impacts of change, determine future priorities, and assess the implications of decisions. Rocky View expects that adopting a 'Triple Bottom Line' assessment approach will lead to more effective decision making. This approach will ensure consideration of natural ecosystems in concert with social well-being and economic viability for the long-term benefit of current and future residents.

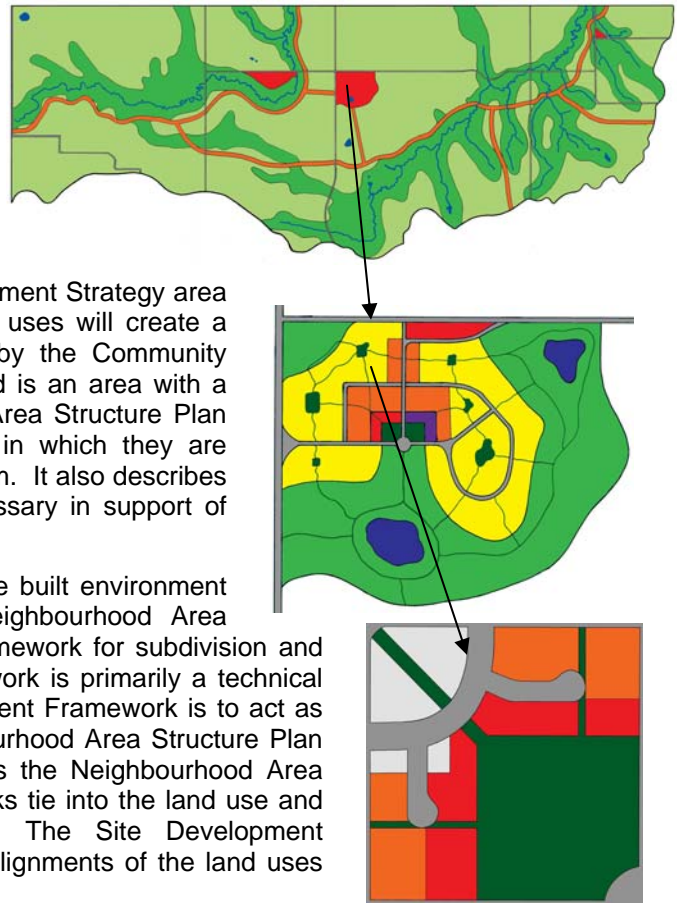
The project launch for the Growth Management Strategy occurred in April of 2007. As part of the initial stages of this process, a Visioning Workshop was held for the residents of Rocky View to contribute their ideas and perspectives, and a Business Forum was held to receive input regarding how the economic competitiveness of the Municipality can be further promoted. Background studies were completed, that allowed Rocky View to gather supporting information in support of future growth management scenarios for the Municipality. These strategies are currently being refined and, once they are ready, several public information sessions will be held to insure adequate feedback on the ideas. Future planning documents will implement the Growth Management Strategy. These future planning documents include a new Municipal Development Plan and a new Land Use Bylaw as well as updated/new Community Development Strategies for specific areas within Rocky View.

The Growth Management Strategy sets the regional context within Bearspaw will fit into. It will do this by identifying the principles and objectives that development will adhere to. More specifically, it will identify regional transportation corridors, major nodes of growth, and it will likely set a framework for country residential development in terms of the manner in which it should proceed.

### Rocky View's New Types of Planning Policies

Rocky View's new planning framework has redefined the levels of planning applying to specific areas within the Municipality (which formerly included Area Structure Plans and Conceptual Schemes). The design-based approach of the new framework is a cost-effective, clear and flexible way for the Municipality to secure its interests in development while meaningfully engaging the public and responding to regional policies. Instead of painting broad brush strokes across a landscape to indicate development opportunities, the Municipality will first specify the location and character of comprehensive development areas, then specify the design of all significant neighbourhood elements necessary to create those areas and finally determine the form and performance of the built environment. The new planning framework is proposing three new levels of planning to replace Area Structure Plans and Conceptual Schemes:

- Community Development Strategies* start with the 'first principles' that comprise the community vision and translates these into a plan that defines what sorts of places are to be created/preserved in which locations. The purpose of a Community Development Strategy is to define, at a general level, the settlement pattern and infrastructure system in an area. The landscape will be loosely described in terms of four basic elements:  
 Centres - the local, through to regional, nodes of activity;  
 Districts - the special-use areas, which are characterized by a single activity;  
 Corridors - the connecting elements based on natural systems or transportation lines;  
 and, Preserves - the open space elements that frame the region.
- Neighbourhood Area Structure Plans* focus on component parts of the Community Development Strategy area and define what specific arrangement of land uses will create a place with the sort of character envisioned by the Community Development Strategy level. A neighbourhood is an area with a unique sense of place. The Neighbourhood Area Structure Plan describes the sorts of activities, the pattern in which they are arranged and the performance expected of them. It also describes the major servicing system components necessary in support of development.
- Site Development Frameworks* define what the built environment looks like at each site covered by the Neighbourhood Area Structure Plan level and it establishes the framework for subdivision and development.. The Site Development Framework is primarily a technical document. The purpose of the Site Development Framework is to act as an implementation mechanism of the Neighbourhood Area Structure Plan. The Site Development Framework implements the Neighbourhood Area Structure Plan by showing how individual blocks tie into the land use and servicing strategy of the neighbourhood. The Site Development Framework shows the exact boundaries and alignments of the land uses and servicing system components.



To implement this new framework, Administration will focus on areas where more effective guidance is most needed as well as areas where existing policies can be easily converted to the new planning framework. The strong relationships between the levels mean that clear guidance provided by each level of the planning framework to the subsequent stage, but this also means that 'lower' levels cannot be implemented without the guidance provided by 'higher' levels.

## Feedback from the November 6<sup>th</sup> Session: Overarching Planning Policies

36 people attended this session.

This session explored how land use and development is regulated, starting at the Provincial level, and working down to the site level. Land use planning in Alberta is changing and there are a number of planning initiatives currently underway. The session addressed the question: How does this planning exercise for Bears paw fit within the 'big picture'?

### How do Planning Policies Affect You?

- Provides certainty and manages expectations
- Awareness of community – unique needs, wants, desires
- Communication ability – Input to change
- Coordinates concerns on common issues
- Give voice to community values and acceptable standards
- If there is development there will be conflict between the new residents and the farming/ranching community
- If there is a good plan in place it will be easier for farmers/ranchers to plan. Unclear plans complicate life for everyone.
- Plans must also be flexible so that if farming becomes surrounded by residential, the farmers can change (their land) to residential.
- The existing policies are complex and expensive.
- Planning policies affect anyone who wants to develop their land.
- Water must be addressed.

### What are the Costs and Benefits of Planned Development?

#### Benefits:

- Management of natural resources – water/air
- Management of wildlife and natural life cycle
- Framework for decisions – individual & community
- Have a say in our own destiny.
- Can get a variety of opinions.
- More input into how our community is shaped to handle great growth in the future.
- A chance to address the water situation.
- Development & water servicing between Rocky View and Calgary must be coordinated.

#### Costs:

- Study requirements
- Option justification
- Restrictive – Only development proposals that conform to the plan are acceptable.
- Helps regulate land use for everyone so that residents can develop (or not) with respect for their neighbours. In other words, sound plans help prevent community squabbles.

## **November 13<sup>th</sup>: Development and the Environment**

This session explored the interaction between development and the environment. Ways to minimize the impacts of development as well as ways to equitably encourage environmental preservation/stewardship were discussed. The sections below address the question: What would environmentally sensitive development look like in Bears paw?

### Overall Environmental Impacts

The total environmental impact generated by a community is a product of the overall number of people in the community and the average amount of resources each community member consumes. In terms of 'ecological footprint' (a measure that allows us to describe environmental impacts in terms of acres per person), the average Canadian has a footprint of about 20 acres (the average American has a footprint of about 25 acres). 35% of this total environmental impact is influenced by aspects related to settlement pattern (i.e. mobility, infrastructure, and home energy).

### Climate

The consensus of the scientific community is that while there are natural cycles in global climate, humans are exacerbating the current warming trend by emitting greenhouse gasses. Focusing on the influence of settlement pattern, greenhouse gasses emissions are primarily associated with transportation and household energy use. Strategies to reduce greenhouse gas emissions through settlement pattern include: meeting more needs locally; commuting using public transit; and energy efficient building design (i.e. Leadership in Energy and Environmental Design – LEED).

### Water

Water is scarce in the Calgary region. Overall in Alberta, 98% of the water we use is surface water, while 2% is groundwater. Municipalities use 11% of that total. In Bears paw, the proportion is different since there are a larger number of homes being supplied by water wells and fewer homes being supplied by water co-ops (that get water from surface sources). There is capacity to supply approximately 600-800 new homes on the water available from co-ops. Water conservation strategies include: landscaping with (or preserving) regional, native plants; water treatment and reuse; and low volume fixtures and appliances.

Household use of water produces wastewater which is treated by on-site septic systems (there are no sewers in Bears paw). This creates limitations in terms of the amount of land (and properly drained soils) that each parcel requires in order to be viable. There are wastewater treatment options available for on-site systems that reduce the size of field necessary for each residence.

Site development alters the natural absorption capacity of the land and this leads to increased stormwater flows (runoff). Given the absence of storm sewers in Bears paw, these stormwater flows are managed using landscape features such as ponds/wetlands and ditches/streams. Low impact development techniques allow for more stormwater infiltration thereby reducing overland flow and the intensity of flows downstream during storm events.

### Ecology

Bears paw is located within the Foothills Parkland Natural Subregion of the Parkland Natural Region. Natural Regions are the largest mapped ecological unit and are defined by landscape patterns, vegetation, and soils. Natural Subregions are parts of a Natural Region distinguished by vegetation, climate, elevation and physiographic differences. The Parkland Natural Region is characterized by remnant patches of aspen and willow shrublands mixed with native grasslands underlain by black soils and surrounded by productive agricultural lands. The Foothills Parkland Natural Subregion is defined by rolling to hilly native grasslands on southerly slopes, aspen woodlands or willow shrublands in low-lying areas or on northerly slopes and hay lands on undulating to rolling terrain. This Natural Subregion represents a transitional ecosystem between the mountains to the west and the parkland to the east.

Development alters the natural landscape by constructing improvements (such as roads and houses) and by introducing non-native species (such as Kentucky blue grass – typical lawn grass). In doing so, the natural ecosystem is effectively replaced by human settlement. This has two effects: natural environment destruction; and fragmentation (isolation of natural areas). These effects can be reduced through sensitive site design. Specific measures to reduce the impact of development on habitat include:

- Setting aside patches of natural habitat and connecting these via wildlife corridors.
- Clustering housing on smaller lots and leaving land undeveloped.
- Using a transfer of development credit system to target growth to specific areas.
- Locating new development in existing areas (infill development).

### **Feedback from the November 13<sup>th</sup> Session: Development and the Environment**

33 people attended this session.

#### **What Principles should guide interactions between development and the environment?**

- Wildlife preservation.
- Blending of buildings into natural landscape.
- Natural trails – connecting community. Proper pathways.
- Dark skies.
- Design/maintain 'rural roads' & speed limits (keep to the 1A and Provincial Hwys)
- Respect wetlands. Retain all natural wetlands.
- Retain wildlife corridors. Protect wildlife corridors. Retain the natural corridors of the land.
- Retain natural waterways. Maintain existing water courses to river. Preservation and respect of water. No development within 30m of any water course, including seasonal.
- Development fits with the character of the landscape.
- Proposed development fits with existing patterns of development
- Endorse new sewage technology
- Minimal grade disturbance. No significant terrain modifications.
- Maintain views – keep natural landscape
- Preserve green spaces and existing historical areas.
- Maintain municipal reserves.
- Honour existing densities. Respect existing residents quiet and enjoyment.
- Protect existing environment – green areas, natural grasslands, plants, etc.
- Maintain escarpment areas – make them environmental reserves. No development within 30m of escarpment. No development visible from the bottom of coulees or valleys.
- Keep natural environment wherever possible.
- Maintain natural and sensitive areas – interconnect these areas if possible.
- Water and sewer must support any proposed development.

There was an exercise where the groups of participants were asked to map the landscape character areas that exist within Bearspaw (i.e. Coulees, knob & kettle, etc.). This information was used as a basis for producing the landform type mapping.

## **November 20<sup>th</sup>: Soft and Hard Infrastructure**

This session explored the social services associated with community development. Emergency services form a basic component of soft services, but there are also education, recreation and family support services associated with community development. The session addressed the question: What sorts of social services would benefit Bears paw in the future?

This session also explored the physical infrastructure requirements associated with development. Infrastructure capacity and development forms will be discussed as well as how infrastructure upgrades are staged and funded. The session addressed the question: What infrastructure options are appropriate in Bears paw?

### Soft Infrastructure

Soft Infrastructure refers to all the institutions, which are required to maintain the health, wellbeing, and cultural/social standards of a community. These services, while not a prominent part of the physical landscape, are nevertheless integral to building community.

### Open Space

There has been a shift in focus in recent years among the residents of Rocky View towards a desire for greater variety of open spaces and better managed parks and open space networks. To respond to this demand, Staff from Parks, Recreation and Community Services have been conducting a detailed inventory of all Municipal Lands found in the MD and attaching a classification to each parcel. The classification is based on the MD's Open Space/Trails Classification System. The classification system will also provide a standard for the dedication, development and use of municipally owned open space lands and will assist in the review, evaluation, maintenance, and development of parks and recreation facilities. Each open space classification includes general information such as: classification description, size requirement, catchment area, target user, common activities and potential facilities.

### Recreation

The Bears paw Glendale Recreation Board has recently developed a comprehensive list of priorities as part of their 2008 Recreational Master Plan. The Board's recognizes the importance of interaction and collaboration in the community and as a result have increased their Board compliment by three positions in the last year, two key representatives being from the Bears paw Glendale Community Association Board of Directors and a member from the Bears paw Trails Committee. They also recognize the importance of enhancing the roles and responsibilities of both the Recreation Board and Community Organizations and the potential for future residential and recreational development in their district and surrounding area. To support this, the Board has included seven implementation principles in the new master plan to assist them in moving forward with recreational amenities and sustainability within their district and surrounding area. Some key highlights in the Bears paw Glendale Recreation Master Plan are:

- The Bears paw Lifestyle Centre will be the recreational and cultural focal point in the community.
- To encourage volunteerism.
- Increased communication.
- Coordinate and cooperate with neighbouring communities to meet the needs of all.
- Continuously assess the present and future recreational needs of the area.
- To ensure that appropriate amounts of open spaces are preserved.

### Education

Education is a key component of community development. The Bears paw School (Grades K-8) currently has the capacity to handle another 250-300 students. This equates to approximately 500 new homes. Beyond 500-800 new homes, the area would either need to build a new K-4 school or build two new K-4 schools and convert the existing K-8 school to a 5-8 school. High school students are currently bussed to the high school in Cochrane and there would need to be an additional 3,000+ homes for a new high school to be needed in the Bears paw area.

### Family and Community Support Services (FCSS)

FCSS is a partnership between the Province and municipalities that develops locally driven preventive social initiatives to enhance the social well being of individuals, families and communities. The basic premise of the program is that prevention is better than cure, so FCSS can only fund preventive social support programs. FCSS cannot fund recreation programs, duplicate services provided by another government department, or provide welfare to individuals or families. FCSS currently funds mentoring programs, youth worker and youth centre programs, senior's programs, family life enrichment courses, outreach and referral programs, and other community development programs.

### Emergency Services

The Municipality provides fire protection and Bylaw enforcement to the Bearspaw area. The Fire Department is looking at expanding into Bearspaw with a sub-station as Calgary and Cochrane will not be able to provide fire protection outside their jurisdictions in the long run. Protective Services enforces traffic regulations and local Bylaws. The RCMP provides enforcement for criminal offences (and will until at least 2012). The Province provides emergency medical service.

### Not-For-Profit Organizations

Not-For-Profit Organizations and Charities provide a valuable contribution to the communities they serve. A preliminary list of local Bearspaw organizations was compiled by the Communities Development Society. For more information, or to add a local Not-For-Profit Organizations or Charity to the list, please visit the Communities Development Society Website at: <http://andisdev.com/cds.htm> or call (403) 208-2599

### Hard Infrastructure

Hard infrastructure refers to the communal transportation and utility systems that enable settlement of land. Basic hard infrastructure is essential for any development to occur; but it is the manner in which it is planned, designed, constructed, and maintained that will provide the community with the backbone it needs for sustainable growth.

### Water

Water is a key factor that will ultimately cap development. The source will dictate how many people can be serviced in a given area and what room is there is for expansion. Bearspaw does not have the density to support servicing from the city, so residents obtain their water via a well or through a water co-op. The current water co-op has estimated they have additional capacity for approximately 600-800 units.

The Municipality is currently conducting a five year Groundwater Monitoring Project where volunteers read their well level twice a month. This project looks to see how groundwater is affected and tied to certain climatic variables. Upon completion of this project, Rocky View will have a tool that can be used for baseline planning and analysis.

### Sanitary / Wastewater

The Municipality residents largely dispose of waste water by way of traditional septic tank and tile fields. This technology has been around since 1881 and is largely unchanged for the majority of new applications. Recent years have developed systems that not only require smaller fields, but also produce substantially cleaner effluent. These newer systems can be used on an individual lot basis or can be linked together to form a community sanitary system. Another option is for the community to build its own wastewater treatment plant. All of these systems each have their own pros/cons and require serious consideration when deciding which to implement.

### Stormwater

Stormwater management is an issue that Rocky View is addressing on various fronts. Unique challenges and site-specific conditions present themselves with every new development. The Bearspaw area is no exception given its hummocky terrain and high groundwater levels. Currently there are no underground stormwater systems in the area and, again, will not likely be put in place until there is a density high enough to support such a system. Population density is not the only dictator for provision of these types of services; the source of project funding also needs to be answered. Traditionally, evaporation ponds have been used in an attempt to alleviate increased stormwater runoff caused by development. Evaporation ponds used on their own tend to have low success rates. Low Impact Development (LID) initiatives have become increasingly more common as technology and applications advance. LID techniques include such things as bioswales, spray irrigation, rain barrels, green roofs, and permeable pavement.

Bearspaw is currently governed by two drainage plans. The first being the Bearspaw Master Drainage Plan which was approved and adopted by council in 2007. The second involves the northeast portion of Bearspaw which is also subject to the Nose Creek Watershed Management Plan (2007). These drainage plans were produced to provide an overall plan for the area that will not only help manage stormwater as development proceeds, but also protect various environmental features.

### Transportation

Highway 1A provides access to Bearspaw for most residents, acting as the major transportation corridor running between Calgary and Cochrane. Major east-west roads include both Burma Road (TWP RD 260) as well as TWP RD 262. TWP RD 262 has been identified on the Long Range Transportation Plan by the Municipality as a two lane paved road that will eventually tie into Symons Valley Road. Major north-south roads include 12 Mile Coulee Road, Bearspaw Road, Highway 766 (Lochend Road), and Glendale Road. Currently, Bearspaw Road (RGE RD 30) is the only north-south road that has been identified by the Long Range Transportation Plan; as such, it is anticipated to become a four lane road running from Highway 1A to Big Hill Springs Road.

## **Feedback from the November 20<sup>th</sup> Session: Soft and Hard Infrastructure**

26 people attended this session.

What soft and hard services are necessary for you and your children?

Soft Infrastructure:

- Schools: All kinds. Public/Private. Become an educational destination. Need a second K-8 school. Become an educational destination. Choices for education.
- Fire and emergency medical. Paramedic response time. Required for all aspects of fire prevention. Dry hydrants. Fire preparedness.
- Open Space. Fundamental to the area and lifestyle of residents – especially the watercourses, focus on these as major open spaces. Protect the country lifestyle and the openness that exists for current residents. Try to have these connected by a system of trails to the extent possible. Open and historical spaces – upgrade trails. Accessibility to all residents via parking lots (encourage use). Equestrian trails as well as walking.
- Fire, EMS, Police (Regional).
- Lifestyle centre. Multipurpose area. Not-for-profit

Hard Infrastructure:

- Water – the water will accommodate development at existing levels. If higher densities are approved for areas that can accommodate them then they will have to access City water. Put higher density areas away from existing country residential areas. Communal systems implemented by the MD. Grey water management. Rain water collection.
- Sewage – maintain the concept of septic with new and more efficient systems and avoid major sewer systems. Septic fields to municipal reserves.
- Lighting – all lighting at ground level to 'light the way' and avoid area illumination. If there must be light standards, shield and direct the light. Maintain dark skies for the area. Establish a lighting policy.
- Roads – no upgrading of Twp Rd 262.
- Recycling – put bin in to allow residents to recycle.
- Encourage the use of advanced technologies.

Funding:

- MD revenue from the area.
- Sell 'useless' municipal reserves.
- Expand facilities as required to serve new development.
- Building the systems should be developer funded with operation and maintenance at the responsibility of the MD. Development levies.

## November 27<sup>th</sup>: The Complete Community and Sustainable Development

This session explored the ideas of community and sustainability. Communities can support living, working, playing, learning, moving, engaging and identifying – but which of these elements are appropriate in a complete Bears paw community? Development may be undertaken in a way that takes into account long-run social, economic and environmental viability – but again, what would this mean in Bears paw?

### The Complete Community

The ‘complete community’ is a phrase used to describe the ability of a locale to provide for the full range of needs and activities of the people living there – complete communities have independence and identity. The concept of complete community assists in defining what makes a place livable and enjoyable. The themes of living, working, playing, learning, moving, engaging and identifying provide a way to organize the variety of specific elements that make up a complete community.

There is rarely consensus on what makes a community livable and complete. Different individuals have different needs and engage in different activities, so determining what the ‘full range of needs and activities’ are in a community is not as straightforward as just generating a list of what everyone needs and does. This is because the concept of a ‘complete community’ goes to the heart of what the character of the community is. A community is complete when it contains the elements necessary to achieve the vision for it. Certain elements may have a greater emphasis than others depending on the type of community character that is desired. The usefulness of the idea of a ‘complete community’ is that it identifies the potential range of elements that could be incorporated in a community. Based on this, ideas of what would be appropriate in a local community can be discussed using a common language.

The idea of a complete community was developed with the aim of providing a tool for community planning activities and, as such, it has been embodied in a fairly specific list by some jurisdictions that have used it. Below is a partial version of a complete community checklist. The ‘Themes’ are the general aspects of what a community could include. The ‘Issues’ are more specific aspects of each theme and may be expanded or contracted depending on the fit with intended community character. The ‘Objectives’ and ‘Ways and Means’ are the why and how associated with a specific Theme and Issue (for example, under the theme of engaging and the issue of community involvement, one objective might be to ensure accountability and an associated way and mean might be a description of good governance).

<b>Theme</b>	<b>Issues</b>	<b>Objectives</b>	<b>Ways and Means</b>
Living	Housing Options Health and Well Being Safety and Security Meeting Needs Locally		
Working	Local Employment		
Playing	Leisure and Recreation Arts and Culture		
Learning	Formal and Informal Opportunities for Lifelong Learning		
Moving	Transportation Choice		
Engaging	Community Involvement		
Identifying	Sense of Place		

## Sustainable Development

Sustainability becomes an issue when human presence and influence are assumed to be significant and enduring, entailing effects which must be managed. The (most widely known) definition, put forward by the Brundtland Commission, was:

*“Humanity has the ability to make development sustainable - to ensure that it meets the needs of the present without compromising the ability of future generations to meet their own needs.”*

*- World Commission on Environment and Development, 1987, p. 8*

The intent of the Brundtland Commission was to leave the definition sufficiently ambiguous as to allow for further elaboration. The general idea of the statement was that current conditions will not reproduce themselves in the future unless development occurs with greater foresight.

Within a decade, commentators were observing that there is no clear, agreed definition as to what ‘sustainable development’ means. Such a diverse range of environmental, economic, social, political, demographic, institutional and cultural goals have been said to be part of sustainable development that most organizations can characterize some of what they do as contributing to sustainable development. Part of the issue here is that sustainability is something that must be achieved at a global scale, and it is difficult to relate the impacts of local activities to global conditions. So, given that sustainability is a vague concept, is ‘sustainability’ a useful concept in planning a community’s response to change? There are two ways in which the idea is useful: defining what a balanced approach to development is; and, identifying what the enduring aspects of a place should be.

A widely-used approach to sustainable development is the Triple Bottom Line Approach which evaluates whether or not development is satisfactory according to social, environmental and economic criteria. For a scenario to be considered sustainable by this approach, it must be sustainable in all three ways (the idea being that if one component doesn’t work it will ultimately undermine the others). The approach is useful because it provides a framework within which the tradeoffs between social, environmental and economic objectives, as reflected in various land use planning scenarios, may be identified and compared.

Communities that have attempted to employ the concept of sustainability in the development of municipal planning strategies have found the term difficult to define because visions of sustainability were divergent, personal and sometimes embedded in self-interest. But the concept was effective as a discussion point around which a place in transition can develop ideas for responding to change. As a community defines what it wants to sustain, it articulates the values and attributes that are important to its members, allowing them to identify what the enduring aspects of their community should be.

Sustainability indicators are one way for a community to determine how they should balance their social, environmental and economic objectives and to gauge their progress towards sustainability. In doing so, they can be used as a tool to communicate thoughts and values. Indicators are bits of information that highlight what is happening in a larger system and are used to inform decision making. Indicators do this by translating scientific data into manageable units of information that measures progress towards sustainable development goals. Furthermore, if they lead the impacts they are intended to avoid, they can provide an early warning for potential damage. **To be useful, sustainability indicators should have certain characteristics:**

- Relevant
- Reflect community values
- Logically or scientifically defensible
- Statistically measurable
- Leading
- Policy-relevant

Unfortunately, there is no standard list of Triple Bottom Line indicator criteria that is applicable to all types of communities. However, examples of sustainability indicators developed by communities elsewhere reveal that they do provide useful information on progress towards sustainability objectives in a form that is accessible to a wide audience.

## Feedback from the November 27<sup>th</sup> Session: The Complete Community and Sustainable Development

23 people attended this session.

### The Complete Community

- Maintain a modified rural flavour. Design new areas with a higher density.
- Develop areas that would make it economic for future generations.
- Maintain wildlife corridors.
- Have landscape criteria.
- Progress and densification are coming – this can't be stopped, but it can be managed.
- Home based business and business that are not intrusive.
- Sense of place – establish social interaction groups.
- Crime Prevention Through Environmental Design – use these principles in the design of public spaces and pathways.
- Living – should be more options. Higher density. Keep open spaces. Need a fire hall and access to water (this is a disaster waiting to happen). Maybe a small medical clinic. Support aging in place. Community should be primarily 30+ years old. No dense housing for people under 30.
- Commercial – no big box stores. Commercial will come as development comes.
- Working – Bearspaw is a place to live, not work. No industry in Bearspaw.
- Playing – a recreation centre is needed. New leisure activities if you want to attract new families. Developers need to contribute. Bring back the Bearspaw fair. Expand existing facilities as new people move in.
- Learning – need high speed internet. More schools will come with population. Adult education can happen in the schools. Expand existing facilities.
- Moving – we need an LRT or bus service. Manage through traffic (re-route existing highways).
- Engaging – farmers market. A complete community is based on the people – you get a feeling of community when your kids are young. Join the rural crime watch.
- Identifying – Sense of place, keep the feel.
- Health – available in Calgary.
- Safety – more fire protection.
- Arts and Culture – difficult to get critical mass, maybe in the future.

### Sustainable Development:

- More growth – good planning is needed.
- The MD needs to follow guidelines.
- Cooperation is needed between the old and new residents.
- Farmers need special consideration.
- Maintain dark skies, wildlife, open spaces.
- Development should not exceed what can be sustained.

## **Bearspaw Public Process**

### January 8<sup>th</sup> Technical Workshop

- Confirm public feedback and landscape units.
- Review the different themes.

### January 27<sup>th</sup> Defining Alternatives

- Confirm public feedback and landscape units.
- Central design themes – various aspects of an overall land use strategy and their implications for the various landscape units.
- Other ideas & topics – related to the design themes but not expressed well visually in the land use concepts of the themes (i.e. type & level of soft and hard infrastructure, unique signatures, etc.).

### February 23<sup>rd</sup> – 26<sup>th</sup> Design Charrette & Public Open House

- Produce visualizations of various planning options.

### March → Feedback from Bearspaw Choices Forum & Workbook

- A set of panelists will have an open/interactive discussion on various aspects of community planning.
- Community members may fill-out & submit workbook.

### After – TBD

## **Bearspaw Support Documentation**

### Bearspaw Planning Resource Kit

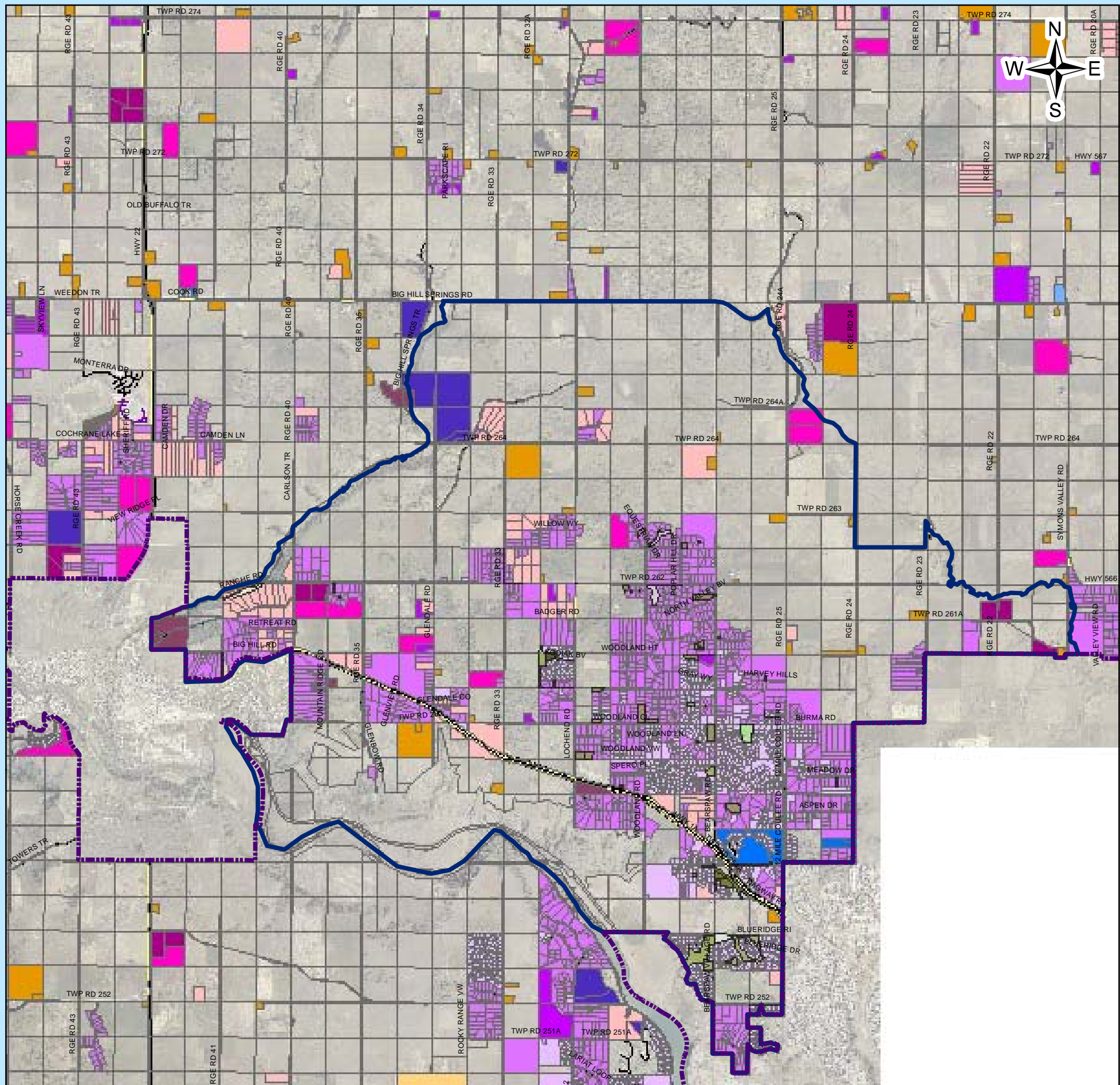
- This is it!

### Bearspaw Design Brief

- Will include information from the Bearspaw Planning Resource Kit.
- Additional mapping as required.

### Bearspaw Choices Workbook

- The choices related to the various planning options developed during the Design Charrette will be outlined in the Bearspaw Choices Workbook. Respondents will choose amongst a set of alternatives (with the associated implications also being outlined).



Code	Land Use Designation
AH	Agricultural Holdings District
AP	Airport District
B-1	Highway Business District
B-2	General Business District
B-3	Limited Business District
B-4	Recreational Business District
B-5	Agricultural Business District
B-6	Local Business District
DC**	Direct Control District-Site Specific
F	Farmstead District
HC	Hamlet Commercial District
HI	Hamlet Industrial District
HR-1	Hamlet Residential- Single Family
HR-2	Hamlet Residential- (2) District
NRI	Natural Resource Industrial District
PS	Public Service District
R-1	Residential One District
R-2	Residential Two District
R-3	Residential Three District
RF	Ranch and Farm District
RF2	Ranch and Farm Two District
RF3	Ranch and Farm Three District

Land Use	Hectares	# of Parcels
AH	600.00	81
B-1	2.42	4
B-4	94.13	5
B-6	0.14	1
F	85.08	20
PS	43.66	10
R-1	1246.04	1075
R-2	3063.92	1018
R-3	31.19	5
RF	11664.36	254
RF-2	204.29	7
RF-3	78.57	5

MD Land Use	Hectares	# of Parcels
ER	27.99	4
MDO	9.72	2
MR	133.79	52
PUL	4.85	13
RA	3.13	2

NB: There are no land use types AP, B-2, B-5, HR-1, I-IA or NRI in the Study Area.

**Legend**

- Municipal Boundary (dashed line)
- Community Development Strategy Study Area (blue outline)
- ER - Environmental Reserve (light green)
- MDO - Municipal District Owned (medium green)
- MR - Municipal Reserve (dark green)
- PUL - Public Utility Lot (dark green)
- RA - Road Allowance (dark green)

**Landuse**

AH	AP	B-1	B-2	B-4	B-5	B-6	F	HR-1	I-IA	NRI	PS	R-1	R-2	R-3	RF	RF-2	RF-3
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Project: Bears paw Area Structure Plan Review

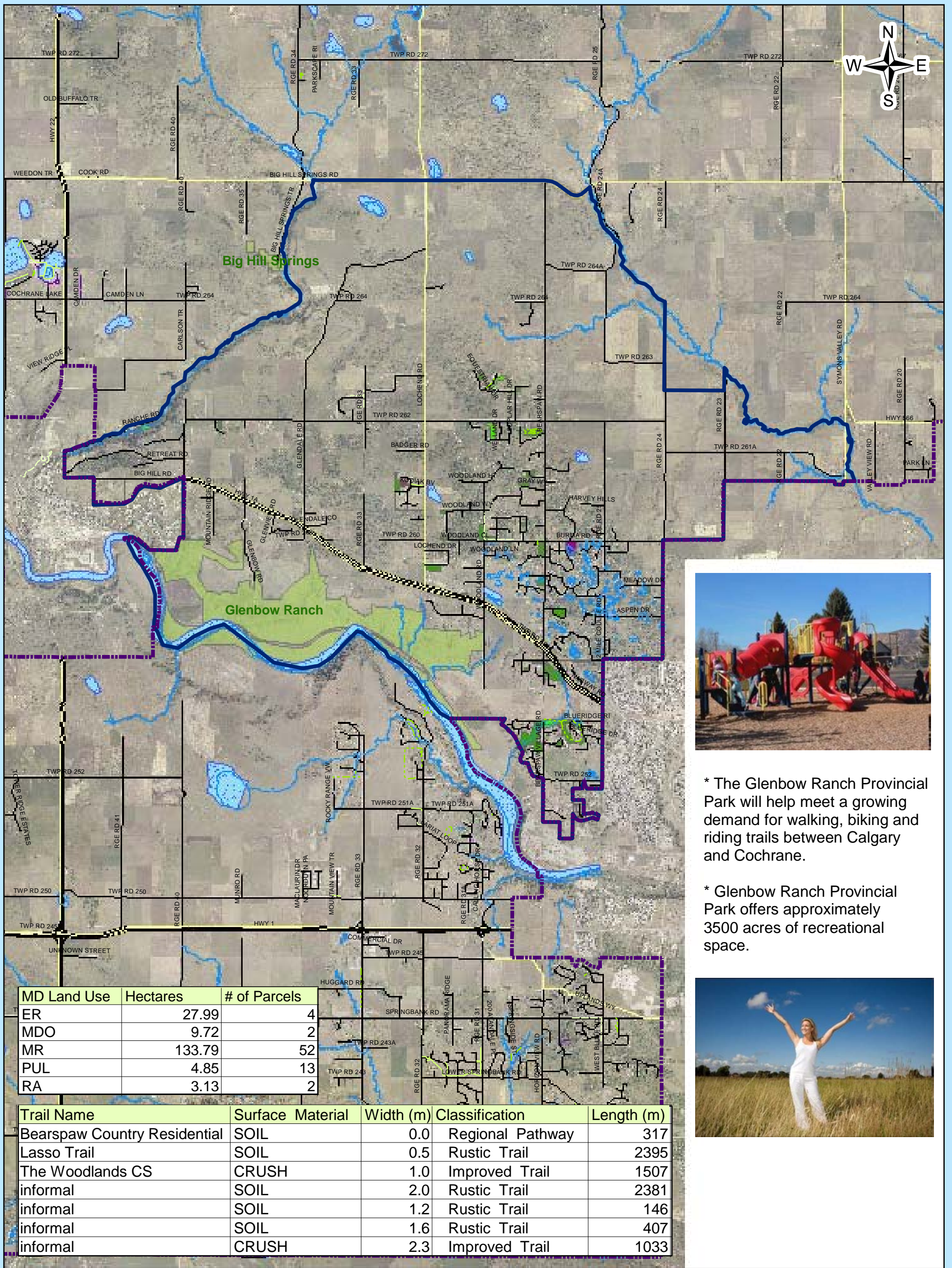
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**Land Use**

Reference: Datum: NAD 83 Projection: 3TM CM 114

0 0.5 1 2 3  
Kilometers  
1:100,000

Date: Jan 21, 2009 Rev. # : final



\* The Glenbow Ranch Provincial Park will help meet a growing demand for walking, biking and riding trails between Calgary and Cochrane.

\* Glenbow Ranch Provincial Park offers approximately 3500 acres of recreational space.



MD Land Use	Hectares	# of Parcels
ER	27.99	4
MDO	9.72	2
MR	133.79	52
PUL	4.85	13
RA	3.13	2

Trail Name	Surface Material	Width (m)	Classification	Length (m)
Bears paw Country Residential	SOIL	0.0	Regional Pathway	317
Lasso Trail	SOIL	0.5	Rustic Trail	2395
The Woodlands CS	CRUSH	1.0	Improved Trail	1507
informal	SOIL	2.0	Rustic Trail	2381
informal	SOIL	1.2	Rustic Trail	146
informal	SOIL	1.6	Rustic Trail	407
informal	CRUSH	2.3	Improved Trail	1033

**Legend**

- Municipal Boundary
- Community Development Strategy Study Area
- Stream
- Lake / River
- Trails**
  - Regional Pathway
  - Improved Trail
  - Rustic Trail
  - Provincial Park
- Municipal Land**
  - ER - Environmental Reserve
  - MDO - Municipal District Owned
  - MR - Municipal Reserve
  - PUL - Public Utility Lot
  - RA - Road Allowance

Project: Bears paw Area Structure Plan Review

Title: Parks and Open Space

Reference: Datum: NAD 83 Projection: 3TM CM 114

Scale: 0 0.75 1.5 2.25 3 Kilometers 1:100,000

Date: Jan 22, 2009 Rev. #: final