



WHAT WE HEARD **REPORT**

Bragg Creek ASP Phase 2

EXECUTIVE SUMMARY

Rocky View County is updating the Bragg Creek Area Structure Plan (ASP). Building upon the Bragg Creek Hamlet Expansion Strategy, the intent of the ASP amendment is to update the Bragg Creek ASP to guide thoughtful, long-term growth in the Hamlet and surrounding area.

In 2024, the County formed a Visioning Committee of community members to ensure the plan reflects local values and priorities. The committee identified five guiding themes—Community Identity, Inclusive Community, Regenerative Development, Sustainable Visitor Economy, and Living with Limits—which shaped the first phase of engagement and provided the foundation for the draft ASP. That feedback emphasized priorities such as housing, community amenities, environmental protection, and managing tourism and growth within the hamlet’s capacity. It is important to note that the summary of the Visioning Committee Final Report was also included as the ASP’s vision statement, providing overarching direction to the ASP’s objectives and policies.

Public Participation:

From December 3, 2025, to January 29, 2026, residents were invited to share input through an online survey and at an open house held on December 3, 2025. In total, 105 surveys were completed, generating 510 comments. In addition, the project team held two virtual meetings with interest groups and residents to address questions.

Community Feedback:

Overall, residents expressed broad support for the draft ASP policies. They emphasized that any future growth should occur only at a rate the community’s infrastructure can handle, noting ongoing issues with traffic, parking, water and wastewater systems, and emergency access. Residents also mentioned protecting the hamlet’s forested, wildlife-rich setting, calling for stronger tree retention, wildlife-safe waste systems, and design approaches that maintain its small-hamlet character.

They asked the County to limit building height and density, avoid urban-style development, and ensure zoning and design rules are clear and consistently enforced. Senior housing, natural pathways, and small-scale overnight accommodations were identified as positive additions, provided they fit the landscape and respect wildlife corridors. Residents consistently asked for an ASP that puts safety, environmental protection, and community character first, supporting new development only when infrastructure and emergency services can support it.

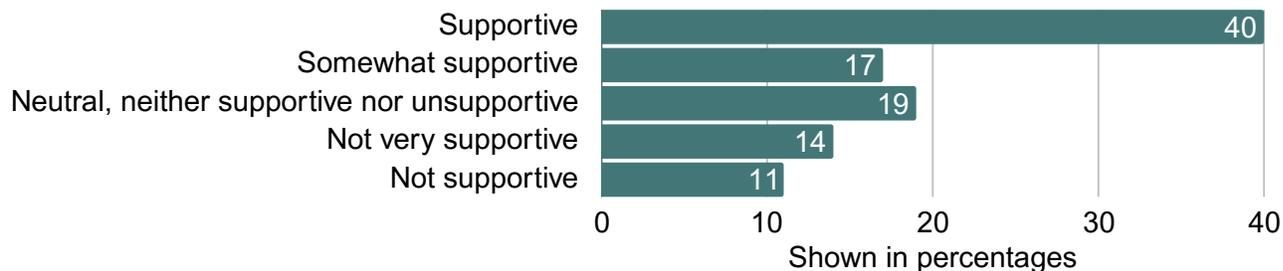
105
Total
Surveys

40
Open House
Attendees

WHAT WE HEARD

NEIGHBOURHOOD AREAS

Q1: How supportive are you of these neighbourhood areas? (95 respondents)



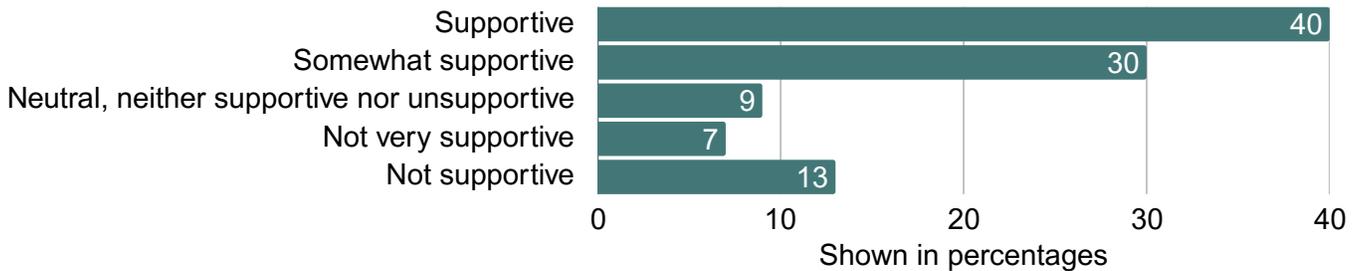
Q2: What would you like the County to consider about the neighbourhood areas identified in the draft area structure plan? (74 respondents)

Theme	Indicative Quotes
Infrastructure Capacity (32%)	<p><i>"Infrastructure upgrades to accommodate the resulting population growth and water!"</i></p> <p><i>"Traffic flow, pedestrian safety and parking - while preserving the beauty of the hamlet and even landscape areas that have fallen into disrepair."</i></p>
Land Use Zoning (24%)	<p><i>"The Design Control Plan (DCP) criteria should be clear, unambiguous and enforceable by the County, and should be enforced if necessary."</i></p> <p><i>"That the definitions do not allow for looser controls or oversight of development outside the hamlet core."</i></p>
Growth Management, Density, Character/Charm (18%)	<p><i>"Keep and maintain the natural character of Bragg Creek."</i></p> <p><i>"If the hamlet is divided into 3 neighborhood areas, I would want to ensure that they complement one another so that the whole of Bragg Creek has a consistent feel."</i></p>

WHAT WE HEARD

HAMLET CORE

Q3: How supportive are you of the proposed policies concerning the Hamlet Core included in the draft area structure plan? (96 respondents)



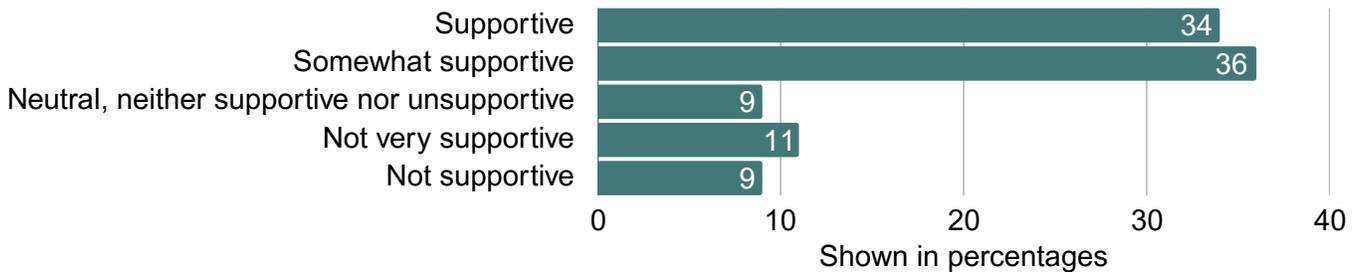
Q4: What would you like the County to consider about the proposed policies concerning the Hamlet Core included in the draft area structure plan? (74 respondents)

Theme	Indicative Quotes
Growth Management, Density, and Character/Charm (42%)	<p><i>"Dark skyl/rural feeling is a must. Four stories is too tall."</i></p> <p><i>"Forget the Western theme - it is old and outdated. Go with Whistler/Banff/Canmore mountain theme. Forest, water, mountains, NATURE. Let's modernize."</i></p>
Infrastructure Capacity (26%)	<p><i>"Approving additional development before resolving the lack of an access road from West Bragg Creek during a wildfire or other emergency is irresponsible."</i></p> <p><i>"I'm concerned about traffic and access along Balsam Avenue as it can already get busy in the summer months or other busy weekends."</i></p>
Land Use Zoning (18%)	<p><i>"Limit the number of four storey buildings so as not to overload the area."</i></p> <p><i>"I would love to see a better layout/use of the Bragg Creek mall parking space divided into outdoor sections (seating areas, coffee shop etc.), trees and smaller parking."</i></p>

WHAT WE HEARD

HAMLET VILLAGE

Q5: How supportive are you of the proposed policies concerning the Hamlet Village included in the draft area structure plan? (97 respondents)



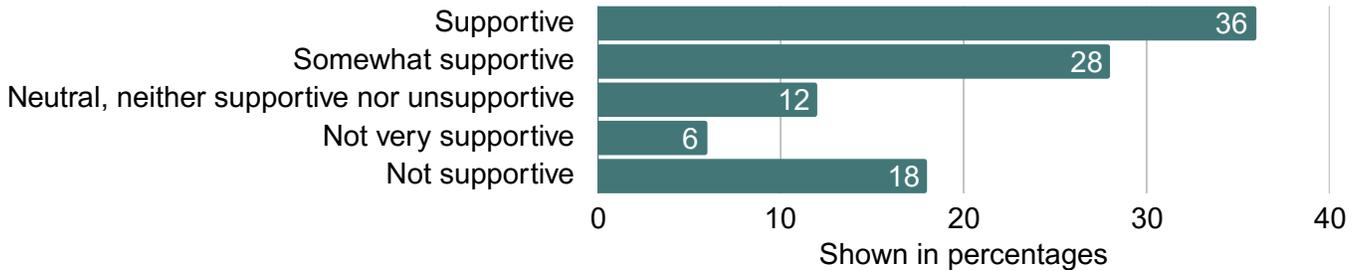
Q6: What would you like the County to consider about the proposed policies concerning the Hamlet Village included in the draft area structure plan? (61 respondents)

Theme	Indicative Quotes
Growth Management, Density, Character/Charm (46%)	<p><i>"Design controls are definitely vital in maintaining Bragg Creek's character."</i></p> <p><i>"Increased density for residential should be permitted beyond just those for seniors."</i></p>
Community Amenities/Social Infrastructure (15%)	<p><i>"Affordable housing options (including multifamily) for young people and families should be included option."</i></p> <p><i>"Some commercial allowing for hotell boutique. Brewery places to go and enjoy."</i></p>
Infrastructure Capacity (15%)	<p><i>"Once again, where are you going to get the water for the residences. where is the sewage going to go? Where are people going to park?"</i></p> <p><i>"Public washrooms should be built and maintained by the county, in the village."</i></p>

WHAT WE HEARD

HAMLET WOODS

Q7: How supportive are you of the proposed policies concerning the Hamlet Woods included in the draft area structure plan? (97 respondents)



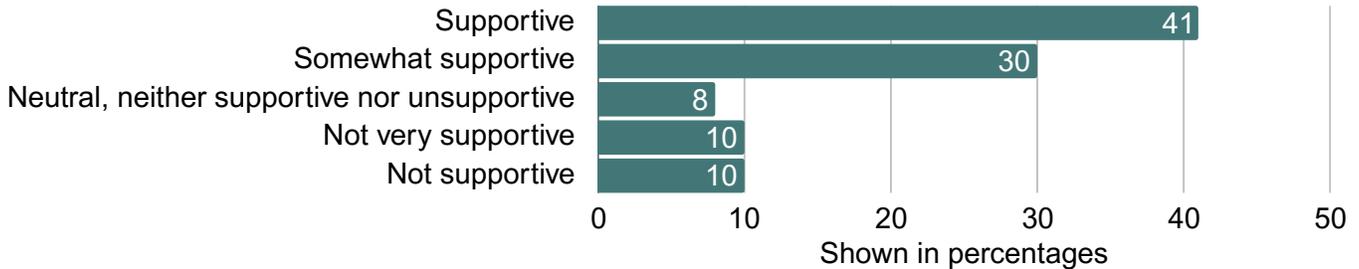
Q6: What would you like the County to consider about the proposed policies concerning the Hamlet Woods included in the draft area structure plan? (62 respondents)

Theme	Indicative Quotes
Growth Management, Density, and Housing Type (39%)	<p><i>"I hope that development is limited to smaller homes. If new building is to be allowed, it would be nice if small bungalows that seniors can enjoy can be a large % of these new buildings. Bigger lots with smaller houses make wildlife happier too!"</i></p> <p><i>"Rowhouses again not acceptable. Shared greenspace? So no private yards for the rowhouse people?"</i></p>
Transportation Infrastructure (18%)	<p><i>"Highway 22 would most likely need to be twinned and a traffic control device at intersection of highway 22 and 66. Current volumes already lead to back ups and with more traffic accidents and delays are sure to follow."</i></p> <p><i>"Noise along White Ave is already an issue and increasing traffic would require major upgrades to the road, sidewalks, and natural barriers."</i></p>
Land Use/Design (16%)	<p><i>"Sidewalks/paths necessary, should connect to the main path into Bragg. Will increase safety, otherwise you get people walking on the road or drinking and driving."</i></p> <p><i>"Designs look pretty urbanized to me. Could be taken from Calgary suburbs."</i></p>

WHAT WE HEARD

EMERGENCY

Q7: How supportive are you of the proposed emergency policies in the draft area structure plan? (96 respondents)



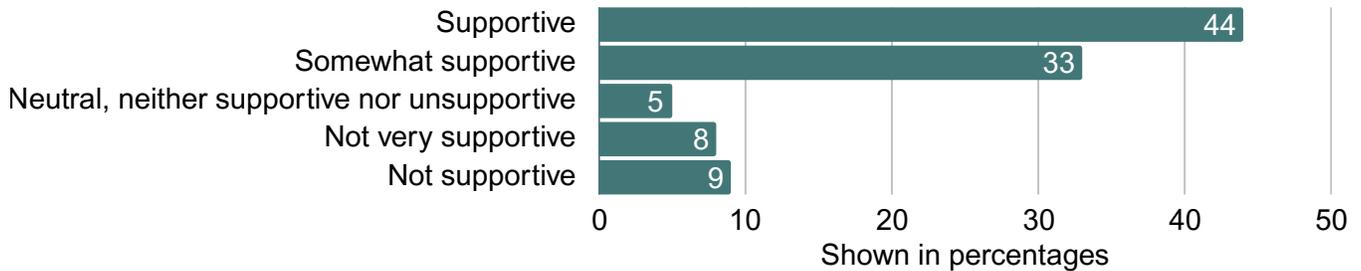
Q8: What would you like the County to consider about the proposed policies concerning emergency mitigation included in the draft area structure plan? (54 respondents)

Theme	Indicative Quotes
Infrastructure Readiness/Planning (55%)	<p><i>“Emergency egress is not discussed at all. This issue is particularly concerning for residents in relation to both fire and flood, as we experienced in 2013.”</i></p> <p><i>“A fire break is the only way to prevent a wildfire leveling the hamlet. Plan and build them immediately.”</i></p>
Emergency Services and Exits (36%)	<p><i>“A new permanent firehall is needed.”</i></p> <p><i>“Have a dedicated full time staffed multi services station within the hamlet. Full time 24/7 firefighters, ems and police. Redwood Fire can still operate in a supplemental role but Bragg needs its own.”</i></p>
Land Use Zoning/ Growth Management (9%)	<p><i>“I don’t think there should be any development in the flood zone, which might mean I oppose any new development in the hamlet...”</i></p> <p><i>“Leave Bragg Creek the way it is.”</i></p>

WHAT WE HEARD

ENVIRONMENT, TRAILS, & PATHWAYS

Q9: How supportive are you of the proposed policies concerning the environment, trails & pathways included in the draft area structure plan? (97 respondents)



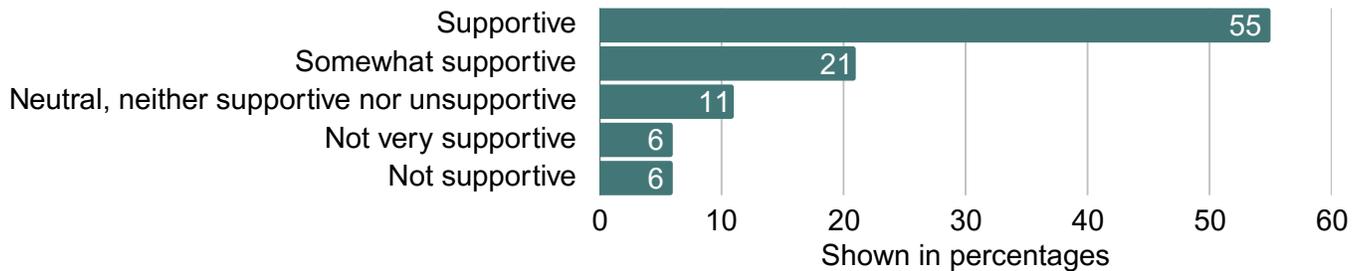
Q10: What would you like the County to consider about the proposed policies concerning the environment, trails & pathways included in the draft area structure plan? (55 respondents)

Theme	Indicative Quotes
Environmentally focused (42%)	<p><i>"I request the inclusion of a formal Dark-Sky Policy within the environmental section. Reducing light pollution is essential for wildlife health and resident well-being."</i></p> <p><i>"I love how dog friendly the area is, I want to ensure that is maintained."</i></p>
Pathways and Trails (20%)	<p><i>"Pathways would require bear proof garbage containers and bi weekly scheduled pickup."</i></p> <p><i>"I love the idea of more pathways in the area. I use the new path along the river (built with the flood mitigation efforts) all the time to loop around town with my kids."</i></p>
Land Use Zoning/ Policies (20%)	<p><i>"We need guidance but not policy based enforcement, sometimes the bigger trees aren't what you save because they are the oldest and most likely to fall in a storm."</i></p> <p><i>"I would like to see more mapping/studies on Bragg's natural assets - what they ALL are and where they are."</i></p>

WHAT WE HEARD

WILDLIFE

Q11: How supportive are you of the proposed policies concerning wildlife included in the draft area structure plan? (98 respondents)



Q12: What would you like the County to consider about the proposed policies concerning wildlife included in the draft area structure plan? (51 respondents)

Theme	Indicative Quotes
Corridors and Infrastructure Design (37%)	<p><i>"The berm is a significant barrier compromising wildlife crossing through the river."</i></p> <p><i>"Wildlife passes through all parts of the hamlet, not through any specified corridors. Put a cap on fence height throughout, and the wildlife will roam freely."</i></p>
Waste/Attractant (33%)	<p><i>"All residential property, current and future, should be required (not just a suggestion) to have wildlife proof waste receptacles or store waste in wildlife proof enclosures."</i></p> <p><i>"The shopping core needs bear proof containers first and regular pickup would be a must."</i></p>
Protection and Coexist (25%)	<p><i>"Wildlife protection is, and must continue to be, a top priority in the area."</i></p> <p><i>"Having a pedestrian path and also considering it as a wildlife corridor does not make sense. Pedestrians interfere with wildlife movement."</i></p>

WHAT WE HEARD

FINAL CONSIDERATIONS

Q11: 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? (79 respondents)

Theme	Indicative Quotes
Growth Management, Density, Character/Charm (41%)	<i>"For this ASP to be effective, 'guidelines' must become mandatory standards. Whether it is tree protection, Dark-Sky lighting, or wildlife-proof waste management, clear and strict enforcement is necessary to prevent 'death by a thousand cuts' to our unique local character."</i>
Infrastructure and service planning (33%)	<i>"Developers should be responsible for the fiscal cost of the additional residential and commercial both the initial cost and future sustainability of the infrastructure needed to support the development with respect to water, sewer, roads, etc. The burden of this infrastructure cost should not be levied on taxpayers."</i>
Land Use/Design (19%)	<p><i>"I support some development in Bragg Creek, but feel we need to maintain the Hamlet feel. More to suite our mountains and trees. So timber frame construction."</i></p> <p><i>"Consider overflow parking built in a tasteful way and with easy walking connections to the hamlet as the number of visitors will increase with associated traffic problems."</i></p>



THANK YOU

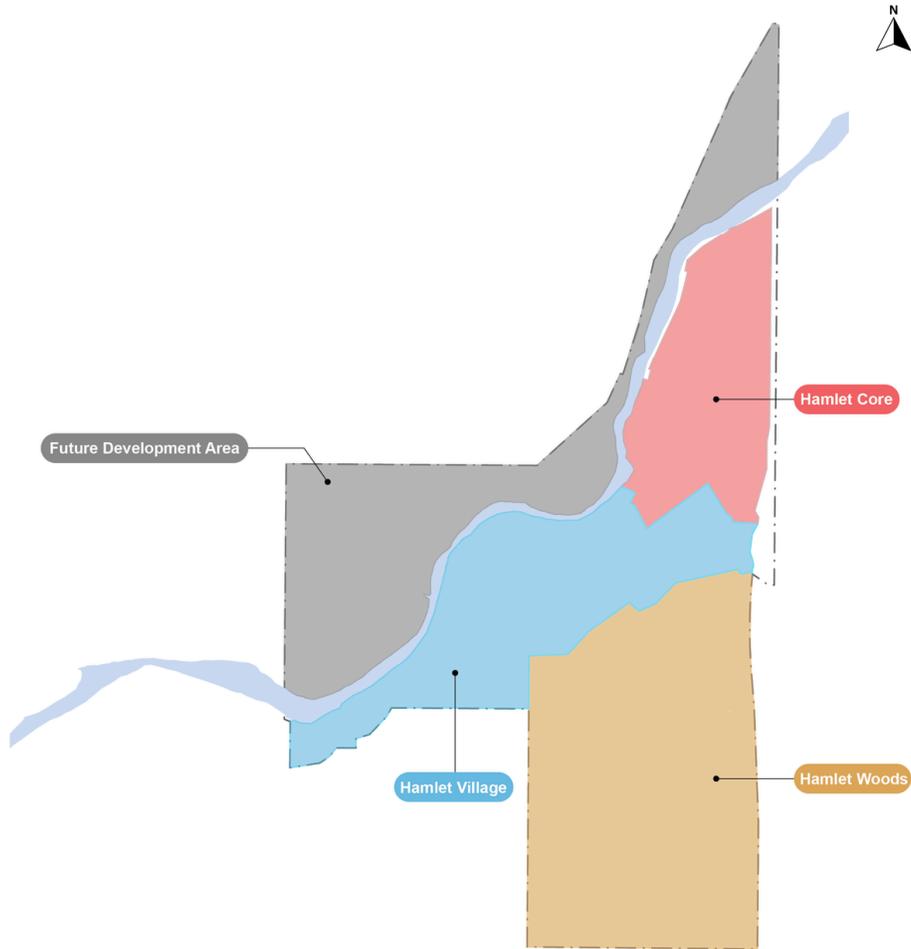
Thank you to all residents who participated in public engagement on the Bragg Creek Area Structure Plan.

This report will guide the project team in refining the policies and design standards, so the plan reflects Bragg Creek's character and community values. The final draft is estimated to be presented to Council in spring 2026.

APPENDIX A

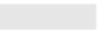
NEIGHBOURHOOD MAP

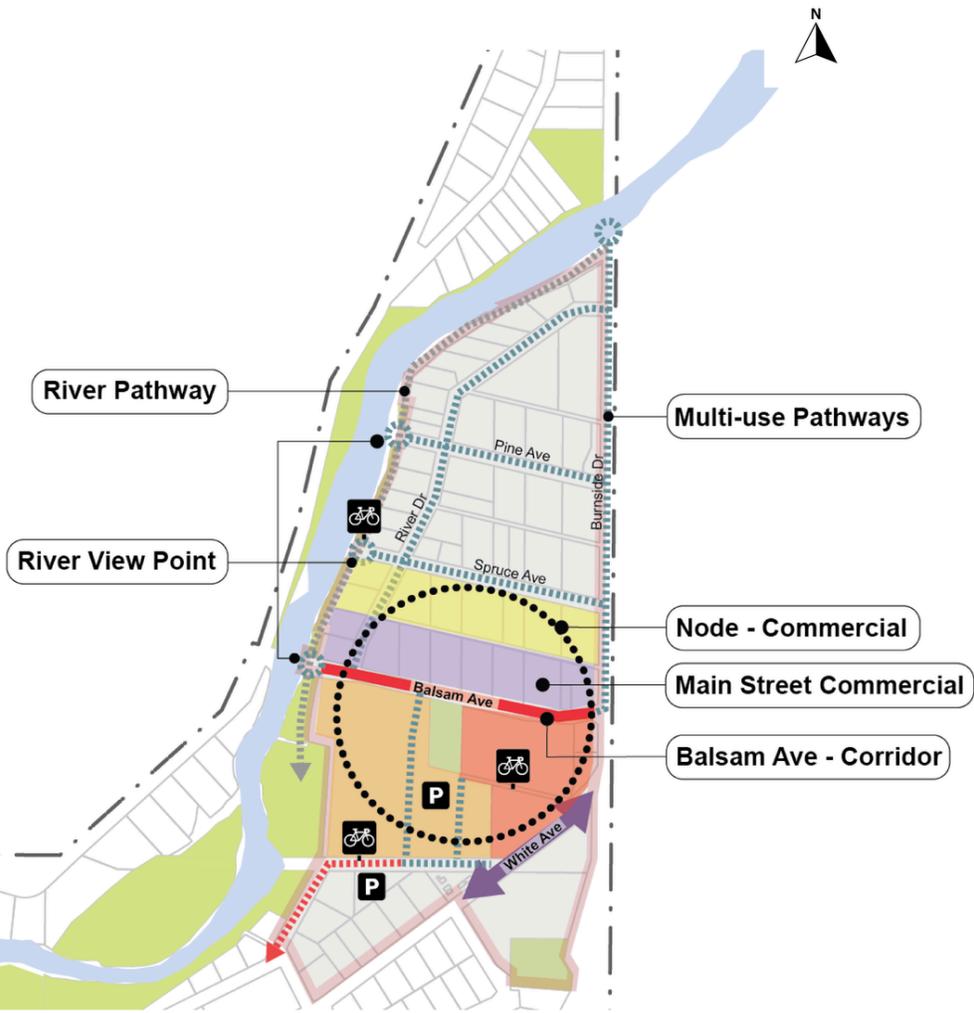
NEIGHBOURHOOD MAP



APPENDIX A HAMLET CORE MAP

HAMLET CORE

	Existing Residential Areas
	Public Land
	Existing Commercial
	Gateway Development
	Main Street Commercial
	Low to Mid-Rise Residential
	River Drive Promenade
	Multi-Use Pathway
	Balsam Ave - Corridor
	Hamlet Boundary
	Bike Parking
	Nodes



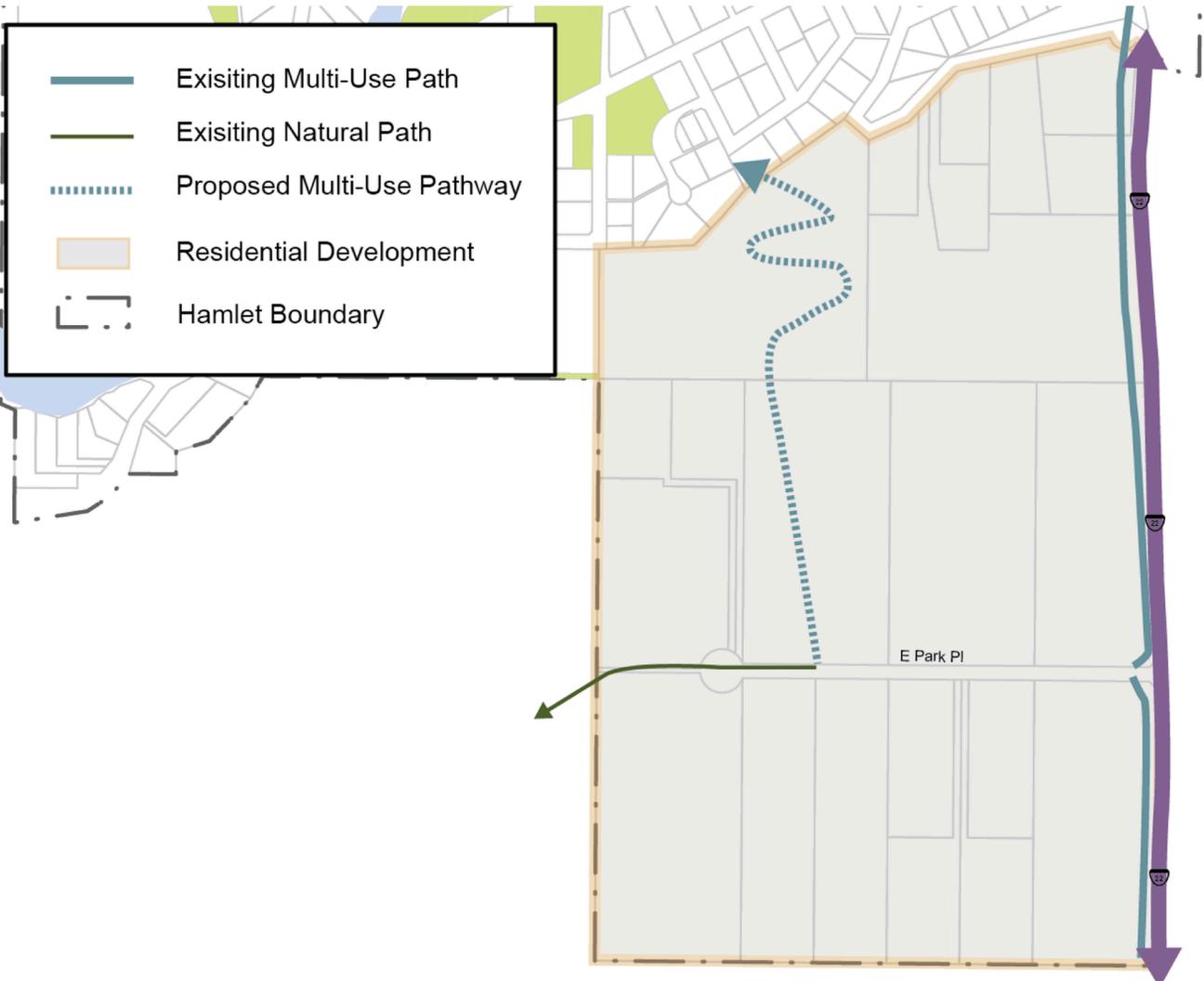
APPENDIX A HAMLET VILLAGE MAP

HAMLET VILLAGE



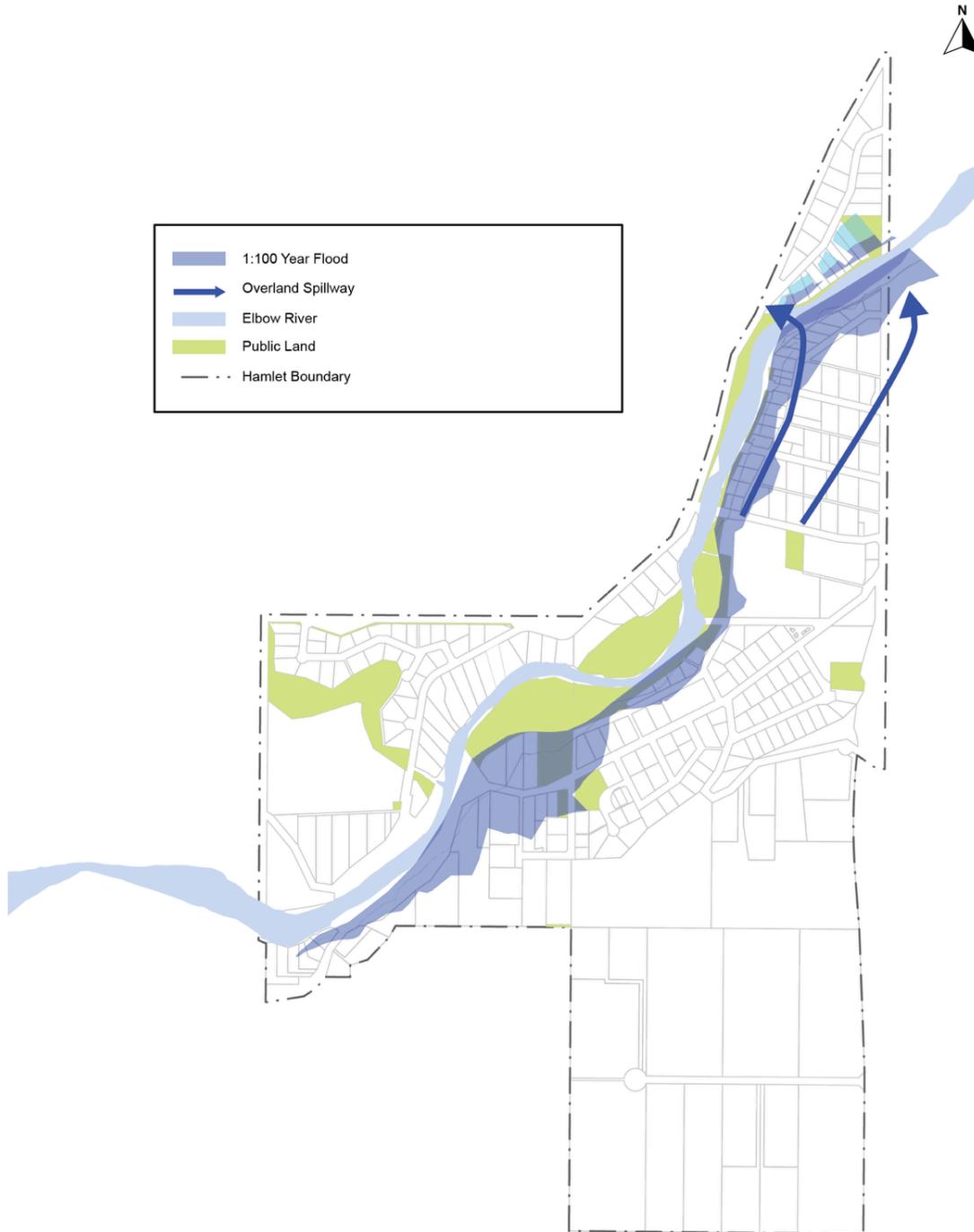
APPENDIX A HAMLET WOODS MAP

HAMLET WOODS



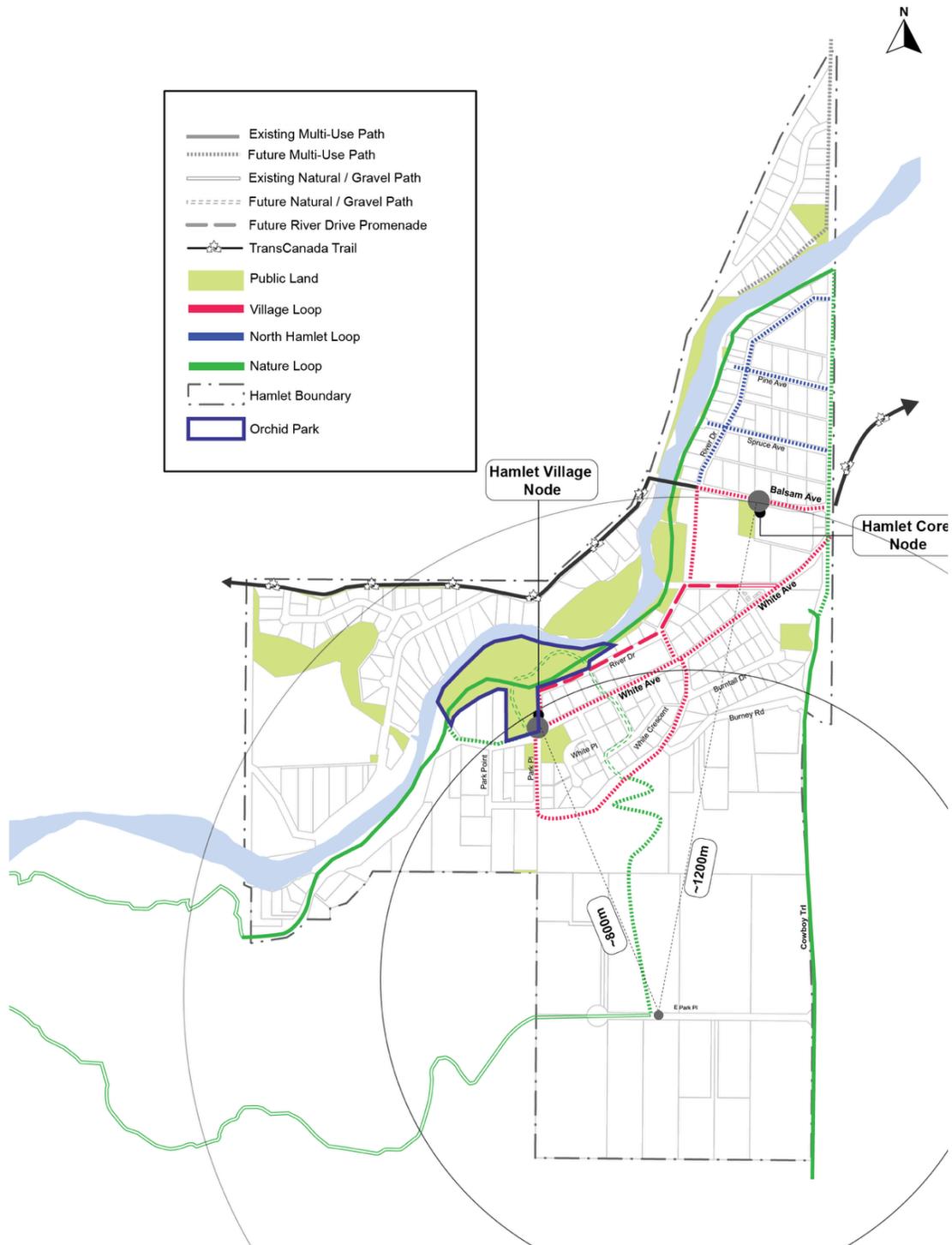
APPENDIX A FLOOD MAP

FLOOD MAP



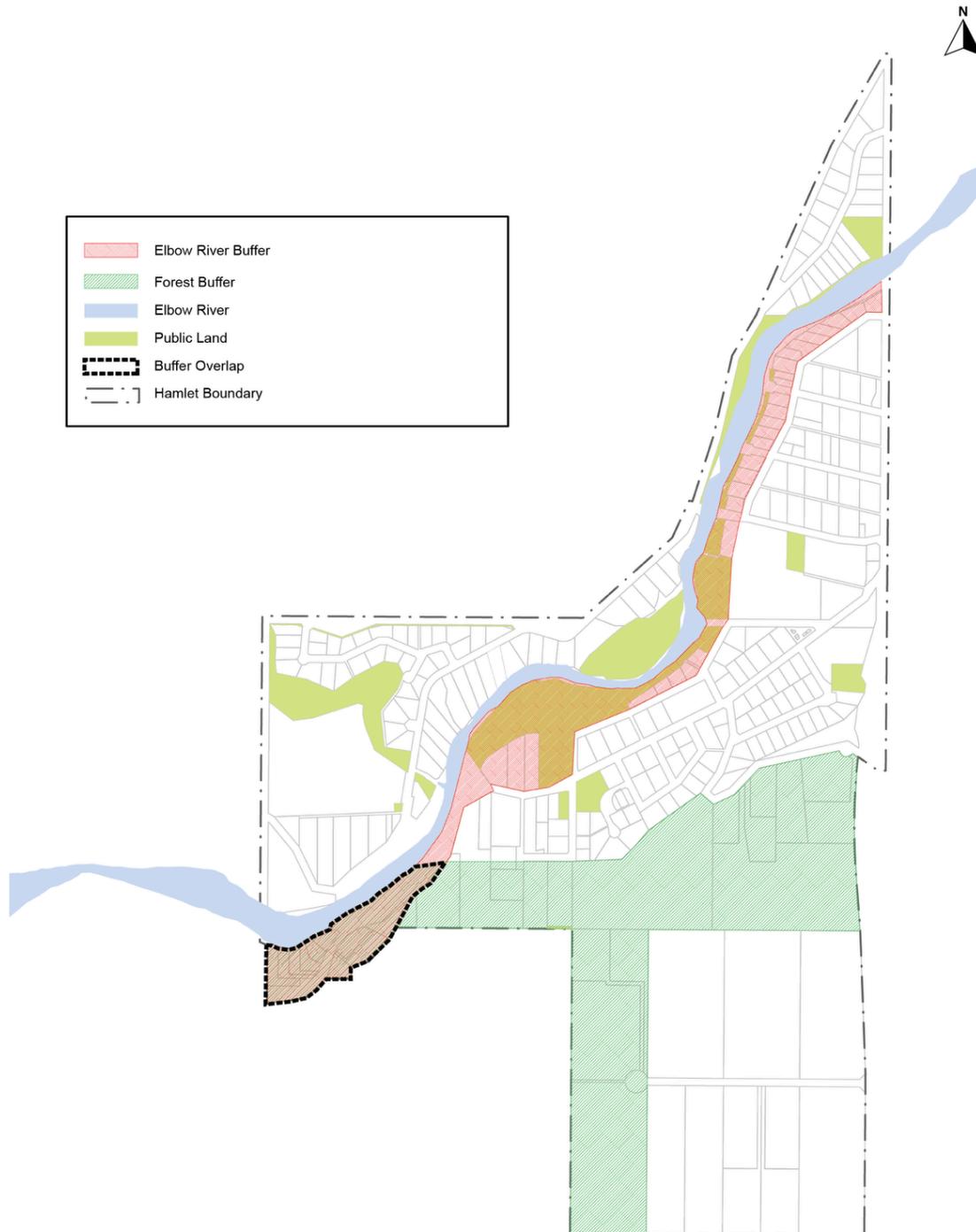
APPENDIX A TRAIL MAP

TRAIL NETWORK MAP



APPENDIX A BUFFER MAP

OVERLAY MAP



APPENDIX B

VERBATIM COMMENTS

What would you like the County to consider about the neighbourhood areas identified in the draft area structure plan?
Answers
Parking and congestion. Currently the hamlet is extremely crowded and busy on weekends and during the summer. Lack of current parking and infrastructure make it difficult already for locals to use local amenities. Things like the Kananaskis Pass have visitors for Calgary “meeting up” in Bragg and leaving 3 vehicles in the parking lot and taking 1 vehicle for a hike or camping trip.
The effects of that amount of tourism on the small town. Focus on building things for the community, like libraries, skating arenas, etc. not more tourist traps like the hotel and spa
Keep and maintain the natural character of Bragg Creek.
A neighbourhood area is rather meaningless until we know what the plan is. For now, it is a collection of pretty words that can be interpreted in many ways.
My only comments are on page 9, thank you.
Infrastructure upgrades to accommodate the resulting population growth and water!
No high density development.
As mentioned, preserving nature and wildlife. I also would like to see a buffer between the development and the school.
Access to the river for our animal necessities is not accounted for here. Limited access to the river for vehicles would be necessary.
I was impressed by your considerations.
Community water and sewers, as well as stormwater mgt. Seems to be missing.
To include the area/houses accessed by Burney Road, in the Hamlet village zone. (hatched area in map) no requirement to the town water.
Would like the County to consider parcels just west to possibly be at least lower the 1 lot per 4 GDA to any property bordering the Hamlet.
Start developments
We need accommodations to promote tourism
Multi-purpose use, emergency exit plan (eg flood or fire) from the other side of the river
Look at sustainable growth. Fire department access to decrease insurance cost
Approving additional development before resolving the lack of an access road from West Bragg Creek during a wildfire or other emergency is irresponsible. More development brings more people, and the more people there are, the higher the risk and impact of fire.
In the future development area density; environmentally sustainable development including impacts on wildlife; climate risk such as wildfires and floods; traffic management and issue of no alternate routes across the river from West Bragg Creek

Leave Bragg Creek the way it is
This map is ridiculous with no roads or any way to identify how the areas are divided. With future development being across the river, and with only 1 two lane bridge for everyone- all residents, users of West Bragg Creek PP, and now a new development- to use, it seems like it is going to be a traffic nightmare.
Impact on wildlife, potable water, waste water, vehicle traffic and emergency services.
The long-term vision for Bragg Creek should prioritize its natural setting and ecological integrity. How can these neighborhoods support Bragg Creek being a leader in sustainable co-existence with nature and not from typical urban expansion?
In Hamlet Woods, groundwater is very scant and also of very poor quality (wells are often full of hydrogen sulphide and also very hard. Yet the plans calls for subdivisions to use ground water. Not possible here.
Traffic both vehicular and pedestrian, improve safety of pedestrian crossing in the hamlet core
Need to consider infrastructure upgrades to support utilities (electrical, fibre etc)
Decrease the area significantly.
Keep it small businesses and no tall buildings. Keep it sustainable but attract decent internet providers.
Wildlife, they need priority. Its a tough world out there as it is with continuing encroaching developments. Leave landscape alone
Traffic flow and congestion. Traffic volumes are already extremely high. Current road infrastructure is insufficient to handle existing volumes, especially on weekends, holidays, and throughout summer and fall. Parking in the hamlet is currently at saturation level on weekends, holidays and throughout the summer. How exactly do we accommodate the added vehicle volume - there is not enough land to expand the infrastructure. Who would want to. Keep in mind that there is very high traffic through and around the hamlet from surrounding areas such as Calgary and Cochrane. Some days, it is extremely difficult to navigate in and around the hamlet and almost impossible to park. With only One access / egress point out of West Bragg, over a bridge, it is problematic on many days to get to Hwy 22. In an emergency, it would be potentially catastrophic. Why exacerbate an already existing problem. Fire smart. There is a need to carefully manage the forest in and around Bragg Creek, especially considering the dry conditions the area has experienced in recent years. Adding more housing and businesses increases the risk of fire. We can recount several situations where people using the day use area completely ignored the fire bans and had open fires to cook with. Noise and light pollution. We can tell you that many of the people who come to visit the area leave their garbage strewn alongside roads and pathways, do not respect speed limits increasing risk to people and animals. Over 30+ years, we have observed a noticeable reduction in many animal species in our area, driven out by vehicle traffic and people. Sad. You completely change to nature of the area. Water usage. What will be the impact of adding more houses and businesses on existing water resources ? What density can the area actually support without over stressing water demand and availability? Bragg Creek is a small hamlet that exists on a very finite parcel of lands. Why is there a need to cram more into a small space. We moved to Bragg Creek to get away from cramped living space, crowded roadways, and enjoy the beauty and solitude of living in a rural forest environment. We find that this is slowly being eroded in favour of cramming structures and people into every square inch of the hamlet. Why exactly is this necessary ? It is particularly distressing that decisions like this are made by a majority of people who do not actually live here.

Focus on tourism, and enable many more development opportunities. Hotels, restaurants and retail development.
That the definitions do not allow for looser controls or oversight of development outside the hamlet core.
This is designed to enable Rockyview to generate more taxes funds and not benefit Bragg Creek. Since this plan was first presented several years ago people have said No. But Rockyview does not listen
in section 16, it talks about the new residential areas and makes reference to section 7.4.4, but i cant seem to find section 7.4.4, please point me in that direction. If I am reading this plan correctly the bulk of the new residential areas will be centered around range road 52, north, mainly East and some development west around Fawn Hills Drive, am i understanding that correctly? Also, im struggling to understand if those new residences will be a minimum of 4 acres, or between .25 and 4 acres, would you pls confirm?
Include Bracken Road. The area as indicated is far too limited and excludes numerous residents that own property. The area as scoped out is exclusionary and this is not acceptable.
Overall, what was outlined in the engagement highlights regarding recognizing Bragg Creek's appeal to tourists while mitigating potential impacts of over-tourism and respecting ecological and infrastructural limits of the community. i.e. proper planning for more foot, vehicle traffic (improved waste management, paths, connection roads. restrictions - dogs not off leash anywhere) and improving education on human/wildlife coexistence. Most importantly, I agree we need short term dwellings, however these should NOT be short term vacation rentals within neighbourhoods that will inevitability greatly disturb the peace and tranquility of full time residents. These should be proper hotels, inns, etc, that are only located in the proposed commercial areas.
The hamlet core includes a residential area that needs to be protected. The properties on the south side to Spruce Avenue are included in the "Node - Commercial". These Low-to Mid Rise Residential properties need to be protected, not converted to commercial properties based on a circle that looks nice on your Hamlet Core map. All properties along River Drive N, Spruce Avenue, and Pine Avenue need to be zoned residential to protect the residents.
I am concerned about the lack of differentiation in usage along River Drive. River Drive N is low density, single dwelling, residential. There is no place for a Promenade in this neighbourhood. Please stipulate that the Promenade is for River Drive between Balsam Avenue and River Drive S only. Also, there are several mentions of Spruce Avenue in the DCP. This too is a low density, single dwelling, residential area and should be protected as such. It would be better to replace "Spruce Avenue" with "Burnside Drive" to ensure that commercial property and residential property are not confused.
I would like a spray car wash business added.
I don't think naming conventions matter, what matters more is the direction of development that the county envisions. 1) what that direction is needs to match the services that are available. 2) flexibility as it relates to the development of land is key. There is a difference between a local owner subdividing and building a home VS a developer coming in and building what we see in Canmore. We need more local development vs large scale development.
Litter, especially cigarette butts Property respect Pet control and especially waste (poop) cleanup Wildlife education Emergency egress

I live in the Hamlet woods - could you make it easier to create denser housing or multi-dwelling pieces of land by changing the bylaws specifically for Hamlet Woods?
Connectivity between the different neighbourhood areas through walking and bike paths. To avoid traffic congestion and negatively impacting the vibe/enjoyment within the hamlet, consider future visitor day parking on the outskirts of the hamlet.
I think it is complicating the town. Why can't we be one village? With the commercial section and then the rest why do we need 3 - I don't get it? We are too small to be the diverse.
Less is more, we don't need more people living in Bragg Creek. Creekers love it for what it is; change is good but this appears to be like a mini Banff which none of us want.
How to create slower traffic along White Ave. It is a speed zone. Proper sidewalks that drain or are sloped to eliminate puddles and ice. Garbage cans (animal proof) that are emptied. Noise bylaws to eliminate loud mufflers- especially motorcycles. Create areas on rocky berm for wildlife to access river
Having lived in rural Bragg Creek for 20 years, I have been happy with the 'small town feeling'. My family lives here for the wildlife, quiet & natural environment. I would hope to minimize development in Bragg Creek. Clearly its a great idea to have seniors housing so that people in our community can downsize from family homes to smaller residences as they age. Perhaps another 30 smaller houses for younger families or single individuals would be great too. Otherwise, Bragg Creek will not be the same if it is over developed like Cochrane has been .
Keeping with the theme of the Old West.
hamlet woods should not be an option for developers it should remain acreage owned without further urban like development as this destroys the uniqueness of Bragg Creek . A lodge could be considered somewhat similar to the original Jasper Park Lodge with a Lodge and cabins that could serve as a mixed generational gathering place .
First of all, we do not need to develop Bragg Creek. It is a fine small Hamlet as is. People moved and invested in Bragg Creek for a life style and this proposal ruins that life style. Whose idea is it to destroy our Hamlet as we know it. Secondly, there is no water to support a development. Thirdly, there is no where to put the sewage. 4th - The wide roads suggested are plain stupid, did you even come out to look at Bragg Creek when you made that proposal? There are no emergency services like a fire department and now you want to add more people? Give your head a shake.
If the hamlet is divided into 3 neighborhood areas, I would want to ensure that they complement one another so that the whole of Bragg Creek has a consistent feel.
Access to the berm walking trail from the road alongside the river. Make corridor's for wildlife to cross the river and over the boulder edges of the berm. Bring water and septic services to homes near the Bragg Creek provincial park.
maintaining nature
The overlap of density of development for the core area and the village, 20 units per acre is way too high and belies any kind of separation. The Hamlet Woods is the only area that will vary in actual use - hotels motels and retail distributed throughout will prevent any kind of quiet residential areas. I believe that separating sections of the town, separating the ASP from the Greater Bragg Creek Area will leave the community divided and disjointed without a clear character and identity.

<p>the area north of the river that is currently designated as "future development" by the ASP is largely already developed. Many areas within this zone have much more in common with the nature of existing development within the Hamlet village. While there are areas with larger parcel acreages there are several densely populated portions of this area along Yoho Tinda, Bracken, Echlin and parts of Centre Ave should have similar levels of access to municipal services particularly access to potable water, sewer services, pathways and paved streets.</p>
<p>I would like the County to consider environmental sensitivities in the Bragg Creek area as well as the natural assets found in the area (wildlife, flora, scenery, peace and quiet, etc.).</p>
<p>The Area Structure Plan should include all areas in the plan, not just the Hamlet areas. Without understanding the context within the entire ASP area, the potential conflicts, pressures and opportunities cannot be fully captured</p>
<p>Traffic flow, pedestrian safety and PARKING - while preserving the beauty of the hamlet and even landscape areas that have fallen into disrepair.</p>
<p>Rigorous water, waste water and storm/flood water capacity studies need to be undertaken to determine if development in Hamlet Woods is viable for health of the Elbow River. Sophisticated , multilayered GIS mapping integrating existing map from BRBC and ERWP need to be updated.</p>
<p>I dont understand why the halt wood can not have single lots like the hamlet village. The owner of hamlet village lots are not able to subdivide?</p>
<p>The extent of the ASP "area" should include more than just the hamlet. The extent of the ASP area in the draft talks about it covering a larger area - but this map shows just a portion of that. The map is like the ASP Hamlet plan only - not the complete area. My vote would be to include the "future development area" noted and more as this Bragg Creek community really functions as a bigger area. People living in Wintergreen, West Bragg, Redwood Meadows all use and rely on the hamlet core services. As well, the trails bring in tons of traffic to the West Bragg road - it is beyond capacity in my mind. If an alternate access road to the trails came in off highway 66 near the Fullerton Loop trail then the traffic planning for the ASP would need to shift a lot. The 3 areas noted do feel like they work as separate types and so calling that out as 3 is good. As per the areas they all have an important wildlife component and these wildlife migration routes may pass through 1 or 2 of these areas and include animals travelling over roads - so I think much clearer markings or speed barriers should be considered (and of course the berm ramps still need to be installed to help with the migration across the Elbow River.</p>
<p>the flood risk and flood fringe areas</p>
<p>Protecting the environment, maintaining tree cover, maintaining character.</p>
<p>no mid density i.e. definitely no rowhouses how do you intend to preserve wildlife environment/paths they travel, etc. So far you failed with the berm construction re this. Water/wastewater a huge concern, as is fire protection.</p>
<p>Foot paths through town, winter skating trails</p>
<p>Strong connectivity to nature and preserving natural feel and wildlife corridors</p>
<p>provide clarity on water/wastewater services for existing homes in the future development area.</p>
<p>Need sufficient water and sewer infrastructure first</p>
<p>We need the infrastructure first! And an alternative route to escape during an emergency.</p>

Benefits of a Dedicated Local Community Church Site

1. Strengthens community connection

A local church often functions as more than a place of worship. It becomes a community hub where residents meet, build relationships, and develop a sense of belonging—especially important in new or growing neighbourhoods.

2. Multi-use community space

Church buildings are frequently used for:

Community meetings and forums

Youth programs and after-school activities

Playgroups, seniors' gatherings, and support groups

Cultural events, concerts, and workshops

A dedicated site ensures space for shared community use, not just religious services.

3. Supports social services and wellbeing

Many community churches provide or host:

Food banks or emergency relief

Counselling, mental health support, and pastoral care

Family support programs

Crisis response and volunteer coordination

Locating these services within the neighbourhood improves accessibility and early support.

4. Encourages volunteerism and civic engagement

Church communities often mobilize volunteers for:

Local clean-ups and environmental initiatives

Support for vulnerable residents

Community events and fundraising

A local site helps anchor and coordinate this grassroots civic contribution.

5. Provides inclusive space across life stages

Community churches typically serve:

Young families

Teenagers and young adults

Seniors and retirees

A dedicated location ensures programs for all ages, complementing schools, parks, and recreation facilities.

6. Reduces travel and traffic impacts

Without a local site, residents may travel outside the area for community or faith-based activities. A local location:

Reduces car trips

Supports walkability

Aligns with sustainable planning principles

7. Enhances community safety and resilience

Regular use of the site increases passive surveillance and activity in the area. During emergencies, churches often act as:

<p>Information points</p> <p>Temporary gathering or support locations</p> <p>This contributes to overall community resilience.</p> <p>8. Compatible with mixed-use planning</p> <p>Community churches integrate well with:</p> <ul style="list-style-type: none"> Community centres Schools and shared parking arrangements Green spaces and pedestrian networks <p>They align with modern planning goals of flexible, shared, multi-purpose infrastructure.</p> <p>9. Reflects community diversity and choice</p> <p>Designating a church site does not limit other uses but acknowledges the needs of residents who value faith-based and community-driven spaces, supporting social diversity and inclusion.</p> <p>10. Long-term community anchor</p> <p>Churches are typically long-term occupants that:</p> <ul style="list-style-type: none"> Invest in the neighbourhood Maintain buildings and landscaping Provide continuity as the community evolves <p>This stability supports place-making and neighbourhood identity</p>
<p>I don't understand how future development could be contemplated in the area indicated (grey). It doesn't seem to make any sense.</p>
<p>The different neighbourhood areas are valid. The Design Control Plan (DCP) criteria should be clear, unambiguous and enforceable by the County, and should be enforced if necessary.</p>
<p>Availability of utility (water and sewer) connection is not fairly distributed and available within hamlet village.</p>

<p>What would you like the County to consider about the proposed policies concerning the Hamlet Core included in the draft area structure plan?</p>
<p>Answers</p>
<p>Again overall infrastructure needs to be improved. 4 story high density housing sounds simple but while the hamlet is easy for sound able bodied people to navigate, Bragg Creek as a whole is a car based community. Currently there are virtually no reasonable options to commute to Calgary or "nearby" towns absent one's own private vehicle.</p>
<p>Supportive of residential homes, not multi story apartments and condos</p>
<p>Actually enforce the policies.</p>
<p>I would love to see a better layout/use of the Bragg Creek mall parking space divided into outdoor sections (e.g. seating areas, coffee shop etc.), trees and smaller parking.</p>
<p>I personally do not think we need to maintain a Western town theme. This is only apparent in the current old shops, personally I think they need to be cleaned up. The frontage is outdated, we are not a western frontier hamlet. We are a mountain hamlet with beautiful scenery, I think the old western theme in the one mall takes away from this.</p>

What are the policies! What even is on the easel boards, whats to be the status quo.
Limit the number of four story buildings so as not to overload the area.
Infrastructure upgrades.
Seniors shared housing, gift stores, and a senior center.
Bringing in mid rise houses to the area is going to change the feel of the area.
I want policies to be focused on residents first; we can welcome others on with clear expectations for behavior. Spaces for our animal residents to have safe access to their corridor, water, etc.
Parking is increasingly becoming an issue. The current information kiosk at the BCCC might not be in the most strategic location for way findings.
Build more! The town needs a pool and a library. Super supportive of revamping the downtown, Add low-income housing as well.
Again, any parcel adjacent to the planed area to reduce the GDA number to 1 to 2, or at least 1 to 3.
More pedestrian friendly. Consideration for wildlife.
maintaining a healthy, balanced and reasonable relationship between people, pets and animals.
Height of building can be higher.
Approving additional development before resolving the lack of an access road from West Bragg Creek during a wildfire or other emergency is irresponsible. More development brings more people, and the more people there are, the higher the risk and impact of fire.
Sole reliance on the Western False Façade architectural style makes the village seem like an amusement park. Contemporary visions in keeping with the overall aesthetic of the village ought to be allowed including using natural, local materials, renewable energy etc.
more commercial lease space. Home-based Businesses especially type 1 are very limiting when trying to serve the community well.
500k plus condos or townhouses with HOA fees is not affordable housing. People want homes on their own land.
4 stories is too high. 3 maximum.
Leave Bragg Creek the way it is, dont turn it into a canmore or worst a banff
Where were the controls when the Esso was built? It's hideous. If they actually enforce them then they are a good thing. The traffic is going to be terrible in the summer.
There should be a prohibition on big box stores.
Emergency access, response, increased demands on restricted roads and solid and sewer waste generated.

Support the staging area only if it effectively removes visitor vehicle congestion from residential side streets. Resident wellness depends on quiet, safe streets. Wayfinding should prioritize directing visitors toward existing trails and businesses to prevent wandering into private residential areas.

Commercial growth must prioritize essential services that residents need year-round (e.g., healthcare, grocery, trades) over seasonal gift shops. Mixed-use development should include attainable housing for local workers and seniors to ensure the Hamlet remains a diverse, multi-generational community.

On Tree Protection & "Cozy Forest Feel": This is non-negotiable for community wellness. New buildings should be designed around existing mature trees rather than clearing lots. Global recognition for Bragg Creek should come from our 'forest-first' urban design, making us a world-class model for regenerative development.

On Building Height (4 Storeys): While 4 storeys are proposed, they must not disrupt the visual 'skyline' of the forest or create wind tunnels. Lower-scale, human-centric design (1–2 storeys) is preferred for the 'resident-first' feel, reserving height only for high-density, attainable housing.

On Accessibility & Dark-Skies: Strongly support. Accessibility is a wellness issue for our aging population. Implementing the highest Dark-Sky standards will not only protect local wildlife and the environment but also position Bragg Creek as a premier global destination for astro-tourism and ecological stewardship.

Regenerative Tourism: the plan must move beyond "sustainable" to "regenerative," meaning any new development or tourism must leave the local environment and community better than it found them.

Living with Limits: Please stick to the "Living with Limits" guiding theme. Growth in the Hamlet Core should be capped by the actual capacity of local infrastructure and the environment, ensuring residents don't lose quality of life to over-tourism.

Four storey buildings are too high to maintain the nature of Bragg Creek. Two would be inferred. Three at the very most

4 story buildings do not fit the rural structure it should be reduced, improve the parking and pedestrian walk through between the commercial areas with consideration to safety and visual aesthetics

Scale it back. Don't ruin this town.

Dark sky/rural feeling is a must. Four stories is too tall.

Keep it a hamlet, keep the density out. The speeding vehicles, and crotch rockets are bad enough. I moved here a long time ago for a reason.

We have been on this planet for over 70 years. In that time, we have seen many "plans" that on the face are agreeable. In the end, however, experience has taught us that great plans are often tossed aside or changed to meet financial considerations rather than lifestyle. We have no concerns regarding proposed policies - it is in the action phase that we see potential problems. Good intentions are very often the victim of money. Once the floodgate opens it is impossible to close.

Encourage tourism and promote longer stays in Bragg Creek to boost the local economy

Focus on walking and outdoor seating that is not sitting on a busy parking lot e.g. for cafes.

This will destroy the charm of Bragg Creek and only benefit Rockyview.

Transportation - it now takes 5-7 mins to get through the hamlet as it is without all the new properties, can you pls explain how traffic will be managed? Pls outline emergency services enhancement, I understand that currently our residual population doesn't call for permanent emergency services which is unfortunate given that on a sunny summer day there's likely several thousand people in and around Bragg Creek. Regardless, does the ASP include permanent emergency services, particularly fire, but EMS and police. Peace officers located in the hamlet would be beneficial.

As previously stated, include Bracken Road properties.
The residential area along River Drive N, Spruce Avenue and Pine Avenue need to be separated from this commercial district and protected as residential properties with different zoning conditions. Including the South side of Spruce Avenue in the "Node - Commercial" is wrong.
I am deeply concerned about the North residential area being included in the commercial Hamlet Core. Infilling is acceptable as long as the dwellings continue to be detached single family dwellings with a minimum land size of ~0.18 ha. The families in this area need to be protected from commercial expansion and densification over current levels. The verbage in the DCP and labelling on the maps should reflect that there are two very distinct land uses in this one zone.
A new permanent firehall!
I think the density being described here overshoots what should be envisioned. These type of buildings lend themselves to condo structures which then in turn lends themselves to non-full time residences which is not what we need.
Enough parking to safely & respectfully accommodate volume
Please do whatever you can to support developments like Gateway! We need hotels and places to stay in Bragg Creek so people can fully enjoy our restaurants, amenities and small businesses. Please use some of my property tax dollars pay for hooking up water and sewer so its not all on the developer. This kind of development helps all the residents. Don't listen to the retired folks who want no change. I have young kids and want this area to be vibrant, not a retirement community.
With the intent to attract more businesses and visitors to the core, limit parking within the commercial area and consider visitor day parking on the outskirts; this to keep the core more attractive for pedestrians and cyclists and reduce traffic congestions/noise. This will make the core much more enjoyable. Also, select small scale year-round overnight accommodation developments within the greater Bragg Creek area will allow for longer-stay visitors, resulting in increased business viability and an opportunity for visitors to truly experience the authentic Bragg feel/character. This will help in people truly appreciating Bragg and a wider support/drive to maintain its small town character.
Why are we building up the town core when basic egress hasn't been solved for the people living across the river? We haven't solved the fire road issue for west Bragg or cell service for west Bragg?
The community and shopping areas look great, and I'm fine with the low rise residential on Spruce Ave.
Forget the Western theme - it is old and outdated. Go with Whistler/Banff/Canmore mountain theme. Forest, water, mountains, NATURE, not a gender specific Western/Cowboy theme. Let's modernize.
I would prefer that Bragg Creek stay small and unpopulated so that wildlife and peace can thrive. Tourists seeking nature and those searching for quiet contemplation could be our main target.
Once again sticking with the Western Theme.
The hamlet core spreads out into Spruce avenue which is a residential area already disturbed by the increase of traffic and people wandering about as if this was their land without respect for families living there. The gateway development does not fir into the core it's out of proportion for the hamlet again the planning seems to be making way for development which should not occur at such a large scale in a small hamlet . this would be devastating and not preserve the rural character and wilderness character of Bragg Creek

Why would you make a nature trail through peoples houses and back yards. If you want a nature trail that badly, build one in your back yard and see how you like people milling about your property and looking into your windows.

There already is very little parking on weekends and now you want to densify the hamlet by adding a second story to the mall and squeeze in more houses. This does not make sense.

Once again, where does the water come from and where does the sewage go, out on the street? Or maybe your solution is to provide a free porta potty for every house?

- Four story buildings seem too high and not in keeping with the look and feel of Bragg Creek
- Sustainable building practices and use of greener energy sources should be maximized
- I'm concerned about traffic and access along Balsam Avenue as it can already get busy in the summer months or other busy weekends. Traffic and parking can be an issue
- The impact on wildlife must also be considered: eg increased traffic, wildlife safe garbage containers, greater light pollution (consider dark sky policies)
- I am wondering about emergency services and water availability/waste water for this higher density area and how that would be managed.
- The current setup of the berm is not optimal and access to the water for wildlife is problematic. This should be considered as a part of any redevelopment.

4 story build heights is too high and not in keeping with our community. Lets not become a Canmore

The example sketch of the Hamlet core road crossing art is not appropriate.

The level of development, 4 story buildings and 20 units per acre, and the added retail and commercial use, is incompatible with having a cozy and tree canopy that would be even noticeable.

Trees are not just a cozy look, much of your development is in the flood plain of a river that had seriously flooded the community several times in recent years and vegetation and trees are very important to protect soil erosion and damage to home and property.

Balsam road is home to our bank, our vet, our physiotherapy and some residential and a successful restaurant that has sufficient parking for those uses and serves local interests. Turning it into a parking lot for tourists and destroying the natural look that on that side of the street with properties integrated into the environment that people like, as opposed to the mall and parking that is on the opposite side will not offer that cozy look. The traffic block that that would pose when people are leaving and the West Bragg traffic and Elbow Falls traffic is high is a traffic snarl that will be a nightmare.

where possible tourist traffic should be focused to the balsam avenue node and river side areas southwest of the bridge.

People choose to live in Bragg Creek because of its natural spaces and wildlife. Increased urbanization raises concerns about whether this character will be lost. The ASP needs to clearly define ecological limits and how growth will respect it these limits.

Population density is unclear. 9 acres x 20 units / acres = 180 new units for the hamlet. Is this even realistic?

Traffic is a big issue for locals: noise, density, speed. Squeezing more cars/visitors in Bragg Creek will exacerbate the situation. What is being done to alleviate this?

The beauty with Bragg Creek is that it is a small community with its quirky feel/look. Urbanizing it and increasing tourism business will create a “generic feel” that will rob the unique identity of the community and take away what makes this place special to live-in and visit. What’s “hot” right now in the world of tourism is those authentic small places that somehow maintain their identity and genuine feel, and that are away from tourism traps. Banff and Canmore lost that. Please, do not turn Bragg Creek into the next sterile tourist trap.

Support:

- Wildlife-safe fencing and bear-proof garbage policies should apply to all existing and new homes and businesses.
- Open yards, invisible pet fencing, and wildlife-safe pet enclosures to maintain forest character and wildlife movement.
- Design hamlet sidewalks that feel like trails.
- The protection of the Orchid Reserve.
- The fire-resilient building materials for new builds and major renovations.
- A formal Dark Sky policy and encourage the pursuit of Dark Sky Site designation.

Concerns / Recommendations

- Strengthen tree and vegetation retention to protect canopy, water regulation, and wildlife habitat.
- Revisit the concentration of businesses and parking on Balsam Avenue to reduce congestion and “parking-first” design.
- Improve public and wildlife access to the Elbow River. The berm has cut off access and deprived animals of access to water / corridor, and people of the opportunity to enjoy the river.
- The proposed density up to 20 units/acre is not aligned with Bragg Creek’s vision or character.
- Four-story buildings are not aligned with Bragg Creek architecture. Three stories max and below the tree canopy.

The County should consider traffic volumes and how congested the roads in Bragg Creek already are on a nice summer day. Also, I'd like any development to respect the small-town, forested feel of the hamlet.

Increasing commercial density on the only street that accesses the east side of the bridge will result in additional congestion and making it even more difficult for residents in West Bragg Creek and Wintergreen.

Parking is already an issue in this area on weekends and in the summer, adding additional businesses will make it worse. The parking plan is not well developed. There is a conflict between parking and retaining trees. There has already been large areas of tree clearing, which are eyesores and not well planned.

The importance of trees goes much beyond "a cosy feel", it is critical for water balance (a key issue in the hamlet), soil stability and wildlife habitat and movement.

The sample entrance sign is not appropriate. It is overbearing and unnecessary.

There also seems to be disproportionate focus on tourism, rather than residents.

Residence that live here full time - this is our home and we use and support essential services all year round.

THE MOST IMPORTANT CONSIDERATION WOULD BE EMERGENCY EXIT FROM THE HAMLET AND SURROUNDING AREAS ESPECIALLY TO THE WEST. THE ABILITY OF EMERGENCY SERVICES TO OPERATE IN AN EMERGENCY SITUATION FOR EXAMPLE FIRE

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.

Encourage the inclusion of green sources of energy for heating, cooling and lighting (i.e. solar)

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.

Recommendation: See Forest Retention recommendation under "Other Considerations."

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.

Recommendation: Revisit the concentration of businesses along Balsam Avenue to identify other options to reduce the pinch point in this plan.

The rain in the summer of 2025 and how the infrastructure could not keep up is a big big concern. This needs some significant review and improvement before any spending on developing the core should be considered. I do think some bear proof (all wildlife proof) garbage policies should be included - it is way too sloppy as is (for ex. plastic lids on the bins is not good). With all the forest fire issues in the world, all development should be based on the best set of criteria to help with this (ex. fire resistant materials on all reno or new builds). I do hope the RVC ASP team has come to Bragg Creek on a nice weather weekend to see the bad parking situation. Being a resident I never go into town as finding a spot to park is nearly impossible. Clear signage for "parking" in large lots to the sw of the core buildings for example should be a component. I also find the back lane between the post office and the drug store needs serious attention as it is an eye sore.

Access to potable water, flood risk and flood fringe areas.

Proposed Land Use Policies

(yes) -Support the development of Commercial Uses within the Balsam Avenue Node

(yes, as long as it's no taller than 2 stories, the designs take into account the high groundwater table, would like to see more focus on the residential in the hamlet woods) - Residential development through infilling of the north residential area, and mixed use residential uses along Balsam Avenue

(yes) Balsam Avenue Node to function as staging area providing parking, wayfinding, and visitor amenities to focus tourist traffic, especially day-trips from Calgary region.

Proposed Design Controls

(yes, with a focus on low wildfire risk materials, especially stone)- Buildings shall be designed to match the existing Western False Façade architectural style.

(no, max 2 stories) - Buildings up to 4 storeys, but no taller than tree canopy.

(yes, as long as they are healthy with preference for deciduous) Prioritize tree protection to maintain cozy forest feel.

(yes) Ensure all routes are accessible for all users.

(yes, one of the sketches doesn't show dark sky lighting) - Prioritize dark-sky lighting

Strict controls on building design.

no mid density.....for anything or any area. proposed. 3 or 4 stories is not acceptable. The density is not acceptable. We already have turned Bragg Creek hamlet core into a bunch of paved parking lots. I don't think we want to create the mess that Canmore has become, nor the traffic.

Improve connectivity and walkability

4 stories seem a little high, especially north of balsam ave and close to the river. In addition to limiting light pollution, noise pollution, such as loud HVAC compressors, should be limited

Need sufficient water and sewer infrastructure first

Sufficient water and sewer infrastructure would need to be in place first. It's not well with its current capacity.

<p>Concerns about weight of traffic. It is unclear how visitor and increased resident traffic and parking will be sufficiently well managed. It presents a threat to local wildlife, which is one of the defining characteristics of Bragg Creek and why people want to come here. There is already a noticeable/significant decrease in local wildlife.</p> <p>Also the sketches provided do not show what the proposed "up to four storeys" buildings would look like. They would almost certainly contaminate the feel of the place, despite what the proposal says. Finally, the sketches do not look anything like what is already here, especially in the Hamlet Village section. So there would be a significant change to the character of the place. Such "urbanization" will likely destroy what attracts people to Bragg Creek, thus being - in the end - seriously counterproductive.</p>
<p>Attracting tourists to businesses on White Avenue has been challenging as many tourists only use Balsam Avenue to head to West Bragg for recreational activities.</p>
<p>There should be photographic examples of the Western false front style, low-scale architecture to minimise ambiguity.</p> <p>The DCP refers to one or two storeys in height and notes three to four storeys may be considered if supported by a conceptual scheme. The survey jumps immediately to acceptance of up to four storeys. This implies the decision of four storeys is already acceptable. If the basic standard is indeed two storeys then the County should trigger a Variance process with input by residents, and only relax to three or four storeys as an exception for meaningful reasons.</p> <p>A definition of a "storey" such as a building level which provides a floor of usable or habitable space, which includes windows and, or doors, may be helpful. Thus a basement, attached garage, mezzanine, or floor space within a roof structure would be considered as a storey.</p> <p>The comparison to a tree canopy should clarify that it is the current height of the canopy to discourage someone asking for an increase of height on the basis trees grow.</p>
<p>Expand business zoning to hamlet village. There are already are businesses (bavarian inn, trading post, etc) so make that opportunity available.to everyone fairly in the hamlet village.</p>

<p>What would you like the County to consider about the proposed policies concerning the Hamlet Village included in the draft area structure plan?</p>
<p>Answers</p>
<p>Supportive of residential homes, duplexes and more pathways</p>
<p>Increased density for residential should be permitted beyond just those for seniors.</p>
<p>The 3 storey buildings are a euphemism for condos isn't it? What is the difference between a "woonerf" and a "clustered Pocket", clarity is lacking.</p>
<p>Again, make sure the number of 3 storey buildings doesn't get too high as compared to the 1 storey homes/buildings.</p>
<p>Infrastructure upgrades.</p>
<p>Will zoning be such that there is room for expanded health and social services? This seems oddly placed, Could this not be moved slightly so it doesn't go through someone's front yard? Where are the third spaces and how can these be created to account for winter?</p>
<p>How will you make pathways through residential areas. (Refer to the diagram on the map)</p>

Design controls are definitely vital in maintaining Bragg Creek's character.
I support the principles, and the mixed use land use. But I feel that the Burney Road properties should be included in the zone. They are apart of the community.
Parking for tourism
Why would multi unit places be for seniors only? Tourism to our natural areas would be enhanced if we had limited but available accommodation for visitors. I'm not saying open the floodgates and make it unattainable to live as a local, but mixed accommodation will boost local businesses with prolonged stays (instead of just a coffee or beer and a snack before heading elsewhere)
Some commerical allowing for hotel/boutic report. Brewery places to go and enjoy.
Affordable housing options (including multifamily) for young people and families should be included option - there are many who are currently looking to move here but the availability is limited. Pedestrian activity should be prioritized throughout the village over vehicle access.
Ensure that the view/continuity with the river remains intact. Lower buildings along the riverside. Foothills Ranch and Rustic Mountain are complementary to the Western Facade style. All three would be acceptable throughout the hamlet.
Just save my tax dollar, dont waste it on these proposes, leave Bragg Creek just the way it is
I like that there will hopefully be seniors housing. I hope that it will be prioritized to people who live in Bragg Creek and want to stay here.
Wildlife, waste, increased traffic. Limited roadway.
To ensure the Hamlet Village becomes a global model for resident-first wellness and environmental stewardship, I ask the County to consider the following: Resident-Prioritized Wellness: I strongly support the River Drive 'Woonerf' (shared street) and the White Avenue Forest Corridor. These should be designed primarily for the quiet enjoyment and safety of local residents. Visitor traffic to the 'Village Node' must be strictly managed to prevent the commercialization of this residential forest. Environmental Protection as a Global Standard: The protection of the Orchid Park and the tree canopy is vital. I suggest making 'tree-retention' a mandatory requirement for development permits, rather than just a guideline. To lead the world in sustainable tourism, we should mandate Net-Zero or passive-house standards for any new multi-residential/senior units. Sustainable Senior Living: I support the focus on senior-specific housing. This promotes community wellness by allowing residents to age in place, keeping the community multi-generational and socially connected. Light & Noise Stewardship: For the Village to remain a true 'wellness retreat,' we must implement mandatory Dark-Sky compliant lighting and noise-reduction policies for home-based businesses to protect the tranquility of the neighborhood and the health of local wildlife. I believe y this has been done in Harmony. Regenerative Business: Any standalone businesses in the Village Node should be 'regenerative'— meaning they contribute to the local ecosystem or community health (e.g., local food, artisan crafts, or wellness services) rather than high-volume tourist retail.
NO Street Lights. Very bad for wildlife and not necessary now, should not be so in the future.
Scale it back. Don't ruin this town.

<p>Bragg creek does not need density added. Bragg creek needs egress road plans and wildfire escape plans before any development. What happens if west Bragg has a wild fire this year, how do we escape?</p>
<p>As already stated, cramming more infrastructure and people into a small space does not really make sense. Especially when we are already overrun by visitors from Calgary and Cochrane.</p>
<p>The entire area is treed, allow full tree clearing for development in the hamlet</p>
<p>Walking prioritised; noise control. Efforts to restrict or ban businesses that detract from the local nature of Bragg Creek e.g. chain stores and fast food restaurants, cannabis outlets, vape shops.</p>
<p>This will destroy the character of Bragg Creek.</p>
<p>The Hamlet village area is dated, revitalization will be good, but pls advise what additional play park, community center facilities will be provided, what will happen to the cenotaph?</p>
<p>As stated, include the Bracken Road properties.</p>
<p>The plan for a promenade along River Drive S needs to protect the privacy of the residents along that street. The berm construction took all their trees along the river. Adding foot traffic to their front doors too is too much! Also, the provision for " future artisan businesses along River Drive." reference should be removed as this is a residential neighbourhood. Statements like that make it easier for businesses to start in residential areas.</p>
<p>I like that vehicle access to River Drive S will be limited. This is very respectful of area homeowners, however new pedestrian access should be accompanied by the installation of privacy greenery/landscaping for existing residents. The flood mitigation project stripped the natural boundary along the river, so additionally removing the privacy along the street frontage would be appalling.</p>
<p>A spray carwash facility</p>
<p>This type of zoning is wonderful if you are wanting to build for tourism, condo structure, part-time living. This does not support single family homes. We have the oldest age demographic in all of Rockyview, this does nothing to address that and make Bragg Creek younger and appealing to young families. One might say it will be more affordable which would target that demographic, affordable housing in multifamily units are great if there is transportation infrastructure and population base to support it like a city but we do not have that. We need more single family homes that support people living and playing in Bragg Creek while realistically working in Calgary. When you create housing like what is proposed this is not possible because there is no parking and no yard space.</p>
<p>See comments on neighbourhood and core</p>
<p>Less restrictions on multi-residential units - allow denser buildings, apartments, rentals so that people who work in Bragg Creek can afford to live in Bragg Creek. I don't think multi-residential units should be restricted to seniors. Otherwise I like this plan</p>
<p>I strongly support multi-residential units for seniors within the Hamlet Village. I also strongly support home-based businesses in this area. Again, careful planning regarding (visitor/day) parking is important to avoid congestion.</p>
<p>Again very concerned we haven't solved emergency access for West Bragg or Wintergreen. That should be a priority.</p>
<p>Do not agree with 19.5 "Vacation homes should not be allowed to operate within the Greater Bragg Creek area". Section 14 Tourism discusses "Provide for more overnight accommodation to provide opportunities for multi-day visits" but why are only denser overnight accommodations such as motel, hostel, hotel, lodging houses, and country inns (section 19.1) supported and not vacation homes? If vacation homes are managed per the new 2025 Bylaw, these should not be limited from operating.</p>

I like the idea of some seniors residential and the Woonerf street seems like a nice addition. But I also love it the way that it is.
Drop Foothills Ranch, go with one theme- Rustic Mountain. Encourage more Seniors Housing and get that land donated off the ground with a shovel ready project. Avoid 3 story buildings in front of existing lower buildings if it blocks sunlight or view whenever possible. No multi-pathway along Park Place, put along Park Point where there are less houses that interfere with residents peace and quiet.
If development occurs it is clear a lot of thought has been put into it in this report. I would prefer that development is minimized. Again: Seniors residences make sense. So do small homes where the green space of the lot is emphasized and the house has a small footprint...perfect for younger couples, singles or older people. It is true that Bragg Creek needs this sort of housing. The challenge with 3 (especially 4) story buildings is that they block the sunlight of the buildings around them. Without sunlight, humans get depressed.
Keep the public green Land area free from any sort of development
Limit the overcrowding , no multi storey building rather maintain the idea of smaller cabins possibly with a lodge for seniors who have previously lived in the area and are accustomed to rural living, No city type dwellings ! This is a Hamlet and should remain one. Its not meant to profit outsiders or developers
Once again, where are you going to get the water for the residences. where is the sewage going to go? Where are people going to park? We do not want more construction in the Hamlet as it destroys the hamlet.
<ul style="list-style-type: none"> - I feel that 2 stories max is more in keeping with the look/feel of Bragg Creek. We shouldn't risk losing what makes Bragg Creek appealing ie making it feel like a Calgary suburb by overdeveloping the area - Same comments apply as above re: traffic, impact on wildlife, water issues etc - I have concerns about the density of the proposed development and the resulting congestion/traffic concerns - I like the idea of supporting home based businesses and artisans
Could be open to architectural styles more varied than whats mentioned
The buildings should be not more than two stories tall.
Supportive of the River road pedestrian use, some retail business - the design aspects are very good. Vegetation and trees should be planted as the berm has removed the entire riparian ecosystem, and maybe it will help to provide some water control as the berm has also made the hamlet a holding tank for spring and other excessive water events. White Ave trees are also important for that reason as pavement does not hold water, reflects heat during excessive heat events. Trees are very important for human protection for the weather events we have had and will continue to have in more extreme situations. Leaving people in the Village to cope with the water table while you remove most of the vegetation and trees for commercial benefit that are needed to deal with their water problem is criminal.

Support:

Home-based businesses within the hamlet. Keep the “quirky” “real” feel of the hamlet by allowing resident to use their home for business (i.e. garage or home turned into a store or restaurant).

Concerns

Density guidelines (up to 20 units per acre) will overwhelm the village, increase traffic, and alter its character.

High-intensity development (hotels, restaurants, multi-unit housing) conflicts with the community’s vision of a low-scale, rural, and natural hamlet.

Four-storey buildings in Hamlet Core will compromise the natural environment and lead to an urbanized look and feel, which is contrary to the vision and what the community and visitors wish.

Removal of vegetation will reduce the land’s natural capacity to protect the community from flooding, regulate summer heat, and retain moisture during drought.

Why concentrate so much development in a known flood zone?

I'm not sure how much development can take place in the Hamlet Village while retaining the cozy, treed feel of the area.

Agree with pedestrian friendly access along the river. Some concern with the nature of businesses fronting along the river, should be limited to a short section and not all along the river.

Agree with architectural control of rustic mountain style. Unfortunately ESSO was permitted and does not fit the town. Sadly it's one of the first buildings seen as people enter Bragg Creek. Good to have bike parking. Is unclear where people will park for any new businesses along River Drive. Once again, parking is an issue and should be well planned to reduce the loss of more trees.

Listen to the residence, use their input to move forward, consult with them during any construction and address their concerns.

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.

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.

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 owners of lots of hamlet village should be able to subdivide like lots in the new area. Houses also should be able to have Airbnb business if interested. Also Burney road should not be use as mayor road to have access to new development.

The Bragg hamlet is all about the large amount of trees, open spaces, wildlife wandering through. So adding a bit of development makes sense and I support, but too much in the way of increased density housing will impact the Bragg we know today. All new development should not change the access to the river as any time I drive over the bridge I see visitors wandering over to take a look. This should be the first component in the design and then location of housing should follow.

Supportive to development in the area if it is out of the flood risk zone, if there is enough potable water to allow for growth, if new wastewater treatment infrastructure is away from the river and the shallow groundwater.

The buildings should be shorter than 10 metres.

on the DCP document, I like 5.1.11 "Low Impact Development and Stormwater Management" however, on point 1. reword to say "Using native plants, green infrastructure" shall be incorporated into site planning. Permeable paving and natural infiltration for stormwater management.

Under 'street furniture' Please add another point stating "All waste receptacles shall be bear proof"

Public washrooms should be built and maintained by the county, in the village

Strict controls on building design.

The apparently already rubber-stamped Seniors Villas Plan does not fit with the Foothills Ranch or Rustic Mountain Style. It is maximum mid-density and all trees will be destroyed to facilitate the construction. The forest corridor along White Ave (What Ave lol???) will not exist. In general, 3 stories is not acceptable in a former low-density neighbourhood. Additionally, I am not sure what area of River Dr S is slated for "artisan businesses) or what the guidelines will be for this.

The proposed development of River Dr S cannot possibly be prioritized for pedestrian activity. RVC has already proposed vehicular traffic going in and out off River Dr S for the Seniors Villas. This, for 43 units, could mean at least 30 vehicles plus any company that visits, entering and exiting driveways, at all hours of the day. River Dr S has no sidewalks. There is no room to create sidewalks. Any attempt to create them would mean no "forest corridor" along the setbacks. How would you monitor/police only residents having access to River Dr S? RVC makes promises but does not keep them and creates a problem that they have no solution to or regard for. Many locals, and on weekends also visitors, utilize River Dr S to walk dogs/go to the river, etc. There area also lots of bikes. This won't be possible with cars up and down River Dr S.

The reference to "Orchid Park" is a joke. As far as I understand it, RVC failed to preserve the orchids due to the berm construction and did not care if they were not preserved. I think renaming of this supposed Park is needed, like maybe "Non-Orchid Park".

Cover the berm with top soil vegetation. It's an eyesore and very hard on the deer

Would require sufficient water and sewer infrastructure first

Sufficient water and sewer has to happen first.

Photographic examples of Foothills Ranch architectural style should be included to minimise risk of ambiguity.

The DCP has a height limit of two storeys and allows a height relaxation if there is desirable architectural detailing. The survey notes a maximum of up to three storeys, clearly implying that the increase to three storeys has already been accepted by the County. Any architectural detailing should be minor and less significant than a one storey increase. Any increase beyond two storeys should require a Variance process and include residential input. Any exceptions should be few and only for understandable and meaningful reasons.

The County should enforce the lot limits for footprints of one-of-a kind businesses at design approval stage. Otherwise, the DCP criteria are meaningless and of no value to residents.

Expand business zoning to hamlet village. There are already are businesses (bavarian inn, trading post, etc) so make that opportunity available.to everyone fairly in the hamlet village.

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

Answers

Highway 22 would most likely need to be twinned and a traffic control device at intersection of highway 22 and 66. Current volumes already lead to back ups and with more traffic accidents and delays are sure to follow.

Ensure that increase in traffic is considered in the Hamlet core.

A multi-use pathway increases the risk of fire. Smoking is still a primary cause of carless fires with discarding butts. There is no need to hike into the park following this proposed mur. The park entry is not passable due to deadfall and steep hills. I do not like the clustered pockets. Smells like condos again. Never been a supporter of high density development on these lands. Apparently nobody listens, 2-4 acre development max!

Concern for existing residents with new proposed pathway. May be quite interfering with their privacy.

To city and predictable. Develop Wintergreen instead.

Restricted Development, other area - land use policies - very good but no row houses.

I feel this is a great area to develop however, bringing in town houses or attached homes is the wrong move. These drive up the population and completely change the area. I would be in agreeance of single family homes.

walkability for community connection, maintaining safety, dark sky lighting, building in ways that account for wildlife and all peoples (0-100+). How are you working with all departments in the County to ensure they can meet these service requirements?

The housing clusters is an interesting idea. The design details regarding timber details may be counter to the fire proofing intent. A fire break and water source along the forest interface will be crucial.

Please remove the hatched area from this zone, Burney Road connects to downtown, and it feels more like it's apart of the Hamlet Village. Otherwise, this looks good, careful development is needed.

Sidewalks/paths necessary, should connect to the main path into Bragg. Will increase safety, otherwise you get people walking on the road or drinking and driving.
This would be great for residential
You talk about housing needs development in Bragg Creek effects a bigger area than the hamlet. Why have more development when fire risks are high.
Include renewable energy options, low water use, resilience to climate risk like forest fires, drought.
Need roads and parking
The diagrams do not show any "row houses". They show a little cul de sac of houses. Can we be more clear about what this development will actually look like?
Firesmart !
Increased traffic, very limited roads and ongoing solid waste, recycling, and hazardous material. Increased demands on emergency response, increased fire risks without fire protection system in place.
To achieve global recognition for environmental protection and community wellness, the Hamlet Woods must be treated as a conservation-first area rather than a traditional development zone. I ask the County to consider: Ecological Integrity & Wildlife Corridors: Because this area connects to the Provincial Park, development should be 'nature-positive.' The 'pocket' patterns must ensure significant, contiguous wildlife corridors are preserved, not just small patches of trees. This positions Bragg Creek as a world leader in co-existence architecture. Resident-First FireSmart Wellness: While I support fire-resilient design, it must not mean clear-cutting. I advocate for innovative, non-combustible building materials (like mass timber or stone) that allow for a 'forest-living' experience while maintaining the highest safety standards for residents. Sustainable Footprint (Rowhouses): I support attached housing (rowhouses) only if the land saved is legally protected as permanent communal greenspace. These 'micro-villages' should prioritize local residents such as young families or downsizing seniors to foster a strong, year-round community wellness culture. Zero-Impact Infrastructure: To truly be 'sustainable,' the Hamlet Woods should utilize low-impact development (LID) for water management and mandatory Dark-Sky lighting to protect the 'park edge' environment. We should aim for 'Net-Zero' energy requirements for all new builds in this sensitive area. Minimal Road Development: I strongly support the policy for minimal roads. This area should prioritize a network of non-motorized trails that connect residents to the Provincial Park and the Hamlet Core, promoting physical health and reducing the carbon footprint of the community.
Double townhouse perhaps. Row housing No. Because of traffic and other infrastructure limitations.
Easy trail connection to hamlet core, consider wildlife movement between provincial park and natural water resources, maintain a conservation boundary area around the provincial park boundaries
Smaller area.
That plans has too much density. Why are there no plans for wild fire escape
For reasons we have already stated.
Do not restrict development, as Canmore has experienced with lawsuits from illegal development blocking
Linked up green spaces; prioritise forest fire mitigation; mixed size and value homes.

<p>This was called out as being a none starter several years ago when first presented by Rockyview. The reasons given were there is not infrastructure to support this. i.e. No water or sewer systems. Please listen to the residents instead of destroying the hamlet of Bragg Creek for your own greed.</p>
<p>I would like to understand our approach to retaining dark sky lighting practices pls.</p>
<p>As stated, include the Bracken Road properties.</p>
<p>I support this if access will be from Highway 22, and not through the hamlet. The streets in town are not built for this additional traffic.</p>
<p>Access to this area is unclear. Please clarify if it will be from White Avenue or Highway 22. The impact to existing infrastructure and residences will be much worse from White Avenue access. Noise along this road is already an issue, and increasing traffic would require major upgrades to the road, sidewalks, and natural barriers to ensure it does not significantly impact residences.</p>
<p>There should be no attached dwellings created here. This land is situated perfectly for single family homes with a rural feel. If you start adding row housing you will destroy the rural community that exists there. You have 1 shot to get this right if you move in this direction it could have disastrous affects.</p>
<p>How to handle increased traffic</p>
<p>I live in the Hamlet woods, I'd love to see a path into town through the woods (and not just the one beside the highway) for me and my young children to use. I'd like to see more dense housing and pocket neighbourhoods. I would consider developing my land to do this if the county would help bring water and sewer services up the hill. Please change the bylaws so its easier to build up here, and please consider paying for services to come up the hill.</p>
<p>New Multi use pathway is a good idea.</p>
<p>I support the idea of micro-villages to minimize the impact and maintain as much of the existing natural area. Walking/bike path connections to the Village and Core, as well as the Bragg Creek Provincial park are preferred over roads; road connections should primarily be for emergency access and support the infrastructure for effective fire management to protect the natural areas as well as infrastructure between Hamlet Woods and Village/Core</p>
<p>Leave it as it is. People did not move to Bragg Creek to live in cluster villages. Especially not those who bought land on East Park Place. They bought there for a reason.</p>
<p>Encourage or enforce Passive House / Net Zero building codes so housing can be affordable ongoing with very little energy costs. Be a showcase for smaller houses, built properly without basements for aging in place and mobility issues. Create walkable communities with less reliance on vehicles. Create access to this development off hwy 22, not through existing Hamlet and residences therein.</p>
<p>The developments that you mention sound nice from a community point of view. I hope that development is limited to smaller homes. If new building is to be allowed, it would be nice if small bungalows that seniors can enjoy be a large % of these new buildings. its clear that many of our existing homes are large (including mine). Bigger lots with smaller houses make wildlife happier too!</p>
<p>Am okay with residential development if keeping with Rustic architectural style.</p>
<p>This area should remain rural and acreage living only with no further development. Significant clearing of vegetation to facilitate a greater developable envelope is at the County's discretion?? This means you are able to change your mind and allow it to happen regardless of the policies , sugar coating so that people approve without reading between the lines</p>

Again, no water and no sewage plan whatsoever. There is no parking, this effects wildlife, we do not need more people in Bragg Creek.

Many developers can not be trusted as well. They will not use best practice in building and they will cut corners.

This creates a problem for emergency services and egress for west bragg creek people.

- I don't mind the look of this development but same concerns as above apply re: wildlife, water, density of dwellings etc

maintain low density

Consider the availability of sufficient water to support development. Buildings should not be taller than two stories.

The design aspects are good - a strong environmental assessment needs to be done before any development happens as this area also has a high water table and the storm Water drainage both at the top and on the way down the steep slopes to the The Hamlet is a huge issue. Traffic entering the Hamlet with its limited a capacity to handle traffic at peak times already is a problem.

Support

- Cluster development with undisturbed green belts on outer edges.
- Preference for permeable materials (gravel, etc.) over impervious materials (concrete, asphalt).
- Limiting development to residential uses only.
- Desire to keep the area as natural as possible.
- The green buffer.
- Design Control Plan (p. 27, 3.3.3) encourages use of fire-resilient construction materials.
- Wildlife safe fencing is an excellent idea. Also suggest limiting fencing altogether to create a more "integrated" feel into the land. Use vegetation, boulders and other natural features to separate lots and maintain privacy.

Concerns

- Wetlands policy is vague and relies on Provincial standards, which are weak.
- RVC should develop a stronger wetland policy to enhance provincial standards.
- What is the projected population density?
- Why are we leaving it to developers to do the environmental studies? They should do them for sure but, "we" (RVC) should also have a good understand of what is "out there" and guide developers / manage their expectations.

Again, retaining environmental integrity in the Bragg Creek area is top of my list of priorities.

The concept of micro-villages is good as long as the planning for the green spaces has prioritized wildlife movement and habitat (which should be mapped based on a scientific study IN ADVANCE of siting the housing units).

The recent environmental study is lacking in information for wildlife movement corridors and habitats, and does not address all constraints (e.g., pileated woodpecker nest trees, wetlands).

Consultation with people who live in the area. Safety for residents, environment (including wild life) and visitors.

<p>While limiting development to residents only, cluster style development and the proposed a green buffer are positive, i have concerns.</p> <p>Wetlands policy is vague and relies on Provincial standards and policies which have recently been weakened.</p> <p>Recommendation: That RVC develop a wetland policy to enhance the provincial policy.</p>
<p>Lots should be the same side that Hamlet village. Burney road should not be used as main road.</p>
<p>Since this is new and to the south of the core and existing homes, it will not change Bragg Creeks core too much. The planning ideas and design for this should align with the building types and feel of what is existing. This could be a good place for higher density housing for people working in Bragg as the trails are there to bike or walk to work.</p>
<p>Confirmation that there is enough potable water to accommodate the growth.</p> <p>That the buildings are shorter than 10 metres.</p> <p>There are little, to no fences</p> <p>Bear proof bins for garbage collection (similar to Canmore)</p>
<p>Strict building controls</p>
<p>Rowhouses again not acceptable. Shared greenspace? So no private yards for the rowhouse people?? How will you minimize tourist traffic/people in and out of this area? Again, RVC will have no means of ensuring this does not happen.</p>
<p>Don't delve lip here</p>
<p>Preserve wildlife habitat and corridors</p>
<p>Would require sufficient water and sewer infrastructure first</p>
<p>Same answer as the last two.</p>
<p>Designs look pretty urbanized to me. Could be taken from Calgary suburbs.</p>
<p>The County should include comment as to their actions if a Developer submits plans for linear housing layouts instead of pocket neighbourhoods. Will they approve it? Or, will they trigger a Variance process for residential input?</p> <p>Photographic samples of Rustic Mountain style should be included for reference.</p> <p>Designs are to be limited to three storeys and generally not extend beyond 10m unless for desirable architectural detailing. Storeys should be defined. Any detailing should not be so extensive that it creates and permits an additional storey.</p> <p>A height limit not extending beyond 10m is a "maximum height."</p> <p>Maximum is typically defined by dictionaries as the greatest or highest amount possible, or, as the most. Maximum height should be defined as from the lowest finished grade adjacent to the facade, or face, of the highest wall, to the roof peak or highest roof height.</p> <p>The County has a preference for determining height as the average of the average heights for the four main faces of a building and applying to terms average height, total height, maximum average height and maximum height. This approach should not be permitted. The common use understanding of a true maximum height should be used and included.</p> <p>The DCP includes design criteria such as privacy by preventing direct sightlines of room windows of adjacent dwellings. The County has exhibited a pattern of ignoring Design Criteria unless contained within the Land Use Bylaw. Privacy is a desirable goal for many residents. However, it begs the question as to what responsibility, if any, would the County take in providing enforcement for these sorts of criteria for impacted, adjacent residents, at design approval stage.</p>

What would you like the County to consider about the proposed policies concerning emergency mitigation included in the draft area structure plan?
Answers
It's time that based on the size of current community Nevermind proposed changes, we have a dedicated full time staffed multi services station within the hamlet. Full time 24/7 firefighters, ems and police. Redwood Fire can still operate in a supplemental role but Bragg needs its own.
I somewhat disagree with the 0.5 metre above grade rule, but strongly support no basements. The berm was put in to deal with a 1:100 year flood. Building the ground floor above the height of the berm makes them an eyesore. It certainly doesn't fit with the existing structures.
Also an additional emergency egress other than the one bridge needs to be installed.
I like the focus on fire smart. Should also consider the proximity and houses to each other too.
Hamlet boundary should not change S/B, more public land.
We really need an emergency egress!! The berm will definitely impact how we flood in the future, we saw this in 2025.
Still no mention of a secondary egress route from the north side of the river. As the Hamlet and surrounding area grows, consideration for enhancing emergency services needs addressing.
Floods and fires pose the greatest risk to Bragg Creek, the more prepared the better!
Wastewater system is a bit of a mess
There are many structures here that do not comply with fire smart. A fire station would add coverage and reduce insurance cost.
Emergency mitigation should be considered for all surrounding areas with another access road provided to west Bragg creek before any future development is allowed to happen.
Need a larger buffer for fire.
This is excellent.
Stop wasting my tax dollar,,, leave Bragg Creek the way it is
There should be more financial support or incentives for current properties to firesmart their homes. For example, the waste transfer site should not charge for the disposal of branches, twigs, leaves, etc.
With one bridge and limited roadways a future flood impacted would increase insurance claims and subsequent access and rates.

To position Bragg Creek as a global leader in resilient community design and environmental stewardship, I ask the County to consider:

FireSmart as a Design Opportunity, Not Just Clearance: I strongly support mandatory FireSmart Advanced Home Assessments. However, 'FireSmart' should not lead to mass clearing of the forest canopy, which would damage our 'cozy forest' identity and resident wellness. I advocate for the use of non-combustible, sustainable building materials (such as stone, metal, and fiber-cement) that allow us to keep most of our trees while ensuring maximum safety.

Nature-Based Flood Mitigation: For flood policies, I support the 0.5m elevation and basement restrictions. Beyond building standards, we should implement Nature-Based Solutions (NbS), such as restoring riparian wetlands and using permeable surfaces in all new developments. This protects the Elbow River watershed and aligns with global best practices for sustainable water management.

Emergency Wellness & Communication: Community wellness during emergencies depends on clear communication. I recommend the plan include a community-led emergency preparedness program that focuses on vulnerable residents (seniors and those with mobility issues) to ensure no one is left behind during a wildfire or flood event.

Regenerative Infrastructure: All fire suppression and flood mitigation infrastructure should be designed to blend into the natural landscape. Using 'green infrastructure' rather than just concrete walls will protect the environment and maintain the aesthetic that attracts sustainable tourism.

Astro-Friendly Safety: Ensure that any required emergency or outdoor lighting for commercial fire safety remains Dark-Sky compliant to protect our nocturnal environment and the health of the local ecosystem.

Emergency access to all areas of Bragg Creek

When will the core of the hamlet get a firewater system. The County tore up the hamlet to install water and sewer but did not have the brains to install a fire water to the core and along White Ave.

Emergency plans should always be in place.

What about the thousands of homes in West Bragg, where is the wild fire protection. Doesn't matter what your proposed homes or lots have, they will burn to a crisp because the wild fire will come from the west fast. Again where do the residents of west Bragg go?

A fire break is the only way to prevent a wildfire leveling the hamlet. Plan and build them immediately

Provide Bragg Creek with a fire station as a priority.

This needs to be re thought as a one size fits all does not work.

I appreciate the fire ignition zones shown, but quite frankly they are superficial, the property shown in the schematic will not survive those zones.

The flood mitigation specs mentioned are punitive - good luck getting mother nature to sign off on them.

Include the Bracken Road properties.

Fire smart practices as shown above would remove all trees from the smaller "infill" parcels. This contradicts the plan to reduce tree removal. Fire protection can be better provided with building material choices.

"The underside of the floor system of the lowest habitable space shall be a minimum of 0.5m above 1:100 year flood levels." Why does this not factor in the flood mitigation wall through the hamlet? If that was built properly, then new buildings in this space would not need this additional height. There is a new(ish) home on the corner of Spruce Avenue and River Drive N that appears to be on stilts it is so high. This is opposite of the seamless integration into existing development and nature that the DCP is trying to achieve.

A new permanent firehall
This makes sense but you should also then be looking at the maximum allowable structure height and reconsidering the 32.0' allowable height. I say this because with no basement houses naturally have to get bigger to allow for the utility room and the square footage lost from not having a basement. This then should factor into a different mill rate for calculating property taxes in these areas.
West Bragg Creek has to have an emergency egress before ANY new building or construction permits are issued.
Fireproof requirement past due. Don't agree with the no basement rule. Why was all the money spent on flood mitigation?
I see wildfire risk as one of the main threats to Bragg. Proper design of fire water main (for new/expanded areas), emergency service access, fire smart design, and removal of excessive deadfall in forested areas in and around the hamlet are critical in protecting the Hamlet. With the new flood mitigation measures in place, flood risk is still a consideration but less of a concern compared to the fire risk.
Where is the exit for those across the river?
Wildfire- let homeowner decide about trees in their immediate and intermediate area, but do highly suggest fireproofing at extended zone. We still need some trees around us for our own mental health. Have we looked at the steep slope off Two Pine East by the bridge? Not only do we not have emergency egress, but if that slope goes then one and only bridge is out of commission too.
Certainly it makes no sense to build in flood zones at all. Fire is my main concern. I'd like to see an area in Kananaskis country cleared completely that is at least 1/2 km to 1km wide. The cattle could graze it in perpetuity and students could be hired to keep new tree growth cleared each year. If we could have a cleared 'line' like this in Kananaskis country around Boundary ridge (as the West side of Boundary ridge has already been cleared anyway), there would be a better chance of controlling wild fire in West Bragg Creek. Forest fire fighters need safe places to work from and after Jasper fire it is clear that having a band of cleared land around West Bragg Creek in Kananaskis country would make sense to cut fuel somewhat.
Not sure about this. Need more study
Its alot easier to control human error if there are less people living in the area , a reason why most people live here , a large increase in population is certainly not what any one who lives here wants !!
I think the best thing the County can do is NOT develop in the first place. With no houses you do not have to worry about fire smarting the houses. There is no plan for egress as well so what are the existing home owners supposed to do when there is an emergency. Emergency mitigation should be installed NOW for the existing area without any additional development.
Greater tourism to the Bragg Creek and West Bragg Creek areas without a secondary egress from West Bragg Creek in the event of fire/flood is irresponsible.
Disallow permanent development on the flood plain.
We have identified problems but not solutions. Growth is being out lined without any acknowledgment of the flood plain, the lack of fire hydrants and access to water for fire fighting, lack of water and wastewater infrastructure, emergency egress road and the immense cost associated with these things. it is dangerous now given the amount of tourism already here, and the local residents. Bringing people without them is unsafe

During the 2013 flood the whole of the hamlet business core up to hwy 22 was under water. As well, the whole area east of Balsam Avenue into Tsuu'tina land was under water. The map does not indicate that area as "flood zone" or "flood ways". It ought to. The map should be corrected.

The summer 2025 rain event demonstrated the hamlet's (core and village) vulnerability to water events. Do we really want to build this area with high-density new buildings? Please do not underestimate the role of vegetation to mitigate the severity of flood events and capacity to absorb water, protect from soil erosion. Vegetation is our first line of defense.

Wildfire smarting is fine, but just as importantly, maintaining/restoring wetlands is crucial. If the forest is to thin out, it will lead to increased dryness and vulnerability to fire. Fire smarting, yes, but in conjunction with other mitigation strategies.

I don't think there should be any development in the flood zone, which might mean I oppose any new development in the hamlet...

The proposed emergency policies do not address existing issues or the entire ASP area.

Emergency egress is not discussed at all. This issue is particularly concerning for residents in relation to both fire and flood, as we experienced in 2013. By focusing only on the Hamlet in this draft, this issue is not addressed at all yet is entirely connected to the entire ASP area.

As well, only looking at mitigation for future development does not address existing issues. These priorities need to be addressed before additional development occurs.

The grant available to Rocky View residents to have their properties evaluated for fire and flood risk was excellent. It would be good to make this available again for Bragg Creek area residents.

EGRESS EGRESS EGRESS systems especially to the west. More than one exit is needed to move the population and visitors, livestock etc. out of the Bragg Creek Area regardless of direction you are traveling from with no disruption to the safe arrival of Emergency Services.

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?

Since I live in the West Bragg area the big item for me is a 2nd egress option. And with all the increases in traffic to the west bragg trails there is a lot more concern on "what if" we have an issue and need more egress options. I would also like to see a 2nd fire / emergency services station in the Bragg Creek core or potentially on the west side of the bridge. Again the volume of calls out to the trails seems high and its growing as the trails expand - I hope these services are aligned with that growth alone. I also do think the flooding in the summer of 2025 clearly showed an emergency that needs to be addressed as part of the emergency planning.

No basements in any of the hamlet core or hamlet village

To incorporate a second emergency egress into the hamlet village (for people in West Bragg or North Bragg to access in case of fire. (similar to the bridge in Banff or Golden BC, they are designed to hold one lane of vehicle traffic, during emergencies, the rest of the time they are a beautiful widespan, pedestrian bridge, where the bridge abutments to not impact the river.

By encouraging more native deciduous trees, rather than conifers, you will be lowering the fire risk. Also some native shrubs are more fire resistant than junipers such as Potentilla, Cinquefoil

Building with fire resistant materials should also be recommended in this section.

RVC after decades has still not solved the problem of no egress from West Bragg. I guess they do not consider it an issue.

Seems reasonable

I learned recently that the Readwood Meadows fire station (Station 120) is actually not operated by Rockyview. It is established by Readwood Meadows townsite and run by volunteers. I also heard that Rocky View is NOT supportive of and NOT supporting this fire station. According to Rocky View it is sufficient to have a fire hall at Elbow Valley only (Station 110 I believe).

In the ASP it states: "29.1 Fire services in the Plan Area shall be provided from EXISTING County emergency service facilities, and where appropriate, by contract from adjacent municipalities."

If what I heard above is right, this would allow Rocky View to continue to NOT provide adequate emergency services to Bragg Creek. Currently, every emergency vehicle you hear and see on our roads is NOT supported by Rocky View.

I suggest to check my statement above and, if correct, rephrase paragraph 29.1 to ask for a proper and professional fire hall in the Bragg Creek area, or at least for official support by Rocky View for the Readwood Meadows fire fighters, financially and otherwise.

We do not have emergency services to even come close to helping what you're planning. We also need a police station.

Emergency egress for West Bragg Creek is a serious urgent need, as is availability of emergency services. This does not seem to be addressed in the plan, as the plan seems so far to have ignored the large number of people living beyond the bridge on Balsam Ave. The county is not serving these residents in terms of basic need if these areas continue to be unaddressed.

Fire mitigation measures should extend well beyond development areas into the forest and should include regular removal of fallen combustible material on the forest floor. There may be merit in volunteer programs.

Electrical panels should be at least a metre higher than maximum flood levels.

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

Answers

Ensure planning for a holistic trail network which includes subdivisions like Wintergreen.

Explain what you mean with the word "Node" with the "forest buffer", you have sterilized my property for future development. Thanks for nothing.

I like the buffer zones and protection of the orchid park (not mentioned here but important).

More trails is excellent.

Forested buffer should have no development, the more paths the better. Less dense residential areas.

I want a healthy, fully functioning ecosystem, resident first, senior friendly community. Tourism is part of it, but not a priority. *Generalize* seems the best way to go. Access for wildlife to their corridors, the ones they have already established.

The trail out to the park requires some redesign with the possibility of eliminating to two road crossing reviewed. Any new trails should be considered for pouring to improve accessibility and maintenance.

Less dense residential in forest lover zone.

Bike path to redwood meadows would feel connected

I love how dog friendly the area is, I want to ensure that is maintained
Do we have a mechanism for replacing trees as they age? This would help maintain the forested appeal of the community.
To me, words like 'avoid' and 'may be considered' are things that developers are going to walk all over and it will look as sterile as any city neighbourhood. Wording should be more clear. 'May not' etc.
It is critical to have a sufficient number of wildlife proof garbage containers and frequent pick up so garbage is not left on trails and garbage cans are not overflowing.
The ecology around Bragg acts as a vital bridge between watersheds, K country and west Bragg. The Douglas fir stands are essential to maintain bio diversity and ongoing health of the forest. Increased population and environmental decline will further increased deaths with and conflict of wildlife.
To establish Bragg Creek as a globally recognized model for environmental excellence and community wellness, I ask the County to strengthen these policies as follows: Strict Tree Mandates: The current policy allowing tree removal for a 'viable building footprint' is a loophole that threatens our character. I advocate for a 'Forest-First' mandate where building designs must adapt to the existing mature canopy. We should require a 2:1 replanting ratio using native species for any unavoidable removals to ensure a regenerative impact. Expanding Buffer Zones: I strongly support the Provincial Park and Elbow River buffers. To lead in sustainable tourism, these should be treated as 'Sacred Zones' where no industrial or high-impact activity is permitted, ensuring the river remains a pristine source of wellness for residents and a draw for low-impact visitors. Dark-Sky & Quiet Corridors: I request the inclusion of a formal Dark-Sky Policy within the environmental section. Reducing light pollution is essential for wildlife health and resident well-being. Additionally, I support the trail network but ask that they be designated as non-motorized 'Quiet Trails' to prioritize mental wellness and ecological tranquility. Wildlife-Centric Linkages: The proposed natural linkages should be reinforced with mandatory wildlife-proof infrastructure (waste bins, fencing standards) across the entire Hamlet. Global recognition comes from being a 'Bear-Smart' and 'Wildlife-Safe' community where humans and nature co-exist seamlessly. Permeable & Regenerative Trails: All new trail developments should use permeable, natural materials rather than asphalt to protect the watershed and maintain the rustic mountain aesthetic. These trails should connect our 'micro-villages' to the core, reducing vehicle dependency and promoting a resident-first culture of active health.
The pathway from the village to East park place does not take people to anything interesting. So why is it there? People can continue to use the exiting east Park place/ school pathway along the highway.
Maintaining fluid connectivity
Leave it as is.
You are still pushing wildlife away, too much development.
Concepts are good. Thought has been given to key issues. It is just too much.
Do not restrict development, there are sufficient nature areas in the hamlet and surrounding areas
Maintain public access to the river as a priority and ensure that monitoring of this access is in place to avoid abuse.
Consider negotiating and building a pathway from Bragg Creek to Calgary along the Elbow.
Over recent years we now see far more litter and garbage and vehicle/human noise. Also far more car parking on well keep grass verges. Pls explain how litter/garbage will be kept to a minimum and how vehicle management will be maintained.

Include the Bracken Road properties.
Tree protection and Fire Smart practices to not align. You need to create a plan that allow for both. Why does the Elbow River buffer go past the berm? The Country promised the berm would remove building restrictions along the river by reducing the riparian zone.
The 1:100 year Elbow River flood plain is mentioned several times in the ASP. Has this been reduced based on the flood mitigation structure in the hamlet? There is no mention of this or allowances made for this.
<ol style="list-style-type: none"> 1) you should have no ability to dictate to a landowner what tree they keep or remove 2) with this policy the municipality should absorb 100% liability if a landowner followed the policy as outlined but had a tree fall on their home despite following these guidelines 3) we need guidance but not policy based enforcement, sometimes the bigger trees are not what you save because they are the oldest and most likely to fall in a storm 4) what consultation with our Indigenous neighbors has taken place to develop this policy framework?
How to keep them clean and safe
I love the idea of more pathways in the area. I use the new path along the river (built with the flood mitigation efforts) all the time to loop around town with my kids.
Part of the charm of Bragg is the natural environment and forrest feel within the Hamlet. Dedicated pedestrian and bike trails/paths to connect the various neighbourhoods within the Hamlet and forested areas indeed is an essential part of the development. To protect the environment and neighbourhoods, fire mitigation measures and clean up of excessive deadfall is crucial, especially when the wooded areas will be frequented more by residents and visitors.
I think you are very focused on the town site and making those people happy but what about the rest of the area for access and egress?
Is there not another road other than Park Place for a multi use path? Doesn't Park Point have no houses close to the road as to not interfere with quality of living for the folks who live there? Put it up to the Trading Post and down around back there in a loop and loop it back along White ave back to Hamlet. Keep path away from houses that are close to the road.
High concentration of houses bring noise. Clearly septic tanks cannot work in this environment either. Clearly a sewage treatment system of pipes leading to a sewage treatment plant is necessary for this new more dense population of buildings. Is anyone thinking of the cost of sewage treatment? I love the pathway ideas! People need ways to move off the vehicle roadways.
I think they have taken careful consideration up till this point.
The less development the better / development should be at a very slow pace in order to integrate into the uniqueness of the area and BRagg Creek , retaining it's characteristics
Our pathways are fine as they are. They do not require improvement. By not developing the land, you do not have to waste money on this. We have great paths as is as long as you do not develop
<ul style="list-style-type: none"> - Trails should have a natural feel to them - Concerns around the berm and wildlife access to the river/water was mentioned above and should be considered - Wildlife corridors should be considered (reduce issues between animals/vehicles) as well as impact on this development on existing wildlife and how best to mitigate this
Keep pathways small width. No need to build what is essentially a road.

Trees are not just a visual nice to have, mature trees will fall during wind events etc - if trees need to be removed there new eds to be a replanting policy, and having a variety of ages in trees is much healthier or they all fall down at the same time. Trees that are fire resistant should be mandatory in replanting.

Natural paths should not be the width of roads - there isn't space and sidewalks are not paths.
Basements along East Park place also have high water tables.

I fully support the proposed buffer zone and tree protection policies. Regarding the identified trail system plans, I agree that trails are an important part of living in Bragg Creek, and that enhancing community connections with the broader area trail systems is a valuable investment.

However, new trails should align with existing pathway systems or run alongside established roadways within the community. Increasing public river access through areas that form part of residential backyards—particularly along the Elbow River waterfront east of the bridge and in the Yoho Tinda area—will create significant conflict between residents and visitors.

Public river access should not be prioritized over residents' ability to enjoy the privacy and use of their properties. Trail development should focus on improving community connectivity, enhancing safety, and addressing under-serviced areas. Key opportunities for improved pedestrian access include:
1) A safe pedestrian crossing at the T-junction of Balsam Ave, Centre Ave, and Wintergreen Road.
2) An extension of the area trail system on the northwest side of Wintergreen Road.

Public river access should continue to be concentrated in existing developed areas west of the Balsam Ave bridge and extending westward toward Bragg Creek Provincial Park.

- Proposed tree protection policy appears good; then again, it seems we are using an urban approach to calculating the value of trees. It's a good start, but it still doesn't feel right, somehow. Currently, there appears to be a "war on trees" in Bragg Creek. Substantial wildfire proofing in the Bragg Creek area, resulting in the removal of trees, large sections of trees to make way for parking lots in the hamlet, more tree removal in Tsuu'tina and the upcoming massive clear-cutting in West Bragg Creek. Is there any consideration of the impact of deforestation on the land? Is there any communication among the various parties and jurisdictions to develop a balanced approach? Have we considered the health of our environment/ecosystem?

- 5 meters wide regional trails.... That is overkill and totally incongruent with Bragg Creek and its vision. Also impractical to build. I understand a 5m wide sea wall in Stanley Park, but in Bragg Creek?!

The environment, as noted, is a priority for residents and visitors, so it is critical that it is prioritized in any development plans. Again, looking only at the Hamlet does not provide the greater context of how the mapped buffers, etc., are connected to the surrounding environment both within and outside the entire ASP boundary.

The tree protection plan is insufficient in that it is not in context of the environment as a whole, but rather as individual trees. A permit for any removal should come with monetary or replacement compensation (e.g., see tree value which also considers ecosystem value - City of Calgary). The natural assets report should help inform the value of trees relative to their loss.

Pathways. Good to have defined trails and pathways with designations (e.g., signage) as to permitted trail users. Informal trails should be reclaimed and further creation highly discouraged. Well sited trails and pathways will reduce the likelihood of new informal trails being created. The proposed pathways and trails dimensions do not make sense in most areas of the ASP. There are spatial constraints that do not allow for the multi-use trails as proposed. As well, they should take into consideration any crossing of wildlife corridors, reducing the footprint within as much as possible.

Fire hazard is my main concern.

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.

Clearly distinguish the purpose of trails, pathways, and sidewalks: pedestrian safety and mobility versus nature-based experiences.

Design and build pathways to minimize environmental impact by keeping them narrow, natural, and context-appropriate.

Strongly discourage informal or user-created paths that damage vegetation and degrade the natural environment.

Clearly distinguish the purpose of trails, pathways, and sidewalks: pedestrian safety and mobility versus nature-based experiences.

Design and build pathways to minimize environmental impact by keeping them narrow, natural, and context-appropriate.

Strongly discourage informal or user-created paths that damage vegetation and degrade the natural environment.

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.

Shouldn't be any new residences or development on the forest buffer or mayor roads.

With the 2025 summer water issues the ASP needs to clearly address that first. I would also like to see more mapping or studies to look at the Bragg Creek natural assets - what they ALL are and where they are. I moved to the Bragg Creek area almost 100% based on all the natural assets we have. We do not want to loose these or make changes that affect these much as its such an important part of the area. Over the years many of my friends have moved due to wanting their children in better or different schools, or so they can be closer to downtown and work ... residents of Bragg Creek move her largely because of these natural assets.

To consider protecting water quality and quantity in the policies. (protecting the environment is not just about trees). Fully supportive of the orchid park and limiting development in the riparian areas. Supportive of connected pathway system. Support the idea of buffer zones, but they should be expanded.

Good communication with user groups.

RVC should follow their own rules, but they do not. There will be absolutely not a tree left standing on the Seniors Villas property--some "Forest Corridor".
Support better walkability and bike access in the hamlet
Pathways would require bear proof garbage containers and bi weekly scheduled pickup
Are you putting in bear proof garbage containers? That's extremely important and also that they're actually emptied on a regular basis.
<ul style="list-style-type: none"> - Tree protection wording is vague. It allows for a lot of "ducking and diving" by developers. It also doesn't take into account the fact that the trees provide soil protection and landscape structure, as well as the more superficial aesthetic role they play. When trees go, so does the soil, and then you get land instability, especially on slopes, as in the Hamlet Woods area. - What is the community recreation levy? Unclear. If it's something for WBC residents to pay, I think that is a case of "adding insult to injury".
Agrees as is.
Properties in very south marked in elbow buffer shall be taken out as your hydrologist made a mistake in elevation data. They were not affected and cannot be affected by floods and hence it is discriminatory to apply same restrictions as u apply to homes that can be flooded

What would you like the County to consider about the proposed policies concerning wildlife included in the draft area structure plan?
Answers
I live in Wintergreen where I've learned to coexist with wildlife. It is crucial to consider the presence of wildlife in every aspect of planning to ensure we can maintain this coexistence in the most sustainable way.
Bears will move where bears want. Arrows are meaningless.
Waste storage and removal is very important. Fencing might be useful in some areas. Fragmentation must be avoided whenever possible.
What about newer access. I watched them walk across the view in specific places not on the map.
Really something has to be done about the boulders lining the berm if we truly want to consider wildlife.
Wildlife seems very comfortable living within the Hamlet, however attractants are a big problem. The plan seems to address those concerns.
Do what is needed to ensure adequate movement of wildlife through Bragg Creek.
There are people in the hamlet that feed wildlife. This is a not good for maintaining a healthy relationship between wild animals, humans and pets.
this should be given a high priority
Fences protect people as well, should not be restricted.
This is excellent.
Protect the wild life
All residential property, current and future, should be required (not just a suggestion) to have wildlife proof waste receptacles or store waste in wildlife proof enclosures (eg. a garage).

<p>Solid waste generated would be an essential element to responsibly increase humans in area. The community is a viable bridge between watersheds and dens for a diverse and healthy population of wildlife. Increased conflict would lead to wildlife deaths.</p>
<p>To achieve global recognition as a leader in wildlife coexistence and environmental stewardship, I ask the County to consider the following enhancements:</p> <p>Mandatory 'Bear-Smart' Certification: I strongly support the requirement for certified wildlife-proof waste receptacles. To lead the world, the County should pursue official 'Bear-Smart' Community status for Bragg Creek. This would mandate that all existing and new residential/commercial properties comply with these standards, not just new developments.</p> <p>Wildlife-First Fencing Standards: I support the policy to minimize barriers. I request that the County prohibit 'ornamental' or 'solid-panel' fencing in all areas except the immediate Hamlet Core. Standardizing wildlife-friendly fencing (specific heights and ground clearances) ensures that resident properties don't fragment the critical corridors that link the Elbow River to the Provincial Park.</p> <p>Resident Wellness through Coexistence: Community wellness is improved when residents feel safe and connected to nature. I suggest the County provide resident education programs as part of this plan, helping locals understand how to maintain 'attractant-free' yards. This reduces human-wildlife conflict, ensuring the safety of both our families and the animals.</p> <p>Dark-Sky for Biodiversity: Wildlife health is inextricably linked to the night sky. I ask that Dark-Sky lighting standards be explicitly added to the wildlife section to protect the circadian rhythms and migratory patterns of local birds and mammals.</p> <p>A Global Tourism Identity: We should market Bragg Creek's commitment to wildlife as our primary 'sustainable tourism' draw. By enforcing strict habitat protection, we attract high-value visitors who respect the environment, ensuring that tourism supports, rather than degrades, our local ecosystem.</p>
<p>having a pedestrian path and also considering it as a wildlife corridor does not make sense . Pedestrian interfere with wildlife movement. The should have whole preserved green spaces to move through as they do now.</p>
<p>Limiting fencing</p>
<p>Leave it.</p>
<p>A berm was built for flood mitigation, no thought to wildlife was considered at all. Why should anyone believe you. Deer do not like those clunky big rocks in the berm, and yes there have been broken legs. Why dont you fix the current problems first</p>
<p>Wildlife protection is, and must continue to be, a top priority in the area. Alas, I have encountered too many people visiting our area who do not understand how to behave in wildlife corridors. Whether speeding on the west Bragg road, stopping to interact with wildlife or tossing crap out of vehicles that animals feed on. If we have the problem now, how is developing the area more going to help ?</p>
<p>There is no need to make wildlife pathways through the hamlet, use fences to keep the out of the hamlet</p>
<p>Please get bear proof bins for residential garbage located in each major area.. The same way Banff does. Our transfer station only has two days and people are not storing their waste properly because there are barriers to accessing the transfer station. It is very simple and needs to be done especially considering how much we pay in taxes.</p>
<p>Maybe better education of the people who come out from Calgary to use the west Bragg park and other park facilities would be a better use of funds instead of erecting fences etc.</p>
<p>links to previous comment, pls explain how the county will maintain/reduce animal/vehicle collisions</p>

<p>Now the Bracken Road properties are included. There is a 'Conceptual Wildlife Path' going right through my property. I have already had a grizzly bear on my deck that damaged my garage so I definitely do not support this.</p>
<p>Again, this needs more thought. Wildlife passes through all parts of the hamlet, not through any specified corridors. Put a cap on fence height throughout, and the wildlife will roam freely.</p>
<p>How to minimize negative human impact. Waste container plans are good. Now to get people to use them properly & respectfully...</p>
<p>I support wildlife pathways/corridors to allow them to move through the hamlet.</p>
<p>Way overdue. Fines for feeding deer should be introduced and enforced.</p>
<p>The trail network system as part of the development plans as well as clean up of excessive deadfall will support essential wildlife corridors as the hamlet grows.</p>
<p>Bear proof bins would be great.</p>
<p>Do I understand correctly by the map that the Wildlife Pathway is the same spot as a suggested multi-use pathway? Park Place as example? That doesn't seem wise.</p> <p>Yes, finally to proper garbage bins! And please get someone other than Harder or whoever it is to empty them so it is done in a timely manner.</p> <p>Create drinking spots for wildlife along berm/river.</p>
<p>Yes...great. Lets try & protect bears in particular by not letting them have ANY access to human/pet food. Many a bear ends up dead this way. Thanks for prioritizing this kind of safety.</p>
<p>The Deer move in and out. Why control it?</p>
<p>Reserves owing on a parcel of land shall be provided as municipal reserve only, Money in place of reserve land should not be an option at all as this does not bring about the desired result of undisturbed lands recreation business use should not be allowed</p>
<p>Wildlife will be effected by the development. They have migration trails. Your development will ruin these trails. How can you possible think your plan will help wild life? The only way wild life will not be bothered is if you keep the land as is and do not develop.</p>
<p>A bearproof garbage bin program should be launched for everyone in Bragg Creek.</p>
<p>The goals sound good, the level oof development being proposed means these goals cannot be achieved.</p>

- Wildlife corridors appear to be only vaguely identified. Have we done good enough studies to understand wildlife movements in the area?

- Like that, we are minimizing the fragmentation of wildlife corridors.

- Like the bear-proof policies - long overdue

- Like the wildlife safe fencing - excellent initiative

- Consider including dark sky policies, as they equally benefit wildlife, plants and humans.

- The berm is a significant barrier compromising wildlife crossing through the river. We witness many deer (adults and babies) with broken legs trying to negotiate the riprap. People have also lost access to the water and are negotiating the riprap as well. The berm is a safety concern that should be remediated for the benefit of wildlife, residents, and visitors. Simple, strategically placed wildlife trails over the berms would address all these issues. Since the berm is RVC infrastructure, it should be considered in the ASP alongside roads, bridges, trails and utilities.

- Wildlife-vehicle collisions are a huge issue in the area. As we increase population and visitation, we should identify this as an issue to be addressed by the Community, the County, and the Province. After all, wildlife is one of the first reasons people love Bragg Creek and what makes this place special.

We need to consider the wildlife and human interactions on the roads, near garbage cans, on local trails, etc. Please work on minimizing these interactions.

It is great that protection of wildlife movement corridors is identified. A detailed scientific analysis of movement and habitats, within the full ASP area extending regionally, should help inform protection measures and development siting.

The proposed wildlife friendly fencing is a good start. Wildlife will continue to move through the Hamlet and the ASP area, and they are a highlight for all to see. Ideally, residences will be encouraged to use invisible fencing as an option for keeping pets within their properties as opposed to barrier fencing.

One of the key existing barriers is the river berm. The large rocks do not allow for wildlife movement up and over to access the river and move beyond. It becomes a trap. Wildlife crossing paths should be created at appropriate intervals to aid in wildlife movement.

Enforcement of these policies needs to be immediate as once a bear finds garbage they are probably doomed. Revisit problem animal situations and how they could have been prevented. Revisit human/wildlife interaction that caused death or injury to animals and people and how they could of been prevented.

More work needs to be undertaken to understand disturbance limits for birds, mammals and all wildlife with proposed growth. Language must be strengthened to ensure wildlife populations remain viable.

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.

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.

Anything to preserve and protect wildlife and corridors.

When the berms were built after the 2013 flood, there was initially clear markings to show where animal slopes in the berms would be built to help with this massive berm disruption to the wildlife. Well those slopes (i.e. big boulders replaced with finer rock / gravel) have yet to be added. That is a clear sign or warning to the residents that some of the ASP verbiage needs to be improved to make sure things really are done for the co-existence of humans and wildlife. The "conceptual pathways" map shows migration routes that stop at the river - but really should align with these berm slopes that never materialized - and then the arrows could actually cross the river in more than one place. I also believe more could be done with wildlife and vehicle collisions. The west Bragg road sees tons of visitors who do not clearly know where us residents always see animals crossing - we slow down - visitors/tourists not so much.

to protect the wildlife pathways/corridors (no fencing, buildings, parallel pathways to the wildlife pathways) especially the one that crosses the river. To build a benchcut 'switchback' trail along the wildlife pathway on both sides of the river, similar to cougar creek berm in Canmore, for safer access to the river, over the riprap.

Again, RVC does not adhere to their own rules. RVC reneged on their promise to provide wildlife paths in the hamlet. Many people are concerned about this, but nothing will ever be done about it.

Preserve wildlife habitat and corridors
The Shopping core needs bear proof containers first and regular pickup would be a must
How about starting with the shopping area where the regular type garbage bins are constantly overflowing.
Agreed as is.

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?
Comments
Biggest needs for current community are improved infrastructure such as parking and traffic control. Dedicated emergency services are also a must and due for improvement. Adding more residential and commercial development to the area without first addressing these needs is incomprehensible and puts a strain and added risk to all current residents.
why does your survey not ask for any input to areas outside the Hamlet? Your minimum lot sizes in these areas of 3 and 4 acres are too large.
No hotel, spa and conference center. Focus on the community not tourism and killing the hamlet
Living in Wintergreen with the only route to get to Calgary through the Hamlet core, it would be great if the county would consider a future alternative to cross Elbow River to get to HW22.
County needs to prioritize the development of multifamily homes and remove the roadblocks to getting the gateway development moving. Bragg Creek is unaffordable for many and doesn't offer the types of residences that allow for youth or seniors who do not need or want to live on a large property or acreage.
Hi there, I support some development in Bragg Creek, but feel we need to maintain the Hamlet feel. I already stated that the malls could use a face lift as they are outdated. More to suite our mountains and trees. So timber frame construction, kid of like Canmore but less commercial. We definitely need housing options and visitor accommodations. Housing for seniors as well. Business development is important for the hamlet's development as well. This means the county needs to be better prepared when small businesses are submitting development proposals. The counties development proposal review needs to be more accurate in order to provide a better picture to these new small businesses. For example the building department needs to review these and provide accurate expectations, not change their mind of what is required after the proposal. This is how these businesses determine if they can open a business.
Not sure I will be alive when your next play comes along.
Another west Bragg Creek Emergency egress is long-overdue & essential! Before anymore development and more attracting of day-use visits to west Bragg Creek.

<p>I love living in lower Elkana. We appreciate Bragg Creek being a "Forest-village". We came here leaving Canmore behind. We felt Canmore had lots of interesting things/attractions, but got overrun with visitors, especially during the summers, and weekends. We hope Bragg Creek will not have the same fate, but even increasing in size will keep its "village in the woods" atmosphere/character. The two sketches marked "star" on the next page give good hope. I love the proposals where traffic/cars are less important than kids safely playing in the streets (like in Redwood Meadows). As a previous Dutchman I am familiar with "Woonerf". Great idea to implement it here too! An egress road for west Bragg Creek and other neighborhoods west of elbow river is as important as a round about (or other permanent, future proof solution) at the shell station. Other than these points, I'm positive about the feel of the ASP, I understand the need for more housing, but are a little afraid of too many tourists.</p>
<p>Trail network map - incorrect where circled, there is no trail there.</p>
<p>All in favour of the senior housing project, as is proposed. Paving urgently needed and long overdue for Burney Road and Burntall Drive (very busy road and dusty). Veterinary Hospital!!! Increase development of small business along provincial road (White Ave). White Ave Crescent, a house not properly hooked up to water and exposed, has been like this since the spring.</p>
<p>Mixed use residential development up at Wintergreen paired with four season recreational opportunities is the missed opportunity. We need some commercial opportunities beyond what currently exists and what is presented here, thanks.</p>
<p>There is absolutely no mention of Indigenous engagement, why? ASP cannot move ahead without this. Water and wastewater infrastructure is not present, the Planning Dept. needs to get on board with the Waters Dept's. concerns about this proposed ASP. Wildlife - fencing?? Absolutley no fencing - wildlife should be free to move, lets not make this into another Canmore or Banff. All I have stated is needed for moving forward, and senior's housing as well. For individuals wanting to downsize, so they have local choices.</p>
<p>The management of tourism is already a challenge in Bragg Creek. Parking needs consideration. Expansion of restaurants, coffee houses and art galleries is important. Too many bars. Protect forest areas.</p>
<p>Nothing has been noted about school growth and development, as well as busing to ensure school systems can handle the growth. I am in agreeance of the growth, but not townhouses or row houses.</p>
<p>I have heard about Cochrane's redesignation of an age friendly community. It seems to me developing with this lense until all people have been served. I have not seen any talk of third spaces, as part of the joint environment. What brings community members together on a regular basis?</p>
<p>It would be nice if you opted where people live as current Hamlet residents will and are the most impacted. Maybe a resident first consideration. Cochrane has just been designated as as age friendly community. If we build with seniors in mind we have a community for everyone.</p>
<p>A pedestrian bridge across the elbow river near the provincial park would be amazing, and provide an emergency egress. All for more mixed commercial or residential zoning throughout all areas of Bragg Creek. Consider adding access to Burney Road from the highway, if its an issue, allow 1-way access from the direction of the village. No egress, just a 1-way turning lane. Push forward the development of the downtown core (gateway, ETC, ASAP).</p>
<p>As a potential owner of a parcel in west Bragg Creek, maybe having an exception considered for the GDA. I'm aware that access with the bridge may cause too much density, but would suggest at least 1 lot to 2-3 GDA. Thank you.</p>

<p>Generally looks good and of course the devil will be in the details and execution. I've been a long time resident and still find it difficult to find paths (other than a few main ones) that are available to walk. Wish there was a way to let residents know where there are walking paths other than word of mouth which I don't always trust.</p>
<p>Any new type of new construction keep it to a rustic, forest Banff rocky style with nothing more than 2 or 3 stories high.</p>
<p>Some people in the area don't like change. I understand that. But an outspoken few might be overriding overall sentiment. I appreciate these short surveys and being able to speak up, and appreciate your effort in parsing through all the information. Thank you!</p>
<p>Fire protection and emergency access for west Bragg creek. Please who is benefiting from this before infrastructure is implemented. This should be a priority before any future development in the hamlet.</p>
<p>Good luck</p>
<p>Overall, the draft is looking quite good. Thanks for seeking our feedback.</p>
<p>We need more clarity on the vision for the Hamlet Woods. The full development increase in population (especially without a timescale) raises concerns for the ability of resources to meet the needs of an expanded population (e.g. school).</p>
<p>I moved to West Bragg Creek, because it was the way it is. Please don't make a Canmore or a Banff in Bragg Creek. Leave it the way it is</p>
<p>I've only lived here 10 years but I bought an old house and have worked to keep my trees healthy and kept it looking like a ranch house. I have to admit that I hate the thought of new development making BC look like Canmore or Banff. I hate to think of all the trees that will be cut down and all the traffic that will come. I hate to think if all the animal lives that will be disrupted. I wish someone would address our frequent request for another way across the river. I am glad there might be some senior housing for those who age out of their own homes.</p>
<p>I think the plan is excellent. I would like to see an outright ban on big box stores and a mandatory requirement that all waste be stored in wildlife proof receptacles or enclosures.</p>
<p>Without a viable industry in Bragg the increased housing would lead to exponential demands on roads as most folks would commute to Cochrane or Calgary for work. The exponential increased demands on fresh water, increased production of solid and waste water is not sustainable given the current state of available resources. Tripling the population would be irresponsible without upgrades to roads and fire protection system before any development progresses.</p>

As the County finalizes this plan, I urge you to view Bragg Creek not just as a regional destination, but as a potential global leader in regenerative community design. To achieve this, please consider:

From Sustainability to Regeneration: The goal should not just be to 'sustain' what we have, but to improve it. Every new project should leave the Elbow River watershed and the forest canopy in better health than before. This 'Net-Positive' approach is what will earn Bragg Creek international recognition for environmental stewardship.

Resident-First Economic Balance: A 'Sustainable Visitor Economy' only works if the permanent residents are the primary beneficiaries. Commercial growth must focus on year-round essential services that support resident wellness (healthcare, education, local food security) rather than high-turnover tourism that drains local resources.

Strict Policy Enforcement: For this ASP to be effective, 'guidelines' must become mandatory standards. Whether it is tree protection, Dark-Sky lighting, or wildlife-proof waste management, clear and strict enforcement is necessary to prevent 'death by a thousand cuts' to our unique local character.

Long-Term Monitoring: I suggest the County establish a Community Wellness & Ecological Health Index. By tracking metrics like water quality, forest health, and resident satisfaction annually, we can adjust the ASP over time to ensure we are living within our ecological limits.

Preserving the Quiet: As part of global environmental recognition, Bragg Creek should protect its 'Soundscape.' Minimizing noise pollution from vehicles and industrial activity is as vital to community wellness and wildlife health as protecting the trees themselves.

Thank you for considering a vision that prioritizes the health of the residents and the environment as the foundation for our future.

I AM GLAD TO READ ABOUT HTE CONCERNS TO KEEP THE CURRENT CHARACTER OF BRAGG CREEK. I DO NOT UNDERSTAND WHY SO MUCH POPULATION GROWN IS BEING CONSIDERED. IT IS RISKY IF WE ANT TO PRESERVE THE TERRAIN FOR WILDLIFE AND PEOPLE. WE DO NOT WANT TO BECOEM FIRSIDE OR COCHRANE.

Developers should be responsible for the fiscal cost of the additional residential and commercial both the initial cost and future sustainability of the infrastructure needed to support the development with respect to water, sewer, roads, etc. The burden of this infrastructure cost should not be levied on taxpayers

Need to address the lack of a firewater system in the hamlet. There is plenty of mention of improved fire protection for new homes but what about protection for existing homes.

The plans are too much. Scale it back. This town is meant to be small and in nature. Don't ruin it.

Fix current problems first. Wild fire escape plans, and egress road. Wildlife are always threatened, they have been for quite some time since west bragg trails been developed along with huge parking lot, how many roadkills have there been each year. Bears, deer, moose etc. Speeding is happening all the time. The proposed development is not improving quality of life here, all it would do is add to speeding, congestion, wildlife roadkill. When a wildfire develops what are we to do? Quit pretending its great, look what's happened in canmore, and cochrane. Just shoving people in.

Yes, we would be really impressed if the County actually did the right thing. We are guessing that the plan is pretty much fait accompli at this time and this exercise to make people feel good about how responsibly the ASP is being managed. And, to be fair, there are many good ideas. However, the fact is that if the County moves forward with this plan, no matter how well thought out, the area will be over crowded, traffic will become even more of a headache than it already is, pressure on finite water and sewage disposal resources will be increased, fire hazard will increase, wildlife will be adversely impacted, and the ambience of the area will be unalterably changed - not for the good.

Keep up the great work. Thank you.

Bragg Creek has missed out on years of tourism dollars.

Read these case studies to see what Bragg Creek is missing:

1. Revelstoke (BC, Canada)

Population: ~8,000

Why it worked:

- Built around a single high-quality resort + backcountry branding
- Welcomed hotels, condos, and services

Economic outcome: Tourism now dominates employment and tax base

2. Fernie (BC, Canada)

Population: ~6,000

Why it worked:

- Ski hill + heritage downtown + trail network
- Encouraged second homes and vacation rentals

Economic outcome: Strong real estate appreciation and year-round tourism

3. Golden (BC, Canada)

Population: ~4,000

Why it worked:

- Capitalized on location near multiple national parks
- Supported rafting, biking, and ski tourism

Economic outcome: Tourism replaced forestry as economic driver

4. Jasper (AB, Canada)

Population: ~4,700

Why it worked:

- Controlled but intentional tourism growth
- Heavy visitor spending despite strict land limits

Economic outcome: Extremely high revenue per resident

5. Sun Peaks (BC, Canada)

Population: ~1,000

Why it worked:

- Purpose-built pedestrian village
- Encouraged condo-hotels and events

Economic outcome: One of Canada's most profitable small ski resorts

Consider overflow parking built in a tasteful way and with easy walking connections to the hamlet as the number of visitors will increase with associated traffic problems. Also avoid access to this parking area using routes that will clog up through traffic.

This plan is not good for Bragg Creek. It is designed for Rockyview to generate more taxes and turn Bragg Creek into the next Cochrane. I do not agree to this. Before any such work is undertaken Rockyview needs to look at the poor services it provide to the area and improve on these. i.e. Poor and infrequent snow plowing of secondary roads. Poor maintenance of the road system within Bragg Creek creek and surrounding areas. Treating local residents like criminals at the local waste disposal facility by demanding proof of address.

section 28.1-28.7 talks about water management outside the hamlet, pls explain more about how that plan will affect existing water coops/individual wells. Also, pls explain what we believe the affects of the plan will be on existing RVC taxes and house prices.

Kindly share more on transfer site functionality, secondary access across elbow river and other utilities like cable data

It is limited and marginalizes the Bracken Road properties, which only come into play for a 'Conceptual Wildlife pathway'. This is exclusionary for quite a number of tax paying, property owning people on Bracken Road.
We MUST be included.

Overall I'm supportive of the plan and appreciate all of the Housing, Community Amenities, Business, Tourism and Environmental considerations put into the planning.

Key in the planning and implementation is recognizing Bragg Creek's appeal to tourists while mitigating potential impacts of over-tourism and respecting ecological and infrastructural limits of the community. i.e. proper planning for more foot, vehicle traffic (improved waste management, paths, connection roads. Safety planning and implementation of new restrictions, for example, perhaps dogs not off leash anywhere, and improving education on human/wildlife coexistence are extremely important to keep top of mind as plan progresses.

- SHORT TERM DWELLINGS: I agree we do need short term dwellings, however these should NOT be short term vacation rentals within neighbourhoods that will inevitably greatly disturb the peace and tranquility of full time residents. These should be proper hotels, inns, etc, that are only located in the proposed commercial areas.

- MAIN PLAZA: The main plaza would function better as well as become more visually appealing if the parking spaces could be moved mainly be outside of the actual square of shops.

- This would mean creating potential street, angled, and parking spaces behind shops where feasible. Doing so would create a central foot-traffic only space for the community and tourists to congregate and socialize. Perhaps public picnic tables and some greenery could be placed in the central area to encourage a nice place to gather for all.

- Vendor/community gatherings could also be moved there which would create a tighter community feeling and result in people spending time and much more money here. For example having a big Christmas tree lighting ceremony in the centre of the square would encourage businesses to do something special for Christmas to celebrate and would be a far more authentic place to host the Christmas markets versus indoors at the community centre.

- NEW TYPES OF BUSINESSES: In terms of new businesses it would be wonderful to have some kind of fitness studio, nail salon, flower shop, butcher, wine bar, vegetable forward restaurant (similar to Ten Foot Henry in Calgary), and an outdoor store that sells all the gear people and their pets need to hike,

<p>bike, ski, snowshoe, skate and all the other activities people do in Bragg. Thank you for engaging the residents and for undertaking this work.</p>
<p>Our sewer service has some major issues with capacity, as witnessed by last summer's restrictions and near-constant trucking of waste. This addresses expansion of utilities, but practical and sensible design was missing from the last project, and must be incorporated going forward. Increasing density in the hamlet without this will be disastrous.</p>
<p>Structure plans are great when they allow for flexibility and responsible development. When they are designed like this where they are prescriptive in nature they lend themselves to mass development by large corporations and investors without logical thought. It looks like that is what the municipality is aiming for.</p>
<p>Please please prioritize the emergency egress for West Bragg Creek</p>
<p>Rocky View county NEEDS to pay a portion of expanding water and sewer services to all areas (Hamlet woods included) and Gateway development, otherwise things will never get built. The county will make the money back in taxes and fees over time. Its shortsighted not to build for growth.</p> <p>Also - change the bylaws for the hamlet area. The current bylaws are SO restrictive and support only the development that rich people on large lots in Springbank want to do. Please allow smaller housing, more dense housing, tiny home rentals, etc on our land so we can afford to live in Bragg Creek and share the area with a denser community.</p> <p>I have small daughters, I want them to grow up in a vibrant community and have the opportunity to live and work in Bragg Creek without having to move away or work in Calgary to afford it.</p>
<p>Essential to the responsible and sustainable development of the Hamlet is the need for streamlined processes for rezoning, permitting, and infrastructure development (supported by RVC); current timelines seem to be far longer than surrounding counties which seems to have held back the development of Bragg; This is evident by the limited growth since the earlier ASP and revitalization plans of 2007 and 2015.</p> <p>The long approval timelines seem to have negatively impacted:</p> <ol style="list-style-type: none"> 1) small-scale development of residential (rezoning/subdivision), 2) attracting new sustainable businesses to Bragg, as well as 3) small-scale overnight accommodation developments in the greater Bragg Creek area. <p>Developments within the Hamlet also seem hindered by the insufficient infrastructure available within the Hamlet, especially when it comes to (cost effective) potable water and waste water infrastructure (treatment and distribution); word is that already approved developments have not progressed as a result.</p> <p>To ensure successful implementation of the proposed ASP (which I support), the items related to approvals/permitting and infrastructure should be addressed and streamlined as well by RVC.</p>
<p>I worry most about forest fire what are we doing about that in west Bragg?</p>
<p>I love Bragg Creek the way it is. I don't think we need to offer more affordable housing, except maybe for seniors. I moved out here 9 years ago to get away from the city and congestion, I do not want Bragg to get even MORE busy than it is now. It's one thing when it's tourists that leave, that's fine - but it's another if we get hundreds of more homes out here.</p>
<p>Thank you for your efforts and meeting with our local Community Groups for their input.</p>

Clean water from the water shed cannot help but be affected by all this new building. It is essential that cosmetic pesticide use is BANNED from all these new buildings or the water tables will be contaminated. This has happened all across north america. We need to emphasize that 'wild lawns' with a whole mixture of plants (including the nutritious & beautiful dandelion) should be the norm. Given that Bragg is the water shed for Elbow river and hundreds of thousands of people, it is imperative that planners understand the disastrous effects of herbicide use on lawns for human health. The perfect golf course lawn should be banned. Manicured lawns are maintained with pesticides. Pesticides cause a variety of endocrine system disruption and cancers. PLEASE make a cosmetic pesticide ban for all new development. It takes about 30 years for Glyphosate (Round up) to disperse in the soil & water. Maintaining the healthy wild lands we have in Bragg mean keeping soil & water clean with NO new development in the 'septic tank' areas of Bragg Creek until proper sewage treatment plants have been connected to these areas. NOTE: Sewage treatment at its best still does not remove pharmaceuticals and synthetic chemicals like pesticides, making the river down stream of sewage treatment plants poisonous for the people and animals that need downstream water for survival.

We have lived here 20 yrs , have attended endless meetings and workshops about plans for Bragg Creek - nothing ever changes (apart from the monstrosity ESSO garage) but the most important issue is never addressed... we need another means of egress in case of wildfire or flood. Allowing more residents exacerbates the problem, whatever size the properties are. A few years ago, people were selling off their gas at the shell garage and the roads were all gridlocked. That is what we would be facing in a real emergency.

Only that most commercial things should be done in unison Buildings, Signage. Etc

Thanks for the effort put into this draft , please retain the notion that Bragg Creek is still and hope to remain a Hamlet; a living space based on quiet, rural, quaint, nature, calm, gravel roads, animal trails, wilderness and taking care of ourselves, our health and wellbeing. In exchange we opt to not have the same as one would expect in a village or a town or city . We like an independent life, without over construction, signage, traffic, more restaurants, many people, anything that disturbs the natural well being of the wildlife and the residents. We do not want to become a tourist resort or an over populated Hamlet, especially by those who do not embrace and engage in the tranquil lifestyle that's been established and maintained for many years. This is what people aspire for, which is not an overdeveloped, paved pathways, creeping in of urban notions, which are threatening all that is good about the small Hamlet of Bragg Creek ! Let it be, by your careful guidance and resolve to listen, become be a new model "avant garde" for other areas that could become rural hamlets elsewhere.

I think this plan would work best in High River or somewhere is a big flat field which has ample water access. Bragg Creek does NOT need this development. There is a reason we moved away from the city. To be one in nature. Adding this many more houses and rentals is ridiculous.

While I can see benefit for a carefully designed development in Bragg Creek that prioritizes maintaining the charm and character of the hamlet, the wildlife that lives here and caring for the landscape and environment, I worry about it becoming a mini-Canmore which has becoming grossly overdeveloped. Risks and benefits need to be carefully assessed by experts (environmental, water, wildlife specialists etc) and not just by developers or those who benefit from the commercial development of this area.

The river buffer for residents on high ground near the Provincial park are NOT in the flood fringe. They were not impacted by the 2013 floods, this is high ground and therefore should not be restricted for residential development. We have two vacant lots, one that borders the provincial park, although we do not plan on developing the lot, it should not be restricted. Please look at a topographic map when drawing lines.

Keep Bragg Creek natural with minimal development. Don't over build trail systems as this is also development disguised as maintaining a natural environment which it isn't.

Thank you for the enormous amount of work that was put into this plan. Please remember that Bragg Creek is distinct in the municipality of Rocky View. Unlike most of the municipality: it is forested, it has lots of tourist traffic and its residents do not want significant development.

There needs to be more attention to what a healthy forest community needs to retain its identity and allow wildlife and a healthy environment and human use to cohabitate so that in 20 years there is anything left of the the community, or why tourists want to come here. Not to mention dealing with the wind, fire, flood, economic threats etc. that face the community. The design catches the character, the other policies do not deliver the vision that the committee and countless surveys of the people of Bragg Creek and those that visit Bragg Creek have asked for.

There needs to an additional review for the public to look at this ASP before it is presented to council please!!!!!!!!!!!!

Thank you for the opportunity to comment and the work on this advanced draft plan. Please continue to keep the community informed of future work to enhance our community.

The full text of the vision developed by the Bragg Creek Community Vision Committee, as approved by the Rocky View Council, does not appear to be in the ASP. It should. Paraphrasing the vision is not the same as the vision itself.

- Have we considered the impact of the increased population, businesses, and tourism on the rest of the community? The situation is already untenable on nice days. Traffic, speeding, noise, litter, wildlife collisions, and land degradation. Is there a plan to address those issues? If not, is there a willingness to recognize those issues and empower the community to address them? Work with RVC to address them?

As a resident of an adjacent area (Redwood Meadows) and frequent visitor to Bragg Creek, I hope the County will ensure that the hamlet retains its welcoming, forested, cozy feel as it welcomes more people and limited development.

While there are many good elements in the document, there are still significant information gaps that make it difficult to see how the ASP in its current form can guide environmentally-sensitive, resident-focused development that also looks to welcome local business development and visitors to our charming community.

It will be critical to address deficient infrastructure (e.g., potable water, waste water, renewable energy, telecommunications, solid waste, emergency egress, emergency response) before more pressure is added to the system.

Bragg Creek is a destination and gateway community to nearby recreation areas, so the ASP should also outline the approach for working with other jurisdictions (e.g., the Province, Tsuut'ina Nation). The community is already feeling pressure from tourism, most notably visitors going to West Bragg to the expanded parking lot in Kananaskis. Nearby development in other jurisdictions needs to be planned with Rocky View to minimize impacts on the community.

Most importantly, the rural, natural, foothills small community character of Bragg Creek should form the foundation for all aspects of the ASP. The current draft is focused on the Hamlet and is more urban in nature and description than is appropriate for our community. Residents and nature first, with thoughtful development and tourist support second.

EGREES PLANS. I DON'T WANT AND FURTHER DEVELOPMENT UNTIL THE PROBLEM OF SAFELY EVACUATING BRAGG CREEK AND SURROUNDING AREAS IS SOLVED WHICH WOULD MEAN BUILDING ROADS ETC. IN PLACES THAT MAKE SENCE MEANING USE "GOOD JUDGMENT" AFTER CONSULTING WITH RESIDENTES, FIRE RESPONDERS ETC. THE PEOPLE WHO WOULD NEED TO USE THEM.

This draft ASP is not ready to go to council.

The Bragg Creek community and the RVC planning team needs significantly more time to deliver an ASP that is AT LEAST AS STRONG as the current ASP drafted in 2007.

Please extend this process considerably allowing for more: community engagement, studies of wetlands, studies of river capacity, studies of wastewater capacity, more sophisticated mapping to help guide this process, the integration of existing studies like RISA, the integration of the Visioning Committee's report to a much greater degree, and formal consultation with Corvus Centre for Conservation Policy to help guide the process with an emphasis on preserving and protecting wildlife intact ecosystems. The current ASP draft does not address regenerative tourism concepts in a meaningful way. A working group representing local conservation groups needs to be formed along side any business / tourism working groups.

That the forest Buffer is preserve with the new development.

That Burney road doesn't become a mayor route

Preserve the characteristics of Bragg Creek.

used to the maximum lots that are not develop in the core and village of the hamlet.

I believe this first draft is not ready and that a 2nd or 3rd version is needed to address more concerns. I also know that the existing ASP is actually enough to cover things for the next year or so while this new ASP becomes more comprehensive. I also have seen a few studies in the old ASP that should be absolutely included in the new but were not. i.e. they should be included or a replacement developed via research that takes the old ASP study and brings it up to 2026 standards and incorporates any changes. In my personal line of work I do a lot of research and have often used GIS and the new ASP should be regarded in every single theme or map as improved from the old - nothing forgotten.

I recommend that RVC accommodates public feedback on a second draft plan. I recommend all of the maps are improved, they are difficult to read, there needs to be more information in the maps such as main roads, larger font in the legend. I recommend you create a hyperlinked maps and figures table under the table of contents. It's really difficult to find the maps and figures when reading the document.

I am worried about the impacts new growth and new servicing will have on the river, the creeks, the wetlands, the groundwater, and traffic.

I'm concerned there is no emergency egress in the plan.

I find it confusing that this questionnaire focusses on the hamlet area, but the draft plan describes areas in West and North Bragg Creek. I would like to see the draft plan more integrated with the 2007 Greater Bragg Creek Area plan and for opportunity to comment in a questionnaire which asks about the Greater Bragg Creek area.

Under New residential, on page 39, it says (See Section 7.4.4 for New Residential Areas). I can't find that section.

Any future development will be constrained by servicing issues, particularly water and wastewater. Best to circulate revised draft plan for public input before presenting to council.

Yes, scrap the draft and start over again from Square One. Absolutely abolish any building over 2 stories and stick to single or max semi-detached style homes. Absolutely no rowhouses, no matter what the purpose of the housing. Have some respect and consideration for people who have lived here for decades and appreciate the surrounding environment. What we currently have is what makes Bragg Creek special. Anything else will destroy what we love and just create another Canmore.

Interested in plans for the future areas of expansion and impact on surroundings

- consider to officially support the Readwood Meadows fire station or provide Rocky View supported emergency services with a station in the area
- provide clarity on future of water and wastewater services for existing homes, e.g. on Centre Ave

I think it is about time Bragg Creek became a town so regular funding would be available and decisions can be implemented without disagreeing opinions from the rest of Rocky view county

If this is truly all being considered then the Bragg Creek must be expanded and we must become a town. A mayor and regular funding would be available. And decisions can be implemented as a community.

The wording needs strengthening to ensure all parties adhere to policy, once that policy has been clearly defined (which it isn't yet). More "shall" and no "should".

It would be good to see the rural, forest community character of Bragg Creek taken into consideration at the design level, rather than what is currently "lip service" paid in the wording of the proposals.

There needs to be much more involvement of local knowledge and expertise on environmental matters. Please make sure important local features such as the Orchid Reserve and our all-important wetlands are included.

Also, I am disappointed to see that this current version of the proposed ASP envisions Bragg Creek as ending at the Balsam Avenue bridge, which of course it doesn't. This is disconnected thinking.

I understand that the 2007 ASP can remain in effect until 2030, so I believe we will all be best served if this process is slowed down in order to fill information gaps, do more in-depth consultation and specifically involve local environmental groups and others with profound expertise in matters that are crucial to consider more deeply.

Purpose:

The DCP provides "mandatory standards for development." It however omits a clear statement that the County accepts responsibility for ensuring compliance with the design criteria. A statement such as the following would help:

"The County will review all permit applications at design stage and ensure compliance with all design criteria prior to approval to construct. Or, in the event that a submitted design requests or indicates a Variation, the County will initiate a Variance Process and provide an opportunity for impacted residents to present their perspectives."

Application:

The Design Standards provides clear direction for all participants within in the planning and design processes. This includes property owners and developers when preparing applications, County Administration and County Council. It does not include residents potentially impacted by proposed developments. This lack of "standing" places impacted residents at an unreasonable disadvantage. The County should be responsible for and should provide meaningful dispute resolution processes to address any Breach of Design Standards, on behalf of all residents.

Other Documents:

In the past, the County has maintained responsibility for enforcement of the Land Use Bylaw, and denied for ASP's, Conceptual Scheme Bylaws and Design Criteria. The County should acknowledge in writing that design criteria may be included in the LUB, ASP, Conceptual Schemes and Design Criteria for specific areas. It is acknowledged that the level of detailed criteria tends to increase as development progresses from the LUB to Design Criteria. Where there is no conflict with intent between documentation, the most stringent design criteria will apply, and will be enforced by the County

Please allow the new glamping vacation rental in properties that do not have attached cooking and sanitary facilities. Allow little cabins and yurts so middle and low income people can vacate here. Current bylaw allowing only primary residences and ADUs as vacation rentals is very limiting and only affordable for rich people.