

Interim Regional Evaluation Framework – Elbow View ASP

IREF Section 6.0 – Evaluation Criteria

The Elbow View Area Structure Plan (ASP) is a plan for a new community along the Highway 8 corridor, building upon the success of the existing nearby communities of West Meadows, Elbow Valley West, Braemar, Stonepine, and Elbow River Estates.

The ASP vision (Section 6) provides for a mix of uses, an increased range and density of housing options, and commercial and community uses that will serve not only the new Elbow View population, but also more broadly, the existing Highway 8 residential communities. In accordance with the statutory requirements, the ASP covers matters relating to land use, phasing, transportation, protection of the natural environment, community design, and utility service requirements.

An important consideration when assessing the Elbow View ASP against the Interim Regional Evaluation Framework is that the plan requires and directs further statutory planning (local plans). The requirements for statutory local plan content are found in Section 26, Appendix B, and incorporated throughout the policy sections of the Plan. Local plans are made statutory through a requirement in the Elbow View ASP to append each local plan to the ASP as a statutory amendment (Policy 26.9).

The table that follows provides an assessment of the ASP based on the Interim Regional Evaluation Framework, and the relevant principles, objectives, and policies of the Interim Growth Plan.

Several technical studies demonstrate the feasibility of the ASP and provide a framework for its policies:

- Elbow View Desktop Environmental and Historical Baseline Assessment; EXP (September 21, 2020)
- Elbow View Water and Wastewater Servicing Options Study; EXP (December 11, 2020)
- Elbow View Stormwater Servicing Options Study; EXP (November 23, 2020)
- Elbow View Transportation Servicing Options Study; EXP (April 9, 2021)

3.2 Region Wide Policies

3.2.1 Did the proposed Elbow View Area Structure Plan address the Principles, Objectives, and Policies of the IGP?

Yes, the Elbow View ASP addresses the Principles, Objectives, and Policies of the IGP.

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

Objectives:

- a. Promote the integration of land-use and infrastructure planning

The Elbow View ASP promotes the integration of land-use and infrastructure planning by establishing a coordinated land use concept (Section 7), transportation concept (Section 20), servicing concepts (Section 21, 22, 23, and 24), and phasing concept (Section 26) for the area. The policies and maps within these sections direct connections to and efficient use of regional infrastructure. All of the ASP concepts are directly informed by supporting technical studies.

Furthermore, the phasing strategy explicitly directs the efficient and logical development of the ASP area based on infrastructure availability, stating that “The principal consideration in the phasing of all development within Elbow View shall be the availability of efficient, cost effective, and environmentally responsible utilities (Policy 26.12)”. This policy will be implemented through the creation of statutory local plans, which will provide the next layer of integrated land-use and infrastructure planning, establishing specific boundaries and locations for land uses and infrastructure components set out at a high level in the ASP. All statutory local plans will be informed by additional technical studies, which are mandated by the ASP policies. For reference, the specific requirements of statutory local plans are located in Section 26, Appendix B, and within each of the aforementioned land use, transportation, and servicing concepts of the ASP.

b. Optimize the use of existing infrastructure when accommodating growth

The Elbow View ASP optimizes the use of existing infrastructure when accommodating growth, specifically Highway 8 and a potential future connection to existing wastewater treatment facilities.

The land use concept of the plan, reflected on Map 07, is oriented toward safe and convenient access to Highway 8, which bisects Elbow View from east-to-west. Section 20 provides several policies anticipating new or improved highway intersections, and Map 11 identifies a conceptual road network with a clear street hierarchy that efficiently directs local traffic to three intersection locations at Highway 8, all of which are existing rights-of-way at Range Roads 32, 33, and 34.

The ASP requires additional study at the statutory local plan phase (policies 20.11 to 20.15 and Appendix B), including coordination with Alberta Transportation for the consideration of intersection design as well as potential timelines for the twinning of Highway 8. These policies will ensure that the existing and planned Highway 8 infrastructure will be protected and optimized in collaboration with the Province.

Section 22 and Map 12 describe three Wastewater Servicing options to support development within the ASP. Two options reflect opportunities to utilize existing wastewater infrastructure, including: a connection to the HAWSCo facility at Harmony and a connection to City of Calgary infrastructure that currently ends in Elbow Valley West. In alignment with the options presented, first two wastewater objectives in the ASP are to:

- “Support a collaborative approach between the County and The City of Calgary in the exploration of potential options to connect to The City of Calgary wastewater treatment infrastructure” and
- “Ensure that on-site wastewater treatment options are feasible and supportable in absence of an agreement to connect to The City of Calgary infrastructure” (p 67).

	<p>These objectives indicate a preference in the ASP to optimize existing infrastructure, with a new wastewater treatment facility within the ASP contemplated in the absence of agreements for sharing of services. Agreements will be sought with the facility owners during the preparation of the first statutory local plan.</p> <p>Section 24 identifies the stormwater management objectives and policies within the ASP, including support for innovative techniques, such as low impact development, and incorporating naturalized and recreational features to support human and wildlife movement. Collectively, the objectives and policies minimize the need for new piped infrastructure.</p>
<p>c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable</p>	<p>The Elbow View ASP directs complete and compact Hamlet development that sensitively integrates existing natural features and concentrates density and commercial activity towards two community nodes connected to Highway 8. The Plan enables a range of residential typologies and densities appropriate to Hamlet development as well as commercial, employment, and community uses that will be well connected through streets, active transportation connections, and future local and/or regional transit service.</p> <p><u>Density and Intensity</u></p> <p>A primary goal of the Elbow View ASP is to increase residential density and associated community amenities within the growth corridor identified in the City of Calgary / Rocky View County IDP. The Plan enables a diverse range of housing, from single detached to medium density and mixed use forms. Higher intensity residential development and commercial/community amenities are concentrated toward urban boulevards and main streets that connect to the Highway 8 corridor at the centre of the Plan area (Sections 8 to 10).</p> <p>Though the Plan directs where the majority of higher density forms are to be concentrated, it also provides some flexibility within the land use areas to ensure the ASP can respond to changing market demands throughout the lifespan of the</p>

Plan (Section 7). The high-level land use concept will be further refined through the creation of statutory local plans, which will be informed by additional studies.

Nodes

The Plan provides for two centrally located community nodes along Range Road 33, one on the north and one on the south side of Highway 8 (Section 9). These nodes are located within the Core land use area and are intended to function as the main social and commercial hubs of the community. The nodes are envisioned as new small-town centres and main streets with a mix of residential, small retail, public spaces, and active connections to the area's natural and open space features.

In addition to the Core land use areas acting as the main community nodes, the Plan supports neighbourhood commercial development throughout the Residential land use area to support walkability and reduce the need for automobile travel for all necessities (Section 8). These neighbourhood commercial uses provide the basis for potential smaller community nodes of commercial, retail and community amenities throughout the Plan area, which would be identified through future statutory local plans.

Transit

The Elbow View ASP supports future connections to local and/or regional transit. Higher density land uses are concentrated towards the centre of the plan along proposed urban boulevards and main streets connecting to Highway 8 (Section 7 and 20). Further to this, Policies 20.7 to 20.9 ensure that statutory local plans will explore opportunities for transit and consider appropriate roadway types, design considerations, and potential transit stop locations and designs. Finally, Policy 27.7 directs continued collaboration with The City of Calgary to support inter-regional transit options along the Highway 8 corridor.

<p>d. Protect the function of regionally significant mobility and transmission corridors</p>	<p>The Elbow View ASP identifies Highway 8 as a regionally significant corridor and provides policies that ensure its function is protected as the community grows. The Plan supports upgrades to existing intersection locations at Range Roads 32, 33, and 34 (Section 20). The ASP also supports the Alberta Transportation-led proposal to twin Highway 8 and ensures that all future transportation infrastructure related to Highway 8 will be coordinated with the Province (Section 20 and Appendix B).</p> <p>All mobility and transmission corridors within proximity to the Plan area are additionally protected through ASP Policy 26.8, which requires that all development and associated infrastructure meet all county, provincial, and federal requirements. Policy 26.14 also identifies that any off-site improvements required to support the Plan will be completed to the satisfaction of the Province, where appropriate.</p> <p>The ASP also ensures the protection of the Elbow River for all communities that are reliant on the health of this important resource. Sections 21 and 22, and Appendix B provide policy direction requiring that all water and wastewater servicing infrastructure meet provincial standards and legislation. Policies within these sections also direct the identification and protection of utility service routes within the Plan area. Finally, Policies 27.3 to 27.5 ensure that any potential impacts to intermunicipal and regional infrastructure are addressed, including source water protection. Compliance with all of these requirements will be enforced through the statutory local planning process.</p>
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Principle 2: Protect Water Quality and Promote Water Conservation

<p>Objectives</p> <p>a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation</p>	<p>The Elbow View ASP ensures the management and mitigation of risks to water quality, quantity, and drinking water sources by ensuring compliance with federal and provincial legislation as part of the statutory local planning process.</p> <p>The ASP provides servicing options to support community-wide wastewater collection, treatment, and disposal (Section 12 and Map 12), which are supported by technical studies. A preferred option will be established at the time of the first local</p>
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	<p>plan, along with all supporting permits, regulatory review, and approvals from all relevant levels of government (Policies 22.2 and 22.8, and Appendix B). In support of the preferred wastewater treatment option, a cumulative effects assessment will also be required (Appendix B).</p> <p>Policy 27.3 also ensures that source water quality and quantity will be protected from the cumulative effects of development through appropriate studies and adherence to provincial requirements.</p> <p>The land use strategy (Map 07) and policies within Section 12 identify areas that have ecological considerations and that are generally not suitable for development, including areas within the Elbow River valley and along the river itself. Policies 12.2, 12.5, 12.6, 12.12, 12.13, and 12.17 identify that additional biophysical assessment will be required to establish appropriate setbacks from ecological features, including the river, the edge of the escarpment, wetlands, and riparian areas.</p> <p>Section 21 (Water Servicing) and Appendix B specify the requirements for the first local plan which includes the provision of a detailed technical analysis, in accordance with provincial requirements, to support safe and sustainable water servicing from the Elbow River.</p>
<p>b. Promote water conservation practices</p>	<p>The Elbow View ASP promotes water conservation practices through several policies. Policy 21.4 requires the development of a Water Shortage Response Plan as part of the first statutory local plan to demonstrate compliance with provincial Elbow River Water Conservation and Instream Objectives. Policy 21.6 requires that development use low-flow fixtures and appliances to promote water conservation through building design and Policy 21.7 encourages the reduction and reuse of water, where possible, in accordance with provincial guidelines.</p> <p>Section 24 (Stormwater Servicing) identifies objectives and policy support for innovative management practices that improve stormwater quality, reduce development impacts, and incorporate existing ecological functions, where possible (Policies 24.10 to 24.15).</p>

<p>c. Recognize the importance of ecological systems within the Region</p>	<p>The first goal of the Elbow View ASP is to prioritize ecological preservation and enhancement. As such, the existing ecological systems within the Plan area formed the basis of the land use concept (Map 06, Sections 6 and 7) and the proposed Parks and Open Space system. Further to this, the Natural Environmental land use areas directly mirror the existing ecological considerations mapping. The Plan goes to great lengths to ensure that land use development patterns fit within the goal of ecological protection.</p> <p>Section 12 provides guidance on the protection of ecological systems:</p> <ul style="list-style-type: none"> • Policies 12.1 to 12.6 provide guidance for the general protection of important ecological system components. • Policies 12.7 to 12.11 provide guidance for the protection of wildlife corridors. • Policies 12.12 to 12.16 provide guidance for the protection of wetlands. • Policies 12.17 to 12.21 provide guidance for the protection riparian areas.
<p>d. Prohibit new development in the floodway</p>	<p>Section 13 Flood Risk Management addresses floodway protection and prohibits development in the floodway and flood fringe (Policy 13.2).</p> <p>Prohibitions on Floodway development are also found in the County’s Land Use Bylaw – Regulations 195 to 203.</p>
<p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p>	
<p>a. Promote the efficient use of land and cost-effective development</p>	<p>The Elbow View ASP represents a new planned hamlet along the Highway 8 growth corridor (identified in the City of Calgary / Rocky View County Intermunicipal Development Plan) that encourages efficient growth and strong and sustainable communities. In the IGP, efficient use of land is defined as, “a pattern of land-use that minimizes over time the amount of land required for development of the built environment and may include, as appropriate to the local context, walkable neighbourhoods, a mix of land uses (residential, retail, workplace and institutional), multi-modal transportation access, and efficient and cost-effective servicing” (IGP Glossary). In the context of Rocky View County, the</p>

	<p>proposed hamlet development in the Elbow View ASP makes efficient use of lands to create a sustainable new community by:</p> <ul style="list-style-type: none"> • Concentrating higher density forms of development along the Highway 8 growth corridor (identified in the City of Calgary / Rocky View County Intermunicipal Development Plan) and at two community nodes (Section 7); • Promoting a variety of housing typologies to support market demand (Section 7 to 10); • Providing for the mixing of land uses (including commercial, light industrial, institutional, schools, and community/recreation) to support more compact, walkable, and efficient development that serves the daily needs of residents (Sections 7 to 10); and • Providing a land use pattern and development densities that are fundamentally focused on the protection of important ecological systems and the provision of a large and connected open space network (Map 07, Sections 7 to 10, Sections 12 and 14). • Supporting active transportation connectivity throughout the Plan area (Section 20). <p>The Plan also promotes cost-effective development by using existing regional and local transportation infrastructure and existing rights-of-ways wherever possible, by using natural drainage for stormwater management, and by promoting connections to existing wastewater servicing options (City of Calgary and HAWSCo).</p>
<p>b. Recognize and complement the Region's diverse community visions and desired scale of development</p>	<p>The vision for the ASP is to provide a new community that fits within the existing Rocky View aesthetic and works in a cohesive manner with existing ecological features and systems, while also providing for new housing options and amenities to serve the broader Highway 8 corridor communities (Section 6).</p> <p>A new hamlet community with commercial uses, amenities, connections to regional trails, and new small town centres will help to support the daily needs of new residents within the ASP area, existing residents along the Highway 8</p>

	<p>corridor, and area visitors who will have options to stop and spend time along their travels.</p> <p>The new hamlet will provide a connection and service point along an important regional corridor and between the City of Calgary, the Hamlet of Bragg Creek, and the Rocky Mountains. By providing a range of commercial and amenity uses within the Plan area, the reliance on regional automobile travel to support daily necessities will be reduced, and residents along the Highway 8 corridor will have more options nearby to play, learn, live, and shop.</p>
<p>c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context</p>	<p>The ASP provides for appropriate lower density transitions and interfaces to existing estate residential development along the east side of the Plan boundary, as well as lower density development along the shared southern boundary with the Tsuut'ina Nation (Policies 7.1 to 7.7).</p> <p>The Plan proposes a mix of housing typologies and densities to support evolving market demand, while concentrating higher density forms toward the centre of the Plan area (Sections 7 to 10). These densities are appropriate to hamlet development within Rocky View County.</p>
<p>d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context</p>	<p><u>Mix of Uses</u></p> <p>The Elbow View ASP provides for a mix of residential, commercial, industrial, and institutional uses, including mixed-use development forms (Map 07, and Sections 8 to 10). Community nodes are planned for through the Core land use area, where a mixture of uses in a small town centre/main street format are envisioned (Section 9). Additionally, the Plan provides for neighbourhood commercial and community amenity uses in the Residential land use area (Section 8). These small local nodes will be identified through statutory local plans. The multiple nodes of community-oriented uses in Elbow View will support both the new area population as well as the wider Highway 8 corridor population.</p>

Range of Housing Types

The ASP provides for a range of housing densities and types throughout the Plan area. Most of the housing within the Plan is expected to be single-detached forms, however the Plan requires higher density forms in specific locations and encourages them in others.

- Figure 01 provides an interpretation of the range of development typologies that are supported within each of the three main land use areas.
- Policy 8.3 provides for medium density residential development with the Residential land use area.
- Policy 9.2 identifies that the predominant residential form in the Core land use area shall be medium density residential.
- Policy 9.4 supports mixed use developments in the Core land use area.
- Policy 10.4 identifies that low and medium density residential forms will also be supported in the Commercial land use area, where appropriate.

Mobility Choices

The ASP identifies a conceptual trails and pathways network that is connected to the Parks and Open Space and Natural Environment system, enabling future residents and visitors to actively move around the community and connect to the area's most attractive natural features (Map 10). Section 16 provides policies that support active transportation, including bicycle infrastructure, connections to regional pathways along Highway 8, and promotion of a potential future Elbow River trail system.

Policies 20.7 to 20.9 provide direction for local plans to explore opportunities for transit, and consider appropriate roadway types, design considerations, and potential transit stop locations and designs.

Policy 27.7 provides direction to continue to collaborate with the City of Calgary to support interregional transit options along the Highway 8 corridor.

	<p><u>Community Services</u></p> <p>As a new community along a corridor that currently lacks community services, future local plans will adhere to County policies and guidelines to support the development of community services and amenities. The ASP provides several policies that support community amenity development, including:</p> <ul style="list-style-type: none"> • Policies 8.6 and 9.3 specify the range of community service and recreation uses that are supported throughout the Residential and Core land use areas, respectively. • Section 17 (Schools) policies specify that schools are supported in the Residential and Core land use areas. • Section 18 (Recreation & Community) policies require that statutory local plans must identify appropriate locations for recreation, cultural, institutional, and community uses in accordance with County policies and plans.
<p>e. Ensure the provision or coordination of community services and facilities</p>	<p>Policies 8.9, 9.21, and 18.2 to 18.6 provide direction for local plans to analyze recreational needs and opportunities and determine the locations, size, and scale of community and recreation amenities required. Policy 18.1 provides guidance for local plans to support the County’s recreation and community services plans and policies.</p> <p>Section 17 provides guidance for coordinating with school boards in the determination of need and location for future school sites.</p> <p>Section 27 identifies the opportunity to coordinate with The City of Calgary to support studies and cost-sharing to address cross boundary impacts, which may include recreation activities and use of facilities. Policy 27.6 also identifies support for regional connections and pathway networks.</p>

3.2.2 Demonstrate collaboration to coordinate with other member municipalities

Did the municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities?

- where appropriate
- within 1.6 km of the boundaries of the new area structure plan ...;
- Is the coordination demonstrated through processes, and/or instruments ...?

Yes, Rocky View County demonstrated collaboration to coordinate with other member municipalities. Although the City of Calgary is not within 1.6 km of the ASP boundary, the northmost part of the ASP boundary, which includes the Elbow River, is part of the notification area within the Rocky View County – City of Calgary Intermunicipal Development Plan. Though the lands within the notification area are to remain undeveloped within the Plan’s land use concept, the County invited the City of Calgary to comment on the plan as a whole.

City staff were provided with multiple opportunities to comment on the Plan concept and policies and to discuss the potential for future wastewater servicing connections to existing City infrastructure. Section 5 details the Intermunicipal Engagement process with The City of Calgary, which included three separate video conferences and presentations, and several emails and letters. The County would like to emphasize that in the evaluation under this section of the IREF, it is “collaboration to coordinate” that must be demonstrated. The support or non-support of member municipalities and the alignment of the ASP with other municipal planning documents is out of scope of the review. Rocky View County has met this requirement of the IGP, though it is acknowledged that the City of Calgary does not support the ASP.

For future collaboration, Section 27 of the ASP (Intermunicipal Coordination and Cooperation) can be considered a statutory instrument that details further planning and communication requirements for local plans, redesignations, and subdivision as they arise in the ASP area. Additionally, portions of the ASP area along the Elbow River are located within the Notification Zone of the Intermunicipal Development Plan. As such, the City will be circulated on and have the opportunity to comment on future statutory local plans within the Notification Zone.

3.2.3 Water, environment, and regional corridors

Does the proposed statutory plan ...:

- Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management;

Yes, the ASP protects source water quality and quantity, mitigates impacts to wetlands, and mitigates impacts to existing and planned regional infrastructure in accordance with federal and provincial legislation/regulation.

Protect Source Water Quality

The ASP and the supporting technical study identify three options to support community-wide wastewater collection, treatment, and disposal (Section 12 and Map 12). At the time of the first statutory local plan, all supporting permits, regulatory review, and approvals from all relevant levels of government will be required to demonstrate compliance with government regulations and protection of source water (Policies 22.2 and 22.8, and Appendix B). In support of the preferred wastewater treatment option, a cumulative effects assessment will also be required (Appendix B).

Policy 27.3 also ensures that the cumulative effects of development on source water quality and quantity will be mitigated through required studies and in accordance with provincial requirements. This policy also provides the opportunity for the County to impose additional criteria to protect source water quality and quantity on lands adjacent to the Elbow River.

Secton 21 (Water Servicing) and Appendix B detail the requirements for the first statutory local plan to provide detailed technical analysis, in accordance with provincial requirements, to support safe and sustainable water servicing from the Elbow River.

Water conservation

Policy 21.4 requires the development of a Water Shortage Response Plan at the time of the first local plan to demonstrate compliance with provincial Elbow River Water Conservation and Instream Objectives.

Policy 21.6 requires that development use low-flow fixtures and appliances to promote water conservation through building design, and policy 21.7 encourages the

	<p>reduction and reuse of water, where possible, in accordance with provincial guidelines.</p> <p><u>Effective Stormwater Management</u></p> <p>Section 24 (Stormwater Servicing) identifies objectives and policy support for innovative management practices that improve stormwater quality, reduce development impacts, and incorporate existing ecological functions, where possible (Policies 24.10 to 24.15).</p>
<ul style="list-style-type: none"> Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; 	<p>Section 12 addresses the Natural Environment land use area and contains policies on Wildlife Corridors, Wetlands, and Riparian areas.</p> <ul style="list-style-type: none"> Wetland protection is guided by County, regional, and provincial policy (policy 12.12) and uses the Alberta Wetland classification system (policy 12.15). Policies 12.17 to 12.21 provide policies to support protection of riparian areas (adjacent to wetlands) through setbacks and development restrictions, in accordance with County and Provincial policy. Policies 24.10 to 24.12 provide design and development direction for constructed natural wetlands to ensure that the ecological function of these features are supported. The land use strategy, including the Parks and Open Space (Section 14), and Natural Environment (Section 12) land use areas support retention and improvement of wetlands and natural drainage courses throughout the Plan. <p>All of these policies will be enforced through the creation of statutory local plans and associated studies required.</p>
<ul style="list-style-type: none"> Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and 	<p>See below for discussion of 3.5.1.1, and 3.5.2.1</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally 	<p>Policies within Section 27 (Intermunicipal Coordination and Cooperation) direct the establishment of baseline conditions for infrastructure needs and environmental assets in order to determine cross-boundary impacts of</p>

<p>significant corridors, and community services and facilities?</p>	<p>development and methods to address those impacts. This will be conducted as part of statutory local planning processes.</p> <p>Section 20 (Transportation) policies and Appendix B direct coordination with Alberta Transportation through all phases of transportation analysis to ensure the efficiency and safety of travel along Highway 8. The Province has been contemplating twinning of the highway and the County and development proponents will work with AT to determine appropriate intersection locations, designs, timing of infrastructure improvements, and potential cost-sharing agreements, where appropriate, as part of the creation of the first statutory local plan.</p> <p>Also, see below for additional discussion of 3.5.1.1, and 3.5.2.1.</p>
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3.3 Flood Prone Areas

3.3.1 Development in floodways

<p>Does the proposed statutory plan protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> • Expansion of settlement areas; • New freestanding communities; • New country residential development areas; and • New employment areas? 	<p>Yes, the ASP protects provincially identified floodways from development. Section 13 (Flood Risk Management) addresses floodway protection and prohibits development in the floodway and flood fringe (Policy 13.2), with the exception of the uses listed in the IREF criteria. Prohibitions on Floodway development are also found in the County’s Land Use Bylaw – Regulations 195 to 203, which prohibit development in the floodway except for:</p> <ul style="list-style-type: none"> • Roads and bridges, • Flood or erosion protection measures or devices, • Pathways that are constructed level with the existing natural grades, and • Recreation facilities, provided there are no buildings, structures, or other obstructions to flow in the floodway.
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3.3.2 Flood protection in flood fringe areas	
<p>Does the proposed statutory plan apply to lands that will result in development in a provincially identified flood fringe area?</p> <p>If so, does the proposed statutory plan Include flood protection measures to mitigate risk at the 1:100-year flood event level?</p>	<p>Yes, the ASP includes flood protection measures to mitigate risk at the 1:100-year flood event level in flood fringe areas. The north side of the ASP is adjacent to the Elbow River, however no development is contemplated in the flood fringe area (excepting the uses noted above; Policy 13.2).</p> <p>Development in the floodway and flood fringe are prohibited for a 1:100 event. Policy 13.4 provides direction that local plans partly affected by the floodway or flood fringe areas should include a flood hazard risk study prepared by a qualified professional, including hazard mapping, demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas, and provide recommendations on locating more vulnerable developments towards lower flood risk areas.</p>
3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	
Does the proposed statutory plan apply to lands within a city, town or village?	N/A
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities	
Does the proposed statutory plan apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality?	N/A

3.4.2 Expansion of Settlement Areas

3.4.2.1 Expansion of settlement areas in a contiguous pattern

Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area?

If so, does the statutory plan or existing statutory plan amendment:

No. Though the Elbow View ASP is directly adjacent to an existing planned settlement area (Elbow Valley ASP) consisting of largely country and estate residential communities, this does not qualify as a Settlement Area within the IGP as country residential areas are excluded in the definition.

3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units

Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units?

No. See above.

3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2

Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2?

If so, does the proposed statutory plan provide a rationale

N/A

3.4.3 New Freestanding Settlement Areas

3.4.3.1 New freestanding settlement areas

Does the proposed statutory plan apply to lands that are not contiguous to existing built or planned settlement areas?

Yes. The Elbow View ASP applies to the development of a new hamlet, though it is adjacent to existing planned country residential community.

<p>If so, does the proposed statutory plan or existing statutory plan amendment:</p>	
<ul style="list-style-type: none"> Achieve an efficient use of land; 	<p>The Elbow View ASP encourages higher density forms of development along the Highway 8 growth corridor (identified in the City of Calgary / Rocky View County Intermunicipal Development Plan) in support of a sustainable and efficiently planned new hamlet community. The land use concept (Section 7) concentrates higher density uses and commercial towards the centre of the Plan area at two main community nodes which will have an efficient roadway connection to Highway 8. The Plan encourages compact, walkable development with a mix of residential housing types as well as a mix of local community uses and services throughout all land use areas, connected by open spaces and active transportation networks. The community services and facilities will benefit adjacent residential communities in addition to new residents within the Plan area.</p> <p>As noted previously, the Plan was created with the primary goal of retaining existing ecological systems. This is done by providing setbacks from the Elbow River and escarpment edge, establishing a robust open space and natural environment system, and thoughtfully incorporating surface water systems and active transportation networks with the existing ecological system throughout the Plan area.</p> <p>By concentrating higher density residential forms around community nodes, enabling a mix of land uses and housing types, and protecting existing ecological systems, the Plan makes efficient use of the valuable land along the Highway 8 growth corridor (identified in the City of Calgary / Rocky View County Intermunicipal Development Plan) for hamlet development that is appropriate to the local scale and context of Rocky View County.</p>

<ul style="list-style-type: none"> • Provide for a mix of uses; 	<p>The ASP promotes a mix of land uses in its three main land use areas: Residential, Core, and Commercial.</p> <p>Section 8 provides the range of uses within the Residential land use area, and includes a range of residential, neighbourhood commercial, mixed use, and institutional (community service and amenity).</p> <p>Section 9 provides the range of uses within the Core land use area, and includes a range of residential, mixed use, small and medium commercial and office, and institutional (community service and amenity).</p> <p>Section 10 provides the range of uses within the Commercial land use area, and includes a mix of commercial, institutional, light industrial and office uses, and a range of residential, where appropriate.</p>
<ul style="list-style-type: none"> • Incorporate a community node, planned at a scale appropriate to the development; 	<p>The Plan provides for two centrally located community nodes along Range Road 33, on both the north and south sides of Highway 8 (Section 9). These nodes are located within the Core land use area and are intended to function as the main social and commercial hubs of the community. They are envisioned as new small-town centres and main streets with a mix of residential, small retail and offices, community amenities, public spaces, and active connections to the area's natural and open space features. Adjacent country residential communities will also benefit from the new local services provided in these main nodes, which do not currently exist in those communities.</p> <p>In addition to the Core land use areas acting as the main community nodes, the Plan supports neighbourhood commercial and institutional development throughout the Residential land use area to support the daily lives of the community and reduce the need for automobile travel for all necessities (Section 8). These neighbourhood commercial uses provide the basis for smaller community nodes of commercial, retail, and community amenities throughout the Plan area, which will be established through statutory local area plans.</p>

<ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned, or franchised water and wastewater services; and 	<p>The Elbow View ASP directs the efficient and cost-effective use of existing and planned infrastructure. Section 22 and Map 12 describe the three Wastewater Servicing options to support development within the ASP. Opportunities to utilize existing wastewater infrastructure are presented, including connection to the HAWSCo facility at Harmony and City of Calgary infrastructure that currently ends in Elbow Valley West. Agreements will be sought with the facility owners at the time of the first statutory local plan process, with a preference to optimize and utilize existing infrastructure, where possible. In absence of agreements for sharing of services, a new wastewater treatment facility within the ASP area will be pursued.</p> <p>The policies within the ASP ensure that servicing capacity will be confirmed at the first statutory local plan stage (Section 21 and 22, and Appendix B). Existing water licenses are already in place for a significant portion of development within the ASP. There is potential for the new water servicing facility to serve a larger area, including communities to the east who are on private or small water co-op licenses. This opportunity will be explored in the initial statutory local plan and required studies (Appendix B).</p>
<ul style="list-style-type: none"> • Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate? 	<p>Community services and institutional uses are encouraged in all land use areas, with major community nodes identified in the Core land use areas, as well as smaller community nodes encouraged in the Residential land use areas. The detailed locations of these nodes, and specifically schools and recreation facilities, must be defined at the time of local plan preparation (Policies 8.9b and 9.21b, and Sections 17 and 18). Agreements with other service providers will be investigated at this time.</p> <p>Section 27 identifies that local plan development must explore opportunities to address regional and interregional community service opportunities, including transit, regional trails, and recreation.</p>

3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	
<p>Does the proposed statutory plan apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units?</p> <p>If so, does the proposed statutory plan or existing statutory plan amendment:</p>	<p>Yes.</p>
<ul style="list-style-type: none"> Comply with all components of Policy 3.4.3.1 of the IGP (above); 	<p>Yes.</p> <p>As described above, the ASP complies with all components of IGP policy 3.4.3.1.</p>
<ul style="list-style-type: none"> Provide employment uses, and community services and facilities; 	<p>Yes. Employment uses, including light industrial, institutional, office, commercial, and retail are provided for throughout the ASP area, with a higher concentration, focus, and permission for uses located within the Commercial and Core land use areas (Sections 9 and 10).</p> <p>Community services and facilities are encouraged in all land use areas. Details of their specific locations will be defined at the time of statutory local plan preparation (Policies 8.9b and 9.21b, and Sections 17 and 18).</p>
<ul style="list-style-type: none"> Incorporate community node(s) located in proximity to existing, planned and/or future local and/ or regional transit; 	<p>Community nodes are identified in the Core land use areas, along Range Road 33, which is the main community access corridor from Highway 8. These nodes are located in proximity to Highway 8, which would be the logical location of a potential future regional or interregional transit corridor.</p>
<ul style="list-style-type: none"> Connect to existing, planned and/or future local and/or regional transit; 	<p>No plans exist today for either Rocky View or interregional transit; however, policies within Sections 20 (Transportation) and 27 (Intermunicipal Coordination) support planning for future transit connections.</p>

<ul style="list-style-type: none"> • Provide for a range of housing forms and options; and 	<p>The ASP provides for a range of housing densities and types throughout the Plan area. The majority of housing within the Plan is expected to be single-detached forms, however, the Plan concentrates higher density forms in specific areas and encourages them in appropriate locations established through the statutory local planning process.</p> <ul style="list-style-type: none"> • Figure 01 provides an interpretation of the range of development typologies that are supported within each of the three main land use areas. • Policy 8.3 provides for medium density residential development with the Residential land use area. • Policy 9.2 identifies that the predominant residential form in the Core land use area shall be medium density residential • Policy 9.4 supports mixed use developments in the Core land use area. • Policy 10.4 identifies that low and medium density residential forms will also be supported in the Commercial land use area, where appropriate.
<ul style="list-style-type: none"> • Protect environmentally significant areas? 	<p>The first goal of the Elbow View ASP is to prioritize ecological preservation and enhancement. The existing ecological systems within the Plan area provided the basis for the land use concept (Map 06, Sections 6 and 7), and the proposed Parks and Open Space system. Additionally, the Natural Environmental land use areas directly mirror the existing ecological considerations mapping. The Plan goes to great lengths to ensure that land use development patterns fit within the goal of ecological protection.</p> <p>Section 12 provides guidance on the protection of ecological systems:</p> <ul style="list-style-type: none"> • Policies 12.1 to 12.6 provide guidance for the general protection of important ecological system components. • Policies 12.7 to 12.11 provide guidance for the protection of wildlife corridors. • Policies 12.12 to 12.16 provide guidance for the protection of wetlands. • Policies 12.17 to 12.21 provide guidance for the protection riparian areas.

3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2	
Did the applicant municipality provide rationale for a new free standing settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2?	N/A
3.4.4 Country Residential Development	
3.4.4 Country Residential Development	
Does a proposal for new country residential areas, cluster country residential development, or infill and densification of an existing country residential area result in development of 50 new dwelling units or greater?	N/A
3.4.5 Employment Areas	
3.4.5.1 New employment areas	
Does the proposed statutory plan apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan	<p>Yes. The Commercial land use areas (Section 10) are proposed to provide a mixture of land uses, predominantly commercial, institutional, light industrial, and office. The intent of the Commercial area is to provide the gateway/entranceway from Highway 8 into both the north and south sides of Plan, transitioning from potentially more highway supportive commercial, to more community oriented commercial and employment further into the Plan.</p> <p>The Commercial area does not support heavy industrial or other uses that result in off-site noxious impacts. Some residential forms may also be supported in the Commercial land use area where they are appropriate.</p>

	<p>The Core land use areas (Section 9) also provides for smaller-scale commercial, retail and office uses, to support a lively small-town centres and main street environments within the main community nodes of the ASP.</p> <p>The ASP also allows for Neighbourhood Commercial and institutional uses within the Residential land use area, where appropriate (Policy 8.6). The location of these small nodes will be determined through statutory local plans.</p>
<ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>Yes. The new Commercial land use areas located along Highway 8 and Range Road 33 make use of existing infrastructure including:</p> <ul style="list-style-type: none"> • Highway 8 (which is being considered for twinning by the Province); • Existing Range Road 33 intersection (will require upgrading); and • Potential connection to existing wastewater servicing infrastructure at HAWSCo or the City of Calgary (Map 12 and Section 22).
<p>3.4.5.2 Connections to transit stations and corridors</p>	
<p>Does the proposed statutory plan for development result in a new employment area:</p> <ul style="list-style-type: none"> • Plan for connections to existing and/or planned transit where appropriate? 	<p>Yes. The ASP concept was developed to be transit supportive by encouraging the highest intensity of uses, density of housing, and mixing of uses toward the centre of the Plan, along Range Road 33 and toward Highway 8. Should future local, regional, or interregional transit be considered, it is likely to occur along Highway 8 and Range Road 33, as this is the main corridor into the community. As such, the Commercial area (and the Core area along Range road 33) would be well serviced by a future transit connection.</p> <p>Policies within Section 20 require that the statutory local plans contemplate and plan for potential future transit operation.</p>

3.5 Regional Corridors

3.5.1.1 Mobility corridors

<p>Is the proposed statutory plan for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP?</p> <p>If so, does the proposed statutory plan</p>	<p>Yes. The ASP is bisected by Highway 8, which is classified as a level 2 highway on IGP Schedule 3: Mobility Corridors – Transportation and Trade.</p>
<ul style="list-style-type: none"> Identify the mobility corridor on maps; 	<p>Map 11: Transportation Network and Appendix C (Schedule 3)</p>
<ul style="list-style-type: none"> Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; 	<p>Map 07 identifies the land use pattern within the Plan area that is oriented toward safe and convenient access to Highway 8, which bisects Elbow View from east-to-west. The Plan’s highest residential densities and intensity of uses are oriented toward Highway 8, an identified growth corridor in the City of Calgary / Rocky View County Intermunicipal Development Plan (Maps 07 and 08).</p> <p>Section 20 provides several policies anticipating new or improved highway intersections, and Map 11 identifies a conceptual road network with multiple levels of street types that efficiently direct local traffic to three intersection locations at Highway 8, all of which are existing rights-of-way at Range Roads 32, 33, and 34. The transportation studies and concepts were informed by discussions with Alberta Transportation.</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors? 	<p>Additional study at the statutory local plan phase (Section 20 and Appendix B) will require further coordination with Alberta Transportation for the consideration of intersection design as well as potential timelines for the twinning of Highway 8. Preliminary analysis in the Transportation Servicing Options Study identified that twinning of Highway 8 would not be triggered solely by the development of the Elbow View ASP (even at the highest range of densities provided in the Plan), and that the earliest that the Highway would require additional capacity would be 2040.</p>

	<p>Section 27 identifies policy support for establishing baseline conditions to support cross boundary impact mitigation, which includes infrastructure impacts. At the initial statutory local plan, a Transportation Impact Assessment will be required that will provide additional detail on the potential impacts to Highway 8, as well as mitigation measures (Appendix B). All local plans require traffic impact analysis and appropriate upgrades (Appendix B).</p>
<p>3.5.2.1 Transmission Corridors</p>	
<p>Does the proposed statutory plan include transmission corridor right-of ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan</p>	<p>Yes.</p>
<ul style="list-style-type: none"> Identify the transmission corridor rights-of-way or related infrastructure on maps; 	<p>Appendix C, Schedule 5 identifies an intermunicipal water line north of the ASP boundary, across the Elbow River.</p> <p>Appendix C, Schedule 6 identifies a power transmission line along the Highway 8 corridor, as well as pipelines to the west of the ASP boundary.</p>
<ul style="list-style-type: none"> Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; 	<p>At this time, it is premature to provide servicing agreements, as the need to connect to existing regional water line, wastewater line, or power line (if required) has not been determined. As is typical with the planning processes in other municipalities, this will be determined at the subsequent statutory local plan stage.</p> <p>The Elbow View ASP provides the following policy guidance to ensure these matters are addressed at the statutory local plan stage:</p> <ul style="list-style-type: none"> Policy 22.5, requiring that a preferred wastewater servicing strategy be finalized at the initial statutory local plan, including the rationale for and determination of whether connection to the existing City or HAWSCo facility infrastructure is being pursued.

	<ul style="list-style-type: none"> • Policy 26.3 requires that “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.” • Appendix B – Local Plan Requirements. <ul style="list-style-type: none"> ○ Local plans should address the following items: <ul style="list-style-type: none"> 7 - Water and wastewater 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.
<ul style="list-style-type: none"> • Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure? 	<p>There are no identified adverse impacts on the identified Transmission Corridors at this time. Further technical studies and mitigation measures will be implemented at the statutory local planning stage. Specifically, Policies 27.4 and 27.5 require that any potential adverse impacts to infrastructure be identified and mitigated prior to approval of statutory local plan applications.</p>