



WELCOME

To the Fire Policy Framework



Rocky View County
Fire Services

YOUR VIEW
ROCKY VIEW COUNTY



ROCKY VIEW COUNTY



403-230-1401



engagement@rockyview.ca

Station

1



WHAT DOES FIRE SERVICES DO?

OUR ROLE:

The role of Fire Services is to protect life, property, and the environment through emergency preparation, response, and recovery within the County.

OUR SERVICES:

- **Emergency Response**
 - Respond to fires, ice rescues, medical emergencies, hazardous materials incidents, disasters and large-scale emergencies
- **Prevention & Safety**
 - Reduce risk through fire prevention, inspections, public education, emergency preparedness, and community emergency support
- **Investigations & Compliance**
 - Investigating incidents and enforcing fire safety regulations

CURRENT STATE

- Fire Services operates with a **composite model** with **7 stations** (4 full-time and 3-paid-per-call)
- No new fire stations or major apparatus upgrades have been added since 2014
- Mutual aid support from neighbouring municipalities is becoming more limited as communities across the region experience their own growth pressures and capacity challenges

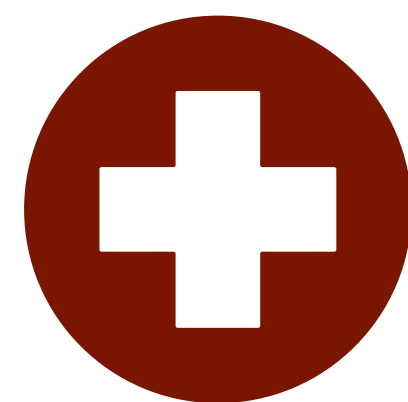
Fire Services responded to **4,370** calls for service in 2025.

TOP CALLS FOR SERVICE IN 2025



Fire suppression

932 calls



Medical assist

1,066 calls



Motor vehicle collisions

1,104 calls



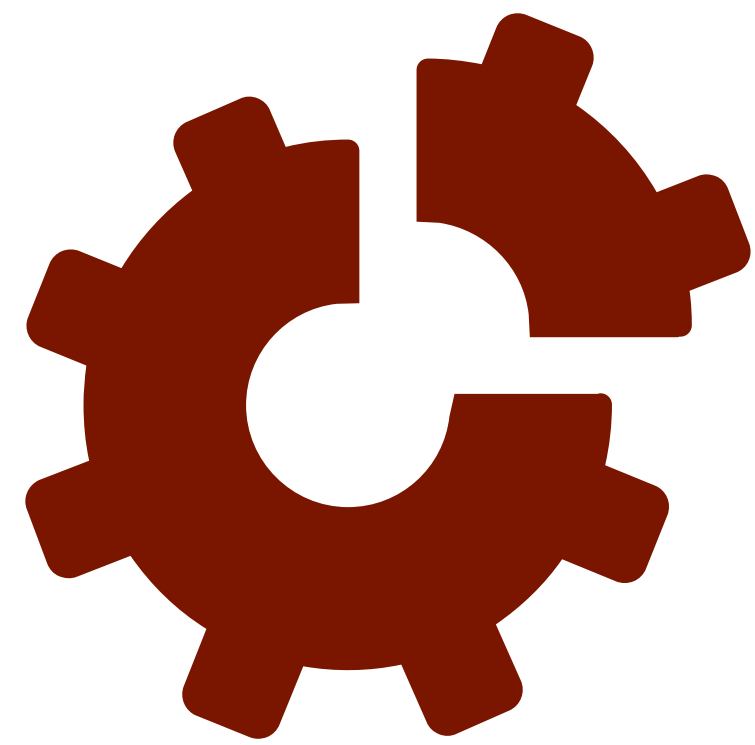
Station

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About the **FIRE POLICY FRAMEWORK**

This project will help guide how Fire Services evolves over the next 20–30 years. The project will establish a long-term vision for fire service delivery and create a coordinated approach to planning for growth, infrastructure, service levels, and funding.

PURPOSE:



Integrate Fire Services into County planning, growth, and budgeting decisions



Establish a strategic Fire Master Plan and Fire Off-Site Levy Bylaw



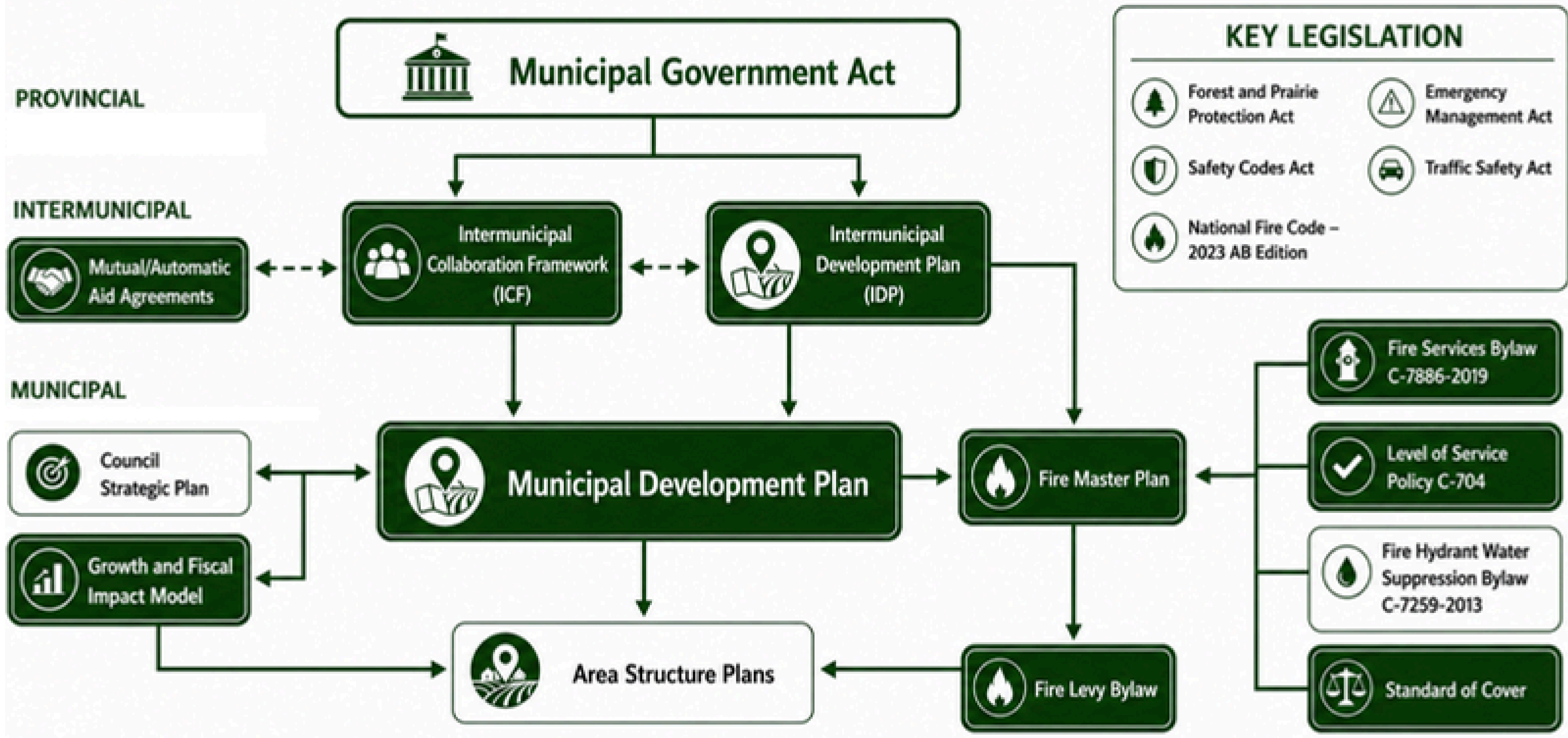
Updates to the Municipal Development Plan, Fire Services Bylaw, and other policies to ensure alignment



Regional coordination through intermunicipal frameworks and plans



FIRE POLICY FRAMEWORK



TIMELINE & DELIVERABLES

01

Project Launch

- ✓ Terms of Reference (approved February 24, 2026)
- ✓ Hire Consultant for Fire Levy development
- ✓ Governance Committee Support

Q4 2025 - Q1 2026

02

Policy Drafting & Engagement

- Draft Fire Master Plan
- Draft Fire Off-Site Levy
- Draft MDP Amendments
- Engagement Summary Report

Q2 2026

03

Approvals

- Final Fire Master Plan
- Fire Off-Site Levy Bylaw
- MDP Amendments

Q3 2026

04

Implement and Close

- Fire Services Annual Report
- Implementation, Monitoring and Reporting

Q4 2026 - Q2 2027

FIRE MASTER PLAN

The strategic plan to guide informed decision-making on Fire Services as the County grows and existing service gaps are addressed.

PLAN VISION:

Rocky View County delivers resilient, evidence-based Fire Services that anticipate risk, evolve with growth, leverage partnerships, and provide safe and effective response to protect people, property, and the environment.

PLAN GOALS:



Deliver appropriate service levels

Provide fire services that match the needs and risks of different communities, while supporting growth across the County.



Strengthen emergency response capacity

Maintain strong emergency response services by improving station locations, staffing, equipment, and coverage to meet current and future needs.



Align Fire Services with growth and Land Use Planning

Include fire services in planning for new communities so growth is supported with the right infrastructure, access, and emergency response capacity.



Enhance regional collaboration and response

Work with neighbouring fire departments and partners to improve emergency response and support across the region.



Secure financial sustainability

Improve fire services through better planning, training, prevention programs, and responsible budgeting to support current and future community needs.

Station

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FIRE OFF-SITE LEVY BYLAW

The County is looking to add a fee on new development to help pay for future fire stations as the area grows.

The proposed levy would charge a base rate for all new development in the County and a variable rate based on the location of new development.

Higher-growth areas would contribute more than lower-growth areas due to fire service response needs.

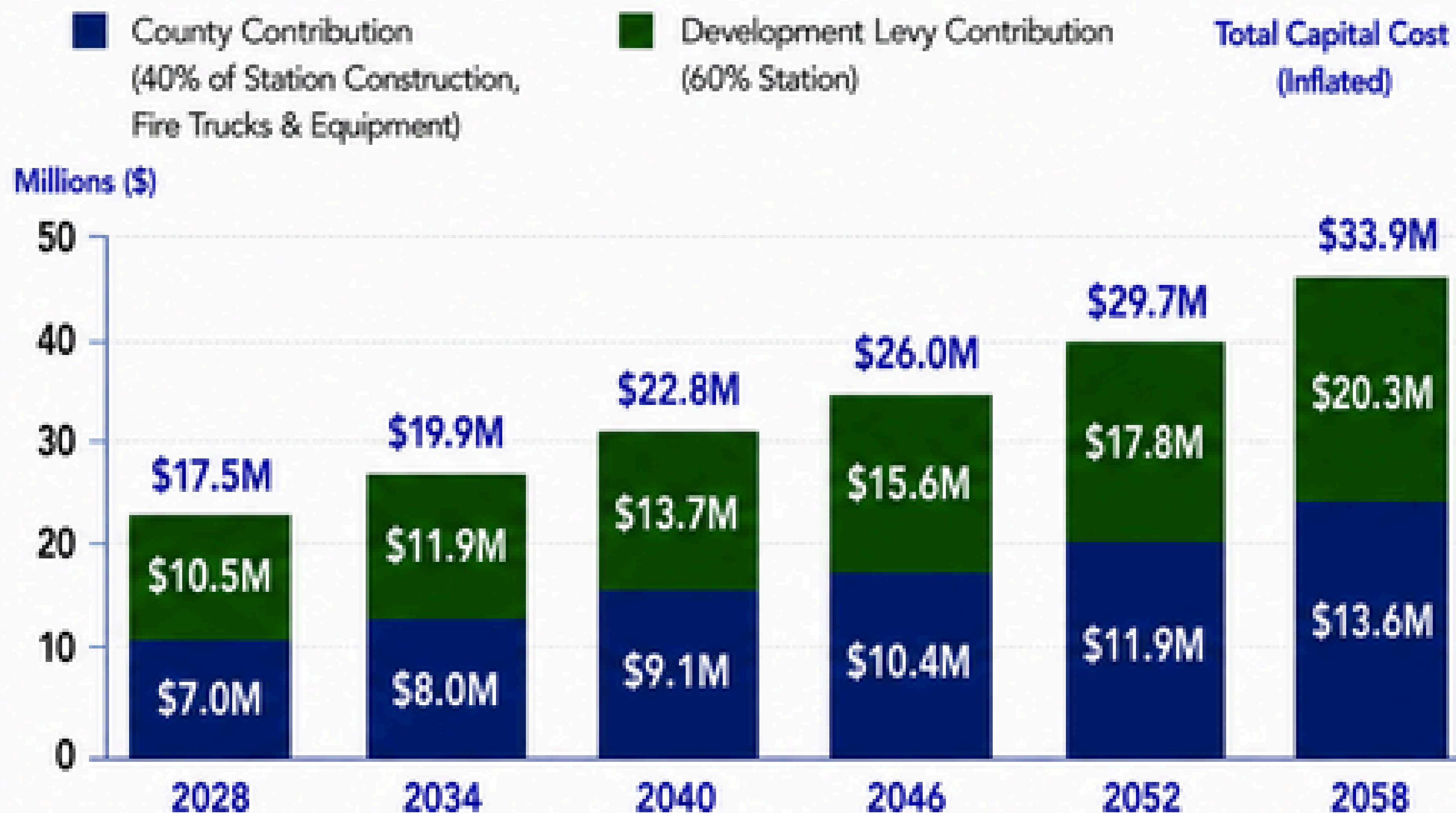
The levy would help fund **six new stations** over the next **20–30 years**.



CAPITAL AND FIRE LEVY 30-YEAR FORECAST

1 INFLATION-ADJUSTED CAPITAL COST PER STATION

Assumes 2.5% annual inflation



2 30-YEAR CAPITAL COST SUMMARY



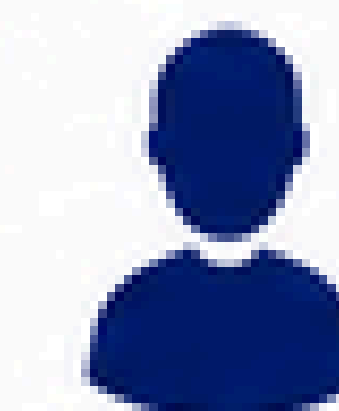
Total Capital
Investment

\$156.98 million



Development Levy
Contribution
(60% Station)

\$72.7 million



County Contribution
(40% of Station Construction,
Fire Trucks & Equipment)

\$84.3 million

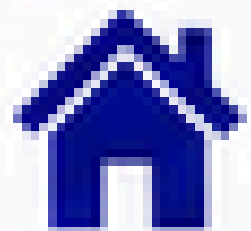
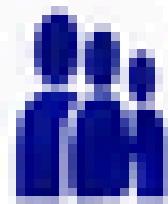
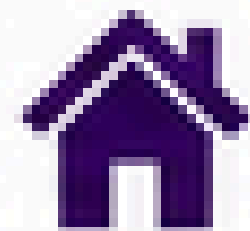
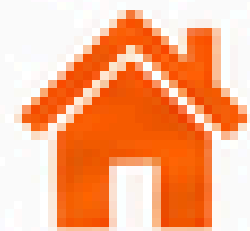
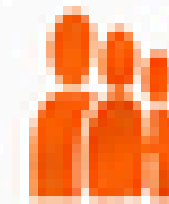
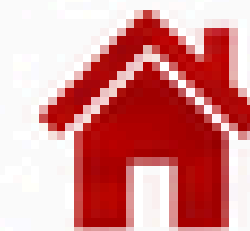
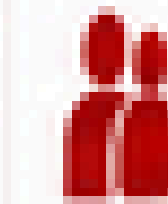


Assumes 2.5% annual inflation

CAPITAL AND FIRE LEVY 30-YEAR FORECAST

3 WHAT COULD THIS MEAN FOR HOUSEHOLDS?

Average Residential Property Tax Impact
Based on a 60% residential / 40% non-residential split and
1.5% annual household growth

2028  \$330 Average cost per household in 2028  17,100 households	2034  \$350 Average cost per household in 2034  18,636 households	2040  \$372 Average cost per household in 2034  20,338 households	2046  \$395 Average cost per household in 2046  22,197 households	2052  \$420 Average cost per household in 2052  24,216 households	2058  \$447 Average cost per household in 2058  26,390 households
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Note: Average Residential Property Tax Impact is shown as a simplified one-time fee for the year the station's construction is completed.

4 HOUSEHOLD IMPACT SUMMARY



TOTAL AVERAGE HOUSEHOLD IMPACT
\$2,304
over 30 years



AVERAGE ANNUAL IMPACT
\$77
Per household, per year



Station

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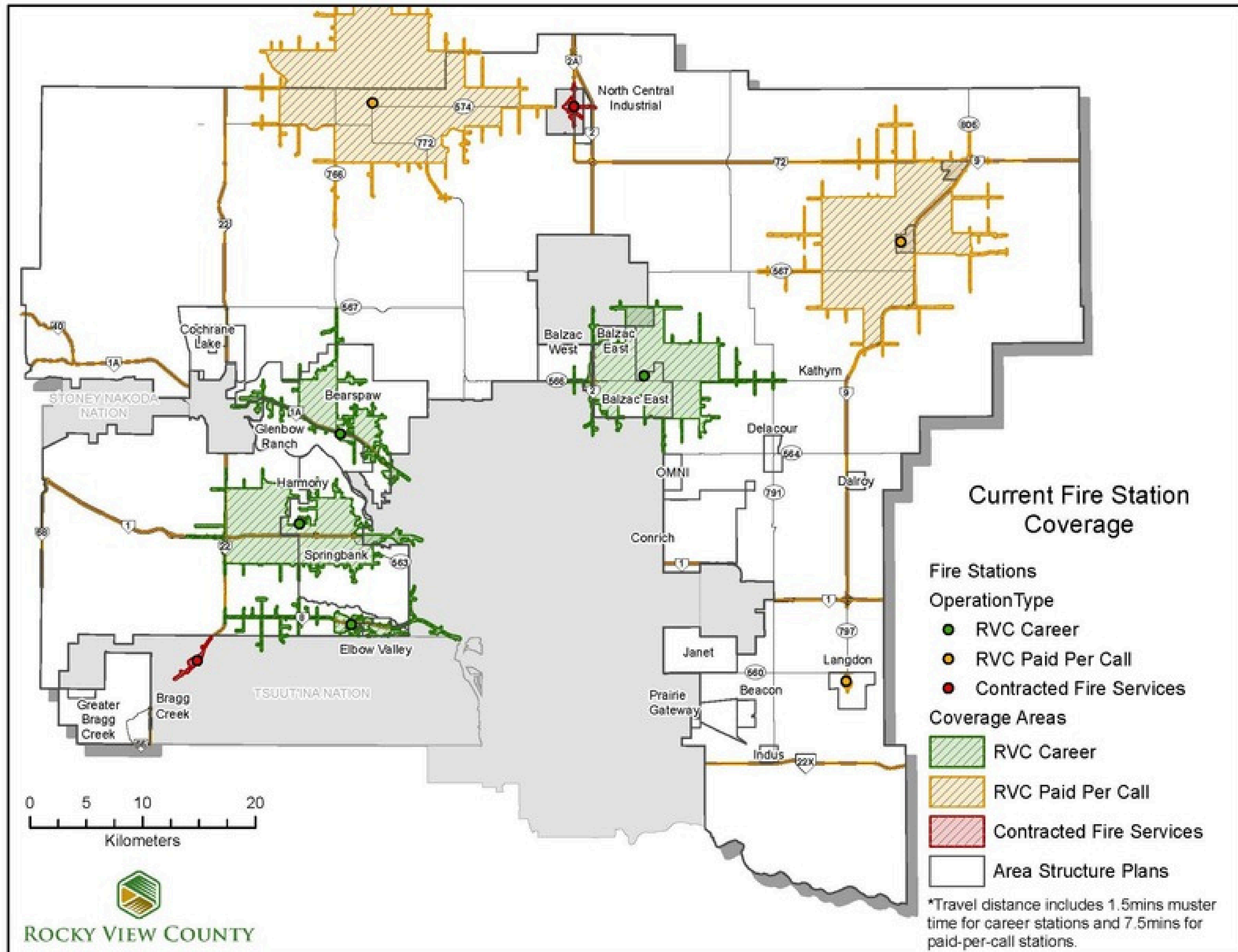


CURRENT LEVEL OF SERVICE

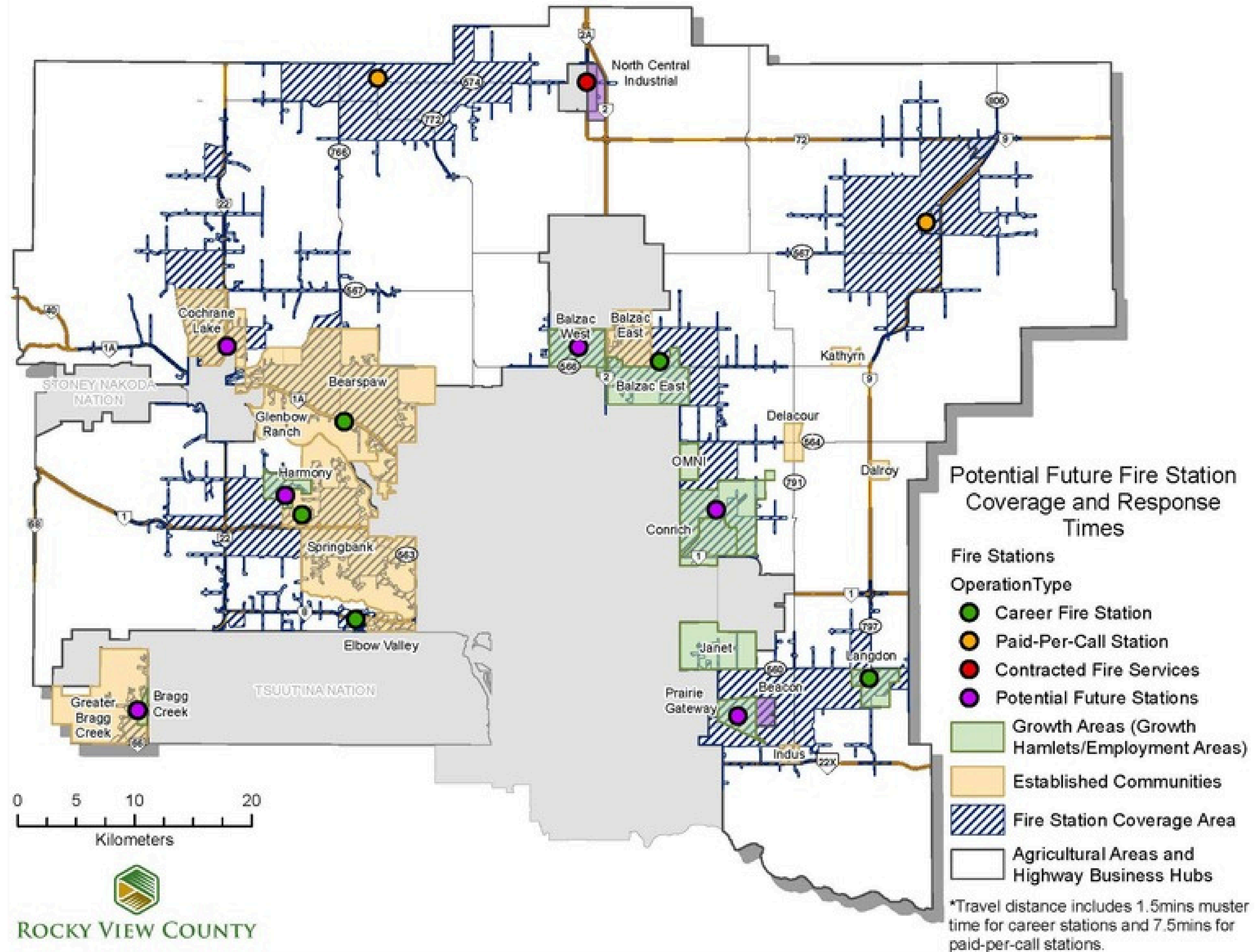
The **Fire Protection Level of Service Policy (C-704)** outlines the minimum level of fire response across the County, based on a mix of full-time and paid-per-call crews, existing station locations, and available resources.

Service Level	Reponse Time	Responders
Level 1 Within 8 km of major (full-time) stations	10 minutes	≥4 firefighters
Level 2 Within 8 km of smaller / paid-on-call stations	18 minutes	≥4 firefighters
Level 3 Beyond 8 km of any fire station	No defined target	≥4 firefighters (when available)

CURRENT LEVEL OF SERVICE



FUTURE LEVEL OF SERVICE



FUTURE LEVEL OF SERVICE

The Future Level of Service outlines how fire services could evolve over the next 20-30 years to support growth, address service gaps, and better meet the needs of Rocky View County's communities. Key changes from the current level of service include:

- Aligns fire service levels with future growth and community needs, based on industry best practices and adapted to Rocky View County’s unique growth patterns and rural realities
- Supports the Municipal Development Plan’s focused growth approach
- Faster response times, improved coverage, and more responders on scene
- Langdon transitions to a career-staffed station, and the Springbank Fire Station is to relocate to Harmony

Coverage Area Type	Communities	Reponse Time *	Responders *
Growth Areas (Growth Hamlets / Employment Areas)	Balzac East, Balzac West, Bragg Creek Hamlet, Conrich, Harmony, Janet, Prairie Gateway, Langdon, and Omni	9 minutes	15
Regional Business Hubs	Beacon and North Central Industrial	10 minutes	10
Established Communities (Country Residential / Hamlets with ASP)	Bearspaw, Cochrane Lake, Cochrane North, Dalroy, Delacour, Elbow Valley, Greater Bragg Creek, Springbank, Glenbow Ranch, Indus, and Kathryn	14 minutes	6
Agricultural Areas	Areas without ASPs	Dependent on time travel	4

*The Future Level of Service response times are aspirational targets intended to guide service planning over the next 20–30 years. Alternative protection measures, such as suppression systems, water supply improvements, and automatic aid agreements, may also be utilized to achieve the intent of the service level objectives.

*The number of responders may include personnel arriving from multiple stations, contracted fire service providers, or automatic aid agreements with neighbouring municipalities.

*For future paid-per-call stations, a response time target of 18 minutes, including a 7.5-minute turnout time is shown on the map.

OPERATIONAL FORECAST

1 30-YEAR OPERATIONAL COST FORECAST

Assumes 2.5% annual inflation



\$60.7M
TOTAL OPERATING COST
over 30 years
(Inflated Dollars)

2 OPERATION COST INCREASE COMPONENTS



i Operational increases include additional responders and related costs. Station Operations & Maintenance costs apply to new stations only.

👥 Each additional responder contributes 24/7 fire fighter staffing.

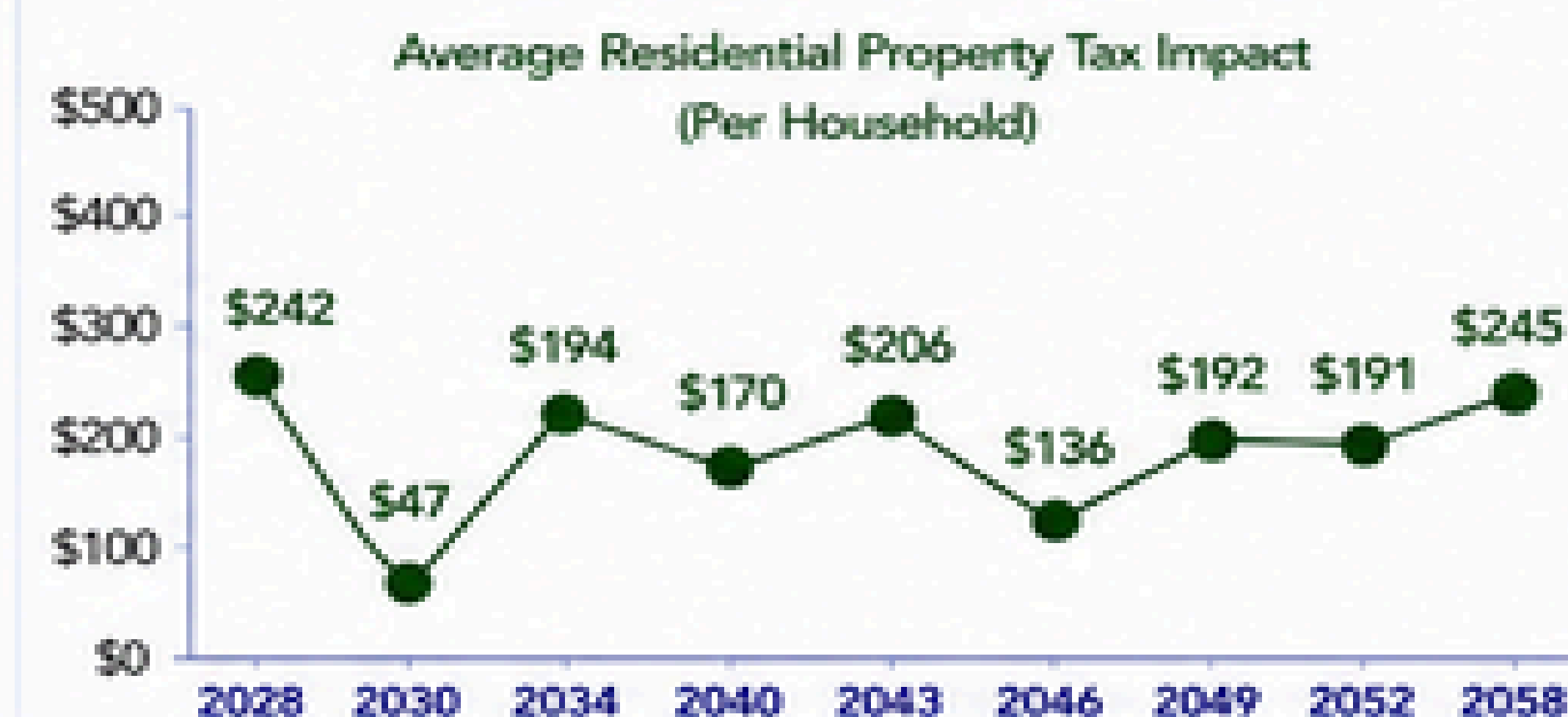
3 OPERATIONAL COST SUMMARY

 Additional Responders (All Stations)	\$57.8M
 Station Operations & Maintenance (New Stations Only)	\$3.0M
 TOTAL OPERATING COST	\$60.7M



Assumes 2.5% annual inflation

4 RESIDENTIAL PROPERTY TAX IMPACT OVER TIME



\$1,622
TOTAL AVERAGE
HOUSEHOLD IMPACT
over 30 years

\$54
AVERAGE ANNUAL IMPACT
per household, per year

Average Residential Property Tax Impact based on a 60% residential / 40% non-residential split and assumes a 1.5% annual increase in households.

Station

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SERVICE REVIEW CRITERIA

The County would use a proactive, data-driven approach to identify future fire service needs, rather than waiting until there are problems or delays in emergency response.

The County would **regularly monitor 4 main areas:**

- **Growth Pressure**
 - Rate of residential, businesses, or industrial and commercial development
- **Development and Community Design**
 - Community design for emergency access and rate of community build out and growth
- **Emergency Response Performance**
 - Increasing call volumes, response times, service coverage, simultaneous calls for fire service response
- **Infrastructure Capacity**
 - Road network access, water supply, and fire services resources to support growth



SERVICE REVIEW CRITERIA

Service Review Criteria are intended to identify when Fire Services should be reviewed and do not automatically require new stations or service expansions. They support proactive, evidence-based planning and informed Council decision-making as the County grows.



What happens if the criteria is reached?

1

Step 1: Review current fire service performance, capacity, and future needs.

2

Step 2: Explore potential options such as staffing changes, equipment, partnerships, new fire stations, etc.

3

Step 3: Seek direction from Council through future planning and budgeting processes.



Station

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YOUR VIEW
ROCKY VIEW COUNTY

MUNICIPAL DEVELOPMENT PLAN

ROCKY VIEW COUNTY



September 2025

POTENTIAL MDP AMENDMENTS:

- **Planning for future fire infrastructure:** New development plans must consider future fire stations, water supply, and emergency service needs.
- **Joint Use Sites:** Where possible, fire stations should be built alongside other community facilities.
- **Community Design to Support Emergency Response:** Design communities with roads and access that help emergency crews respond quickly.
- **Regional Collaboration and Shared Services:** Work with nearby municipalities to share fire services, resources, and support to improve response and save costs.



Station

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YOUR VIEW
ROCKY VIEW COUNTY

COMMUNITY RISK PROFILES

Please review your community's profile and share your feedback on the form provided

A key component of the Fire Master Plan is to assess risks in each community using data and community feedback to understand what fire services are needed. A Community Risk Assessment would be used to identify, evaluate and prioritize risks within a community. The assessment would be based on **6 core profiles**.



Growth and Development

Population growth, building types, size and density of development



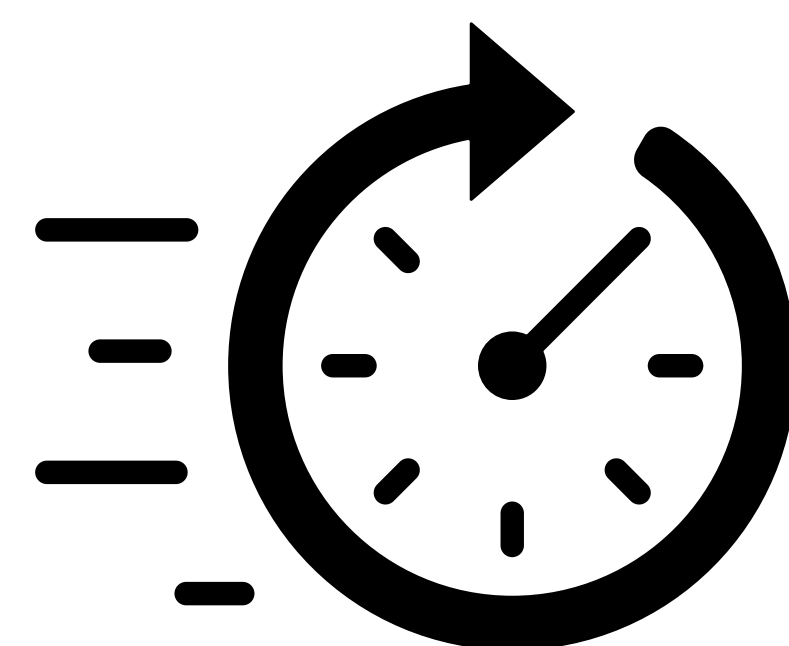
Hazards and Risk Factors

Wildfires, industrial uses, transportation corridors and natural or human-caused hazards



Water Supply and Fire Protection Infrastructure

Water supply and suitable protection systems



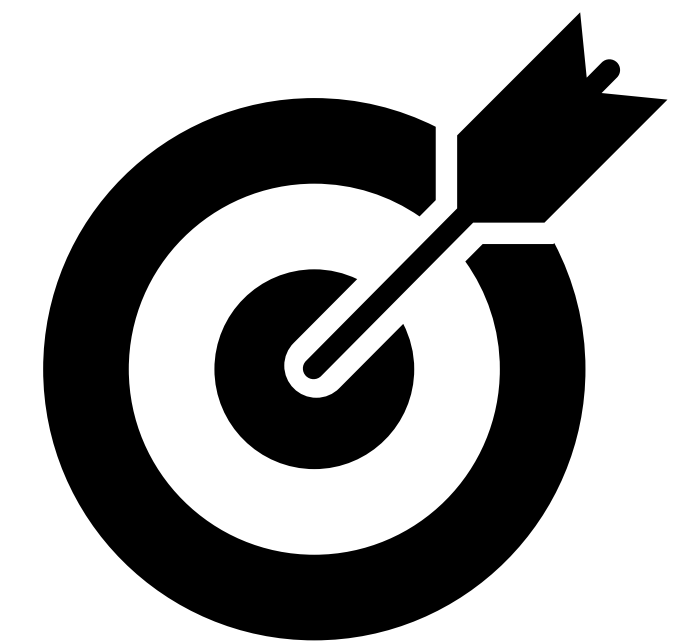
Emergency Response Capacity

Fire station locations, staffing, response times, and mutual aid partnerships



Community Assets and Infrastructure

Schools, utilities, employment areas, essential services and critical infrastructure



Incident Trends and Future Needs

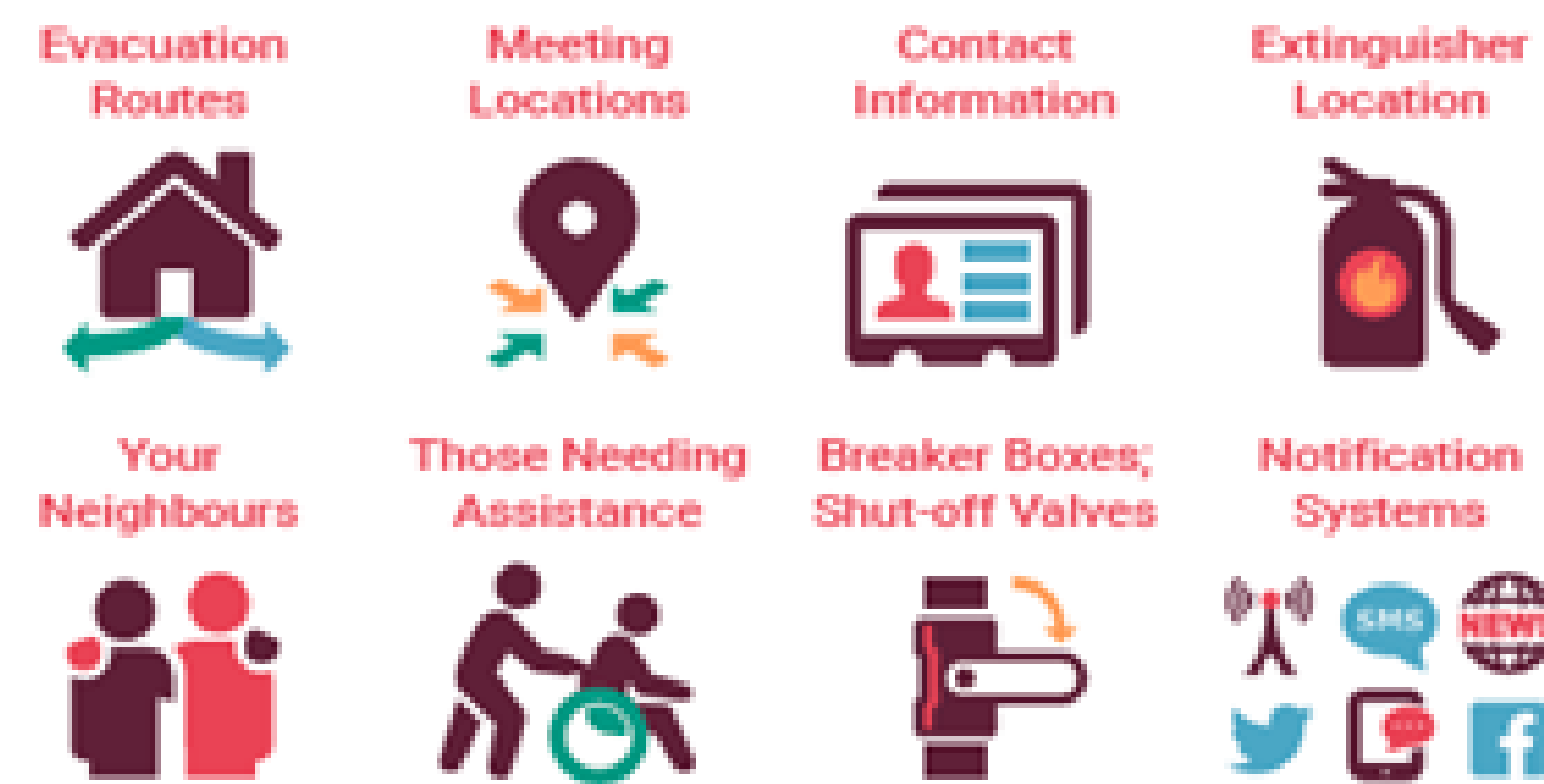
Past emergency incidents, service gaps, and key priority areas

SAFETY IN YOUR HOME & COMMUNITY



How to Prepare Your Family for an Emergency

Know



Acquire



Prepare

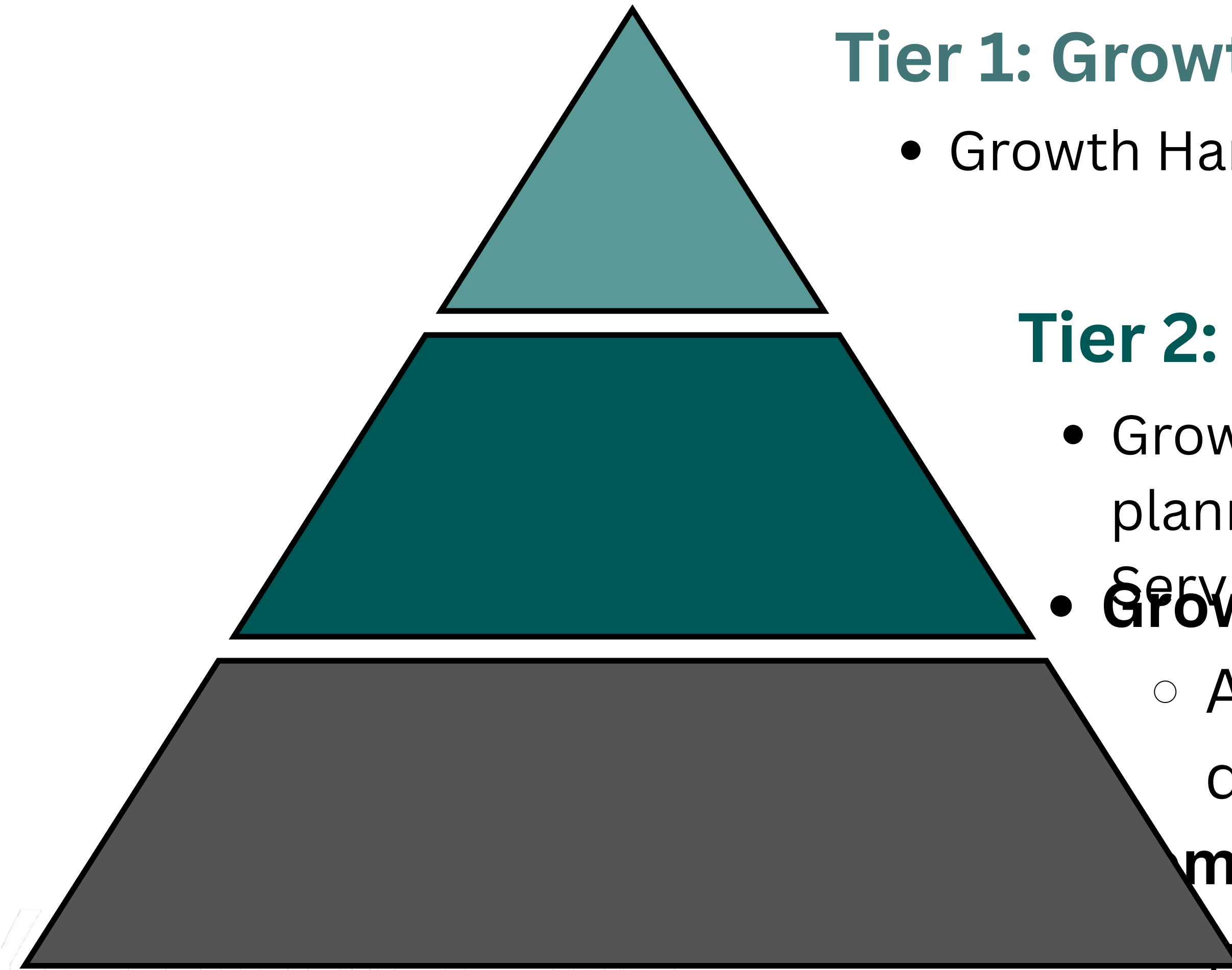


Stay **CONNECTED**

Thank you for attending this open house. Please give your workbook to a staff member on your way out.

For more information scan the QR code below or visit:
engage.rockyview.ca/fire-services-master-plan





Tier 1: Growth Areas

- Growth Hamlets/ Employment Areas

Tier 2: Established Communities

- Growth Hamlets, Employment Areas, and Regional Business Hubs are planned to grow at higher density and scale, which would require more Fire Services, so they would pay the highest fees.

- Are there more people, businesses, or industrial development?

Tier 3: Agriculture Areas

- Agricultural Areas without a planned ASP and Highway Business Hubs would pay the lowest fees

How are the communities being built? How quickly are they growing?

- **Emergency response performance**

- call volumes, response times, and service coverage

- **Infrastructure capacity**

- can roads, water supply, and fire services resources support the growth?

About the proposed **EVALUATION CRITERIA**

A tool to know when fire services improvements are needed. County wants to use a proactive, data-based approach to plan future fire service needs, instead of waiting until there are problems or delays in emergency response.

REGULARLY MONITORED AREAS:

- **Growth**
 - Are there more people, businesses, or industrial development?
- **Community development**
 - How are the communities being built? How quickly are they growing?
- **Emergency response performance**
 - call volumes, response times, and service coverage
- **Infrastructure capacity**
 - can roads, water supply, and fire services resources support the growth?



HIGHER FEE

Tier 1: Growth Areas

- Growth Hamlets/ Employment Areas

Tier 2: Established Communities

- Growth Hamlets, Employment Areas, and Regional Business Hubs are planned to grow at higher density and scale, which would require more Fire Services, so they would pay the highest fees.

Tier 3: Agriculture Areas

- Agricultural Areas without a planned ASP and Highway Business Hubs would pay the lowest fees

LOWER FEE



The Fire Policy Framework

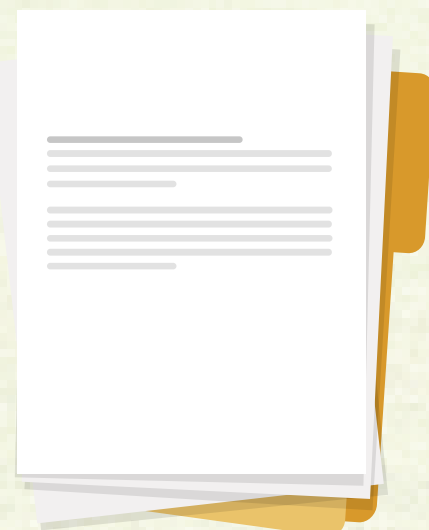
integrates fire services into
County growth plans



The MDP is a long range
statutory document
that guides how the
County will grow.



Fire Master Plan



Fire Levy
Bylaw



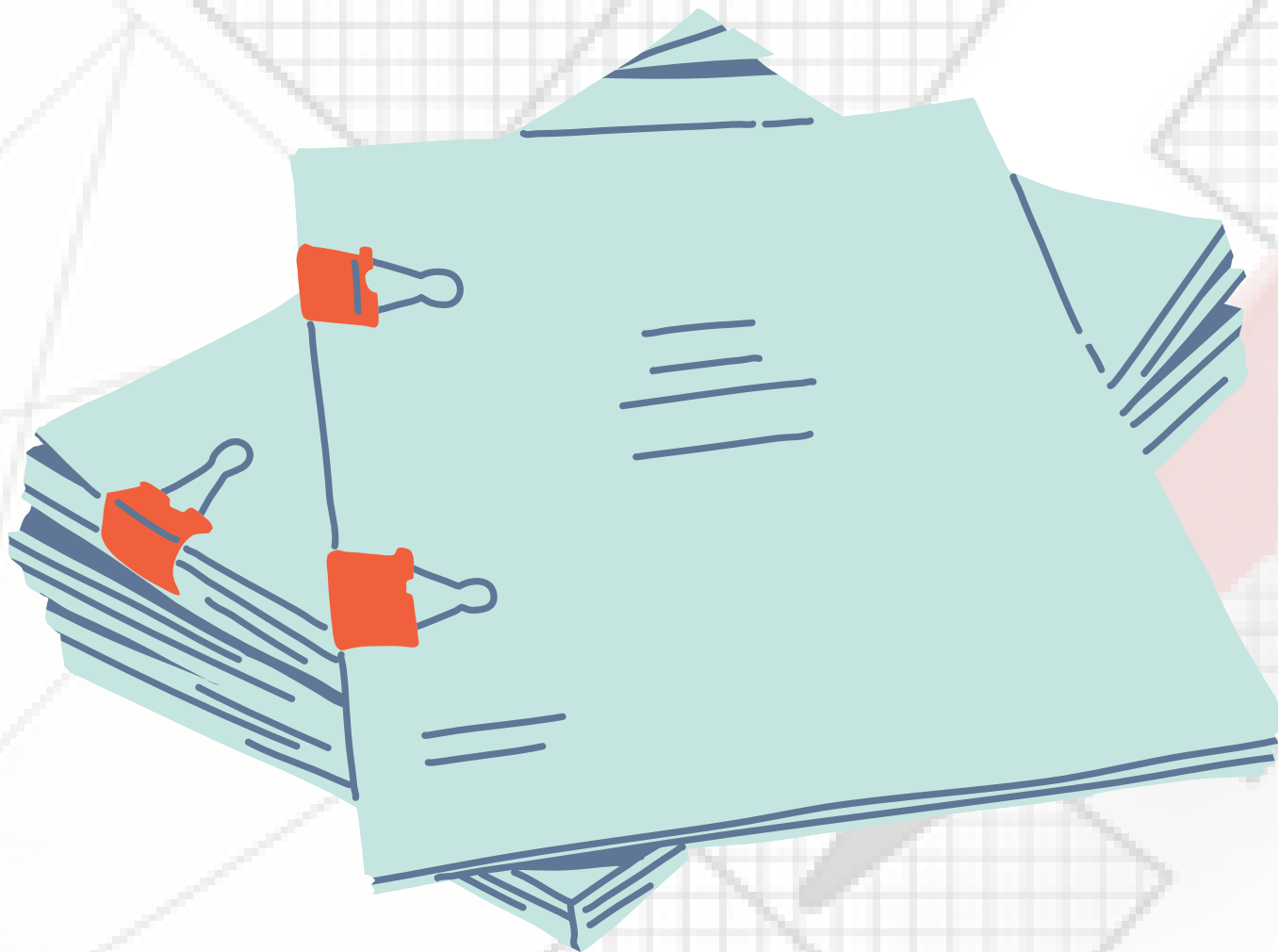
Standard
of Cover



#4



#5

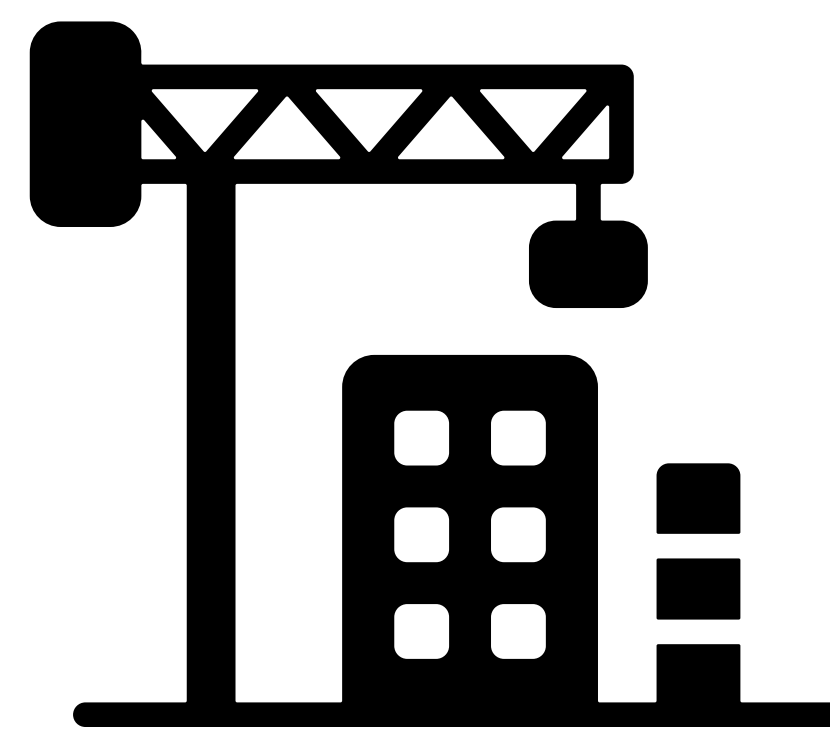


County growth plans,
policy, and collaborative
frameworks



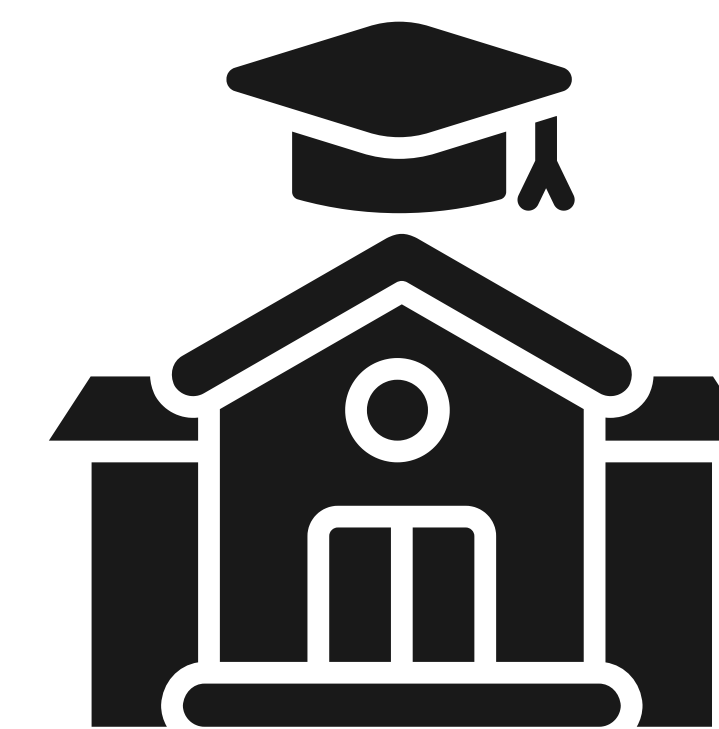
Population and Growth

How communities are expected to grow over time



Buildings and Development

The type, size, and density of development



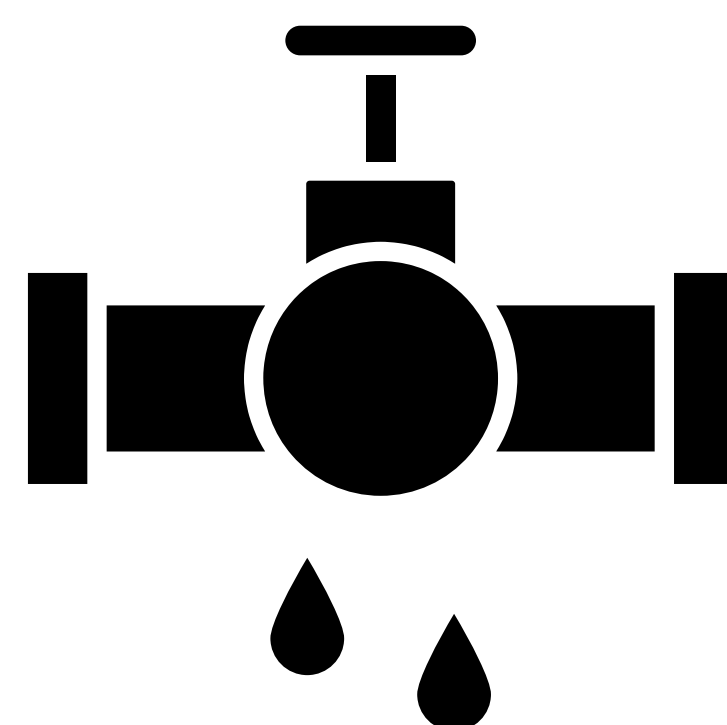
Critical Infrastructure

Schools, utilities, employment areas, and essential services



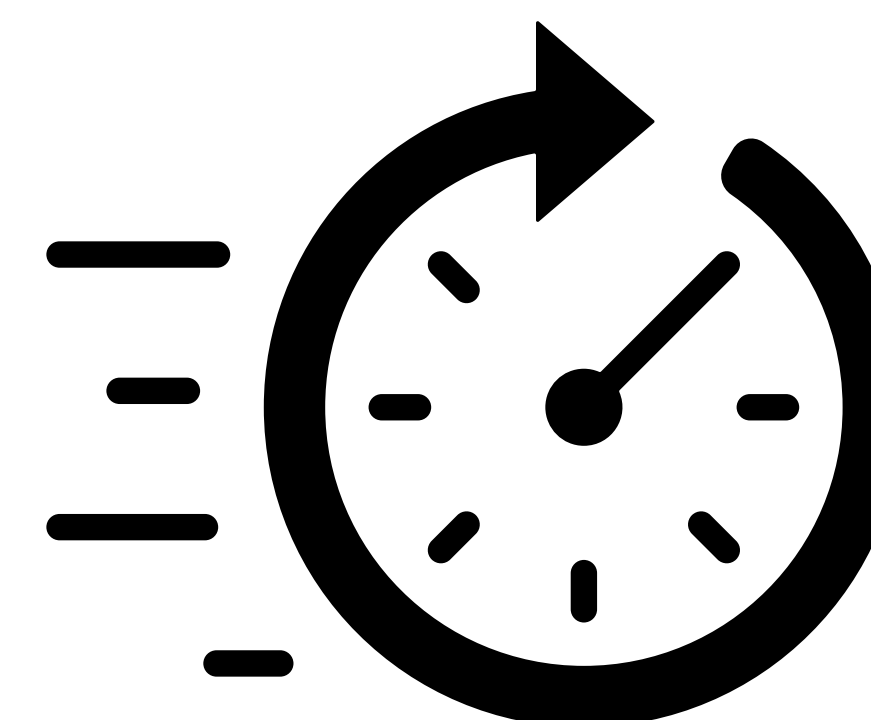
Natural and Human-Caused Hazards

Including wildfire risk, industrial uses, and transportation corridors



Water Supply and Infrastructure

Availability of water and fire protection systems



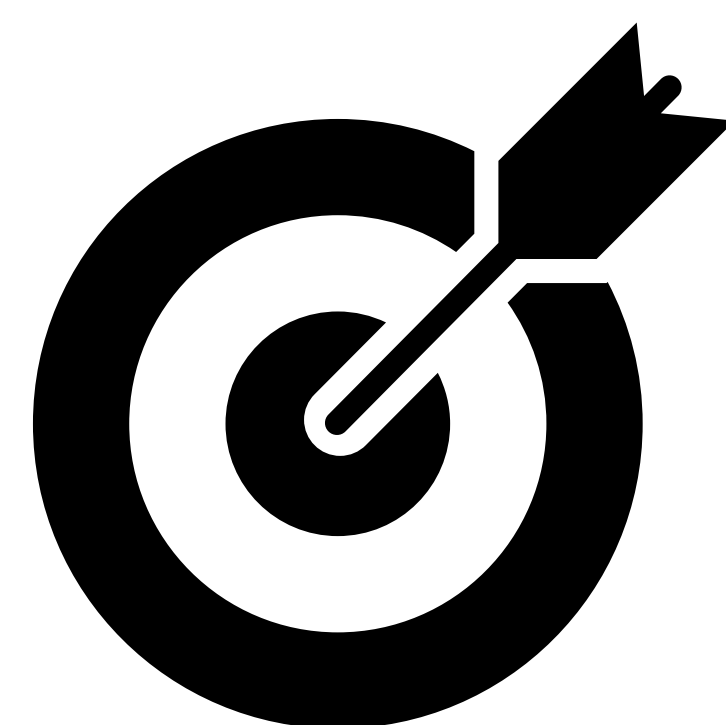
Emergency Response Capacity

Fire station locations, staffing, response times, and mutual aid partnerships



Historical Incidents

Past fire and emergency response trends



Focus Areas

Identification of key risks, service gaps, and priorities for future improvements



Growth and Development

Population growth, building types, size and density of development



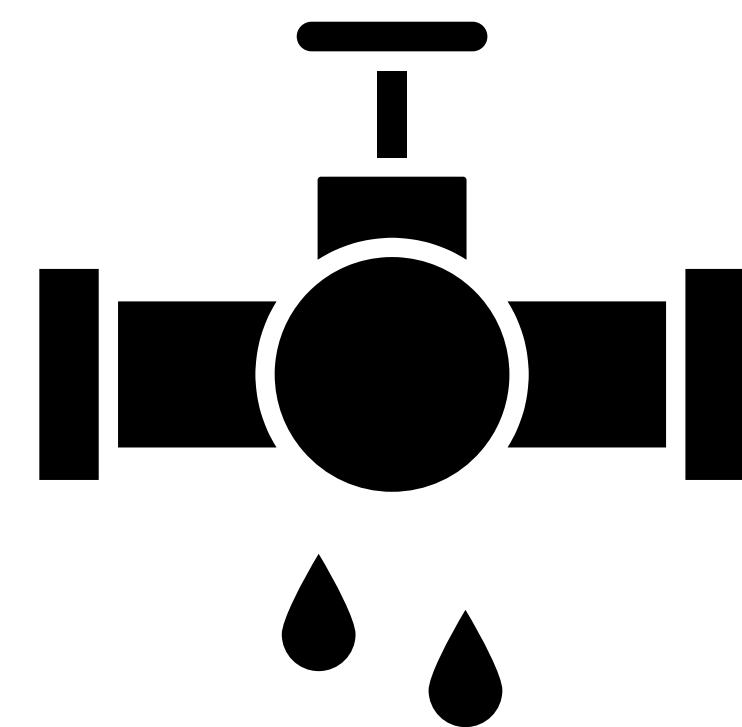
Community Assets and Infrastructure

Schools, utilities, employment areas, essential services and critical infrastructure



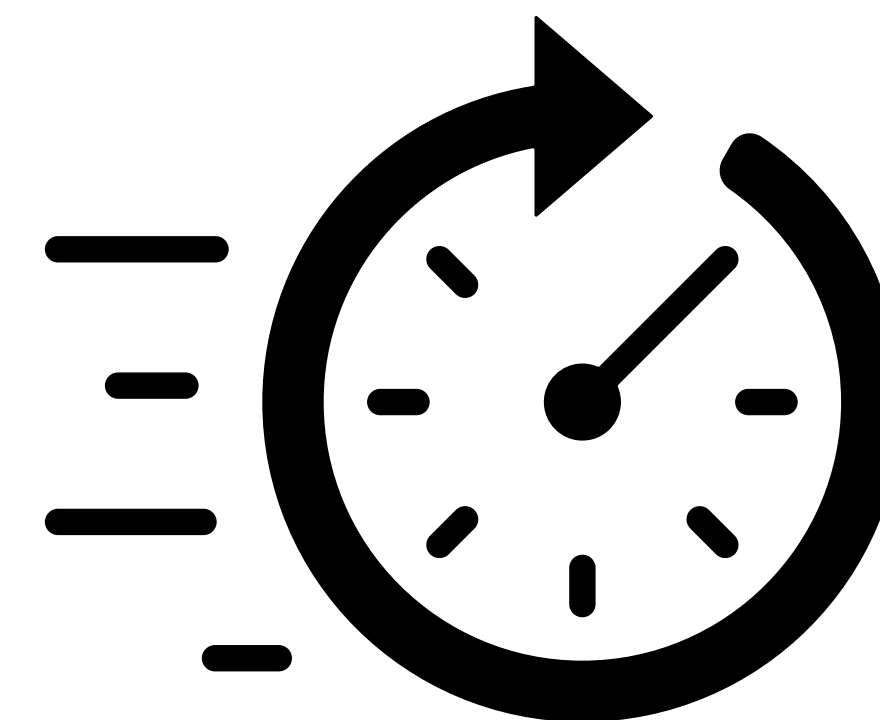
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Wildfires, industrial uses, transportation corridors and natural or human-caused hazards



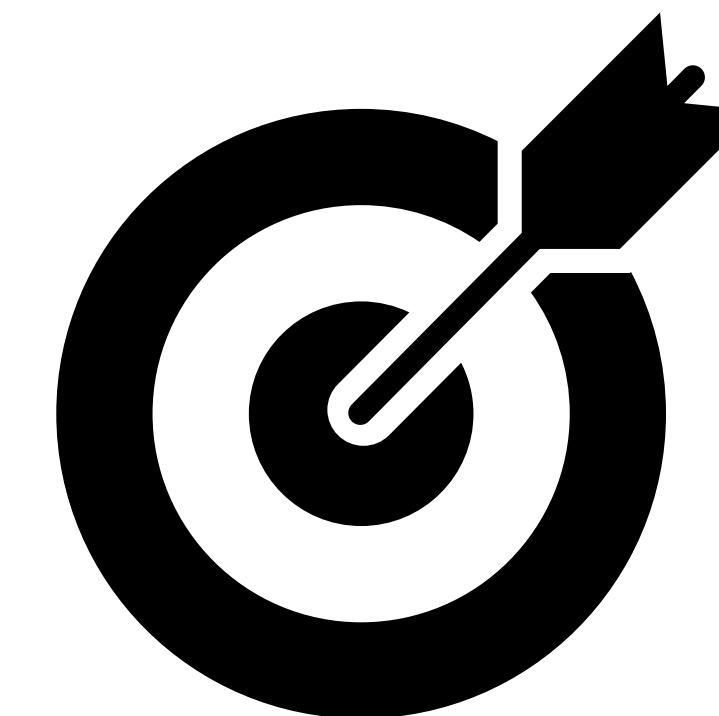
Water Supply and Fire Protection Infrastructure

Water supply and proper protection systems



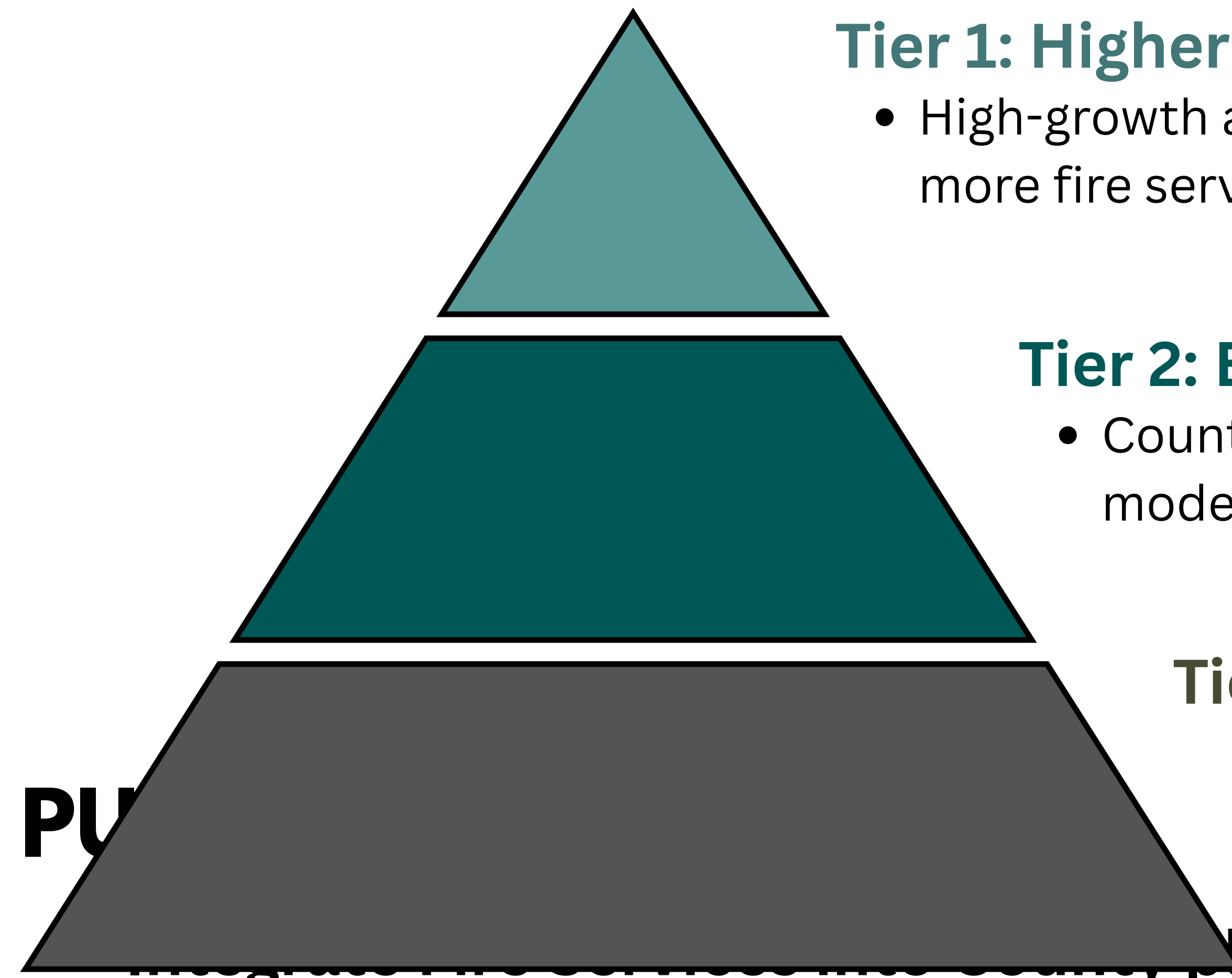
Emergency Response Capacity

Fire station locations, staffing, response times, and mutual aid partnerships



Incident Trends and Future Needs

IPast emergency incidents, service gaps, and key priority areas



Tier 1: Higher Growth Areas

- High-growth areas like hamlets and business hubs are expected to grow the most and need more fire services, so they would pay the highest fees

Tier 2: Established Communities

- Country residential areas and hamlets with planned ASPs are expected to grow moderately, so they would pay a mid-level fee

Tier 3: Rural and Lower Growth Areas

- Rural and agricultural areas with less growth would pay the lowest fees since they place less demand on fire services

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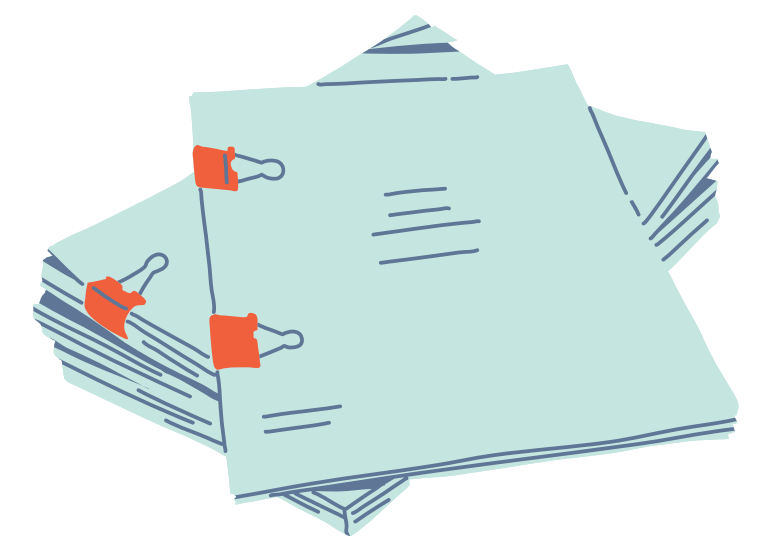
through the County planning, growth, and budgeting decisions

- Establish a strategic Fire Master Plan and Fire Levy Bylaw
- Update the fire bylaws, policy and the Municipal Development Plan (MDP) to align with.... Create alignment
- Regional coordination through intermunicipal frameworks and plans

The Fire Policy Framework



The MDP is a long range statutory document that guides how the County will grow.



County growth plans, policy, and collaborative frameworks

The Fire Policy Framework

integrates fire services into
County growth plans



The MDP is a long range
statutory document
that guides how the
County will grow.



Fire Master
Plan



Fire Levy
Bylaw



Standard
of Cover



Fire Services
Bylaw



MDP
Amendments



County growth plans,
policy, and collaborative
frameworks

