



Bragg Creek ASP Phase 2 Survey

BCW Observations, Recommendations

The purpose of the Phase 2 survey is to collect the community's feedback on the *December 2025 Draft Version of the Bragg Creek Area Structure Plan (BC ASP)* and the *Hamlet of Bragg Creek Design Control Plan (HBC DCP)*.

While the ASP identifies commendable goals for a variety of topics, the detail is lacking regarding how these goals will be achieved. Recognizing that this is a draft document, there is an opportunity to fill in these gaps prior to finalizing the document.

There are a number of key themes where Bragg Creek Wildlife (BCW) sees the need for additional clarification, including recommendations for Rocky View County's (RVC) commitment to more comprehensive analyses and studies, before the finalization of the BC ASP.

Extending the ASP timeline

As such, BCW suggests extending the timeline to finalize the ASP to address these information gaps. Also, in line with historical practices, we kindly request that a second draft of the ASP be shared with the community for feedback before the final version is presented to Council.

Key Themes

Rural Forest Community

- It is important that the ASP is grounded in the understanding that Bragg Creek is a rural forested community, adjacent to large provincial managed natural areas, which are also popular recreational areas for the local community as well as visitors.
- As identified in Section 8, Vision and Goals, the ASP should be "(...) a forward-thinking and balanced approach to land use planning, development, and stewardship. It upholds the community's core values: living within ecological limits, fostering a connected and inclusive community, supporting a vibrant and innovative economy, promoting an active outdoor lifestyle, and nurturing a profound connection to nature and its surrounding landscapes. By providing clear and actionable guidance for future growth, the plan



ensures that new development respects and enhances the character and identity of Bragg Creek. It seeks to balance the opportunities of growth with the responsibility to protect and sustain the unique natural and cultural assets that define the area, safeguarding the health of its ecosystems and the well-being of its residents for generations to come.

- This vision should drive the refinement of the ASP, such that it is less general and urban-focused.

The ASP should be completed for the full ASP Plan Area at the same time

- Currently, the survey and Design Control Plan (DCP) is focused only on the Hamlet, however the ASP document also summarizes information for the full ASP area. This approach risks confusion in the interpretation of the document, particularly in light of information gaps for key issues; most notably: sequencing of activities, servicing, comprehensive delineation of environmental sensitivities and constraints, traffic and parking issues, tourism management, and interjurisdictional cooperation and responsibilities.
- Deferring the consideration of the remaining zones to a future date, while including the information spatially in the current document, introduces unnecessary confusion and risk.

Prioritization of Environmental Conservation and Protection

- As noted in the vision section of the draft ASP, coexisting with and preserving nature are priorities for the community. As such, more specific baseline information and commitments are needed in the ASP to help achieve this vision.
- To facilitate planning at the scale of the entire ASP area, and its connection to the greater regional context (e.g., T'suu Tina lands, Kananaskis Country), the identification and delineation of environmental features should be completed prior to development.
- While some technical studies covered the hamlet and growth area, others covered the Greater Bragg Creek Area, resulting in data gaps. And while the commissioned Greater Bragg Creek Natural Assets Report is a great example of important data that should inform the ASP, the study's usefulness is limited by its scope and depth. The ASP studies should apply to the overall plan area, and data gaps should be addressed to inform the development of an effective set of Nature-Based Policies. If the studies (environmental sensitivities, wetlands, wildlife movement corridors and habitat patches,



riparian areas, buffers and setbacks, and geotechnical and topographic constraints) are not completed prior to finalizing the ASP, the commitment and timelines for their completion, relative to development proceeding, should be included in the ASP.

Detailed Planning and Studies at the Development Scale

- There is a risk of negative cumulative impacts and conflicting priorities if the above studies are left to individual developers for small areas of the ASP at different times. As noted above, ASP-wide studies should be completed to inform the sequencing, location, and nature of proposed developments, thereby minimizing impacts on the environment and the community.

Utilities Infrastructure and Management

- Key utilities include potable water, waste water, storm water, gas, electricity, phone and internet. Some servicing is already at or near maximum capacity or underserviced/unavailable.
- The draft ASP requires clear detail on the scope, timeline, sequencing and accountability for the supply of adequate utilities infrastructure and management for the proposed development plan.
- In addition, a clear plan for solid waste management over time is needed, including potential collaboration with other jurisdictions.

Tourism

- The current objectives for tourism in the ASP are focused on how to increase tourism and support tourism-centric initiatives through additional development, without a clear understanding of what is appropriate and what limits might be necessary.
- To fully understand the potential impacts and opportunities that will benefit both the community and visitors, a tourism study should be completed that identifies appropriate capacity (including spatially) and management levers to help minimize congestion and other negative consequences (e.g., litter, traffic) prior to additional development.
- As Bragg Creek is both a destination and gateway community to nearby recreation areas, the ASP should also outline the approach for working with other jurisdictions (e.g., the Province, Tsuut'ina).



Agriculture

- The ASP appears to be at odds with the *Draft Agriculture Master Plan, 2026-2036*:
*“Goal Area 4: Preserve and enhance ecology
Acknowledge the value of natural assets on agricultural lands, and establish appropriate policies, incentives, and regulation to preserve and enhance the ecological integrity and connectivity of the region.”*
- Ongoing development pressures in the Greater Bragg Creek area, combined with unclear and inconsistent policy direction, increase the risk of negative impacts on the environment and residents and may conflict with the preliminary findings of existing environmental studies.



SURVEY RESPONSES

In addition to the above overarching themes, we are sharing BCW's observations and feedback in the format that mirrors the Rocky View County Survey available [here](#).

NEIGHBOURHOOD AREAS

How supportive are you of these neighbourhood areas?

Unsupportive

*Somewhat
unsupportive*

*Neutral, neither
supportive nor
unsupportive*

*Somewhat
supportive*

Supportive

What would you like the County to consider about the neighborhood areas identified in the draft area structure plan?

It is important to delineate distinct zones within the ASP to identify areas that differ with respect to land use priorities and objectives. Given the different objectives and priorities, it is also appropriate to have different Design Control Plan (DCP's) for these areas. However, to understand these areas in relation to each other and the influence and impact they have on each other, it is necessary to include the details for all areas in the draft ASP, not just the Hamlet.

The Environment Development Paradox

People live here because of the natural spaces and wildlife. Will the proposed urbanization of the area change the nature of the hamlet? What are the ecological limits for the area? This is what keeps us unique from other places and is our "value proposition".

Car vs wildlife

How is that being addressed in the ASP? Are there ways to keep wildlife off the highways or keep drivers aware of the hazards? There needs to be a conscientious plan to mitigate the problem.



THE HAMLET CORE

*Please refer to the policies on the easel boards and answer the questions below
Use the Hamlet Core map and the example sketches at the back of the handout as references.*

How supportive are you of the proposed policies concerning the Hamlet Core included in the draft area structure plan?

Unsupportive

*Somewhat
unsupportive*

*Neutra, neither
supportive nor
unsupportive*

*Somewhat
supportive*

Supportive

What would you like the County to consider about the proposed policies concerning the Hamlet Core included in the draft area structure plan?

Applaud

1. The introduction of wildlife-safe fences on private and commercial property.
 - a. **Recommendation:** Consider encouraging other forms of fencing such as invisible fences for pets while keeping the yards visibly open. Encourage wild-safe enclosures for husbandry activities such as a chicken coop, bee hives and vegetable garden where permitted. This policy maintains the forest community feel, enhances community cohesion, and allows the free movement of wildlife within the space. Where fencing is necessary, wildlife-safe fencing should be required.
2. The introduction of a bear-proof garbage policy.
 - a. **Recommendation:** Extend this policy for all households and commercial businesses in the hamlet (village, wood and core) - existing and new.
3. Design hamlet sidewalks as trails.
 - a. The trail “feel” of the sidewalk will enhance the forest community identity.
4. Formalizing the creation of the **Orchid Reserve**.
5. Introduction of fire-resilient construction material.
 - a. Encouraging the use of natural, fire-resistant materials on new buildings and on substantial renovation projects. Using fire-resistant materials will go a long way toward protecting the community.

6. Dark Sky policy. The benefits for both humans, wildlife and vegetation in maintaining dark skies are poorly understood in spite of the abundant evidence of their benefits. It is also a benefit for visitors seeking to experience natural environments and do stargazing.
 - a. **Recommendation:** Consolidate the dark skies requirements identified in the Design Control Plan into a formal policy that guides all new public and private infrastructure and construction to adhere to a recognized body of standards set in a standalone county policy. Example: Foothills Dark Sky bylaw
 - b. Seek to become a recognized Dark Sky Site

Concerns

1. Summer 2025's rain event demonstrated the vulnerability of the hamlet with the rise of the underground water, creating havoc in individual households' basements, flooding them, and compromising their water/sewage systems. The technical study; "*Bragg Creek Master Drainage Plan*", p. 13 confirmed the river berm's role in exacerbating this situation. Furthermore, the large extraction of vegetation, including trees along the river and in the hamlet, has weakened the capacity of the land to regulate the absorption of water.
2. Encourage the inclusion of green sources of energy for heating, cooling and lighting (i.e. solar)
3. Design Control Plan, 2.3.1 - Tree Retention. Trees and vegetation are essential in regulating the water table, wind and temperature, providing food and shelter to wildlife, and generally maintaining a healthy ecosystem. The trees are also integral to Bragg Creek's identity as a forest community. The tree canopy is an essential element of the community.
 - a. **Recommendation:** See Forest Retention recommendation under "Other Considerations."
4. Design Control Plan, p. 23, Figure 3 - map.
The additional concentration of business and parking along Balsam Avenue is problematic. Balsam Avenue is the only way in/out for both West Bragg Creek and Wintergreen. On nice days, the avenue is a challenge to navigate. Adding car and pedestrian pressures to the avenue will substantially exacerbate the congestion currently experienced.
 - a. **Recommendation:** Revisit the concentration of businesses along Balsam Avenue to identify other options to reduce the pinch point in this plan.



Furthermore, revisit the parking issue to lessen the “mall feel” of parking first and people second.

5. **Streets and business signage:** Current application of the signage bylaw allows a plethora of sandwich boards and road signs, resulting in an inconsistent / defacing look and feel.
 - a. **Recommendation:** Develop a signage policy for the Core in collaboration with the business community and local residents.

6. Design Control Plan - p.45 6.1.8 - Civic Nodes, and Open Spaces
 - a. “*Connection with the Elbow River should be prioritized*” The berm has eliminated access to the river. The one access that is still available (due to the berm not being built there) is quickly being eroded by visitors over use (North side of the bridge on Wintergreen Road). Furthermore, the berm is blocking wildlife from their natural access to the river.
 - i. **Recommendation:** As part of the County’s public infrastructure, build access points (tied into trails) over two to three areas along the south side of the berm.

7. Proposed densification of up to 20 units per acres (see page 50 of the ASP) appears excessive and not congruent with the ASP Vision.

THE HAMLET VILLAGE

*Please refer to the policies on the easel boards and answer the questions below
Use the Hamlet Village map and the example sketches at the back of the handout as references.*

How supportive are you of the proposed policies concerning the Hamlet Village included in the draft area structure plan?

Unsupportive

*Somewhat
unsupportive*

*Neutra, neither
supportive nor
unsupportive*

*Somewhat
supportive*

Supportive

What would you like the County to consider about the proposed policies concerning the Hamlet ViHamlet Village



The Hamlet Village designation as defined by the ASP Draft includes most of the existing residential properties within the Hamlet.

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Applaud

1. Hamlet Village neighbourhood is intended to facilitate small-scale business and artisanal uses, which will further support tourism activities while maintaining the quaint, low-scaled character of the neighbourhood.
2. Inclusion of “woonerf” style street that prioritizes pedestrian activity, while allowing vehicular access for residents.
3. Home-based businesses with limited outside storage should be encouraged within the hamlet

Concerns

1. The density guidelines for the Hamlet Core and Hamlet Village permit multi-unit housing of up to 20 units per acre. Development at this scale would dominate the village, increase traffic congestion, and fundamentally alter the character of the hamlet. Furthermore, development of this intensity—including hotels, restaurants, and other commercial uses—runs counter to the low-scale, rural, and natural character that currently exists and supported by the community’s vision.
2. Given that the Hamlet Core and River Promenade would be largely occupied by commercial uses and parking, and further dominated by four-storey buildings, the natural environment would be significantly compromised, resulting in substantial urbanization of the hamlet.
3. The removal of significant vegetation and tree cover required to accommodate this level of growth would weaken the land’s natural capacity to mitigate floodplain water events. In particular, the proposed business node at the intersection of White Avenue and Park Place was significantly affected by the 2013 flood, underscoring the site’s vulnerability.

THE HAMLET WOODS

Please refer to the policies on the easel boards and answer the questions below.

Use the following map of the Hamlet Woods and example sketches of ‘clustered, “pocket” patterns’ as references.



How supportive are you of the proposed policies concerning the Hamlet Woods included in the draft area structure plan?

Unsupportive *Somewhat unsupportive* *Neutra, neither supportive nor unsupportive* *Somewhat supportive* *Supportive*

What would you like the County to consider about the proposed policies concerning the Hamlet Woods included in the draft area structure plan?

Applaud

1. Introduction of cluster development, keeping undisturbed green belts on the outer edges. Minimal use of impervious material (concrete, asphalt, etc.) in favour of permeable material (gravel, etc.)
2. Limiting development to residential only.
3. The proposed green buffer
4. Design Control Plan: p. 27, 3.3.3. Design - permitted construction material
 - a. **Recommendation:** Requirement to use fire-resilient construction material.

Concerns

1. Wetlands policy is vague and relies on Provincial standards and policies which have recently been weakened.
 - a. **Recommendation:** That RVC develop a wetland policy to enhance the provincial policy. Please see further details below.

EMERGENCY

Please refer to the policies on the easel boards and answer the questions below. The following flood map has also been provided as a reference.

How supportive are you of the emergency proposed policies in the draft area structure plan?



Unsupportive

*Somewhat
unsupportive*

*Neutra, neither
supportive nor
unsupportive*

*Somewhat
supportive*

Supportive

What would you like the County to consider about the proposed policies concerning emergency mitigation included in the draft area structure plan?

Applaud

Flood Risk Management section P.82 of the ASP

Questions and concerns

Growth Without Infrastructure

- How does Rocky View County justify significant residential and tourism growth in Bragg Creek without committing to a single new emergency services facility within the Plan area?

Fire Response Capacity and Thresholds

- At what number of new homes built will Rocky View County commit to establishing a local fire station within Bragg Creek?
- At what annual or peak tourist-visitation level will emergency service capacity be reassessed?
- How will increased traffic congestion in the Hamlet Core affect emergency vehicle response times?

Wildfire Risk and Human Activity

The ASP acknowledges 361 wildfires between 2006–2024, most caused by human activity within the plan area and adjacent areas in Kananaskis.

- Has a cumulative wildfire risk assessment been completed that considers both development growth and increased recreational traffic to West Bragg Creek and Kananaskis?

Emergency Egress

- The ASP does not address the lack of a dedicated emergency egress for West Bragg Creek, particularly during wildfire events.



Forest Community Lens

- Why does the ASP apply an urban growth model without first securing the emergency infrastructure required for a wildfire-prone forest community?
- How does the County ensure that current residents are not placed at greater risk to accommodate visitors throughout West Bragg Creek and Kananaskis?

THE ENVIRONMENT

Please refer to the policies on the easel boards and answer the questions on the next page. The following flood maps have also been provided as a reference.

- *Trail Network Map*
- *Overlay Map*

How supportive are you of the emergency proposed policies concerning the environment, trails, and pathways included in the draft area structure plan?

Unsupportive Somewhat
unsupportive Neutra, neither
supportive nor
unsupportive Somewhat
supportive Supportive

What would you like the County to consider about the proposed policies concerning the environment, trails and pathways included in the draft area structure plan?

Natural Policy Framework

Request

Page19, - Natural Environment and Wildlife

Add the following objective:

- Review and evaluate the effectiveness of existing policy tools and regulatory mechanisms in protecting natural assets, and to identify opportunities to strengthen their application, enforcement, and alignment. This may include amendments to the Area Structure Plan, Municipal Development Plan, Land Use Bylaw, and development permitting processes

Rationale

As per recommendation in the ASP Technical Study: “Green Analytics, “Greater Bragg Creek



State of Natural Assets Report, September 2025”

“To capitalize on this work and integrate nature’s value into decision-making, Rocky View County can pursue several next steps:

- 1. Examine the current policy framework: Evaluate to what extent existing tools and policy mechanisms are being used to protect natural assets and how effective they are.*
- 2. Seek opportunities to enhance and strengthen the utilization or enforcement of these strategies. This may include review and updates to the ASP (already underway), the Municipal Development Plan, Land Use Bylaws, and Development Permitting.”*

A *Natural Policy Framework* would bring together all relevant existing environmental policies, by-laws, and regulations, providing a single window approach and ability to further understand gaps and opportunities.

TRAILS

How supportive are you of the proposed trails & pathways included in the draft area structure plan?

What would you like the County to consider about the proposed policies concerning the environment, trails and pathways included in the draft area structure plan?

Request

1. Clearly distinguish the purpose of trails, pathways, and sidewalks: pedestrian safety and mobility versus nature-based experiences.
2. Design and build pathways to minimize environmental impact by keeping them narrow, natural, and context-appropriate.
3. Strongly discourage informal or user-created paths that damage vegetation and degrade the natural environment.

WILDLIFE

Please refer to the policies on the easel boards and answer the questions on the next page. The following flood map has also been provided as a reference.

- *Wildlife Movement Map.*



How supportive are you of the emergency proposed policies concerning wildlife included in the draft area structure plan?

Unsupportive *Somewhat unsupportive* *Neutra, neither supportive nor unsupportive* *Somewhat supportive* *Supportive*

What would you like the County to consider about the proposed policies concerning the wildlife included in the draft area structure plan?

How supportive are you of the proposed policies concerning wildlife included in the draft area?

Concerns

While we applaud policies that support wildlife, an environmental Development Paradox is occurring. The proposed intensity of development will negatively impact wildlife?

What would you like the County to consider about the proposed policies concerning wildlife included in the draft area structure plan?

Build on the initial environmental studies commissioned for this ASP to close the data gaps to enable the development of clear plans and policies including: identifying wildlife corridors, understanding how existing development affects wildlife, assessing whether current municipal reserves are sufficient to sustain healthy habitats, and evaluating the presence and impacts of invasive species on overall ecosystem health. This work should be carried out by qualified professionals, informed by local knowledge and Indigenous perspectives.

Wildlife–Vehicle Collision Mitigation

Request – add article 33.X

X.X.1

Subject to County budget approval, a comprehensive Wildlife–Vehicle Collision (WVC) Study **shall** be prepared for County and Provincial roadways in and adjacent to the ASP Plan area to identify collision risk areas and appropriate mitigation measures to reduce wildlife–vehicle collisions and improve public safety.

X.X.2

The WVC Study **shall**:

- a) identify priority locations with a high incidence or risk of wildlife–vehicle collisions;
- b) recommend mitigation measures for existing roadways;
- c) inform the planning and design of new roadways, including traffic-calming and



speed-management measures; and
d) identify appropriate locations and design considerations for wildlife crossing structures.

Rationale

Incidence of wildlife–vehicle collisions on our roads is a growing public infrastructure safety issue with direct and lasting impacts on wildlife populations and residential and visitors' safety. Similar to the role of an effective Garbage and Refuse Bylaw in protecting public health and environmental quality, a coordinated wildlife–vehicle collision strategy provides foundational infrastructure for community well-being. Its implementation will deliver broad and long-term benefits by improving road safety, reducing wildlife mortality, and reinforcing the Plan's overarching vision, goals, and objectives.

References:

BCW article in High Country News - **Wildlife Sighting Data – More Than Four Years of Reporting**

Map of Wildlife-vehicle collisions - 2020 to 2024 - Alberta Wildlife Watch Program

Bragg Creek River Berm Wildlife Access

Request

Page 92, 33.1 - Environment Stewardship

Subject to County budget approval, safe wildlife access over the Hamlet river berm **shall** be built as a way to restore the wildlife corridor identified in the RC Bio Solutions Ltd, *Environmental Screening Report and Wildlife Habitat Modelling*

Rationale –

The berm wildlife access is critical for protecting both wildlife and the community. This project aligns with best practices from the Yellowstone to Yukon (Y2Y) Conservation Initiative and is referenced in the Rocky View Municipal Plan. Implementing berm access pathways is a proven, practical measure for providing safe wildlife corridor crossings, enhancing public safety, and upholding the community's environmental commitments.

FINAL CONSIDERATIONS

Now that you have made your way through the new and updated draft policies, is there anything else you would like the County to know or consider regarding the draft area structure plan?



Bragg Creek Community Visioning Committee

Request

Insert the full text of the BC Community Vision Committee as approved by the Rockyview Council in the section Vision and Goal on page 15 of the BC ASP document.

Rationale

The BC Community Committee reached full consensus on the text approved by the RVC Council. The vision is foundational to the ASP, and a summary of it does not do justice to the careful wording that went into the original text.

Tourism - Section 14

Request

Page 34 - Add the following objective:

Develop a Nature-based Tourism Policy that supports the well-being of residents and the natural environment.

Add the following definitions in Appendix A

- Regenerative
- Over tourism
- Living within ecological limits

Rationale

The proposed Nature-Based Tourism Policy would provide a framework to manage tourism impacts on land, residents, and wildlife, including traffic, noise, waste, and ecosystem degradation. The draft ASP lacks adequate tools to address tourism pressures, cumulative impacts, and long-term environmental effects. Although the community vision supports regenerative tourism, this is not reflected in the Plan. Clear policies aligning tourism with regenerative practices and ecological limits are needed to ensure tourism growth supports environmental health and long-term community resilience.

TOWARDS A NATURE POLICY FRAMEWORK.

The following policy recommendations recognized the need to provide developers, residents, and the County with clear guidance on safeguarding the area's natural assets and functions. The development of those policies would be best achieved by reviewing the environmental studies and addressing the data gaps.

WETLANDS

Recommendation

That RVC develop a Wetland policy for the Bragg Creek Plan Area (or if a policy exists, review the policy) to ensure:

1. The wetland loss in the area is reversed such that these natural features maintain their Natural Function and provide the Beneficial Ecosystem Services needed and desired by residents, businesses, and visitors.
2. The conservation of Wetlands is integrated into the planning, subdivision and development process as well as stormwater management systems.
3. The development proponents have clarity on the limitations, requirements and opportunities associated with development near Wetlands.

Rationale

The high water table in Bragg Creek increases vulnerability during spring runoff and extreme climate events. As a result, wetlands play a critical role in protecting both private properties and public infrastructure. While the protection of wetlands is the responsibility of the Government of Alberta, municipalities can enhance existing requirements to ensure that wetlands and their natural functions are protected or enhanced. Current Provincial requirements are minimal and have recently been further degraded.

FOREST RETENTION

Recommendation

That RVC develop a Forest Retention policy to ensure Bragg Creek Plan Area retains and restores the forests and woodlands that provide important wildlife habitat, contribute to Natural Rural Character, and deliver Beneficial Ecosystem Services such as air purification, disaster mitigation, heat mitigation, and stormwater absorption.

Rationale



The forest (and the natural environment) is what defines Bragg Creek and provides a host of essential natural services. Protecting and enhancing a functional forest will sustain all the other goals and objectives of this ASP.

RIPARIAN AREA

Riparian Areas are the transitional lands adjacent to Waterbodies, between upland and aquatic ecosystems, and which are influenced by / influence the Waterbody.

Recommendation: That RVC develop a Riparian Area policy for the Bragg Creek Plan Area to

1. Prevent degradation of Riparian Areas and Riparian and promote intactness such that these Natural Features can provide the beneficial ecosystem services needed and desired by residents, businesses, and visitors.
2. Maintain Riparian Areas and ensure they are integrated into the planning and development processes.
3. Ensure development proponents have clarity on the limitations, requirements and opportunities associated with development that may impact Riparian Areas.

ENVIRONMENTALLY SIGNIFICANT AREAS

Recommendation: That RVC develop an Environmentally Significant policy (or if a policy exists review the policy) for the Bragg Creek Plan Area to ensure:

1. The natural features and functions within the Environmentally Significant Areas (ESAs) can continue to provide the Beneficial Ecosystem Services needed and desired by residents, businesses, and visitors.
2. The protection of Environmentally Significant Areas is integrated into nature-positive planning, subdivision and development.
3. The development proponents have clarity on the limitations, requirements and opportunities associated with development within or adjacent to Environmentally Significant Areas.