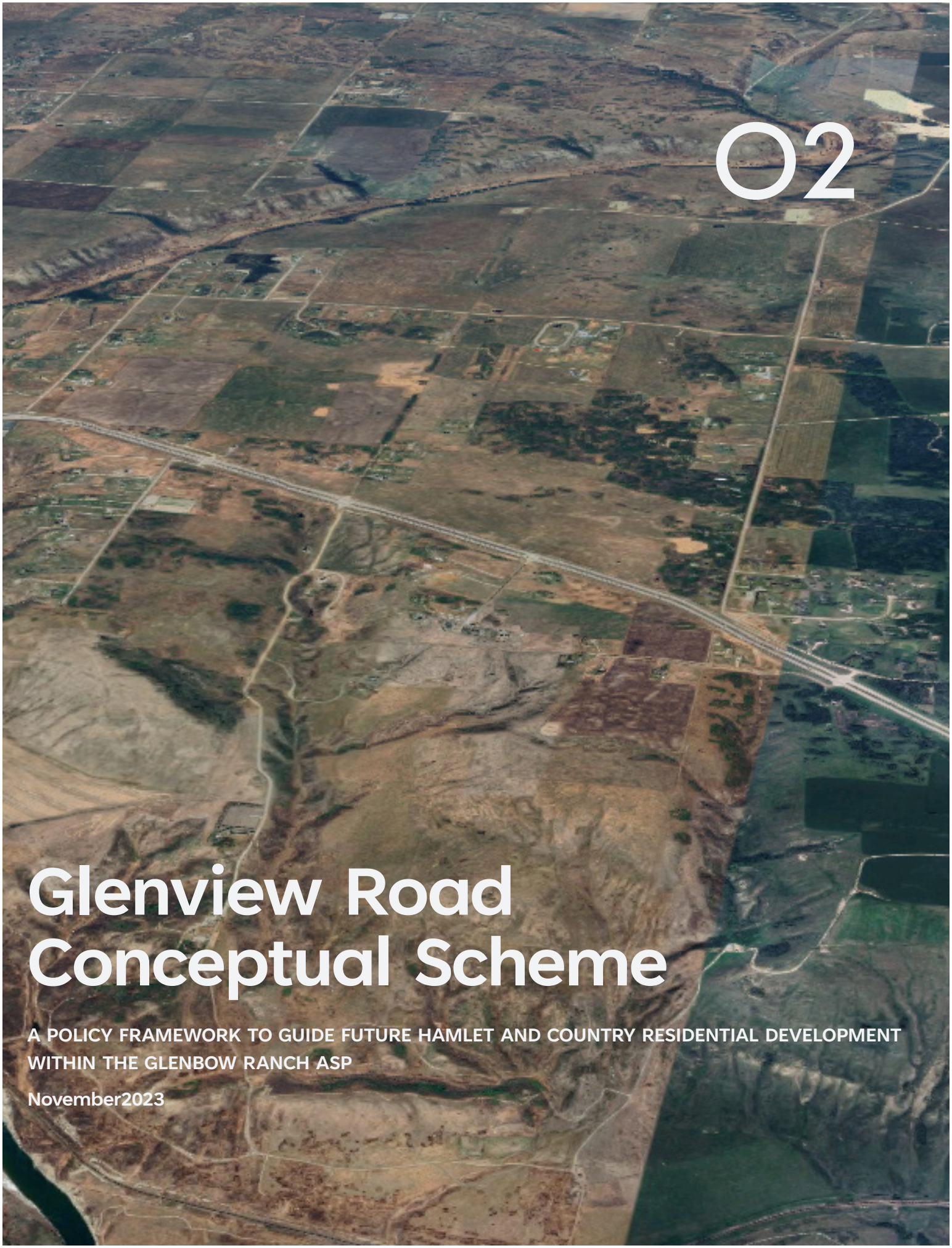

02

Glenview Road Conceptual Scheme

A POLICY FRAMEWORK TO GUIDE FUTURE HAMLET AND COUNTRY RESIDENTIAL DEVELOPMENT WITHIN THE GLENBOW RANCH ASP

November2023

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Introduction

Purpose

This Conceptual Scheme ('the Plan') establishes a comprehensive development vision, rationale and implementation framework to support the development of hamlet residential and country residential as defined in the Glenbow Ranch Area Structure Plan (ASP), 2017.

This Conceptual Scheme's policies are intended to facilitate the development of a portion of the hamlet residential area for an assisted living community, while also establishing a framework for the 'potential' future redevelopment of the other parcels within the Plan.

The Plan's implementation framework is intended to guide the County's decision-making regarding future applications for land use redesignation and subdivision within the subject area.

Development Rationale

The applicant for this Conceptual Scheme is the owner of the parcel legally described as Lot 2, Block 1, Plan 0714945 within the South 1/2 Section 05-26-03-W5M ('Parcel A'). The applicant intends to develop this parcel as an assisted living community country as part of the Hamlet Residential area identified within the Glenbow Ranch ASP.

The applicant has prepared a detailed redevelopment scheme as part of this Plan to demonstrate how subdivision, servicing and development of the remainder of the parcels within the Conceptual Scheme (the 'Plan Area') can be achieved based on the development vision for their own parcel.

Development Approach

Conceptual site planning and technical reporting completed in support of this Conceptual Scheme is intended to demonstrate serviceability of Parcel A based on existing and proposed infrastructure. Additionally, this Plan establishes a strategy for provision of the necessary transportation, utility servicing, and stormwater management infrastructure to service the remainder of the Conceptual Scheme area based on the vision defined by the Glenbow Ranch ASP.

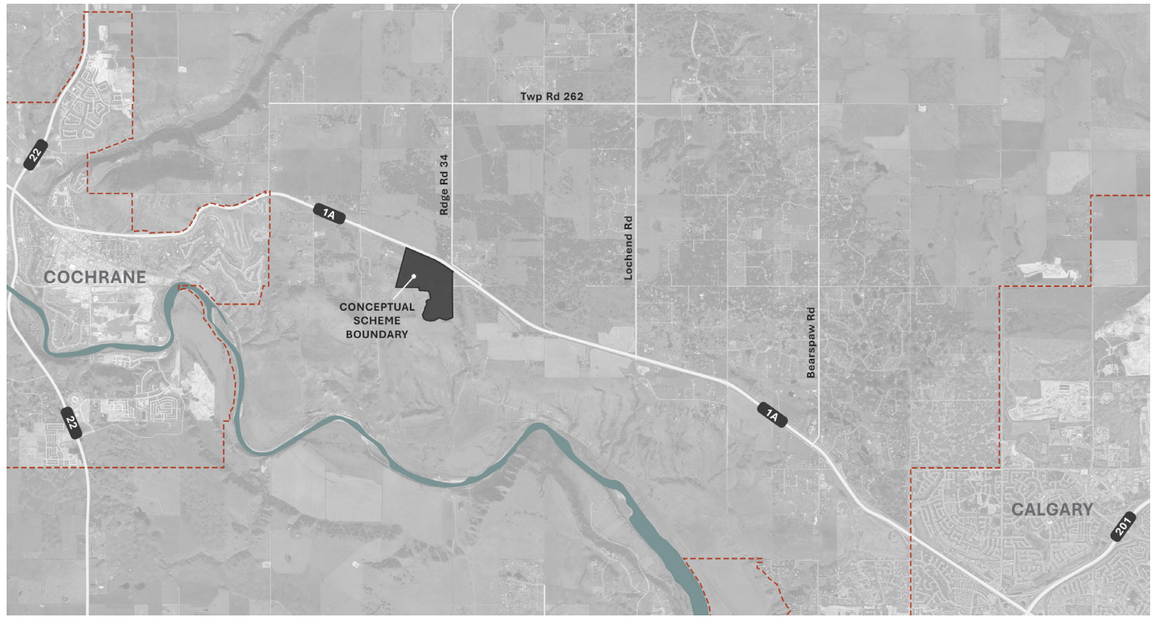
It is understood that the remaining parcel owners within the Plan area will eventually pursue proposals to develop their lands in accordance with their own individual development aspirations and timelines. Accordingly, the Plan establishes a 'potential future' strategy for the balance of the Plan to be comprehensively redeveloped with each owner able to provide the supporting transportation, potable water servicing, and stormwater management infrastructure via future land use amendment and subdivision applications to be prepared pursuant to this Plan.

This Conceptual Scheme was prepared in consultation with the owners within the Conceptual Scheme area, the adjacent neighbours, and interested local community stakeholders.

Information about the proposal was shared and opportunities to provide input into the Plan's development policy framework were provided prior to the Conceptual Scheme being presented to Rocky View County Council.

Figure 01

Regional Context



Intent

The goal of this plan is to:

+ establish a vision for the proposed assisted living development on Parcel A and provide a policy and technical framework for its development;
+ ensure that the development vision for the assisted living community does not preclude other parcels within the Plan from developing in a logical and efficient manner; and,
+ establish a comprehenseive, forward-thinking development approach for the integration of the proposed assisted living community into the existing rural context, as well as into the future hamlet as it develops over time.

The policies of this Conceptual Scheme are intended to guide future subdivision and development of the Plan Area and should be evaluated alongside the Glenbow Ranch Area Structure Plan and County Servicing Standards.

Hamlet Vision for Assisted Living

People choose to live in Bearspaw because of its proximity to nature, sense of community, and rural escape from the bustle of urban areas. As Bearspaw has developed and matured over the past decades, community members have grown older and are now contemplating how much longer they will be able to remain in their country residential homes.

Community engagement has highlighted that residents in Rocky View value the ability to remain in the communities they love and call home. However, the County's Seniors Housing Assessment has found that there are currently very few options for residents to age in place in the Bearspaw area.

The proposed assisted living community seeks to address this lack of seniors housing options, providing a place where seniors can continue to live independently, safely and comfortably. This proposed development envisions an assisted living community with individual residences, daily needs and services all on site. This concept integrates seamlessly with the vision established in the Glenbow Ranch ASP for a hamlet residential area with a mix of uses, moderate residential density and a unique identity.

This vision is for a contextually appropriate assisted living development that respects the established character of the area by remaining low in height and density, with natural buffers and screening from adjacent lands. This proposal for assisted living in the Glenbow Ranch hamlet will provide a much-needed form of housing that will enhance the overall quality of life for area residents.

Conceptual Assisted Living Site Renderings - garden loft

Site Context

Location

The Plan Area is regionally situated along the south side of Highway 1A between Calgary and Cochrane. The Plan Area is comprised of 12 parcels of land totaling approximately 159.61 acres (64.62 ha).

The Plan Area boundary is defined by:

+ to the north, Highway 1A
+ to the west, Glenview Road
+ to the east, Highway 1A and Range Road 34
+ to the south, the Glenbow Ranch Conservation Area

Legal Descriptions & Parcel Reference

The applicant for this Conceptual Scheme is the owner of the 13.99 acre (5.66 ha) Parcel "A". The breakdown of parcels by area and legal description is show in Table 1.

Parcels marked with an asterisk * extend beyond the Plan Area boundary but Table 1 only includes the areas within the Plan.

Table 1: Legal Descriptions & Parcel Reference

Parcel	Legal Description	ha	ac
A	**Lot 2, Block 1, Plan 0714945**	**5.66**	**13.99**
B	Lot 1, Block 1, Plan 0714945	1.62	4.00
C	Lot 1, Block 2, Plan 9512690	1.77	4.37
D	Block 2, Plan 1107JK	5.49	13.57
E	Lot 3, Plan 731356	7.26	17.94
F	Lot 1, Block 1, Plan 0810055	1.61	3.98
G	Lot 2, Block 1, Plan 0810055	1.60	3.95
H	Lot 4, Block A, Plan 731356	4.05	10
I	Block A, Plan 5346JK	10.16	25.11
J	Lot 2, Block 1, Plan 1313240 *	1.27	3.15
K	Lot 1, Block 1, Plan 0814768	2.00	4.94
L	34024 Township Road *	22.13	54.69
	TOTAL PLAN AREA	**64.62**	**159.61**

Figure 02

Local Context

Figure 03

Legal Descriptions

Site Conditions

The Plan Area consists of 12 parcels of land totaling approximately 159.61 acres (64.62 ha). The existing uses of the Plan Area are primarily country residential and agricultural in nature, including businesses related to equestrian and animal care. There are some treed areas around existing dwellings within the Plan Area but the majority of the site has been cultivated for crop or pasture.

The Plan Area is adjacent to Highway 1A to the north but physically separated from the highway by a service road allowance (Service Road Plan 1107 LK). The west boundary of the site is Glenview Road, which provides access to multiple parcels including the applicant-owned Parcel A. The easterly and parcels are currently access by Township Road 260 via Highway 1A.

Existing road rights-of-way are registered on title for the future extension of Glenview Road, Township Road 260 and Range Road 34. These future roadways form boundaries of the Conceptual Scheme and provide potential access to future subdivision of multiple parcels within the plan area.

To the south outside the Plan Area is the Glenbow Ranch Area Structure Plan. Additionally, the Glenbow Ranch Area Structure Plan identifies two policy areas:

+ **Riparian Protection Area** - undevelopable land such as wetlands or drainage
+ **Conservation Area** - land which may be considered developable subject to certain considerations

The Plan Area is defined to the south and southeast by the Conservation Area boundary, The Riparian Protection Area for a drainage course and ravine in the southwest portion of the Plan Area.

Development Context

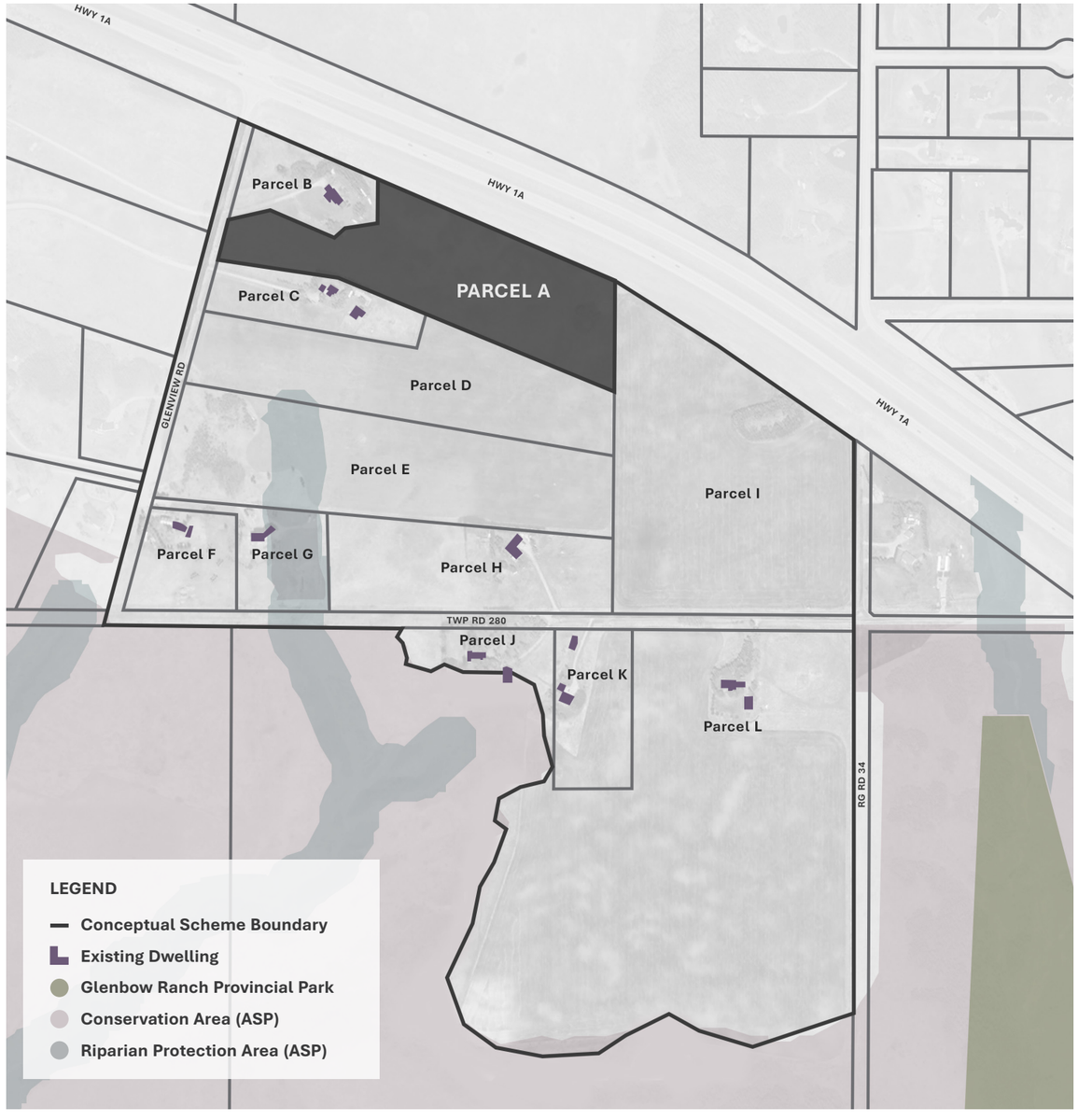
The Plan Area is located within the approved Glenbow Ranch Area Structure Plan and is across Highway 1A from the approved Bearspaw Area Structure Plan, including the proposed Glendale Mountain View Conceptual Scheme directly to the north. The surrounding area has been planned for future growth through with clear, established land use expectations. The site is already identified as an area for future development, and is located in the heart of the Glenbow Ranch ASP's build area. The proposed development would represent the first major investment in Glenbow Ranch since the ASP was approved in 2017.

As a highway-adjacent use, the large site allows for responsible setbacks from the roadway while remaining capable of accommodating the proposed assisted living development in a contextually sensitive built-form.

Additionally, the proposed development's proximity to Highway 1A strategically locates it in an area that provides rapid access to emergency medical services in Cochrane and Calgary while remaining assisted living that enables residents of the Bearspaw area and throughout Rocky View County to age where they have spent most of their lives - in a much more comfortable and close-to-home setting than moving to a bigger city.

Figure 04

Site Conditions



Topography & Drainage

The Plan Area is flat at the north boundary with Highway 1A and gently slopes toward the south as shown on Figure 5. At the south site boundaries, the land slopes more steeply toward the basin of a ravine and catchment basin which directs water south to the Bow River.

The Plan Area is located entirely within one sub-catchment area as identified in the Glenbow Ranch ASP Master Drainage Plan.

Biophysical Considerations

As illustrated on Figure 5, the majority of the Plan area is covered by a mixture of flat and rolling topography containing cultivated agricultural land, native prairie and shrub, and shelterbelts.

Future development within the Plan Area may require a Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR) at the subdivision stage, with any required mitigations completed as a condition of approval to the satisfaction of the County and the applicable Provincial/Federal regulatory authority.

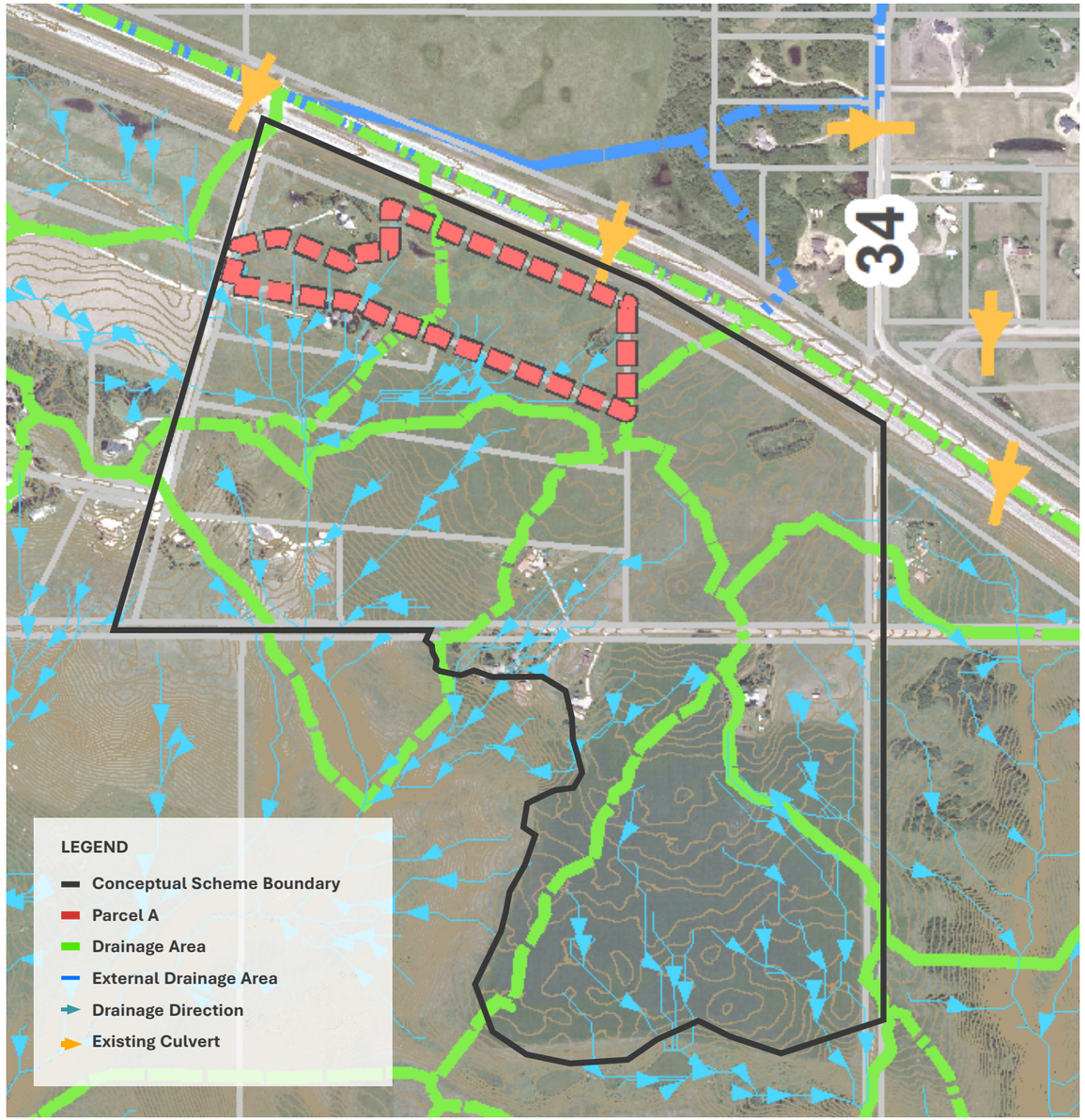
Parcels D, E and G within the Plan area contain portions of the Riparian Protection Area and/or Conservation Area as identified by the Glenbow Ranch ASP. Proposed Land Use and/or subdivision applications for these parcels should be accompanied by additional biophysical reporting as identified above.

Policies:

1. **At the subdivision stage, the County may require the developer of each parcel within the Plan Area to provide a Geotechnical Investigation to demonstrate that sub-surface conditions are favourable for development, to the satisfaction of the County.**
2. **At the subdivision stage, the County may require the developer of each Parcel within the Plan to provide a Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR), with any required mitigations completed as a condition of approval to the satisfaction of the County and the applicable Provincial/ Federal regulatory authority.**
3. **Prior to proceeding with any surface disturbances, the developer of each parcel within the Plan Area shall submit a Historical Resources Application to the Province through Alberta Culture and Status of Women's Online Permitting and Clearance System (OPaC), to the satisfaction of the Province.**
4. **If required, the developer of each Parcel shall prepare a Historical Resource Impact Assessment and complete any required mitigations, to the satisfaction of the Province.**
5. **Residential subdivision within the Plan is expected to occur in general alignment with Figure 9: Development Concept. Minor deviations from this concept shall not require a Conceptual Scheme amendment.**

Figure 05

Topography & Drainage



Existing Land Use

Existing Land Uses are shown on Figure 6. The majority of the Plan Area is designated Residential, Rural (R-RUR), which is intended to provide for rural subdivision on lots over 4 acres in size with supporting agricultural uses. Other Land Uses within the southern portion of the site include Agricultural, General (A-GEN) and Agricultural, Small Parcel, both of which allow for agricultural uses on mid to large-sized parcels.

Archaeological & Historic Resources

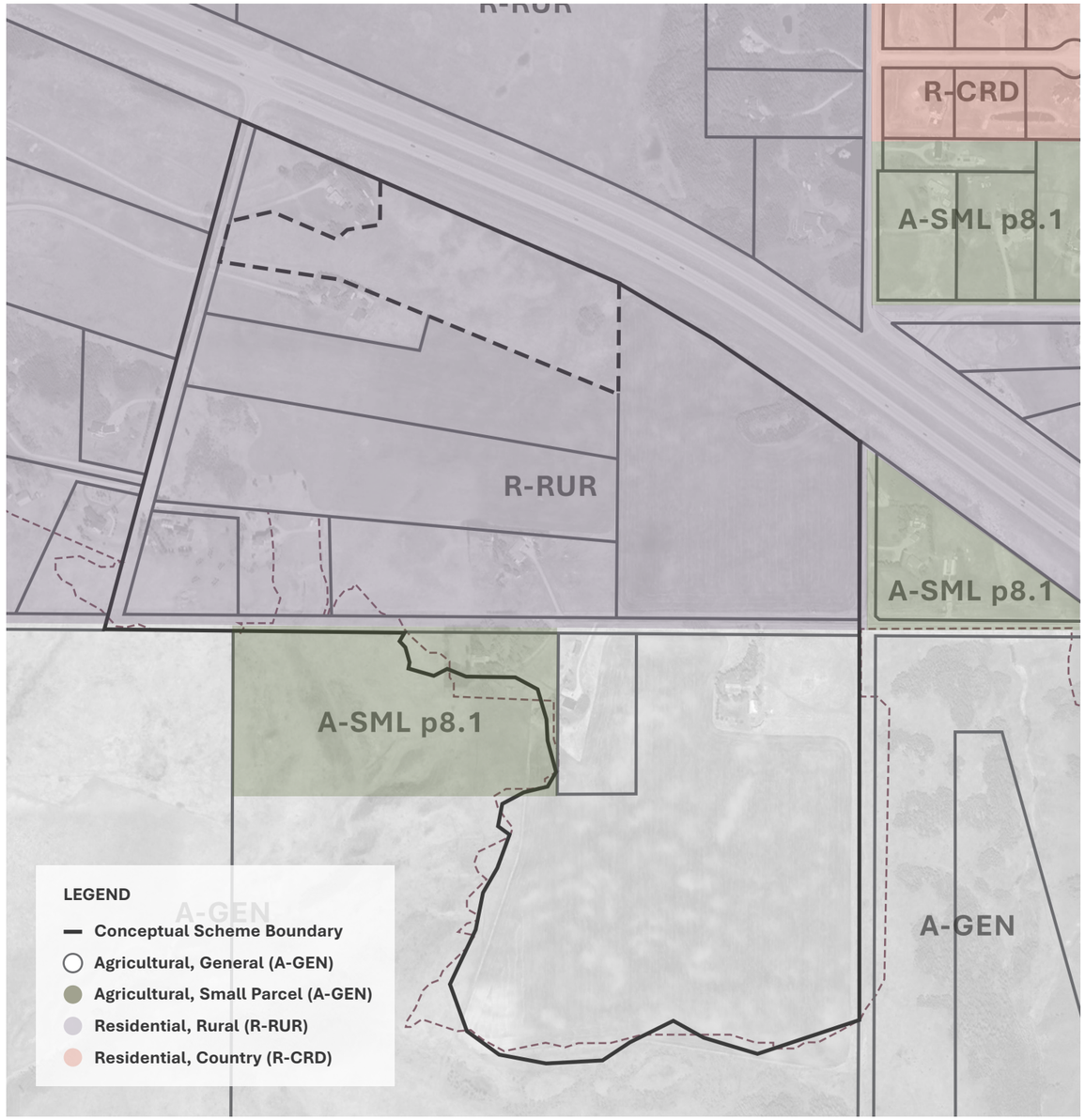
The majority of the Plan area includes lands with a Historic Resources Value (HRV) of 5 which is considered to hold the least potential to contain sites of archaeological and/or palaeontological significance.

A Historic Resource Application affecting Parcel A was submitted to Alberta Culture and Status of Women through the Online Permitting and Clearance System in support of the prior Master Site Development Plan (2020). The Province responded, indicating that a Historical Resource Impact Assessment (HRIA) must be completed prior to any surface disturbances occurring within these lands. As such, an HRIA will be prepared in accordance with the Provincial Requirements.

The owners of each remaining Parcel within the Plan area will be required to secure all required Historic Resource Act approvals from the Province prior to redevelopment of their lands.

Figure 06

Existing Land Use



Policy Framework

County Plan - 2013

Rocky View County adopted its Municipal Development Plan (The County Plan) in October, 2013. The County Plan establishes planning principles which all future developments within the municipality are expected to consider.

The County Plan's Residential Policies seek to facilitate moderate residential growth within preferred designated areas, including hamlets such as the one identified for this area within the Glenbow Ranch ASP.

The Country Plan also encourages country residential development to continue within existing communities where Area Structure Plans are adopted.

This Conceptual Scheme proposes hamlet and country residential development within an approved Area Structure Plan. As such, this Conceptual Scheme is consistent with the County Plan's Growth Management Strategy

Rocky View County currently has limited assisted living housing options, with none available in the Glenbow Ranch and Bearspaw areas. This proposed institutional development represents a critical first step in diversifying the housing types and land uses in the plan area, moving the County towards its goal of a full service hamlet in the Glenbow Ranch area. The County Plan also lays a groundwork for the technical requirements and supporting information that must be submitted for various development applications. This Conceptual Scheme conforms with these requirements.

Calgary Metropolitan Region Growth Plan - 2022

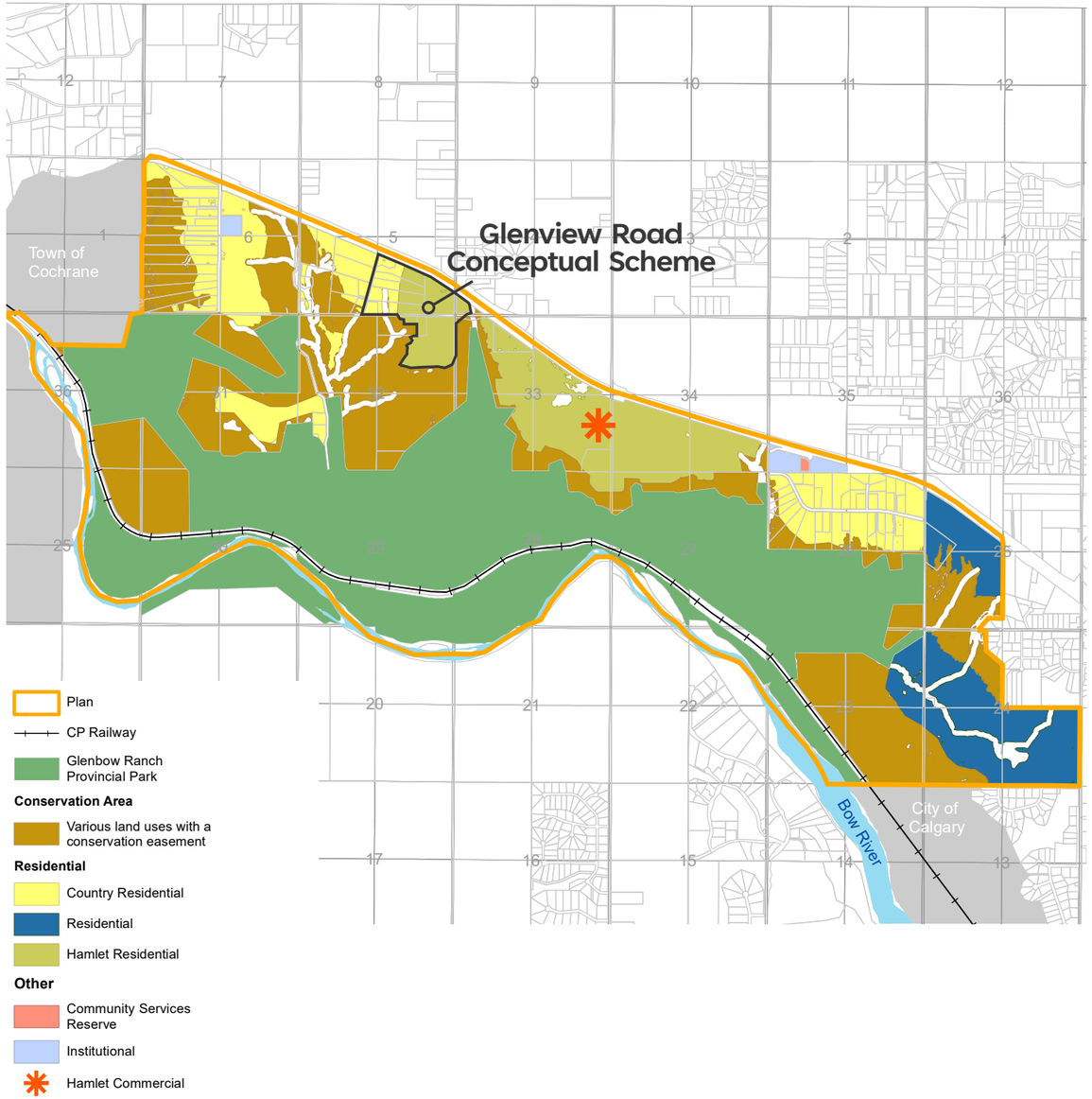
The Calgary Metropolitan Region Board (CMRB) approved its Growth and Servicing plans in 2022. The plans will serve as a best-practice guide for achieving long-term prosperity in the Calgary Metropolitan Region, providing policies and high-level guidance to municipalities on regionally significant topics.

The Growth Plan identifies the Plan Area as being within an Existing Area Structure Plan along a primary transportation corridor (Highway 1A). The Growth Plan presents three development scenarios: Business As Usual, Compact Growth, and Transit Oriented Development. In each of these scenarios, the Highway 1A corridor is presented as accommodating some level of new growth by virtue of the proposed extension and improvement of regional transportation and transit infrastructure along Highway 1A.

Therefore, the development vision for the Plan Area is generally aligned with the Growth Plan as well.

Figure 07

Glenbow Ranch ASP Land Use Strategy



Glenbow Ranch Area Structure Plan (ASP) - 2017

The Glenbow Ranch Area Structure Plan presents a comprehensive vision for the development of all lands north of the Bow River, south of Highway 1A, east of the Town of Cochrane, and west of the City of Calgary into a full service hamlet. Envisioned as a “multi-generational community,” that “supports people in all stages of their lives from young families to seniors,” the proposed assisted living facility and surrounding supportive uses in this Plan represent a critical element of achieving this vision.

The Glenbow Ranch ASP proposes to accommodate approximately 10,000 new residents within the Hamlet residential area, which includes this Plan Area. The ASP proposes that the hamlet residential area be designed to maximize efficiency for the provision of municipal services, open space and other neighbourhood amenities, with comprehensively designed development and a mix of uses.

Employing an innovative “Transfer of Development Credit” program (TDC), the Glenbow Ranch ASP will over the course of its build-out lead to the permanent protection of over 1,750 acres of land adjacent to the Glenbow Ranch Provincial Park. At present time the program has never been implemented or enabled through an Order-in-Council of the Provincial government. As the TDC program is focused on residential development, uses such as agriculture, commerce, and institutions are considered non-participating uses. These uses do not require the purchase of development credits and are exempt from the TDC program.

The Glenbow Ranch ASP proposes the definition of Local Plans in accordance with Figure 8. This Local Plan proposes to adjust the west boundary to align with Glenview Road. This is proposed because several properties within Local Plan 5 (the Hamlet) either obtain primary access from, or require secondary access connection to, Glenview Road. The proponent’s Parcel A is one of these properties. Expanding the Local Plan boundary to Glenview Road allows for a better designed and connected roadway system, as well as open space, pathway and servicing design solutions.

Senior’s Housing Assessment - 2015

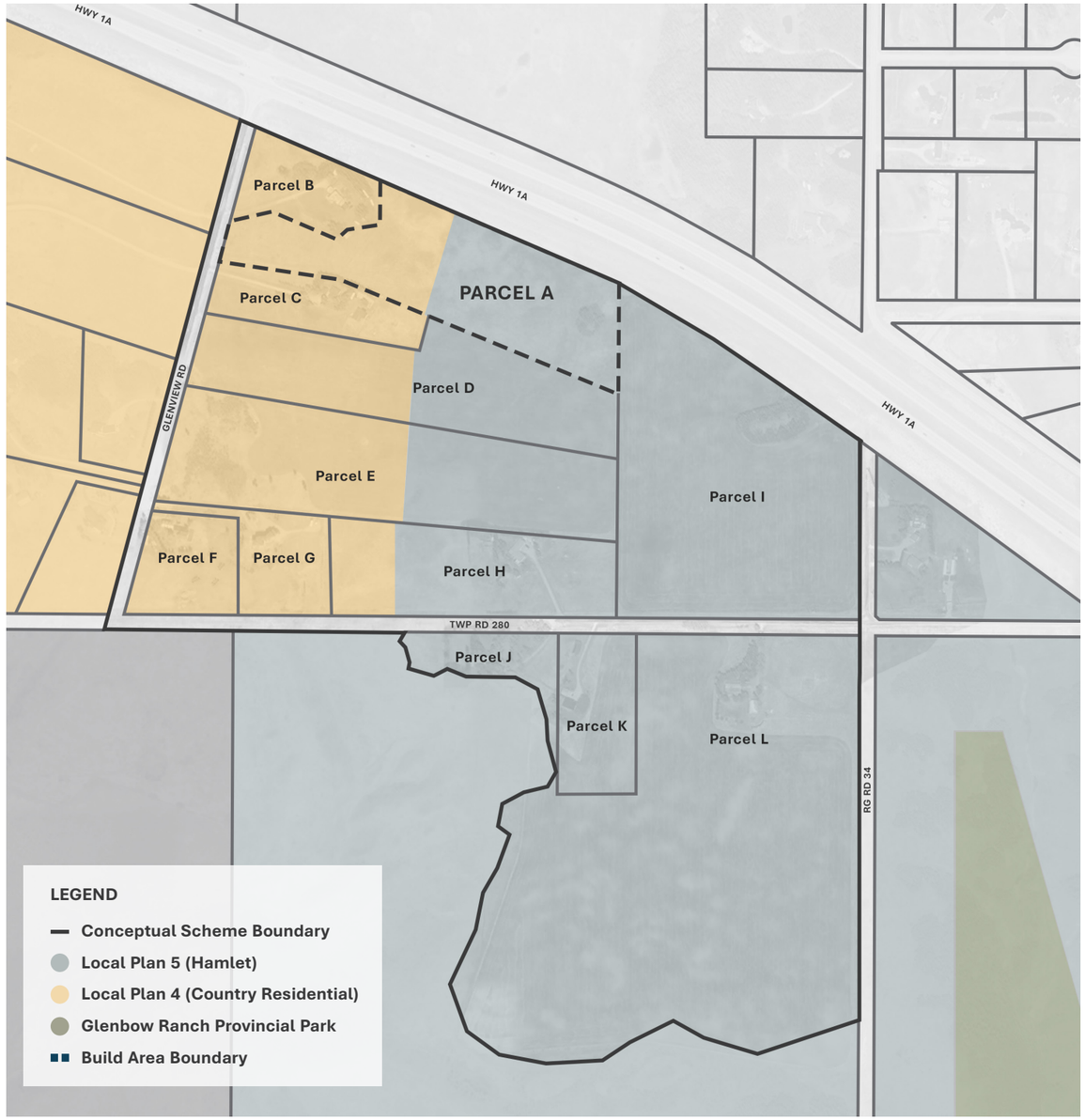
In 2015 the County undertook a Senior’s Housing Assessment (SHA) to identify and quantify the types andnumbers of seniors housing needed over the next 10-15years. The most important findings from this assessment were that the County’s senior population is expected to almost double in the next 20 years, and the existing supply of seniors housing is inadequate to support this growing population segment.

Consistent with the findings from recent ASP and MDP engagement, the SHA found that “most seniors in the County would like to remain in their own community or close to their own community as they age”. The SHA explicitly identifies the role of the County as “encouraging and facilitating the development of a range of housing options for seniors,” and that the County has a role to play in “making land use planning decisions which facilitate the development of affordable housing for seniors”. Regulating land use and making land use decisions in a way that provides this important form of assisted living is a critical means for achieving these goals.

The proposed development would be the first assisted living facility of its type in the Glenbow Ranch area, and addresses the impending shortage of assisted living facilities in the County today. This enables residents of the Bearspaw and Glenbow Ranch communities to remain close to home even as they enter older age and require greater care, achieving the key tenets of the SHA.

Figure 08

Glenbow Ranch Local Plan Boundaries & Build Areas



Development Concept

The proposed development concept for the Conceptual Scheme is shown in Figure 9. The Conceptual Scheme's policy framework is intended to guide the implementation of comprehensive hamlet and country residential subdivision within the entire Plan Area, over time, as generally directed by the Glenbow Ranch Area Structure Plan.

As discussed in other sections of this Plan, the proponents of this Conceptual Scheme are the owners of Parcels A, the Hamlet Assisted Living parcel shown on Figure 10. This landowner intends to develop the site for an assisted living development as part of the future hamlet.

While the scenario illustrated on Figure 9 suggests a potential subdivision strategy for hamlet and country residential development within the Conceptual Scheme area, the policies of this Conceptual Scheme do not obligate any of the Parcel owners to redevelop their lands within a prescribed timeline. Instead, it is anticipated that each Parcel owner will pursue the redevelopment process of their lands subject to their own individual development aspirations and timelines.

The Plan Area is anticipated to accommodate approximately 717 future residential dwellings and 2,000 square metres of local commercial. Based on an estimated 1.0 residents per assisted living dwelling and 3.0 residents per residential dwelling, this equates to roughly 1,971 future residents.

The majority of these units are to be accommodated within the Assisted Living site (90 single detached dwellings) and Hamlet Residential area (605 dwellings in a variety of configurations. The Plan Area provides roughly 16% of the proposed 4,407 units within the Glenbow Ranch ASP, or 19% of the proposed 3,502 units within the Hamlet Residential area.

The assisted living development proposes a small amount of local commercial to serve the Plan Area. This comprises approximately 17% of the maximum proposed Hamlet Commercial under the ASP. As development occurs over time, more residential households may create additional demand for local commercial in the Plan.

Hamlet Residential Objectives

- **create a well-balanced community with a unique identity and sense of place**
- **preserve and respect natural areas and open space**
- **promote pedestrian use and connections to open land and the regional trail system**
- **maximize pedestrian and vehicular connectivity across the plan**
- **provide a mix of residential, institutional, and supporting local commercial uses**
- **provide a range of lot sizes and housing types, including the potential for semi-detached and rowhouse development where feasible**

Figure 09

Development Concept

Transfer Development Credit (TDC) Program

The Glenbow Ranch ASP contains a transfer of development credit (TDC) program that promotes the protection of conservation area by implementing a market-driven approach for landowners to develop at higher densities in exchange for credits purchased from landowners within the conservation area.

This Conceptual Scheme proposes a level of ultimate density on all parcels in alignment with ASP policy, which states that each Build Area is assigned a base density plus a minimum of 75% of the available transfer credits in that Build Area. Figure 10 delineates the Build Areas as defined in the Glenbow Ranch ASP.

Table 2 below includes a breakdown of anticipated densities by development type and build area. For each of the parcels within the Plan Area, this table can be used to reference the expected parcel size and anticipated number of units per acre of their land within each Build Area. The Build Areas defined in the ASP divide some of the existing parcels, as denoted in Table 2 by parcels labeled with an asterisk (*).

As an Institutional use, the assisted living development is exempt from the TDC program and no parcel size/ density limits apply. The proposed density of approximately 6.43 units per acre is based on careful consideration of the existing context and feedback from Rocky View County and surrounding residents.

Table 2: Development Concept Statistics

Proposed Use	Hectares	Acres	% of Area	Density	Units	Commercial
Hamlet Residential	43.96	108.65	68.0%	5.57	605	-
Country Residential North	3.39	8.37	5.2%	1	8	-
Country Residential South	11.61	28.69	18.0%	0.5	14	-
Gross Residential Area (excludes Assisted Living)	58.96	145.70	91.2%			-
Assisted Living	**5.66**	**13.99**	**8.8%**	**6.43**	**90**	**2,000 sqm**
Conceptual Scheme Area	**64.62**	**159.69**	**100%**	**4.49 upa**	**717**	**2,000 sqm**

Table 3: Density and Parcel Sizes by Build Area

Proposed Use	Parcels	Build Area	Density	Average Parcel Size
Assisted Living	**A**	**G (Hamlet)**	**N/A**	**N/A**
Hamlet Residential	D*, E*, H, I, J, K, L	G (Hamlet)	5.57 units per acre	0.18 acres
Country Residential North	B, C, D*	E (Glenview North)	1 unit per acre	1 acre
Country Residential South	E*, F, G, H*	F (Glenview South)	0.5 units per acre	2 acres

Figure 10

Transfer of Development Credit (TDC) Build Areas

Hamlet - Assisted Living Development

The focal point of this hamlet Conceptual Scheme is a proposed assisted living community on Parcel A as shown in Figure 11.

The development vision is for an assisted living community with approximately 90 individual residences for independent age care living, with daily needs accommodated on site. In addition to care and medical assistance, the assisted living development will also provide meal service to residents via an on-site restaurant and cafe. These food service uses will also be open to visitors and the general public for dine-in service.

Additionally, the site will allow for a minor highway commercial development such as personal storage for residents. This is supported by Section 11 of the Glenbow Ranch ASP which indicates that a range of small-scale commercial land uses should be provided within the hamlet area in a manner that integrates with residential and/or institutional uses.

The development will include pathways, walkways, open space connections and landscaping to support a high level of aesthetic quality as well as quality of life for residents.

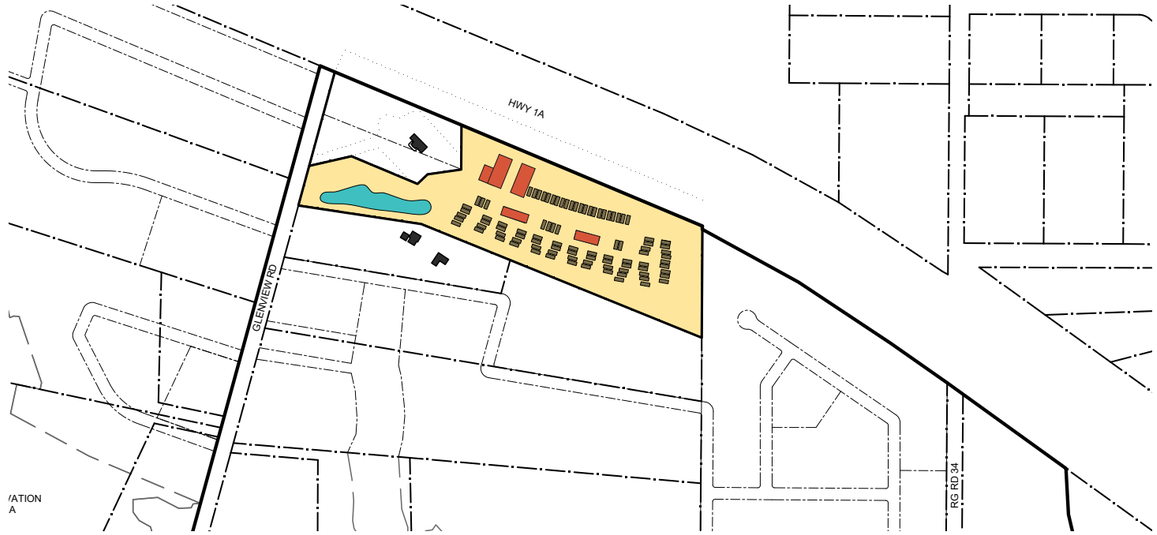
Access to the parcel is proposed from the west via Glenview Road, with connection to Highway 1A to the north and future proposed connection to Township Road 260 to the south. All parking for uses is to be provided on site.

The proposed development is intended to evolve along with the future hamlet as it grows. In order to integrate with the current country residential context, the design approach includes low building heights and massing, low to moderate density and generous landscaping and buffers to adjacent properties. As the hamlet grow, this development has the potential to grow and redevelop and intensify accordingly.

The development is proposed to be accommodated through a Direct Control (DC) district with an Institutional basis, as described under the Implementation section of this Plan.

Figure 11

Hamlet Assisted Living Development



LEGEND

- Conceptual Scheme Boundary
- Assisted Living Development Parcel
- Private Stormpond
- Proposed Dwellings
- Proposed Local Commercial

Residential Development Area

The proposed Hamlet Residential and Country Residential areas within this Plan are intended to be guided in their design and development by both the Glenbow Ranch ASP and the conceptual mapping prepared in this document.

Future subdivision within the remaining parcels within the Plan area should be guided by Figure 9, which provides a conceptual strategy for extending future transportation, water servicing, and stormwater management infrastructure to all remaining parcels in the Plan.

This development concept is intended to offer an equitable and implementable distribution of developable land and public amenity space amongst landowners in the Plan, while offering future access and servicing to all parcels and protecting for logical development. This development concept is intended to support the ultimate buildout of a master-planned, cohesive Hamlet Residential area.

The Country Residential area within this Plan is intended to provide a transition between the hamlet and the adjacent agricultural and future country residential lands to the west.

Criteria for Future Subdivision and Development

Prior to subdivision and/or Development Permits proceeding within each Parcel, the developer of each Parcel shall prepare supporting information to address the following planning considerations:

1. A plan showing the proposed parcel configuration and orientation of proposed subdivision.
2. A parcel size and density table demonstrating overall alignment with Table 2 of this Conceptual Scheme and the Transfer of Development Credit (TDC) policies within the Glenbow Ranch.
3. Proof of purchased Transfer of Development Credits for development in alignment with the policies of the Glenbow Ranch, or demonstration of non-participation in the program if applicable.
4. Criteria for the proposed architectural style, form and character of new dwellings, proposed building placement, and landscaping criteria for of all new residential lots in accordance with Policy 10.10 and 10.11 of the Glenbow Ranch ASP.
5. A supporting document demonstrating alignment with the neighbourhood design criteria outlined by Policy 10.9 of the Glenbow Ranch ASP.
6. A Plan showing the proposed disposition of outstanding Municipal Reserve (MR) to be provided at the subdivision stage through dedication of land or cash-in-lieu of land, or both.
7. A Plan showing how lands containing identified wetlands and or historic resources can be mitigated prior to surface disturbances occurring in accordance with the applicable regulatory authorities.
8. Technical reporting that demonstrates how the required transportation, utility servicing, and stormwater management infrastructure will be provided in accordance with the County Servicing Standards, and the requirement of any applicable regulatory authority.

Policies:

6. **The developer of each Parcel within the Plan must satisfy the planning criteria listed above in support of a Land Use Amendment application, to the satisfaction of the County.**

Transportation

Regional Transportation

The Plan Area is currently accessed from Highway 1A in two separate locations: Glenview Road on the west, and Township Road on the east. Each is a full all-turns access to the divided highway. As anticipated by the Glenbow Ranch ASP, both the Glenview Road and Township Road 260 intersections with Highway 1A are identified for future signalization, providing safe and efficient access to the Plan Area.

There is currently no existing connection through the site linking these two accesses, however there are existing road rights-of way extending along the existing alignments for Township Road 260 and Glenview Road. The Glenbow Ranch ASP envisions a single 2-lane collector traversing the Plan Area, providing two highway accesses for the community.

Internal Transportation

As shown on Figure 12, the Glenbow Ranch proposes a single 2-lane collector providing connection and road access through the site. However, this ASP concept limits road access to parcels in the southwest portion of the Plan (Parcels F, G, H and M) and creates a less efficient development pattern on those parcels.

Therefore, an additional proposed Collector Road segment is proposed along the existing road rights-of-way as shown in Figure 12. Viability of this additional connection should be explored through future development applications for these parcels, and will assessment of proposed impacts on the ravine / riparian area as defined by the ASP. If this proposed connection is developed as a Collector roadway, then the other roadway connection within the site should be considered as a Local Road instead (subject to a Transportation Impact Assessment).

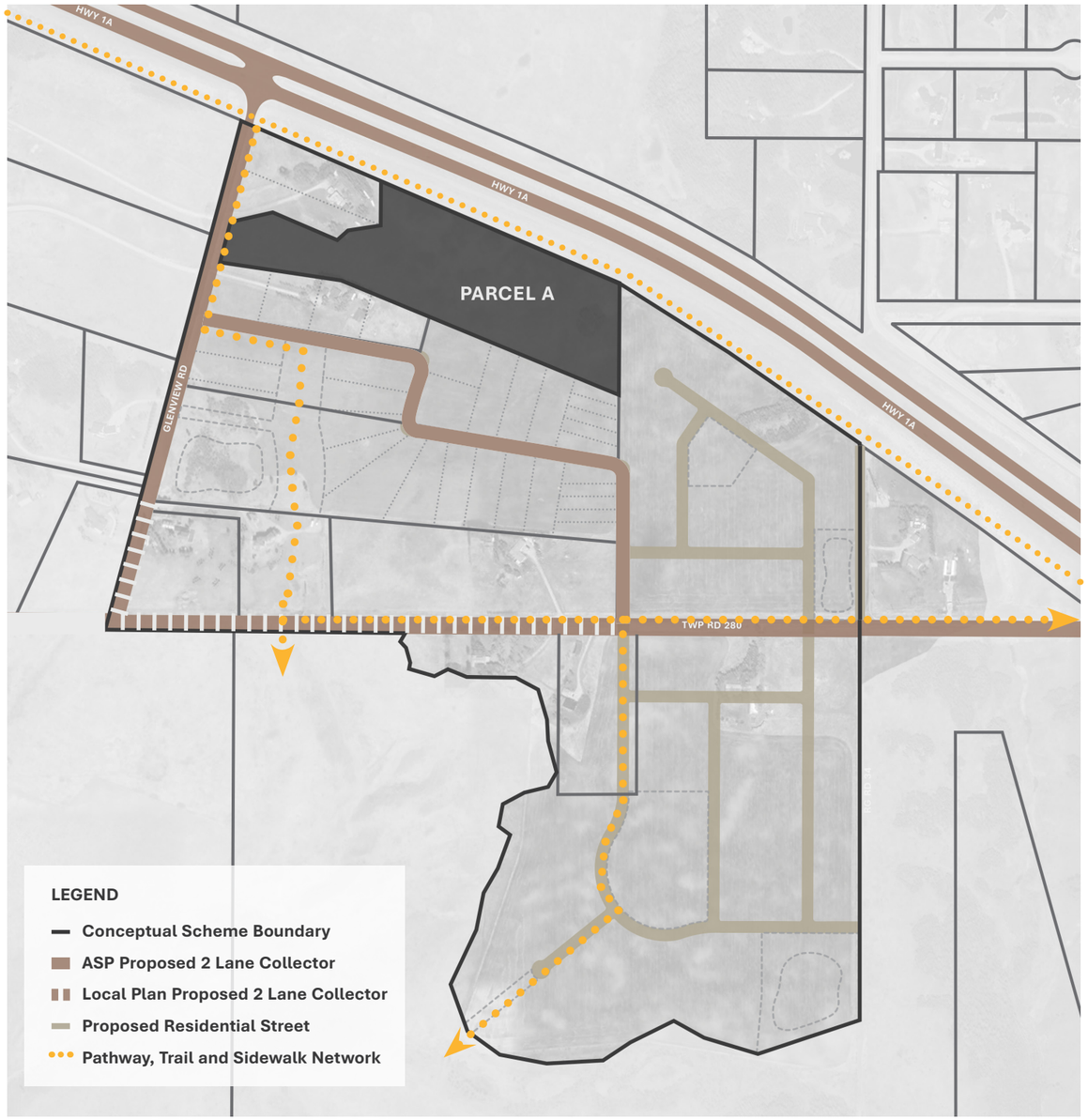
Based on the proposed Collector road network, a logical and efficient local road network is proposed in Figure 12. This transportation concept is intended to serve as a guide for future development, and the local roadway network shown on Figure 12 should not be considered binding.

Policies:

7. **Access to each parcel will be provided by an internal subdivision road network in accordance with County Servicing Standards, as generally illustrated on Figure 12: Transportation Concept.**
8. **At subdivision, each Developer must confirm the appropriate number of accesses and/or emergency accesses to their Parcel and adjacent Parcels, as determined by the County.**
9. **The developer of each Parcel shall provide a Transportation Impact Assessment at the land use amendment stage, to the satisfaction of the County and Alberta Transportation.**
10. **The developer of each Parcel shall be responsible to complete all required on and off-site road improvements as determined necessary by the County.**
11. **The developer of each Parcel shall provide the applicable Regional Transportation Off-Site Levy payments at the subdivision stage.**
12. **The developer of each parcel may be required to provide Road rights-of-way for required road widening at the subdivision stage.**

Figure 12

Transportation Concept



Assisted Living Site Access

Access to and from the proposed assisted living development will be provided through a new access point onto Glenview Road located at the southern end of the property's road frontage. This location allows for the largest possible setback from Highway 1A, minimizing the potential for conflict between vehicles moving onto and off of the highway.

The attached Transportation Impact Assessment (TIA) highlights the appropriateness of this approach as well as the site's capacity to handle the anticipated traffic volumes at full buildout without signalization of the intersection of Glenview Road and Highway 1A. Commensurate with the findings of the TIA, the proposed development will contribute to the addition of streetlight illumination at the intersection of Glenview Road and Highway 1A.

The central parking area on site allows shared parking between buildings and allows the parking circulation to double as the fire access route and turnaround.

Pedestrian Network

The Glenbow Ranch ASP identifies a network of trails, pathways and/or sidewalks connecting to regional trail systems and natural open spaces. Within the Plan Area, a future pathway corridor is indicated along Highway 1A, with two connections identified through the Plan Area and eventual connections through the Conservation Area to the Glenbow Ranch Provincial Park.

These pedestrian connections should generally be provided as shown in Figure 12, and may include pathways or trails through open space or sidewalks on roadways.

Within the Hamlet Residential portion of the Plan, all Residential Streets shall include sidewalks on at least one side of the street in accordance with Rocky View 's County Servicing Standards.

Servicing

Water Servicing

The proposed development is located in the vicinity of the Rocky View Water Co-op (RVWC) service area, with the nearest watermain about ¾ mile away. The watermain is a 100mm HDPE line that is near capacity.

In the ultimate condition, the Glenbow Ranch ASP indicates a future extension of the 300m Watermain (south) and 400m Watermain (north) with a Water Reservoir and Treatment Plant within the Plan Area. The 400m Watermain runs directly through the proposed Assisted Living development. Additionally, a Treated Watermain is proposed to traverse the site along the alignment of Township Road 260. This ultimate infrastructure is shown in Figure 13. The extension of these watermains will provide full municipal water service and capacity to the entire Plan Area.

Based on the existing distribution network, there are connections available on Glendale Road/Range Road 34 (100mm) north of Highway 1A, or on the Township Road 260 alignment (150mm) south of the site. There is a possibility to connect the two branches of the distribution lines to create a looped connection from which the project site can connect. However, the two branches may be in two different pressure zones and connecting the two could involve a Highway 1A crossing.

Assisted Living - Water Servicing

In the interim, it has been indicated that potable water may be supplied through RVWC connections nearby. In the preliminary stages, the Water Co-op has indicated that it has the supply capacity to support at least Phase 1 of the Assisted Living development. The Servicing Brief prepared in support of this application contains additional water demand analysis and Water Co-op supply capacity.

Emergency Response

Primary fire response will be provided from the Rocky View County Fire Station #103 located at Highway 1A and Lochend Road. Secondary fire response is anticipated from The City of Calgary and/or The Town of Cochrane subject to the terms of the applicable Intermunicipal Agreement.

Policing will be provided by the RCMP Detachment in The Town of Cochrane with support from the Rocky View County Community Peace Officers. Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the City of Calgary.

Fire Suppression

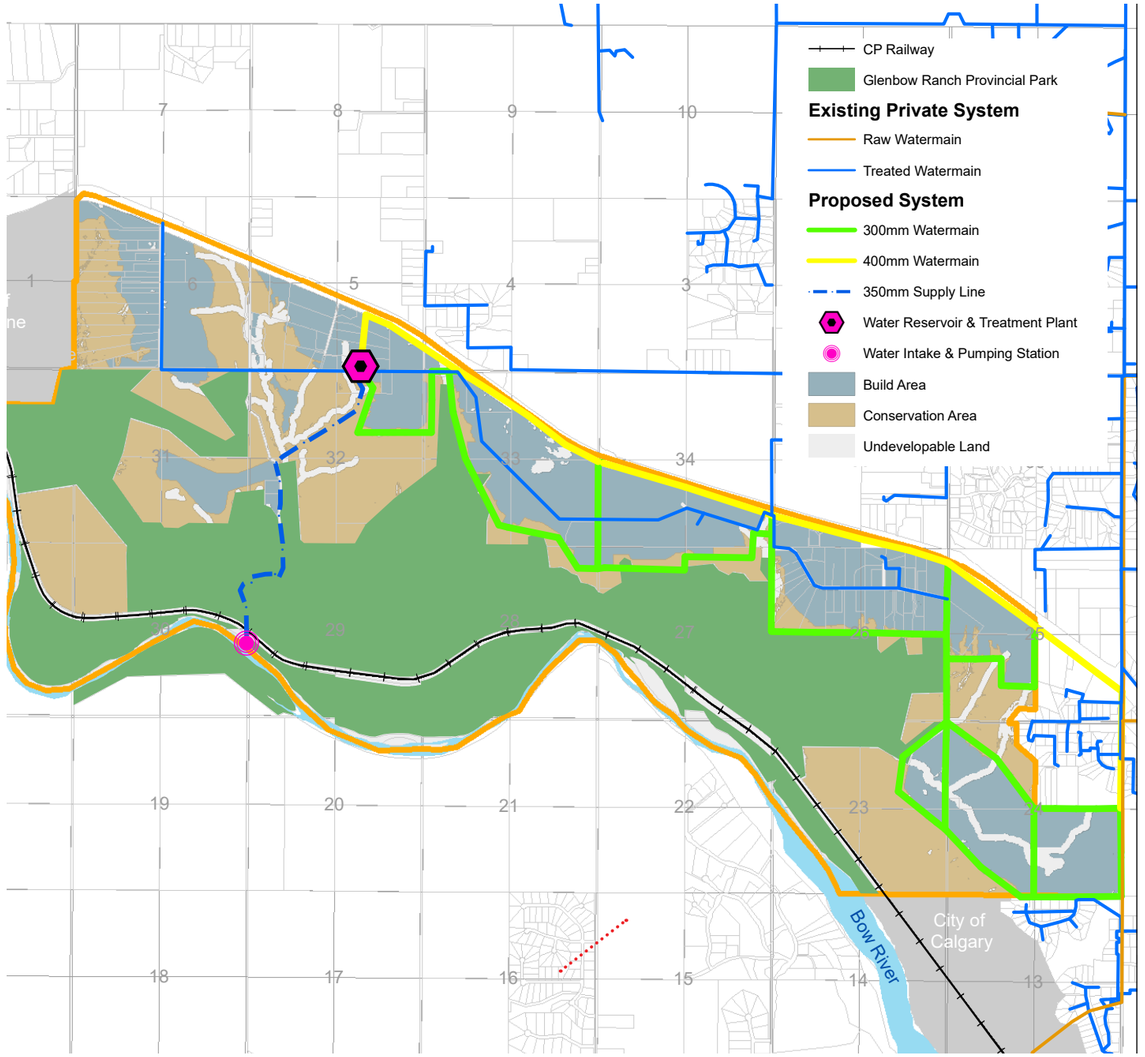
The ultimate proposed water system serving the Plan Area will be designed to provide fire flow, pressure, and water storage to combat fires. The flow rate and storage requirements shall be assessed by a qualified engineer on behalf of individual developers at the time of subdivision / development permit.

Assisted Living - Fire Suppression

It is acknowledged that the existing 100mm HDPE line in the vicinity is not sized to supply adequate fire flows as required by the County Servicing Standards. However, the Assisted Living development proposes alternative methods available to provide fire suppression capabilities, as described in the appended Servicing Memo (ISL). Potable water can be fed to the onsite reservoir through an extension to the existing RVWC 100mm HDPE line, with the reservoir sized to accommodate fire-fighting volumes. Alternatively, the on-site stormpond may be designed as a wet facility with sufficient capacity for fire suppression.

Figure 13

Water Servicing



Servicing

Sanitary Servicing

There is currently no municipal sanitary infrastructure within or adjacent to the Plan Area to which wastewater may be discharged. The closest municipal sanitary connection is located in the community of Gleneagles within the Town of Cochrane town limit less than 3 km to the west of the site.

In future, the development will be dependent on connection to a regional system becoming available in the future. The ultimate servicing outcome for the Plan Area is to connect to a regional sanitary system which is not yet constructed. The Glenbow Ranch ASP Servicing Strategy evaluated wastewater disposal options and arrived at two viable alternatives:

- New tertiary wastewater treatment plant with a new outfall to the Bow River

- Connection to the City of Calgary's wastewater system

Both options require major regional infrastructure investment on the part of the County. With this development being one of the first to move forward in the area, interim servicing solutions are required until broader development triggers additional servicing connections.

In advance of a regional wastewater management solution, provision of wastewater service within the Plan area will be provided via individual private sewage treatment systems. The owner of each parcel within the Plan Area will be required to provide a private sewage treatment system report at the subdivision stage to verify soil conditions are suitable to accommodate private sewage systems in accordance with County Servicing Standards.

Assisted Living - Sanitary Servicing

In the interim condition, the intent for the assisted living development is to treat sanitary effluent onsite (through the use of an interim mechanical and septic field treatment system).

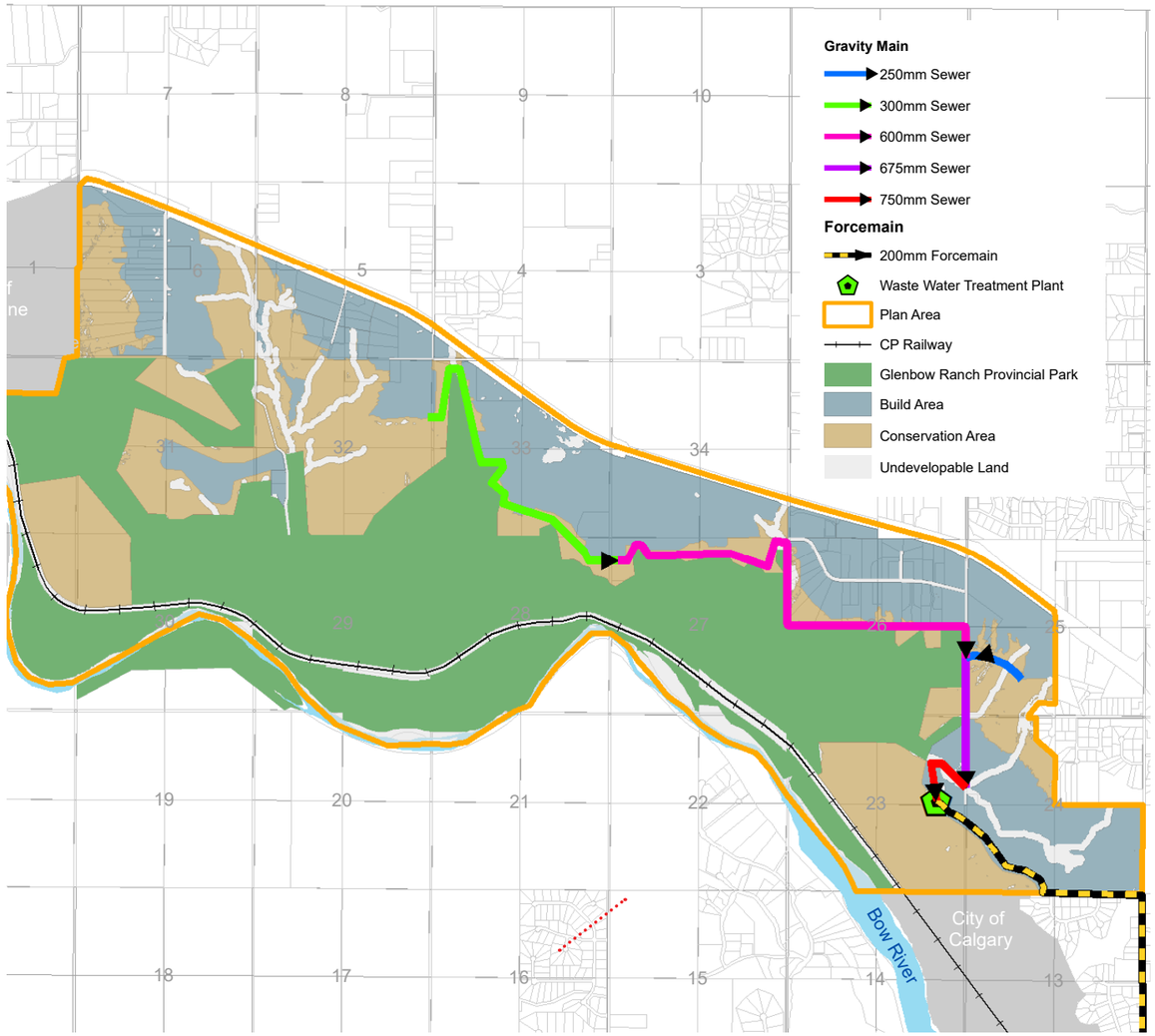
A Servicing Brief has been prepared in support of this application which proposes a standalone private septic field system with mechanical upstream treatment of the filed to 30 mg/l achieving the smallest possible interim septic field footprint. An interim AEP approval may be required at Development Permit regarding residents offset from the septic field. The site is designed below AEP's 25m3/day release rate cut off, so no formal approval is required.

Shallow Utilities

Shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided by the developer of each Parcel at the subdivision stage in consultation with all applicable shallow utility providers.

Figure 14

Sanitary Servicing



Stormwater Management

A Conceptual stormwater management strategy was prepared for the site and is included in Figure 9 Development Concept. This is intended to provide a 'high level' assessment of the predevelopment drainage conditions within the subcatchment area and to establish a strategy to support the redevelopment of Parcel A with foresight to future development of the remaining Parcels within the Plan Area.

Stormwater management strategy for the Plan Area is based on the information outlined by:

+ Bearspaw - Glenbow Master Drainage Plan, Worley Parsons, 2010
+ Glenbow Ranch Area Structure Plan, Rocky View County, 2017
+ Glenbow Ranch Master Drainage Plan, ISL Engineering, 2017

As generally illustrated on Figure 15, the Glenbow Ranch ASP indicates that surface drainage within the Plan Area is intended to be directed to two regional conveyance corridors, one along Glenview Road and one through the eastern portion of the Plan.

One regional pond is to be located immediately downstream to the developable area within the relevant flat conservation area. The regional storage pond should be a constructed wetland with a lined bottom; its size should be estimated by the permissible inflow, allowed outflow, and the available storage space.

The outlet of the regional storage pond may be designed as an open channel associated with irregular cross-sections and high roughness to discharge runoff under controlled hydraulic energy, ensuring no adverse impacts on the channel itself, or the bank stability of the Bow River.

Proper measures should be implemented with regular monitoring for erosion control of the Plan Area, its downstream lands and the bank stability of the Bow River during and after construction of regional and local stormwater management facilities.

Appropriate treatment of the water quality of the effluent of the regional pond(s) should be provided and monitored to comply with the Bow River watershed management standards for the City of Calgary's drinking water source protection.

Each developer will be required to prepare a site specific stormwater management strategy at the subdivision stage, to confirm the conclusions of the Stormwater Management Report prepared in support of this Plan. All new hamlet residential and country residential development will be expected to demonstrate consistency with the unit release rates and volumes as per the Glenbow Ranch Master Drainage Plan.

In advance of regional stormwater management solutions, this Plan proposes potential conceptual design for a series of on-site stormwater retention facilities. The specific size and location of the required stormwater management facilities, in addition to the requirements for overland drainage easements and rights-of-way will be determined through detailed engineering design at the subdivision stage for each parcel.

Assisted Living - Stormwater Management

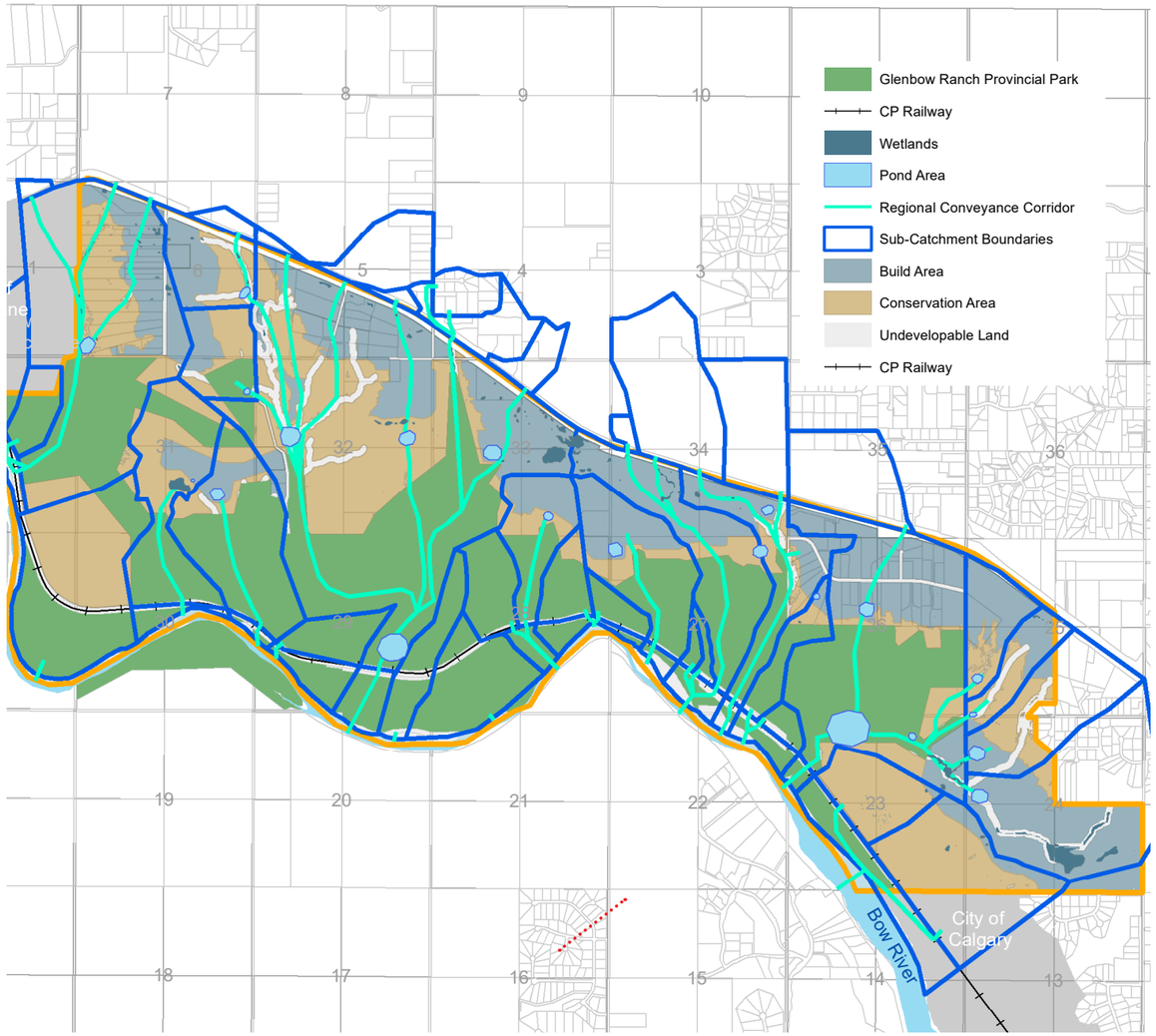
A stormwater management report has been submitted in support of this application which proposes stormwater management solutions for Parcel A in advance of regional infrastructure. An on-site storage pond is proposed to detain any excess runoff generated due to development. The required footprint areas and the storage volumes were evaluated using the 1:100 year storm event and with 0.99 L/s/ha as the permissible discharge rate.

An OGS is to be provided to filter runoff from the parking lot prior to entering the storage pond. The proposed Emergency Escape for the storm pond is to the west along the existing road ROW for Glenview Road. No adverse impacts would be expected to downstream drainage courses due to the proposed SWM system.

Under the ultimate condition, the tying location to the regional SWMF for the subject site is to be near Glenview Road on the southwest property boundary.

Figure 15

Storm Servicing



Policies:

13. **Potable water shall be provided within the Plan area by the Rocky View Water Co-op as generally illustrated by Figure 13: Water Servicing.**
14. **The developer of each Parcel shall provide written confirmation from a County approved piped water supplier at the land use amendment and subdivision stages in accordance with County Servicing Standards.**
15. **The developer of each Parcel shall extend potable water infrastructure within the Plan Area at the subdivision stage in accordance with applicable Provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications.**
16. **Costs required to extend the Rocky View Water Co-op's distribution network to the Plan Area may be subject to a Cost Recovery Agreement, at the subdivision stage, in accordance with County Servicing Standards.**
17. **Fire suppression shall be provided within the Plan area in accordance with the requirements of the County Servicing Standards and Bylaw C-7259-2013 (Fire Suppression Bylaw).**
18. **Wastewater service to residential subdivision and assisted living development within the Plan Area shall be provided by private sewage treatment systems (PSTS) until such time as regional services are extended to this area.**
19. **The developer of each Parcel within the Plan will be required to provide a Private Sewage Treatment System Assessment Report at the subdivision stage, in accordance with County Servicing Standards.**
20. **Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 15: Storm Servicing.**
21. **The developer of each Parcel shall prepare a Stormwater Management Plan, at the subdivision stage, to assess pre and post development surface drainage characteristics and the requirements to construct drainage facilities to ensure positive conditions are maintained in accordance with the County's Servicing Standards.**
22. **The design of all stormwater management infrastructure within the Plan Area will be expected to be consistent with the requirements of the Glenbow Ranch Master Drainage Plan and County Servicing Standards.**
23. **The developer shall construct all stormwater infrastructure in accordance with the approved stormwater management plan and the County Servicing Standards.**

Open Space

Municipal Reserve (MR)

The developer of each Parcel shall provide outstanding Municipal Reserve (MR) against each certificate of title, at the subdivision stage, either by land dedication or cash-in-lieu of land in accordance with the requirements of the Municipal Government Act. The anticipated disposition of Municipal Reserves (MR) within the Plan Area is described in the following Table.

It is noted that the proposed assisted living facility is not to be subdivided and contains institutional uses, therefore Municipal Reserve dedication for this site is not included in the overall reserve calculations in Table 3 below. These dedication calculations are intended to give a high-level summary of overall reserve in the ultimate development condition, however these statistics will be revised based on the definition of any Environmental Reserve within the Riparian Protection Special Study Area.

Public Utility Lot (PUL)

Public Utility Lots (PULs) will be provided within the Plan area to accommodate stormwater management as required based on stormwater reports completed by individual parcel owners at the subdivision stage.

Although Public Utility Lot is conceptually shown on the Development Concept (Figure 9) in this Plan, the location and size of these proposed stormwater facilities is highly conceptual and subject to refinement based on detailed stormwater analysis.

Environmental Reserve (ER)

Environmental Reserve shall be taken for any lands which are deemed undevelopable based on environmental features such as wetlands, major drainages, riparian areas and valued habitat areas.

Based on the Glenbow Ranch Area Structure Plan, one Riparian Protection Area is identified in the southwest portion of the Plan Area. This encompasses sloped lands and a natural overland drainage corridor.

This Conceptual Scheme provides a conceptual boundary for environmental area, indicated as Riparian Protection Special Study Area on Figure 16. At the subdivision or development permit stage for any affected parcels within the Special Study Area, a Biophysical Impact Assessment (BIA) prepared by a qualified professional shall be required to determine the extent of any lands and setback areas required to be designated as Environmental Reserve.

Any land designated by a landowner as Environmental Reserve (ER) shall be deducted from the calculation of developable area for that parcel .This in turn reduces the required Municipal Reserve dedication for that parcel in accordance with the requirements of the Municipal Government Act.

Table 3: Municipal Reserve Dedication

Area	Hectares	Acres	
Conceptual Scheme Area	64.62	159.69	
Less Assisted Living Site	5.66	13.99	
Gross Developable Area	**58.96**	145.70	%
Municipal Reserve Open Space	5.90	14.57	10.0%

Policies:

28. The developer of each Parcel shall provide oustanding MR against each certificate of title, at the subdivision stage, by dedication of land and/or cash-in-lieu of land in accordance with the requirements of the Municipal Government Act.

Figure 16

Open Space Concept

Implementation

Policy Framework and Implementation

This Conceptual Scheme is intended to guide the implementation of comprehensive hamlet and country residential subdivision within the entire Plan Area, over time, as generally contemplated by the Glenbow Ranch ASP.

As discussed in other sections of this Plan, the proponent of this Conceptual Scheme is the owner of Parcel A. These owners wish to immediately develop their land as an assisted living community.

The future land use concept scenario illustrated in Figure 17 suggests hamlet residential and country residential subdivision will occur within throughout the Conceptual Scheme area in alignment with the vision of the Glenbow Ranch ASP. However, the policies of this Conceptual Scheme do not obligate any of the parcel owners to redevelop their lands within a prescribed timeline. Instead, it is anticipated that each parcel owner will pursue the redevelopment process of their lands subject to their own individual development aspirations and associated timelines.

Proposed Land Use

The assisted living development is to be accommodated through a Direct Control (DC) land use district based on the Rural Residential (R-RUR) district. This proposed redesignation is shown in Figure 18 and Table 4.

Table 4: Proposed Land Use Amendment

Proposed Land Use	Hectares	Acres
Direct Control (DC)	5.66	13.99

Future Land Use

The developer of each Parcel shall apply for a Land Use Amendment at such time they wish to pursue development within their lands in accordance with the provisions of this Conceptual Scheme, the requirements of the Glenbow Ranch Area Structure Plan, and the County Servicing Standards.

Figure 17 provides a conceptual proposal for land uses within the Plan Area, accommodating future development through the use of the following districts:

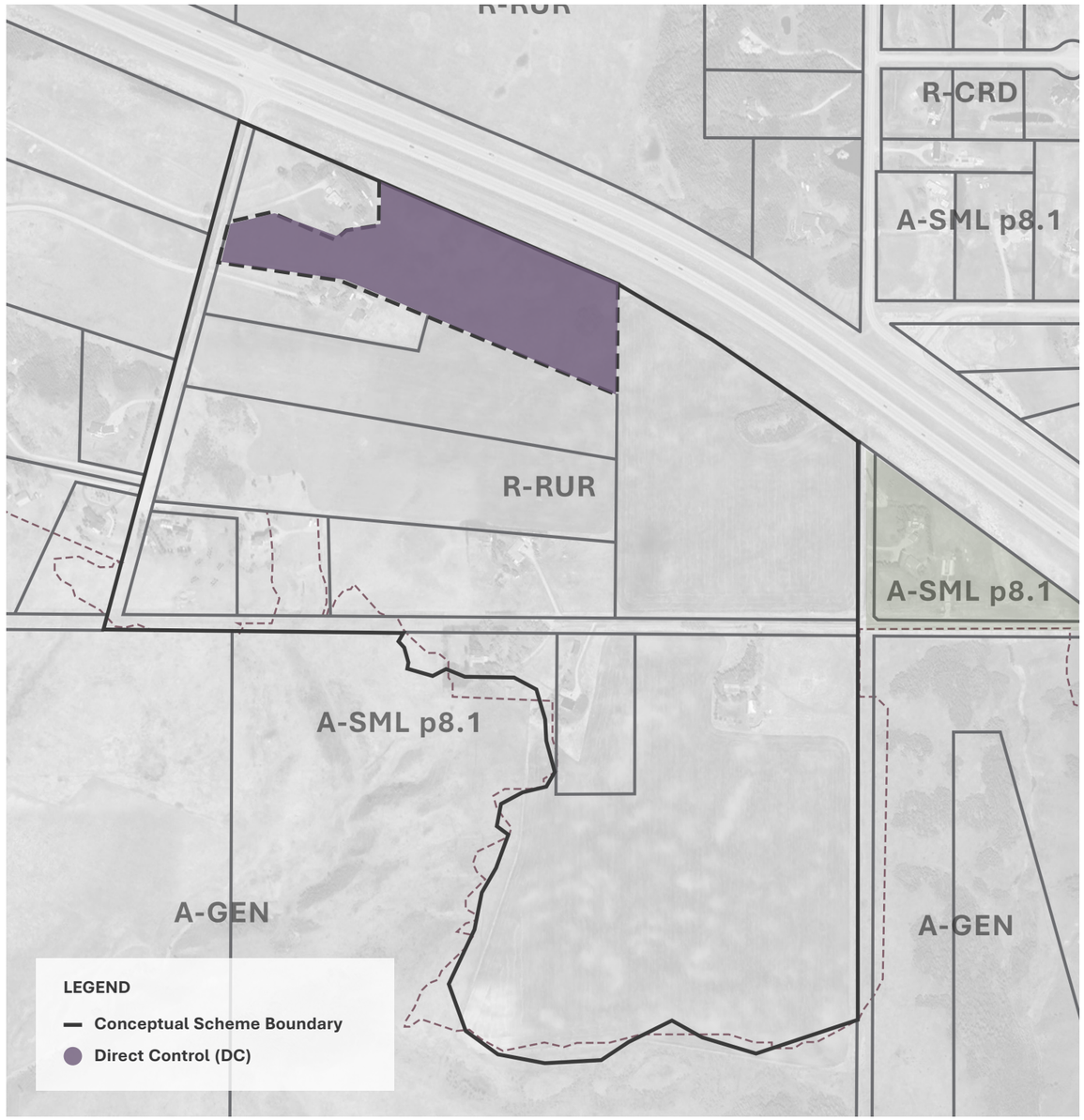
+ Country residential subdivision and development is proposed to be accommodated through the Country Residential (R-CRD) district
+ Hamlet residential development is proposed under the Residential, Urban (R-URB) district in advance of regional (piped) servicing infrastructure or the Residential, Mid Density Urban (R-MID) district once regional services are in place
+ Public open space (municipal or environmental reserves) under Special, Park (S-PRK)
+ Stormpond and other public utility until Special, Public (S-PUB)

Policies:

29. Prior to redeveloping their lands, each Parcel owner shall submit an application for Land Use Amendment to the County demonstrating alignment with the policies of this Conceptual Scheme and with Figure 17: Future Land Use Concept.

Figure 17

Future Land Use Concept

Figure 18

Proposed Land Use Amendement