



SECTION 25

Conceptual Scheme

March 2024

Submitted to

ROCKY VIEW COUNTY



north

0 100 200 300 400 500

Submitted by

GBOLA & JANET FSAKIN

AARON & HAGAR RENERT

PROJECT CONSULTANT TEAM

Design Consult Plus – Project Manager

Darrell Grant

Zanshin Environmental Networks Inc.

Osprey Engineering Inc.

Bunt & Associates Engineering Ltd.

Englobe Corp.

Bison Historical Resources Ltd.

Basin Environmental Ltd.

ARC Surveys Ltd.

Contents

1.0	INTRODUCTION	1	4.0	IMPLEMENTATION	12
1.1	Definitions	1	4.1	The Implementation Process	12
1.2	Purpose of This Plan	2	4.2	Proposed Land Uses	12
1.3	Project Goals	3	4.3	Future Subdivision Within the Section 25 Conceptual Scheme	13
1.4	Conceptual Scheme Objectives	4	4.4	Tree Preservation	13
2.0	PLAN AREA DESCRIPTION	5	4.5	Subdivision Phasing	14
2.1	Location	5	4.6	Geotechnical Considerations	14
2.2	Legal Descriptions	5	4.7	Biophysical Considerations	14
2.3	Local Development Context	7	4.8	Archaeological & Historical Resource Considerations	15
2.4	Existing Land Uses	7	4.9	Transportation	16
2.5	Existing Site Conditions	8	4.10	Utilities – Deep	16
3.0	MUNICIPAL POLICY FRAMEWORK	9	4.10.1	<i>Water</i>	16
3.1	Calgary Metropolitan Regional Board (CMR) Growth Plan 2022	9	4.10.2	<i>Wastewater</i>	17
3.2	The County Plan 2013	9	4.10.3	<i>Stormwater</i>	17
3.3	Bears paw Area Structure Plan (ASP) 1994	10	4.11	Utilities – Shallow	18
3.4	Rocky View County Land Use Bylaw 2020	11	4.12	Fire Suppression	18
			4.13	Public Open Space	19
			4.14	Emergency Response	19
			4.15	Solid Waste Management	19
			5.0	PUBLIC ENGAGEMENT	20

Figures & Tables

F1	Section 25 Conceptual Scheme & Appendix A – Fasakin Estates Areas	1
F2	Future Developability Considerations for Section 25 Conceptual Scheme	3
F3	Regional Context	5
F4	Section 25 Conceptual Scheme Legal Parcels	6
F5	Existing Land Uses for Section 25 Conceptual Scheme	8
T1	Section 25 Conceptual Scheme Legal Parcels' Details	6

Introduction

1.1 DEFINITIONS

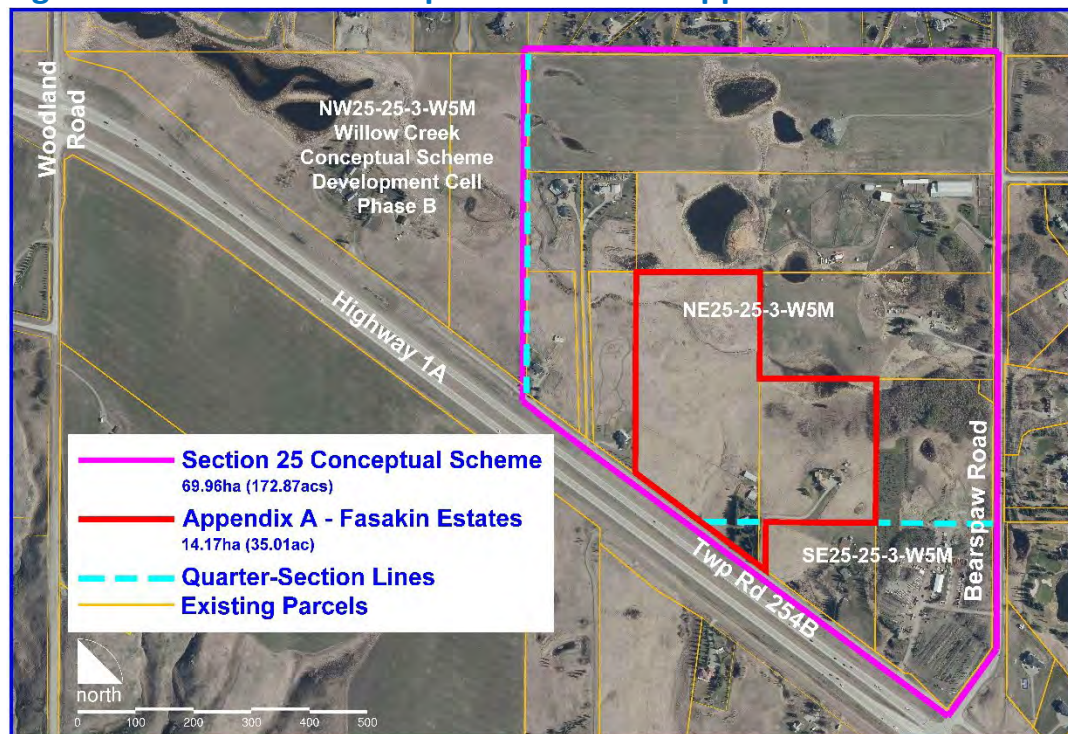
The following definitions help to understand the complexities of the Appendix A – Fasakin Estates Development Concept as it is related to the Section 25 Conceptual Scheme. See [Figure 1: Section 25 Conceptual Scheme and Appendix A - Fasakin Estates Areas](#) for a graphic representation.

Conceptual Scheme The total area of the Section 25 Conceptual Scheme, comprising approximately 69.96 hectares (172.87 acres), located in the Bearspaw Area Structure Plan, all within Section 25-25-3-W5M and north of Highway 1A.

Proponents Landowners of Block 2, Plan 1024JK and Block 7, Plan 9410545, who wish to immediately redesignate and subdivide their respective properties.

Appendix A - Fasakin Estates Development Concept The land owned by the proponents for immediate land use redesignation and subdivision of 14.18 hectares (35.04 acres). The Appendix A - Fasakin Estates Development Concept application will include the necessary reports to support its developability as one phase of development in the Section 25 Conceptual Scheme area.

Figure 1: Section 25 Conceptual Scheme & Appendix A – Fasakin Estates Areas



Policy 1.1.1 *Each landowner within the Section 25 Conceptual Scheme area who wishes to apply for a land use redesignation and subdivision shall append this Conceptual Scheme with its respective Development Concept as a sequentially numbered Appendix.*

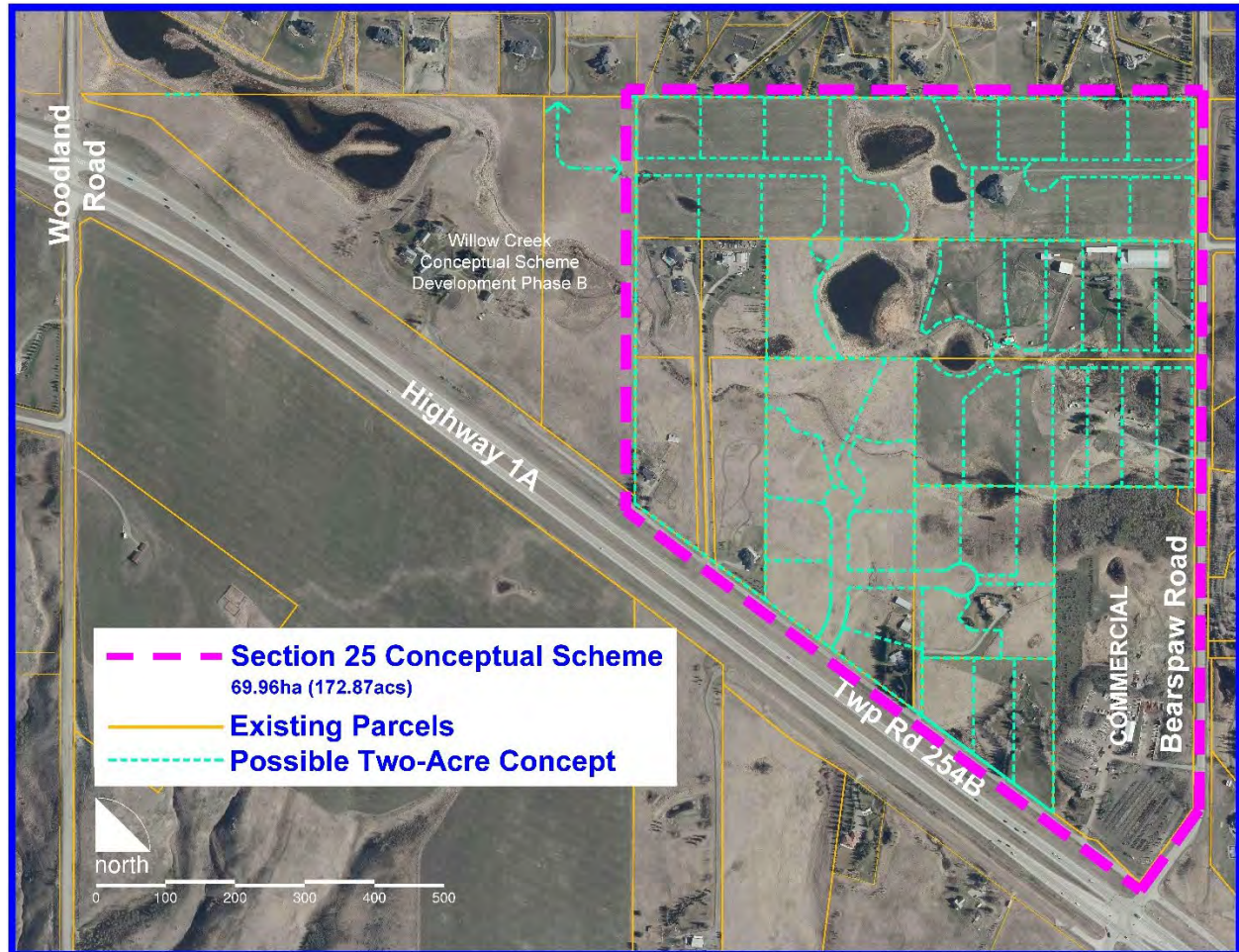
Policy 1.1.2 *Each application submitted to the County, per Policy 1.1.1 above, shall address the following criteria:*

- 1. A plan showing the proposed parcel configuration and orientation of the subdivision;*
- 2. 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;*
- 3. 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;*
- 4. A plan showing the proposed disposition of outstanding Municipal Reserve to be provided at the subdivision stage through dedication of land, cash-in-lieu, or a combination of both.*
- 5. A plan showing any Environmental Reserve as defined and implemented in accordance with the Alberta Municipal Government Act;*

1.2 PURPOSE OF THIS PLAN

Section 25 Conceptual Scheme establishes a comprehensive development vision, rationale, and implementation framework to support the development of a comprehensively planned country residential area in accordance with the Bearspaw Area Structure Plan (BASP). The Conceptual Scheme's policies are intended to facilitate the immediate subdivision of a portion of the 25-25-03-W5M, in addition to establishing a framework for the 'potential' further development of the other parcels within the subject area. Any proposed residential density is expected to align with policies identified in higher level documents such the Calgary Regional Metropolitan Board and the Bearspaw ASP. The Plan's implementation framework is intended to guide the County's decision-making process regarding future applications for land use redesignation and subdivision.

Figure 2: Future Developability Considerations for Section 25 Conceptual Scheme



Policy 1.2.1 *If Figure 2: Future Developability Considerations for Section 25-25-03-W5M is altered, it shall be replaced in this document with the newer version.*

Policy 1.2.2 *Residential Density for any development proposals within the Section 25 Conceptual Scheme area shall adhere to Policy 3.1.1.*

1.3 PROJECT GOALS

The Section 25 Conceptual Scheme contemplates a comprehensively planned country residential neighbourhood in accordance with the following goals:

- Establish a policy framework that ensures future country residential subdivision respects the existing site conditions within the Plan area including the configuration of existing building sites, topography, surface drainage, and vegetation patterns.

-
- Ensure new residential development is supported by appropriate improvements to the municipal transportation network.
 - Ensure the new residential subdivision is supported by an appropriate potable water supply.
 - Ensure the suitability of the site to accommodate Private Sewage Treatment Systems (PSTS) in accordance with provincial and municipal requirements.
 - Establish a strategy to maintain positive stormwater management in accordance with the Bearspaw - Glenbow Master Drainage Plan and the Nose Creek Watershed Water Management Plan.
 - Establish a phasing strategy that accommodates future redevelopment in an orderly and sequential manner, in accordance with the aspirations of each landowner within the Plan area, based on the availability of required infrastructure and market demand.

1.4 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Section 25 Conceptual Scheme are to:

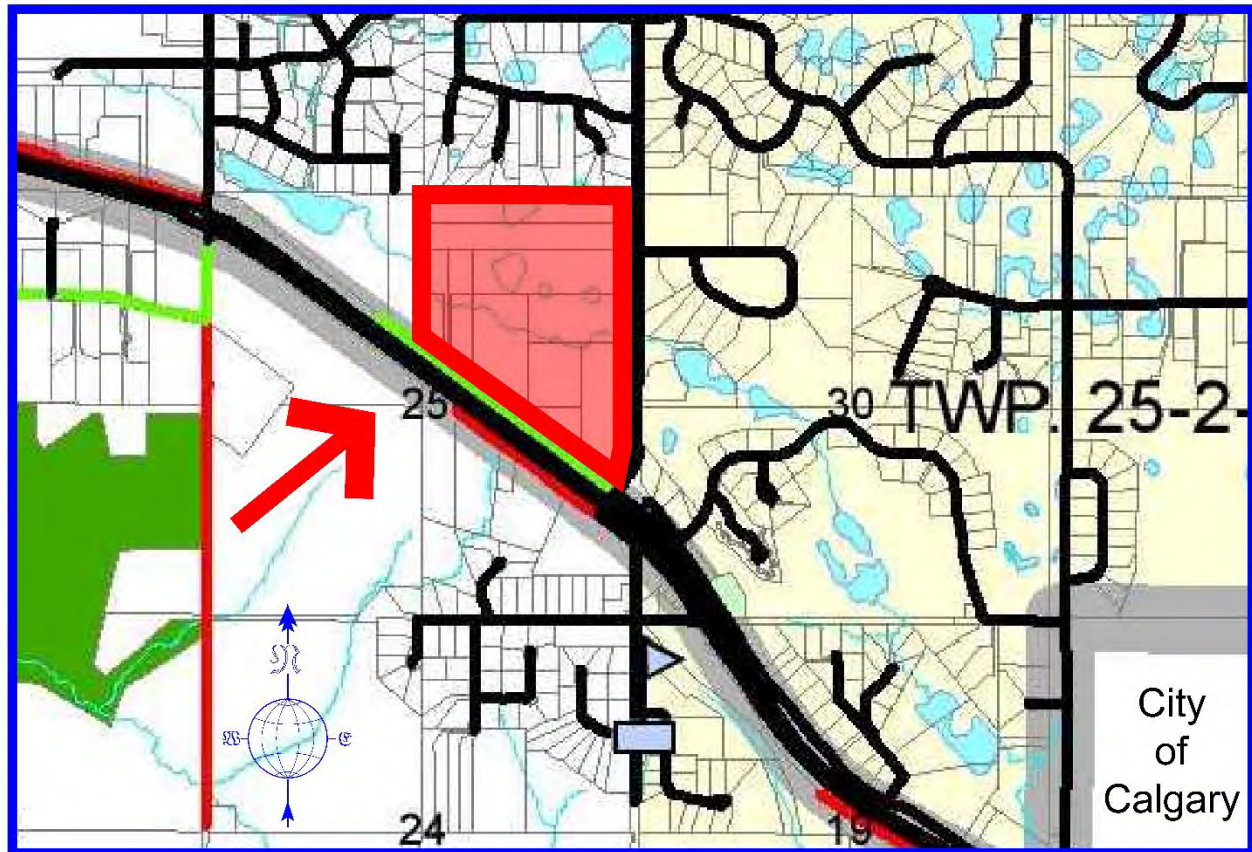
- a) Summarize existing conditions within the Plan area to identify development opportunities and constraints,
- b) Establish a future development concept supported by an integrated land use framework designed to facilitate country residential development within the Conceptual Scheme area in accordance with the Bearspaw Area Structure Plan (BASP) and Rocky View County Servicing Standards,
- c) Establish a strategy to implement transportation, utility services, and stormwater management infrastructure as required to support country residential development and related uses,
- d) Establish expectations for the provision of Emergency Response within the Plan area, and
- f) Summarize a community consultation program implemented to inform and educate affected landowners and interested stakeholders.

Conceptual Scheme Description

2.1 LOCATION

As shown on **Figure 3: Regional Context**, the Section 25 Conceptual Scheme area is shown within the broader context of the surrounding Bearspaw community.

Figure 3: Regional Context



Source: Rocky View County

2.2 LEGAL DESCRIPTIONS

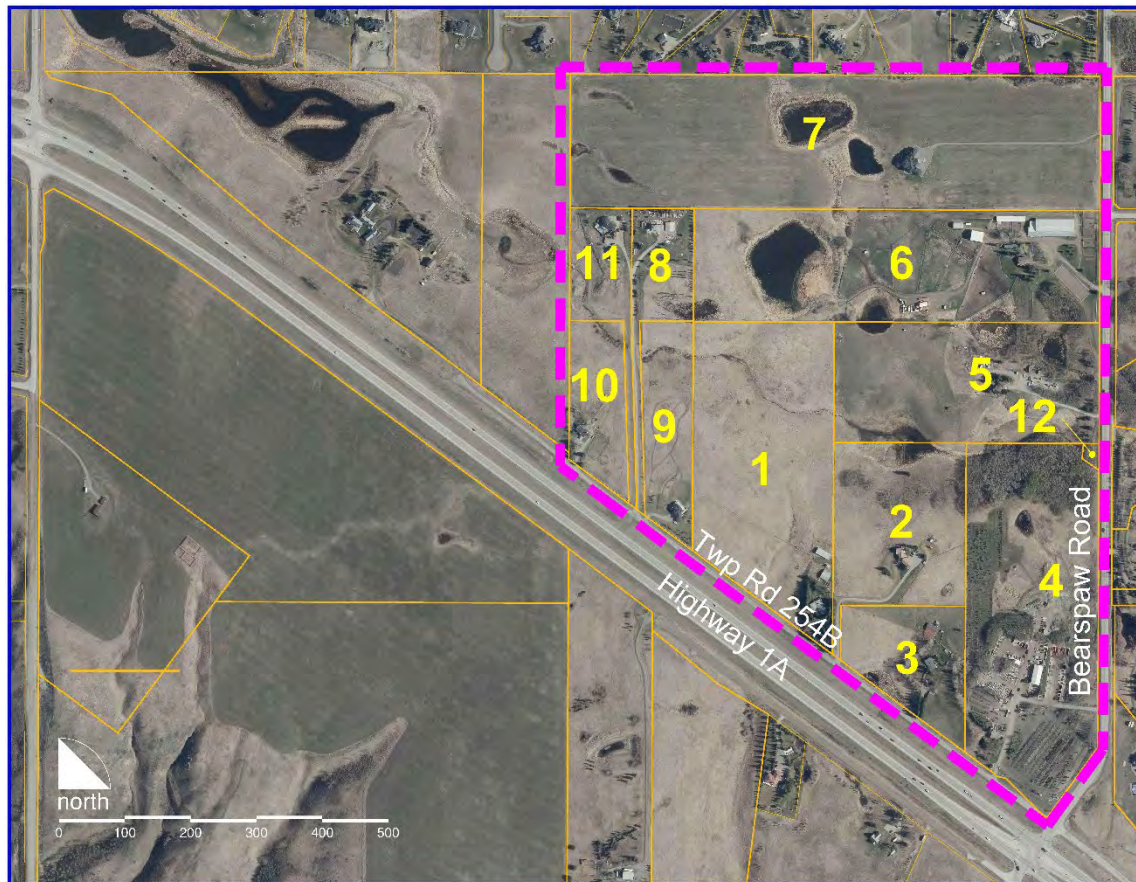
There are a total of twelve (12) parcels in the Section 25 Conceptual Scheme. **Table 1: Section 25 Conceptual Scheme Parcels' Details** summarizes their respective legal descriptions, areas, and addresses, where applicable, while **Figure 4: Section 25 Conceptual Scheme Legal Parcels** identifies the location of each numbered parcel referenced in the table.

Table 1: Section 25 Conceptual Scheme Legal Parcels' Details

PARCEL	LEGAL DESCRIPTION	ADDRESS	APPROX AREA *		EXISTING LAND USE
			hectares	acres	
1	Block 2, Plan 1024JK	30082 Twp Rd 254B	9.10	22.49	A-SMLp8.1
2	Block7, Plan 9410545	30080 Twp Rd 254B	5.08	12.55	R-RUR
3	Block 1, Plan 787JK	30056 Twp Rd 254B	2.88	7.12	R-RUR
4	Blk Parcel A, Plan 7537HK	30034 Twp Rd 254B	10.22	25.25	DC28
5	Block 5, Plan 4194JK	254177 Bearspaw Road	7.36	18.18	A-SMLp8.1
6	Block 4, Plan 4194JK	254207 Bearspaw Road	10.53	26.03	A-SMLp8.1
7	NE25-25-03-W5M (portion)	254245 Bearspaw Road	16.19	40.00	A-SMLp8.1
8	Lot 3, Plan 9211341	30142 Twp Rd 254B	1.97	4.88	R-RUR
9	Lot 4, Plan 9211341	30140 Twp Rd 254B	2.48	6.12	R-RUR
10	Lot 1, Plan 9211341	30162 Twp Rd 254B	2.10	5.20	R-RUR
11	Lot 2, Plan 9211341	30144 Twp Rd 254B	1.96	4.85	R-RUR
12	NE25-25-03-W5M (portion)	none	0.08	0.20	A-SMLp8.1
TOTAL			69.96	172.87	

* Areas extracted from the online Rocky View County Atlas link

Figure 4: Section 25 Conceptual Scheme Legal Parcels



2.3 LOCAL DEVELOPMENT CONTEXT

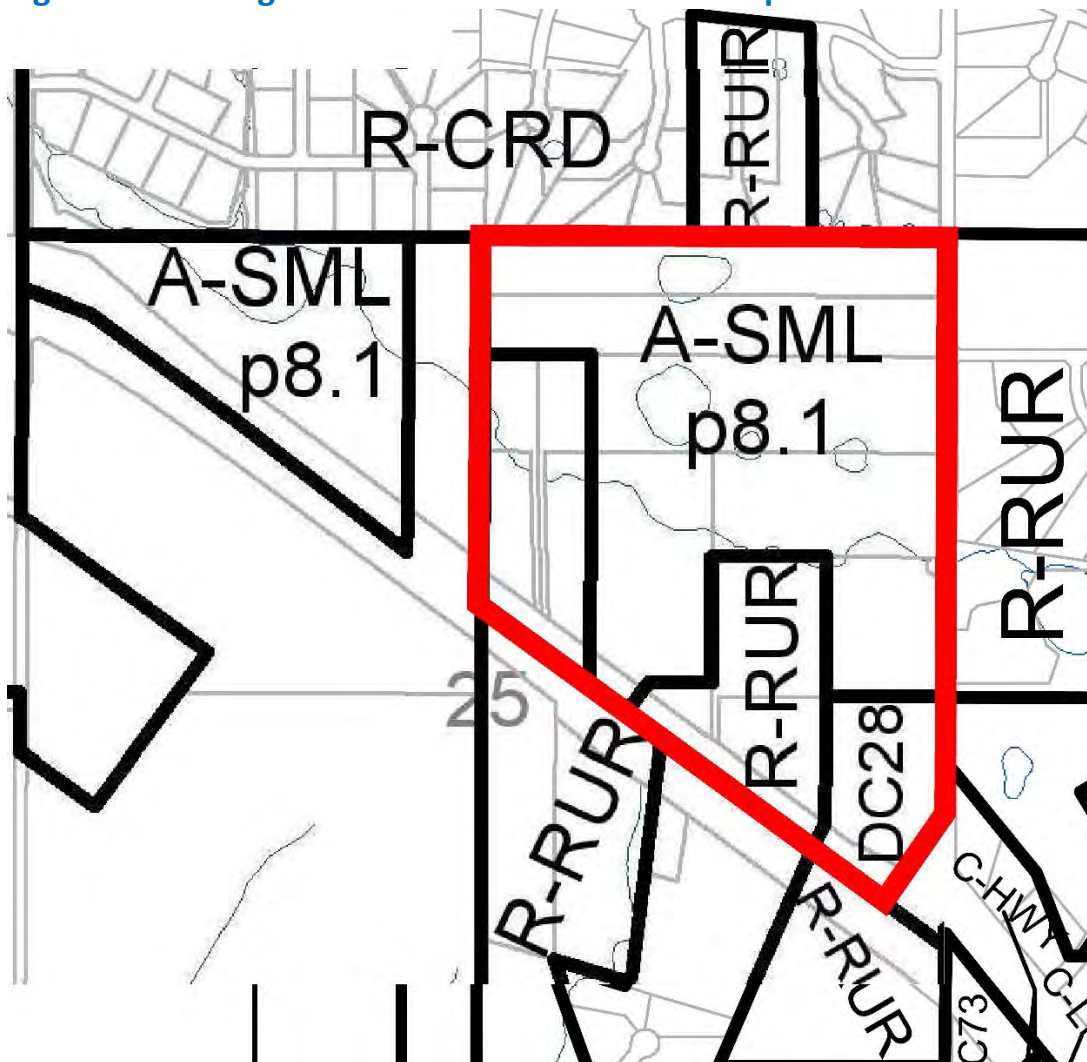
The existing character pattern in the Section 25 Conceptual Scheme area includes an evolving mix of rural residential lots and small holdings' agricultural parcels, generally described as follows:

- For the most part, the land is characterized by previously subdivided agricultural parcels, in the general range of 3 to 16 hectares, containing single-detached homes, accessory structures, and one equestrian facility.
- One four-lot subdivision of 1.6 hectares± exists midway along Township Road 254B.
- A 10-hectare parcel in the southeast comprises a commercial landscaping business.

2.4 EXISTING LAND USES

The existing land uses for Section 25 Conceptual Scheme are generally Agricultural, Small Parcel District (A-SML p8.1) or Residential, Rural District (R-RUR), with one parcel as Direct Control (DC28) for a commercial landscaping business. The purpose of the A-SML land use district is to provide for a range of mid-size parcels for agricultural use to accommodate traditional and emerging trends in agriculture. The purpose of the R-RUR land use district is to provide for residential uses in a rural setting, on parcels which can accommodate limited agricultural pursuits. It is noted that all lands within the Conceptual Scheme area are anticipated to accommodate country residential subdivisions in accordance with the provisions of the Bearspaw Area Structure Plan (BASP), 1994, except for the southeastern parcel in the northwest quadrant of Bearspaw Road and Township Road 254B, where it is expected to retain a commercial use.

Figure 5: Existing Land Uses for Section 25 Conceptual Scheme



2.5 EXISTING SITE CONDITIONS

The Section 25 Conceptual Scheme area includes gently sloping lands with variable topography and vegetative conditions including rolling poplar forest interspersed with open grassed clearings. The Plan area includes twelve (12) parcels, most of which are presently developed with single-detached dwellings and accessory buildings. A commercial use exists at the corner of Bearspaw Road and Township Road 254B, as well as an equestrian centre north along Bearspaw Road. A small intermittent stream dissects the Conceptual Scheme area running downhill west to east, bookended by water bodies that are also interspersed throughout the plan area.

Section 25 Conceptual Scheme is accessed via Highway 1A at Bearspaw Road, with a service road, Township Road 254B, running parallel to Highway 1A for approximately 1,100 metres.

Municipal Policy Framework

3.1 CALGARY METROPOLITAN REGIONAL BOARD (CMR) GROWTH PLAN 2022

Under Section 3.1.5 Rural and Country Cluster Placetype of the CMR Growth Plan, the following policies are found:

3.1.5.1 The Rural and Country Cluster Placetype should be characterized by larger lot sizes, lower density, and single-detached housing. This Placetype may include country cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

3.1.5.2 Rural and Country Cluster Placetype, when it is not clustered shall comply with the following:

(a) the development shall not be located within a Preferred Growth Area; and

(b) the maximum Density is 1.2 dwelling units / hectare (0.5 dwelling units/acre).

Policy 3.1.1 *The maximum density for any proposed phase of development within Section 25 Conceptual Scheme shall be 1.2 dwelling units per hectare (0.5 dwelling units per acre).*

3.2 THE COUNTY PLAN 2013

The County Plan includes the following vision statement:

Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business development opportunities.

The County Plan establishes planning principles which all future developments within the municipality are expected to embrace:

- *Growth and Fiscal Sustainability;*
- *The Environment;*
- *Agriculture;*
- *Rural Communities;*
- *Rural Service; and*
- *Partnerships.*

The County Plan's Residential Policies seek to facilitate moderate residential growth within preferred designated areas. The County Plan encourages country residential development to continue to locate within existing communities where Area Structure Plans are adopted. With the introduction of Appendix A – Fasakin Estates forming a part of the Section 25 Conceptual Scheme, which proposes to locate new country residential development within the boundary of an adopted statutory plan that contemplates country residential development. As such, this document is consistent with the County Plan's Growth Management Strategy.

3.3 BEARSPAW AREA STRUCTURE PLAN (ASP) 1994

The Section 25 Conceptual Scheme and Appendix A – Fasakin Estates include an implementation strategy to facilitate a country residential subdivision which is consistent with *Figure 17: Bearspaw Area Structure Plan's Future Land Use Scenario*. As illustrated on *Figure 18: Bearspaw Area Structure Plan Development Phasing*, Section 25 Conceptual Scheme is situated within the Bearspaw ASP's Development Priority Area #1, which requires the adoption of a Concept Plan (Conceptual Scheme) prior to a land use amendment and subdivision proceeding. The Bearspaw ASP's phasing strategy encourages sequential development to occur within the eastern portions of the ASP area. As noted above, this Conceptual Scheme falls within Development Priority Area #1. Therefore, introduction of a comprehensively planned country residential development is proposed by this Conceptual Scheme within a location that can be readily serviced by the Rocky View Water Co-op and has indirect access from Highway 1A via Township Road 254B. This Conceptual Scheme has been prepared pursuant to the future land use and development phasing provisions of the Bearspaw ASP, and addresses the specific policies described in *Section 8: Plan Policies*.

3.4 ROCKY VIEW COUNTY LAND USE BYLAW 2020

The vision for Section 25 Conceptual Scheme is for a country residential development. The concurrent land use redesignation application for Appendix A – Fasakin Estates seeks to redesignate the property from its existing Agricultural, Small Parcel District (A-SML p8.1) District and Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).

The purpose of the R-CRD district is “to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits” (Section 322, Rocky View County Land Use Bylaw). Under the R-CRD district, a *Dwelling Single Detached* is identified as a permitted use.

Although detailed design of the lots and dwellings themselves will not be determined until after the land use redesignation and this Conceptual Scheme are approved, the proposed development broadly complies with the provisions of the R-CRD land use district, including meeting its minimum parcel size, respecting its maximum building height, setbacks, landscaping, and servicing requirements.

Policy 3.4.1 For all appendices of this Conceptual Scheme, any proposed land use district shall adhere to the rules and regulations of the County Land Use Bylaw.

Implementation

4.1 THE IMPLEMENTATION PROCESS

The Section 25 Conceptual Scheme's policy framework is intended to guide the implementation of a comprehensive country residential subdivision for the entire Conceptual Scheme, over time, as generally contemplated by the Bearspaw Area Structure Plan, 1994. While the illustrated scenario in [Figure 2: Future Developability Considerations for Section 25-25-03-W5M](#), suggests country residential subdivision will occur throughout the Conceptual Scheme area, the policies of this Conceptual Scheme do not obligate any of the landowners to redevelop their lands with a prescribed land use or within a prescribed timeline. Instead, it is anticipated that each landowner will pursue the redevelopment process of their lands, subject to their own individual development aspirations and associated timelines.

Policy 4.1.1 *Each landowner within this Conceptual Scheme shall prepare the necessary documentation in accordance with County requirements, to seek land use redesignation and subdivision approvals in accordance with the S25CS and Bearspaw ASP, and County Servicing Standards requirements.*

Policy 4.1.2 *Each landowner within this Conceptual Scheme shall proceed with each phase subject to receiving required approvals from Rocky View County provided the required transportation and utility servicing infrastructure can be provided in accordance with the County Servicing Standards.*

4.2 PROPOSED LAND USES

The ultimate configuration of land uses within the Section 25 Conceptual Scheme area is expected to be dominated by the Residential, Country Residential Land Use District (R-CRD) as illustrated in [Figure 2: Future Developability Considerations for Section 25-25-03-W5M](#). When ready for further development, each landowner will apply for a land use amendment to pursue country residential development on their property, in accordance with the provisions of this Conceptual Scheme, the requirements of the Bearspaw Area Structure Plan, as amended, and the County Servicing Standards. If the intent is not for country residential development, then the County will evaluate the proposal on its own merits.

Policy 4.2.1 *Prior to redeveloping their lands, each landowner within the Conceptual Scheme area shall apply for a Land Use Amendment to the County to satisfy the relevant policies described in this Conceptual Scheme, to the satisfaction of the County.*

Policy 4.2.2 *Should a landowner wish to pursue a land use district other than R-CRD (Residential, Country Residential Development), the County shall evaluate it in context with this Conceptual Scheme and on its own merit.*

4.3 FUTURE SUBDIVISION WITHIN THE SECTION 25 CONCEPTUAL SCHEME

Subdivision of the remaining parcels within the Section 25 Conceptual Scheme area is expected to occur as generally illustrated by **Figure 2: Future Developability Considerations for Section 25-25-03-W5M**, according to design criteria described as follows:

- Minimum residential parcel sizes shall be in accordance with the requirements of the County's applicable land use designation.
- Dedication of any Public Utility Lots (PULs), Municipal Reserve (MR), and Environmental Reserve (ER) as contemplated by this Conceptual Scheme.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by this Conceptual Scheme, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.

Policy 4.3.1 *Each plan of subdivision shall be prepared by legal survey for registration on each parcel, identifying all restrictions to buildable areas, that is, wetlands, streams, unstable slopes, and their associated setbacks, if any, in addition to yard setbacks as outlined in the County Land Use Bylaw.*

4.4 TREE PRESERVATION

A combination of domestic and natural tree cover exists in Section 25 Conceptual Scheme, forming part of a larger complex of mature vegetation within the surrounding area. In order to support the opportunity to address carbon capture through natural means, this Conceptual Scheme proposes to maintain its tree cover, with minimal loss. Where practical, the landowner will limit tree removal within each new residential lot to an appropriate area to include the dwelling, accessory buildings, private amenity space, access, stormwater requirements, and a private wastewater system. Preservation of trees on slopes greater than 15% will aid in retaining the natural evolution of tree stands and one of its purposes to sustain slope stability.

Policy 4.4.1 *Each landowner shall identify, at the subdivision stage through a landscaping plan as a condition of approval in accordance with these policies, the following:*

-
- *illustrate how existing tree cover within each new residential parcel will be retained with the overall objective of preserving existing vegetative cover;*
 - *retain tree cover on slopes greater than 15%;*
 - *retain all trees within 15 metres of the edge of a waterbody; and*
 - *strongly consider native, low maintenance vegetation in its planting scheme.*

4.5 SUBDIVISION PHASING

Subdivision phasing in Section 25 Conceptual Scheme will occur as each landowner chooses to develop. The sequence of future subdivisions and development phases will enable each landowner to pursue Land Use Amendment and Subdivision applications according to their own individual aspirations and associated timelines. As described in this Conceptual Scheme, each landowner will be required to construct the required transportation, utility servicing, and stormwater management details, in accordance with the over-arching policies of this Conceptual Scheme and the terms of the County's Development Agreement process.

4.6 GEOTECHNICAL CONSIDERATIONS

It is important that the land upon which development is to occur is geotechnically stable, particularly where there are slopes greater than 15%. All landowners wishing to develop their respective properties require this analysis and any recommendations to be completed prior to subdivision.

Policy 4.6.1 *The landowner shall provide a detailed geotechnical investigation, at or prior to the subdivision stage, to demonstrate that sub-surface conditions are favourable for the intended development, in terms of both slope stability and groundwater, in accordance with the requirements of the County Servicing Standards.*

4.7 BIOPHYSICAL CONSIDERATIONS

To successfully manage land use and guide design for future development in Section 25, documentation of the existing biophysical conditions provides the foundation for identifying valued ecosystem components (VECs), which are biophysical features or conditions that are important for healthy ecosystems. These can include features such as steeply sloping terrain, rare wildlife, and waterbodies. Once existing biophysical conditions are known, construction and proposed land use activities are then analyzed for potential interactions with VECs. Outcomes of this impact analysis includes design- or project-specific mitigation measures to avoid or

minimize project interactions with a VEC, and where impact avoidance or minimization were not achieved, compensation or other types of recommendations are proposed.

There are roughly eight ecosystem components examined in a general environmental assessment; and site-specific conditions for any one of these components may trigger the need for more types of environmental assessments depending on the development activity. Landowners shall understand their environmental responsibilities when planning to develop their property, as follows:

Policy 4.7.1 *The landowner shall prepare a Biophysical Impact Assessment (BIA) in accordance with the County Servicing Standards, which would identify valued ecosystem components (VECs), such as rare/protected wildlife and waterbodies (includes watercourses, intermittent streams, and wetlands), potential project interactions with VECs, mitigation recommendations, anticipated residual impacts, and additional environmental regulations and processes that may apply, at the submission of a land use redesignation application.*

Policy 4.7.2 *The landowner shall retain qualified professionals to complete required biophysical analyses and documentation in accordance with requirements detailed in the County Servicing Standards (2013), provincial Wetland Policy (2013), and any other regulations/standards that may apply, based on biophysical conditions and type of land use activities proposed.*

Policy 4.7.3 *Activities associated with potential impacts a waterbody shall proceed only once authorization(s) from the Government of Alberta (GoA) have been received.*

4.8 ARCHAEOLOGICAL & HISTORICAL RESOURCE CONSIDERATIONS

Archeological and historical considerations, when land is to be disturbed, must be addressed through provincial regulations. This includes, at least, a Historical Resource Overview (HRO). In turn, a HRO may require further work to be completed, via a Historical Resource Impact Assessment (HRIA), prior to the commencement of physical activity on the land.

Policy 4.8.1: *For development to proceed, each landowner shall submit a Historical Resource application to the province through Alberta Arts, Culture, and Status of Women's online Permitting and Clearance System (OPaC), prior to proceeding with any surface disturbances, to the satisfaction of the province.*

Policy 4.8.2: *If required, the developer of each parcel shall prepare a Historical Resource Impact Assessment (HRIA) and complete any required mitigative actions, to the satisfaction of the province.*

4.9 TRANSPORTATION

Understanding road connectivity for the Section 25 Conceptual Scheme area is important when considering redevelopment. A Traffic Impact Assessment (TIA) may be required for large applications or a simple letter report for smaller ones. Consultation with the County is required to establish the terms of reference.

- Policy 4.9.1** *When a development is proposed within the Section 25 Conceptual Scheme area, the proponent shall consult the County to establish what level of transportation analyses may be required based on the significance of the proposal.*
- Policy 4.9.2** *The outcome(s) of any transportation report shall be addressed prior to the subdivision or development permit stages, whichever comes first.*
- Policy 4.9.3** *The design of the internal subdivision road network, including intersections with the surrounding municipal road network, shall be established at the subdivision stage in accordance with the County Servicing Standards.*
- Policy 4.9.4** *If a secondary/emergency access is required for any proposed subdivision in the Section 25 Conceptual Scheme area, it shall be designed in accordance with the County Servicing Standards.*
- Policy 4.9.5** *The landowner shall be required to provide applicable Transportation Off-Site levies at the subdivision stage.*

4.10 UTILITIES - DEEP

4.10.1 Water

Country residential development in Section 25 Conceptual Scheme will be serviced with potable water via the Rocky View Water Co-op. Any construction of the potable water infrastructure will be provided by the landowner, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications. The landowner will extend the Rocky View Water Co-op's distribution network to its respective subdivisions. It is expected that the County will apply a cost recovery agreement at the subdivision stage, affecting any future subdivision/development within the Section 25 Conceptual Scheme area that benefits from any water line extension.

- Policy 4.10.1.1** *The landowner shall use Rocky View County Water Co-op water line connection(s) for a potable water source.*

-
- Policy 4.10.1.2 The internal water distribution network shall be constructed by the landowner at the subdivision stage in accordance with the County Servicing Standards.***
- Policy 4.10.1.3 Costs associated with connecting to the Rocky View Water Co-op system shall be the sole responsibility of the landowner.***
- Policy 4.10.1.4 Notwithstanding Policy 4.10.1.3 above, the County shall prepare a cost recovery agreement such that any future landowner wishing to tie into a line shall share in its costs, in accordance with a prescribed formula.***

4.10.2 Wastewater

The provision of wastewater service within the Section 25 Conceptual Scheme area will be provided via individual private sewage treatment systems (PSTS). The landowner of each parcel within the Plan Area will be required to provide a Level IV PSTS Evaluation Report at the subdivision stage to verify that soil conditions are suitable to accommodate private sewage systems in accordance with County Servicing Standards. Each new lot must be provided with a packaged private sewage treatment system that meets the requirements of the County Servicing Standards.

- Policy 4.10.2.1 Wastewater service shall be provided in Section 25 Conceptual Scheme by private sewage treatment systems (PSTS).***
- Policy 4.10.2.2 The landowner within Section 25 Conceptual Scheme shall be required to provide a Level IV Private Sewage Treatment System Assessment Report, at the subdivision stage, in accordance with County Servicing Standards.***
- Policy 4.10.2.3 Where private sewage treatment systems (PSTS) are permitted, each new residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of the County Servicing Standards.***

4.10.3 Stormwater

Topography within the Section 25 Conceptual Scheme area is gently undulating with slopes generally ranging from 0% to 8%, located within the West Nose Creek watershed, a tributary to Nose Creek. The Conceptual Scheme area drains southeast along an overland drainage course that exits under Bearspaw Road, approximately 650 metres from Highway 1A. The County prepared the Bearspaw-Glenbow Master Drainage Plan (B-G MDP) in 2010 to assess the surface drainage characteristics of the surrounding drainage basin. The B-G MDP establishes a 0.99 L/sec/ha maximum runoff release rate which all developments within the basin are required to maintain.

-
- Policy 4.10.3.1** *The landowner shall provide a site-specific Stormwater Management Plan at the subdivision stage to assess pre- and post-development surface drainage characteristics to ensure positive drainage conditions are maintained during and after the development's implementation.*
- Policy 4.10.3.2** *The design of the stormwater management system shall accommodate the unit area release rates and volume retention targets per the Bearspaw-Glenbow Master Drainage Plan.*
- Policy 4.10.3.3** *The landowner shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Stormwater Offsite Levy Bylaw.*

4.11 UTILITIES – SHALLOW

Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the landowner at the subdivision stage in consultation with all applicable shallow utility providers. Tie-ins will be from the existing infrastructure for each service.

- Policy 4.11.1** *Shallow utilities shall be installed and/or financed at the subdivision stage in consultation with the applicable utility providers.*
- Policy 4.11.2** *The alignments for utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.*

4.12 FIRE SUPPRESSION

It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as utilizing the stormwater management facilities to provide a water supply with a drafting hydrant and/or ensuring each country residential building maintains a nominal separation of greater than 30.48 metres (100 feet) in accordance with the County's Fire Suppression Bylaw C-7259-2013.

- Policy 4.12.1** *Fire suppression methods shall either adhere to a minimum of 30.48 metres (100 feet) habitable building to building separation in accordance with the County's Fire Suppression Bylaw C-7259-2013 or utilize the stormwater management system.*

4.13 PUBLIC OPEN SPACE

The landowner, should they wish to subdivide, is required to provide any outstanding Municipal Reserve (MR) at the subdivision stage, either by land dedication or cash-in-lieu in accordance with the requirements of the Municipal Government Act. It is noted that the County may consider taking cash-in-lieu, dedication of land, or deferral of land, or a combination of all three for MR dedication.

Environmental Reserve (ER) is identified in the Municipal Government Act as those lands that are generally considered unsafe to the public and undevelopable due to containing waterbody and/or steep slope landforms. This is determined through the Conceptual Scheme and subsequent subdivision processes and provided as either titled property (ER) or an easement to the municipality (ERE).

Policy 4.13.1 *The landowner shall determine prior to the subdivision stage whether MR is owed on their respective property.*

Policy 4.13.1 *If MR is owing, the landowner shall provide the outstanding MR, at the subdivision stage, by dedication of land and/or cash-in-lieu and/or deferral of land, in consultation with the County and in accordance with the requirements of the Municipal Government Act.*

4.14 EMERGENCY RESPONSE

Primary fire response will be provided from the Rocky View County Fire Station #103 located at Highway 1A and Lochend Road, approximately three kilometres to the northwest. 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.

4.15 SOLID WASTE MANAGEMENT

Provision of solid waste management will be provided for each subdivision by a qualified solid waste management operator to be managed through a contract.

Policy 4.15.1 *Solid waste management shall be provided by a qualified waste management operator through a contract managed by each residential lot owner.*

Public Engagement

In September 2023, a newsletter was mailed out to all registered landowners within the Section 25 Conceptual Scheme boundary. This was to inform them that Rocky View County's policy required a minimum quarter-section for an area of any proposed Conceptual Scheme. Two responses generated questions and were non-committal.

An open house was scheduled for 17 January 2024 at the Lion's Bearspaw Hall between 530pm and 730pm. Again, a mailout was sent to the same landowners within the Section 25 Conceptual Scheme boundary, so they were assured of proper notice. As well, an advertisement was placed in the *Rocky View Weekly* for two consecutive weeks prior to the event date: on January 9th and January 16th. Refer to Appendix 2 for letters to landowners, the Rocky View Weekly advertisement, and the open house comment sheet.

Eleven Rocky View County residents attended the open house. Two of the residents were from within the Conceptual Scheme boundary. Two comment sheets were received and included following comments/suggestions:

- Presentation was very clear;
- Consider connecting infrastructure to other neighbourhoods in the area;
- The main road could be named with some relevance to Bearspaw. Perhaps referring to the indigenous or pioneer heritage;
- Consider some walking trails as part of the conceptual scheme;

Verbal comments included:

- Traffic concerns at Township Road 254B and Bearspaw Road: difficult to exit the area in the morning;

The applicant has had a few telephone and email exchanges with four of the Conceptual Scheme residents. One asked to be removed from the Conceptual Scheme area; another voiced concern about the proximity future homes will be to their home; general query about the overall proposal because they were unable to attend the open house; and an understanding of connecting to a future potable water source. The open house display boards were emailed on two occasions.

THIS PAGE INTENTIONALLY BLANK

Section 25 Conceptual Scheme

Appendix A

FASAKIN ESTATES

March 2024

Submitted to

ROCKY VIEW COUNTY

Submitted by

GBOLA & JANET FASAKIN

AARON & HAGAR RENERT



PROJECT CONSULTANT TEAM

Design Consult Plus – Project Manager

Darrell Grant

Zanshin Environmental Networks Inc.

Osprey Engineering Inc.

Bunt & Associates Engineering Ltd.

Englobe Corp.

Bison Historical Resources Ltd.

Basin Environmental Ltd.

ARC Surveys Ltd.

Contents

1.0	INTRODUCTION	1		
1.1	Purpose of this Appendix	1		
1.2	Development Rationale	1		
2.0	PLAN AREA DESCRIPTION	3		
2.1	Local Development Context	3		
2.2	Legal Descriptions	3		
2.3	Existing Site Conditions	3		
2.4	Geophysical Considerations	5		
2.5	Biophysical Considerations	5		
2.6	Archaeological & Historical Resources Considerations	12		
3.0	DEVELOPMENT CONCEPT	13		
3.1	Objectives	13		
3.2	Fasakin Estates Statistics	15		
3.3	Transportation	16		
3.4	Utility Servicing	17		
	3.4.1 Potable Water	17		
	3.4.2 Wastewater	18		
	3.4.3 Stormwater Management	19		
	3.4.4 Shallow Utilities	24		
3.5	Solid Waste Management	24		
3.6	Fire Suppression	24		
3.7	Emergency Response	25		
3.8	Public Open Space	25		
4.0	IMPLEMENTATION	28		
4.1	Subdivision of Fasakin Estates	28		
4.2	Architectural & Landscaping Guidelines	29		
4.3	Subdivision & Road Names	31		
	4.3.1 Subdivision Name	31		
	4.3.2 Road Names	31		
5.0	PUBLIC CONSULTATION	32		
6.0	SUPPORTING TECHNICAL REPORTS	33		

Figures, Tables & Appendices

F1	Local Area Context	2
F2	Existing Site Conditions	4
F3	Biophysical Summary Map	11
F4	Development Concept	14
F5	Internal Road Standards	16
F6	Fasakin Estates Connection to Rocky View Water Co-op	17
F7	Driveway Crossing of Intermittent Stream	20
F8	Typical Lot Layout & Bioretention Techniques	23
F9	Proposed Environmental Reserve Easements	26
F10	Proposed Subdivision Plan	28
T1	Legal Descriptions	3
T2	Fasakin Estates Development Concept Statistics	15
A1	Letter from Rocky View Water Co-op	34
A2	Public Consultation Material	35

1.0 Introduction

1.1 PURPOSE OF THIS APPENDIX

Appendix A - Fasakin Estates (Fasakin Estates) applies to lands identified in the Section 25 Conceptual Scheme (S25CS) and is shown in **Figure 1: Local Area Context** of this document. Appendix A provides supporting land use rationale for the redesignation of the subject property and conforms to the comprehensive policy framework set forth in the S25CS. The objective of this amendment is to ensure orderly and sustainable development within the context of Rocky View County's County Plan, the Bearspaw Area Structure Plan (BASP), and the S25CS. The individual policies of the S25CS and the requirements for conceptual schemes identified in the County Plan and BASP have been addressed in the preparation of this document. As is the case for the S25CS, the policies of Appendix A address:

- complimentary and compatible future land uses,
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent in S25CS,
- transportation and infrastructure connections across shared property lines,
- the dedication of public roadways as land, municipal reserve as cash-in-lieu, and environmental reserve as an environmental reserve easement,
- an acceptable density, and
- minimum requirements for amendments to the S25CS.

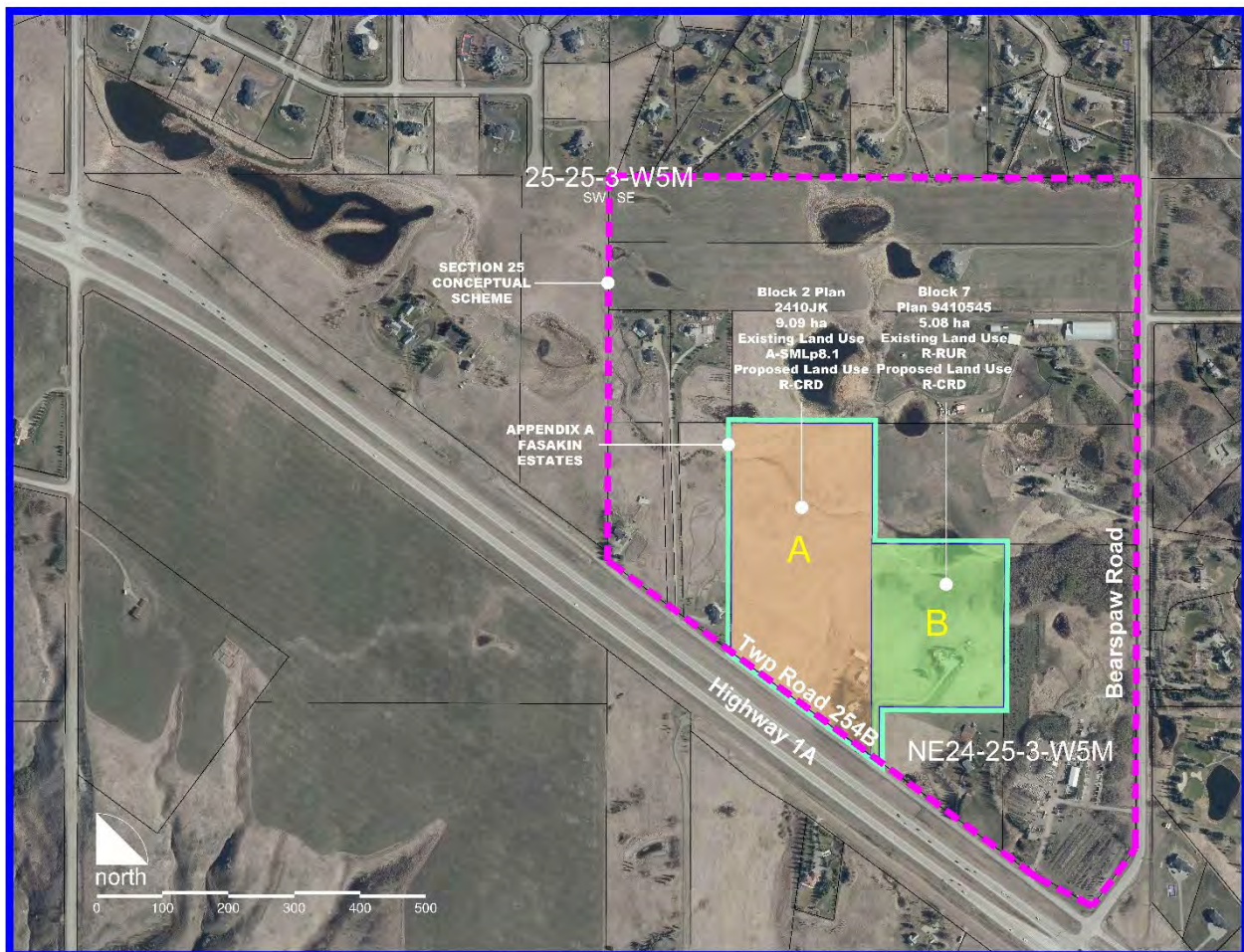
1.2 DEVELOPMENT RATIONALE

The proponents of Appendix A - Fasakin Estates Development Concept (Fasakin Estates), own two parcels located within a portion of the east half of 25-25-03-W5M, containing 14.18 hectares (35.04 acres). The proponents wish to redevelop their respective properties, in a co-operative manner, for country residential lots, featuring a minimum ± 0.8 -hectare (± 1.98 acres) parcel size. They have prepared a detailed redevelopment scheme to justify infill development within the subject site. Technical reports completed in support of this Concept conclude that



the subject site does not contain any significant development constraints. Subsequently, the policies establish a strategy moving forward for the proponents to provide the necessary transportation, utility servicing, and stormwater management infrastructure at the subdivision stage. The proposed Development Concept for the two parcels does not impede the developability of any parcels within the Section 25 Conceptual Scheme. As such, Fasakin Estates' implementation framework suggests this development can proceed and the remaining proponents within the S25CS area will have the opportunity to pursue similar proposals to redevelop their lands in accordance with their own individual development aspirations and timelines.

Figure 1: Local Area Context



2.0 Plan Area Description

2.1 LOCAL DEVELOPMENT CONTEXT

As shown on **Figure 1: Local Area Context**, Fasakin Estates is bound on the north and west by existing country residential parcels; on the east by an existing commercial development; and on the south by an existing country residential parcel, Twp Road 254B, and Highway 1A beyond.

2.2 LEGAL DESCRIPTIONS

As shown in **Figure 1: Local Area Context**, the Fasakin Estates' area includes two parcels within SE25-25-3-W5M, and are legally described, as follows:

Table 1: Legal Descriptions

PARCEL	LEGAL DESCRIPTION	HECTARES	ACRES
A	Block 2, Plan 2410 JK	9.09	22.46
B	Block 7, Plan 9410545	5.08	12.56
TOTAL		14.17	35.01

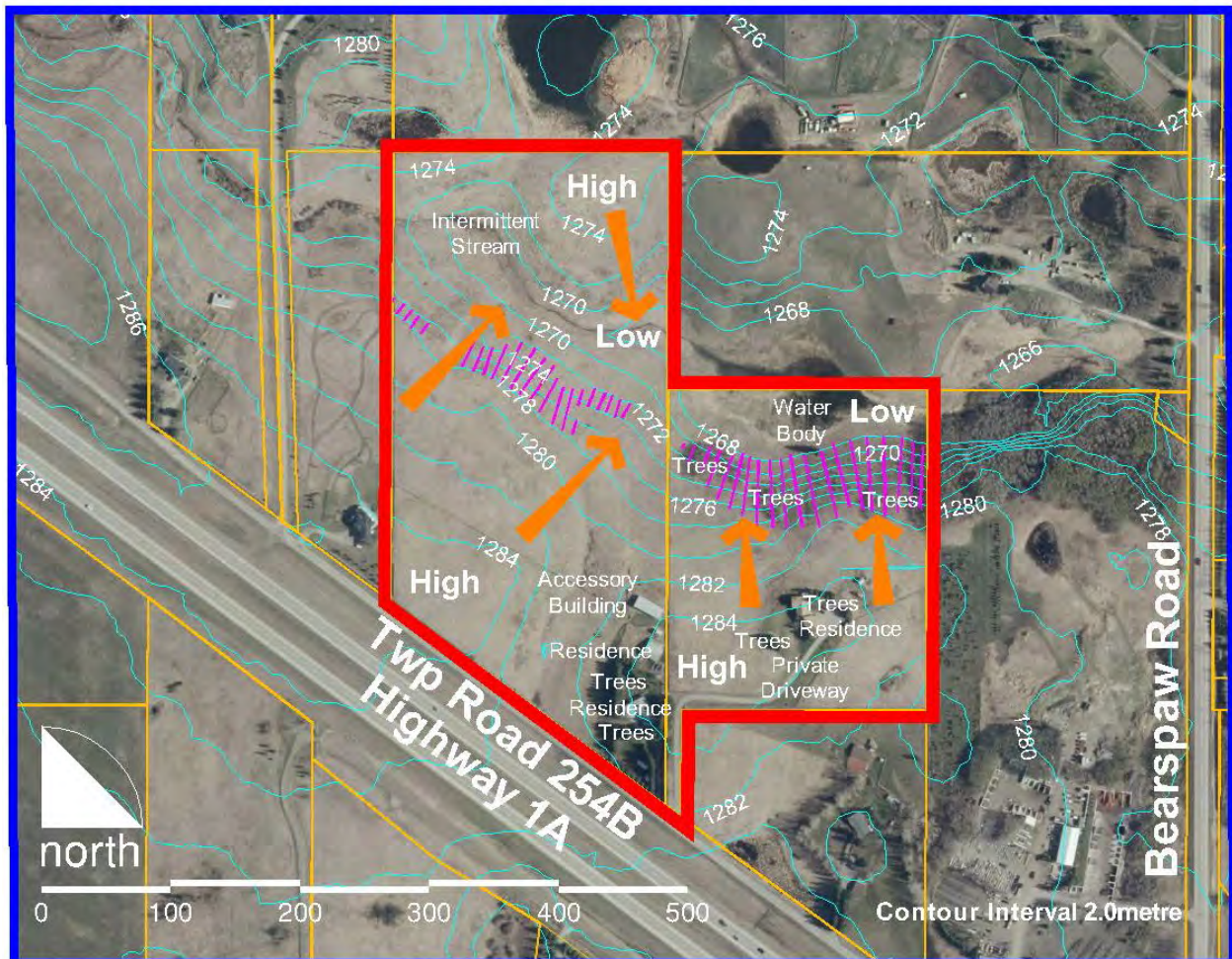
Areas as described in Certificates of Title

2.3 EXISTING SITE CONDITIONS

Figure 2: Existing Site Conditions illustrates the current site conditions for the subject site. It includes two existing country residences with private driveways, and several accessory buildings. The topography is variable with high points in the southwest, east, and north. An intermittent stream runs west-east through the plan area. Treed areas are in the northeast and around the existing buildings with the balance of the plan area characterized by tamed pasture/hayfields.



Figure 2: Existing Site Conditions



LEGEND

- Phase 1 - Fasakin Estates Boundary
- ← Slope Direction from High to Low (1284.5 to 1266.0)
- ||||| Greater than 15% Slope (Desktop Evaluation)

2.4 GEOPHYSICAL CONSIDERATIONS

In November 2023, Englobe Corp. prepared Geotechnical and Pre-Development Slope Stability Assessments for the Fasakin Estates area. The global slope stability analysis completed for this assessment is understood to be a pre-grading slope stability analysis. No development setbacks are required within the property to meet a 1.50 Failure of Slope (FOS) against global instability.

Policy 2.4.1 *The owner of each parcel may be required to provide a more detailed Geotechnical Investigation at the subdivision stage to verify sub-surface conditions are favourable for development, in terms of both slope stability and groundwater depth, to the satisfaction of the County.*

2.5 BIOPHYSICAL CONSIDERATIONS

Acknowledgement of biophysical considerations are paramount to understand how the overall ecosystem operates on a local basis, recognizing water bodies, drainage courses, sloped lands, vegetation, flora, and fauna. Each landowner wishing to develop requires knowledge of the above prior to moving forward with their development.

Zanshin Environmental Networks Inc. was retained to complete a Biophysical Impact Assessment in support of the proposed Fasakin Estates country residential development. The project is in Rocky View County near Bearspaw Road, along a gravel service road (Township Road 254B) that parallels Highway 1A, northwest of Calgary in NE¼ of Section 25-25-3 W5. The purpose of this report was to determine baseline environmental conditions, describe project activities, detail mitigation measures to avoid or minimize impacts on valued ecosystem components, and identify residual and cumulative impacts in the study area, as well as potential compensation/replacement requirements.

Land cover in the study area was mapped through desktop and field assessments and consists of upland tame pasture, rural houses, native upland deciduous forests and shrublands, the southern edge of two wetlands along the northwest boundary, and an intermittent stream running from the west to the east, bisecting the west portion of the study area and running along the northern edge of the east portion of the study area. Gently rolling slopes are bisected by multiple draws directing surface runoff towards the intermittent stream.



Most of the study area acts as grassy and woody headlands to the intermittent stream, with a few small areas that drain offsite to other downslope waterbodies or existing stormwater solutions. All inflows, throughflows and outflows associated with the study area are via natural means, except 1) the outflow in the southwest corner, where a portion of the study area drains south, under Township Road 254B and Highway 1A, via a culvert, and 2) managed areas associated with the houses and driveways, connecting to the stormwater management along Twp Rd 254B.

Habitats for potential rare plant and wildlife species of management concern (WSMC) exist in the study area, but no rare plants or WSMC were previously documented within the study area nor observed during the field surveys; however, a large stick nest was located near the intermittent stream, in an aspen tree. The baseline identified five valued ecosystem components:

1. The intermittent stream,
2. The wooded areas adjacent to waterbodies on and off the property,
3. The stick nest and associated wildlife habitat potential,
4. The steep slopes, and
5. The edges of off-site wetlands.

Conceptually, the impacts of the development involve conversion of portions of the upland hayfield into 14 rural homesteads, which involves:

- a) Building Fasakin Heights and Chief Aaron Way, which are the primary roads to the access points of the lots from the service road along the southern boundary of the study area,
- b) Extending the road across the intermittent stream to access Lots 4 and 5, which includes
 - Installing a culvert or culverts,
 - Grading the road to an elevation that ensures it does not overtop,
 - Backsloping the road using a 3:1 grade,

- Vegetating the re-graded slopes,
 - Restoring the waterbody.
- c) Designing and developing 14 Lots

The impact analysis involved reviewing the activities associated with rural developments and provided a suite of recommendations to mitigate project effects, with the objective of avoiding or negating impacts on valued ecosystem components (VECs). Design mitigations were applied to the Concept Scheme development, and construction and post-construction mitigations will be applied as planning for the development continues. Avoidance and minimization mitigations applied during design, construction and post-construction stages of the development were summarized below.

Design:

- Environmental Reserve Easements.
- Avoids removing trees within 15m of the OHWM of W1.
- Minimizes interactions between development and VECs by maintaining a wide vegetated upland buffer between waterbodies and any impermeable surfaces.
- Avoids wetlands (W2 and W3) and 6m vegetated buffer.
- Rocky View County Land Use Bylaw (LUB):
- Avoids tree/vegetation removal within a 10m setback.
- Private Sewage Treatment Systems (PSTS).
- Avoids waterbody through standard 15m setback of septic mounds from OHWM.
- Avoids change of land cover.
- Conceptual Stormwater Management Plan (CSWMP):
- Avoids changing any overland flow behaviour by using existing drainage patterns for much of the stormwater management design.
- Improves upland functionality in the respective sub catchments through natural stormwater solutions using bioretention/raingardens.

Construction:

- Avoids disturbing wildlife by scheduling construction outside the bird restricted activity period (April 1 to August 20), or else retaining a professional to conduct a wildlife sweep prior to any vegetation removal activities.
- Avoids temporary impacts of construction through application of steep-slope/waterbody-specific plans, including:
 - Erosion and Sediment Control (ESC) Plan,
 - Construction Plan, and
 - Reclamation/Landscaping Plan.
- Minimizes impact to soils in the intermittent stream by scheduling construction during dry conditions and completing in-stream work within two months from initial disturbance.

Post-Construction & Monitoring:

- Ensures mitigation measures were successful by implementing a 4-year monitoring program, as required under the *Water Act*.
- Avoids impacting hydrology and vegetation through adaptively managing the functionality of the culverts and the intermittent stream during post-construction monitoring activities.

Impacts of activities on valued ecosystems, were also quantified through spatial analysis, and results showed a loss of predominantly tame pasture, with a portion of the intermittent stream considered impacted by conversion from natural channel to culvert under the road at the crossing location.

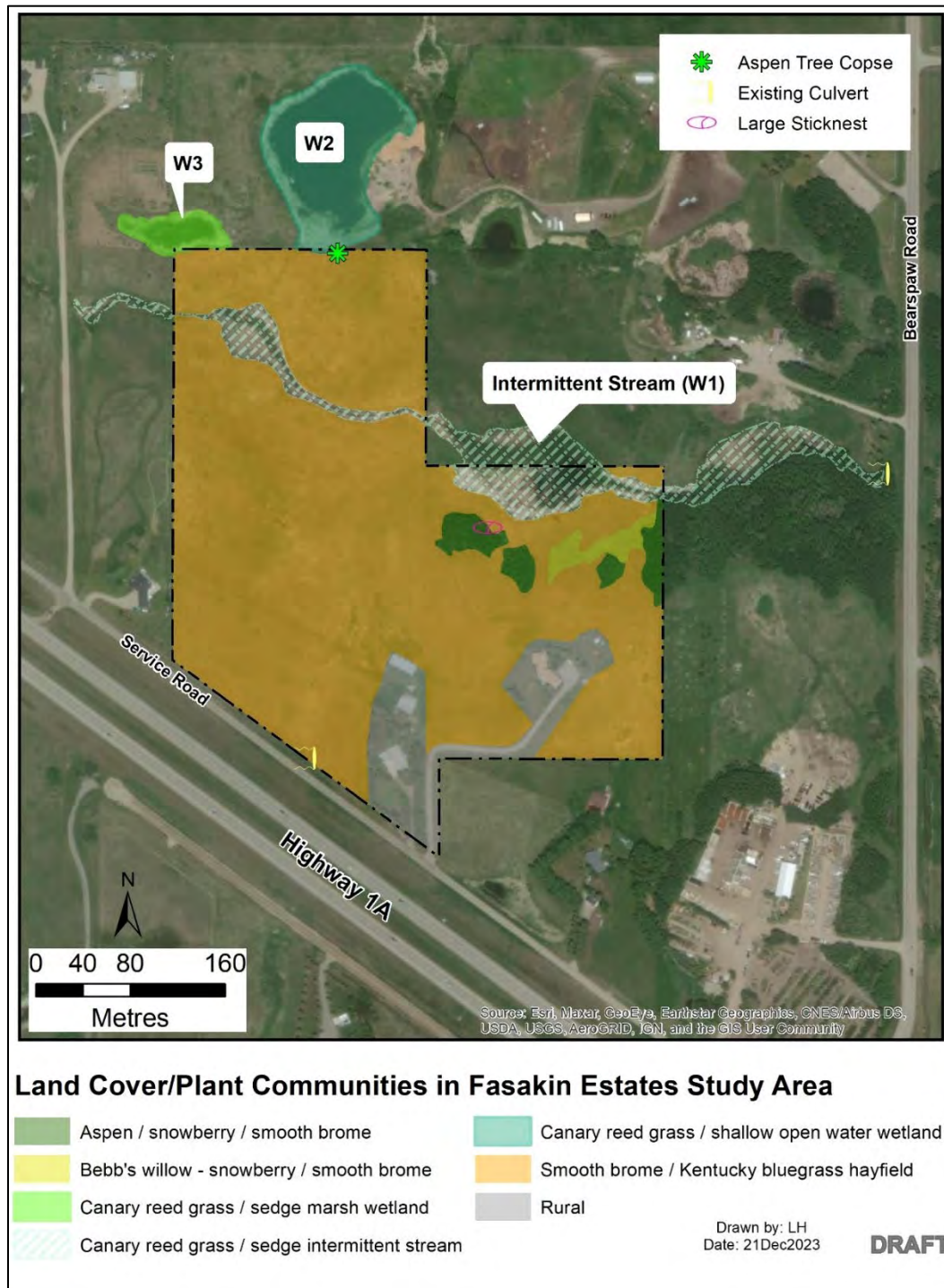
The road crossing the intermittent stream is subject to additional mitigations and compensations based on County and provincial requirements. Based on engineering and environmental analysis, despite the physical changes to the intermittent stream, its function is anticipated to remain unchanged.



- Policy 2.5.1** *Any disturbances within the intermittent stream or wetlands along the north boundary, or within 6 metres from the ordinary high-water mark of these waterbodies, shall proceed in accordance with the procedural, technical, and replacement requirements established by the Alberta Provincial Wetland Policy to the satisfaction of the Government of Alberta.*
- Policy 2.5.2** *The developer shall prepare a Wetland Assessment Impact Report (WAIR) at the subdivision stage to confirm the specific wetland area to be disturbed and/or lost and establish replacement requirements to the satisfaction of Rocky View County and the Government of Alberta.*
- Policy 2.5.3** *The developer shall prepare a Biophysical Impact Assessment (BIA) to the satisfaction of the County.*
- Policy 2.5.4** *The developer shall retain the identified wetlands from Figure 3: Biophysical Summary Map, and their associated setbacks as an Environmental Reserve Easement (ERE) per the Alberta Municipal Government Act.*
- Policy 2.5.5** *The boundary of the Environmental Reserve Easement (ERE) is expected to include the existing bed and shore of the wetlands as shown on Figure 4: Development Concept, plus: a) a 15-metre riparian setback from the edge or ordinary high-water mark of the intermittent stream (W1), and b) a 6-metre riparian setback from the edges of the marsh and shallow open water wetlands (W2 & W3) along the north boundary, to be established at the subdivision stage to the satisfaction of the County, and if required, the Government of Alberta.*
- Policy 2.5.6** *Notwithstanding Policy 2.5.5, a private driveway crossing is expected to access Lots 4 and 5 as shown in Figure 7: Driveway Crossing of the Intermittent Stream, and this area shall be called an Overland Drainage Right-of-Way (ODRW).*
- Policy 2.5.7** *All required setbacks to wetlands shall be respected in determining any form of construction.*

- Policy 2.5.8** *The developer shall avoid construction activities inside the wildlife restricted activity period (RAP), which is the peak nesting and breeding season between April 1st and August 20th.*
- Policy 2.5.9** *In the instance that construction does not start prior to the wildlife restricted activity period and nesting habitat exists within or adjacent to the construction area, then a nest sweep shall be required prior to construction commencing:*
- *The objective of the nest sweep is to detect any occupied nests present, and if found provide specific mitigation measures to prevent the damage, destruction or disturbance, or removal of the nest of a bird, protected under the Migratory Birds Convention Act or under the Alberta Wildlife Act.*
 - *An occupied nest is defined as a nest that is currently being used by birds as confirmed through the visual presence of a bird or viable egg, or evidence of territorial displays, fresh bird feces and/or feathers.*
 - *A Professional Biologist must conduct a nest sweep by cautiously and systematically surveying the ground, shrubs, and treed areas.*
 - *If no occupied nests are encountered during the sweep the activity can commence, subject to other regulatory requirements,*
 - *Construction must commence within ten days of completing the sweep, and*
 - *Details of the nest sweep will be documented in the field and will include personnel name, date and time, weather conditions, GPS tracks, results, and any recommended mitigation measures.*

Figure 3: Biophysical Summary Map



2.6 ARCHEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

A Historical Resource Overview (HRO) was prepared by Bison Historical Resources Ltd. (Bison) in September 2023. It concluded a Historical Resources Impact Assessment (HRIA) would be required before any soil disturbance occurred.

Policy 2.6.1 The developer shall prepare a Historical Resources Impact Assessment (HRIA) before or at the subdivision stage, to the satisfaction of the Government of Alberta.

3.0 Development Concept

As conceptually illustrated in **Figure 4: Development Concept**, the proponents of these parcels wish to create fourteen (14) new country residential development parcels (twelve lots plus the two existing ones). Access to the subject site will be via Township Road 254B that connects directly with Bearspaw Road approximately 600 metres to the southeast. Each new lot will be serviced by the Rocky View Water Co-op (water) and individual Private Sewage Treatment Systems (PSTS) (wastewater). Stormwater management will be provided by overland drainage swales and roadside ditches designed to convey surface flows and the use of several Low Impact Development (LID) methods. Water conservation will be highly recommended through the development process.

3.1 OBJECTIVES

With careful respect and consideration of these design objectives, the proponents of Fasakin Estates are proposing a new residential neighbourhood with the following objectives:

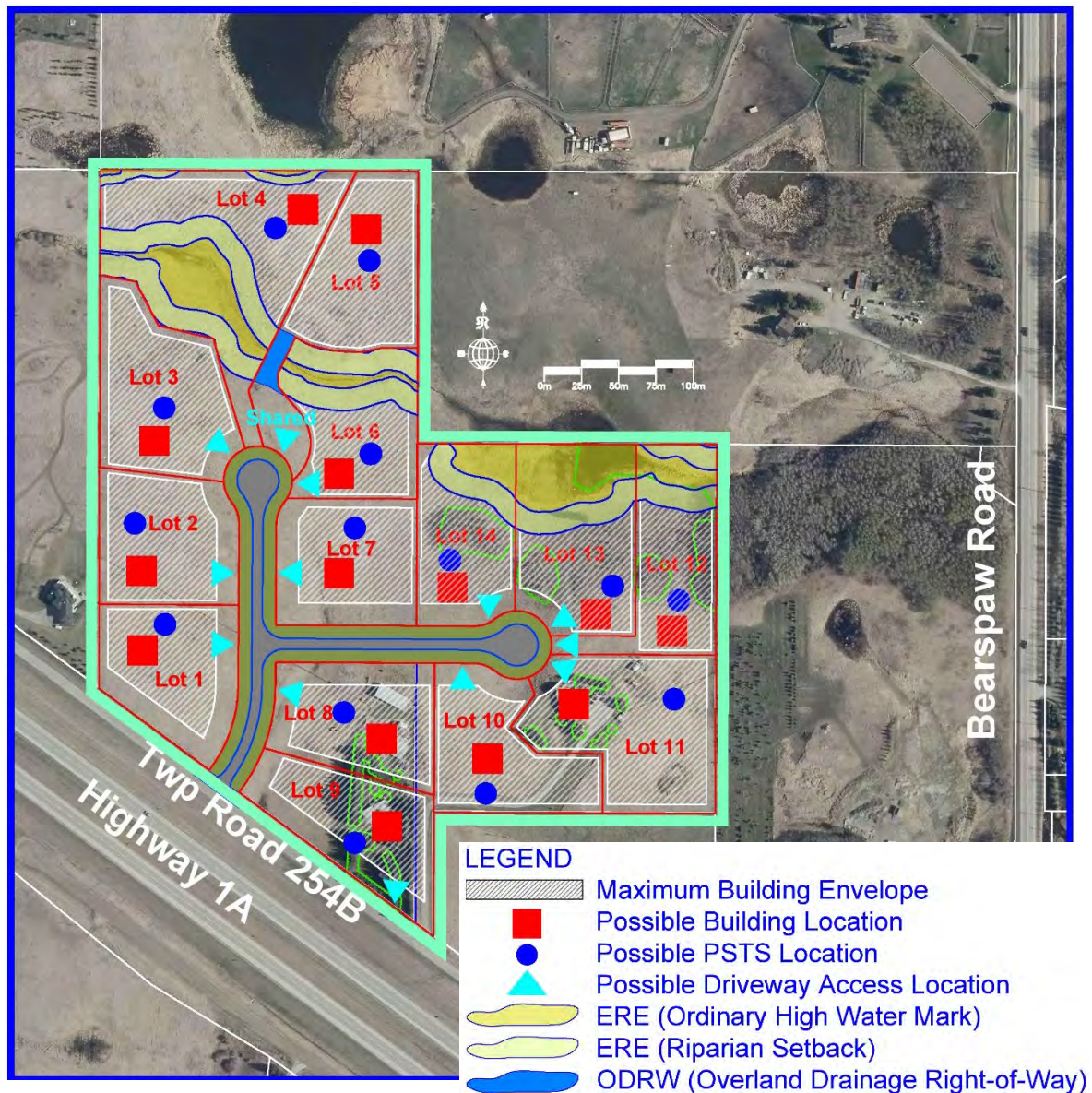
- 1) Create a country residential enclave with fourteen new parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.
- 2) Dedicate an Environmental Reserve Easement (ERE) to accommodate the preservation of the alignment of intermittent stream and associated riparian buffer.
- 3) Construct an internal subdivision road network designed in accordance with the County Servicing Standards.
- 4) Accommodate the extension of the Rocky View Water Co-op's potable water distribution network to provide potable service for each new lot.
- 5) Establish a comprehensive stormwater management system that promotes best management practices with low impact development methods in accordance with the requirements of the Nose Creek Watershed Management Plan.
- 6) Acknowledge the existing topography and tree cover by minimizing overall grading when placing buildings and driveways.
- 7) Establish architectural and landscaping guidelines at the subdivision stage to ensure the future building sites are developed with appropriately designed



architectural finishes and landscaping is abundant and appropriate for greenhouse gas emission capture.

Policy 3.1.1 Fasakin Estates shall generally align with Figure 4: Development Concept.

Figure 4: Development Concept

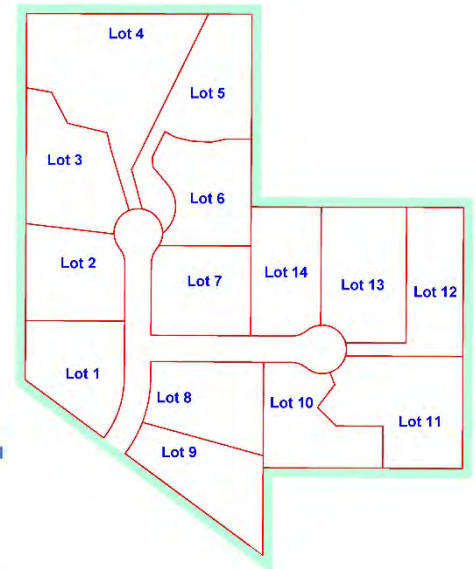


3.2 FASAKIN ESTATES STATISTICS

Table 2: Fasakin Estates Development Concept Statistics highlights area calculations. Fasakin Estates is not located within a Preferred Growth Area and with a density 1.06 dwelling units / hectare (0.43 dwelling units/acre), it is within the maximum density as described in the CMR Growth Plan of 1.2 dwelling units per hectare (0.50 dwelling units per acre).

Table 2: Fasakin Estates Development Concept Statistics

LOT NUMBER	GROSS AREA hectares	BUILDING ENVELOPE hectares	PERCENT BUILDING ENVELOPE OVER AREA	ENVIRONMENTAL RESERVE EASEMENT (ERE) * hectares	PERCENT ERE OVER AREA
1	0.80	0.47	58%	0.00	0%
2	0.80	0.58	72%	0.00	0%
3	0.94	0.72	77%	0.00	0%
4	1.63	0.66	40%	0.80	49%
5	1.02	0.70	69%	0.05	5%
6	0.83	0.38	46%	0.35	42%
7	0.80	0.49	61%	0.00	0%
8	0.80	0.49	61%	0.00	0%
9	0.81	0.47	58%	0.00	0%
10	0.80	0.57	71%	0.00	0%
11	1.13	0.92	81%	0.00	0%
12	0.83	0.46	55%	0.23	28%
13	1.01	0.45	45%	0.44	44%
14	0.80	0.43	54%	0.22	28%
SUB-TOTAL	13.02	7.79	60%	2.09	16%
ROADS	1.15				
TOTAL	14.17				
* includes wetland and riparian areas					
DENSITY	14	lots	0.99	units per hectare	
			0.40	units per acre	



3.3 TRANSPORTATION

Vehicular access will be provided from a service road, Twp Rd 254B, which runs parallel to Highway 1A and intersects at Bearspaw Road. Bearspaw Road is a municipal road with a paved surface maintained in good condition. Highway 1A is a four-lane, divided provincial highway maintained in good condition. A transportation letter was prepared by Bunt and Associates Engineering Ltd in June 2023 and concluded that because only twelve new lots/residences were being created (fourteen proposed lots/residences minus three existing residences) and that they will be serviced by an existing service road, no off-site infrastructure improvements will be required. The internal subdivision road as illustrated in **Figure 5: Internal Road Standards** will be designed and constructed at the subdivision stage in accordance with the County Servicing Standards. Driveway access to the northerly two lots will be provided via a shared configuration with appropriate private access easements applied to both properties. This is required to minimize the impact the driveway will have crossed the intermittent stream complex in this area. Refer to **Figure 7: Driveway Crossing of the Intermittent Stream**.

Figure 5: Internal Road Standards



Policy 3.3.1 All internal roads shall be designed as A Country Residential Standard (7 metres / 25 metres) or Sheet 400.5 in the County's Servicing Standards.

Policy 3.3.2 One shared private access across the wetland/intermittent stream to access the two northerly parcels shall be constructed in accordance with the County Servicing Standards.

3.4 UTILITY SERVICING

3.4.1 POTABLE WATER

Country residential development within Fasakin Estates will be serviced with potable water via the Rocky View Water Co-op. Confirmation of this allocation has been provided and is in Appendix 1 of this document. The construction of the potable water infrastructure will be provided by the proponents, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications. The proponents will extend the Rocky View Water Co-op's distribution network which presently terminates approximately 700 metres to the east of Fasakin Estates, as generally shown on **Figure 6: Fasakin Estates Connection to Rocky View Water Co-op**. It is expected that the County will apply a cost recovery agreement at the subdivision stage, affecting any future subdivision or development within the Section 25 Conceptual Scheme area that benefits from this water line extension.

Figure 6: Fasakin Estates Connection to Rocky View Water Co-op



Policy 3.4.1.1 The developer shall confirm potable water allocation is available from the Rocky View Water Co-op.

Policy 3.4.1.2 The developer will provide the potable water line connection from its current location in Bearspaw Road.

Policy 3.4.1.3 Rocky View County shall apply a cost recovery agreement requiring any future subdivision or development to proportionally share in the costs in the construction of this pipeline, if it benefits them.

Policy 3.4.1.4 Future landowners shall be responsible for their own, respective connection fees to the Rocky View Co-op.

3.4.2 WASTEWATER

A Private Sewage Treatment Systems (PSTS) Evaluation Report was prepared in November 2023 by Osprey Engineering Inc. in support of Fasakin Estates to assess the sub-surface conditions. As this subdivision does not have access to a municipal or other community wastewater collection system, wastewater will be treated and dispersed within each lot consistent with the relevant provincial safety codes and county policies. As the lots are smaller than four acres, county policy stipulates that each lot have a packaged wastewater treatment plant as part of their private sewage system.

Based on analysis of the site soils, there is adequate space on each lot for a compliant private sewage system. Where existing dwellings' private sewage systems are impacted by the proposed subdivision, the owners will install new, compliant systems consistent with the policies noted above.

Consistent with county policies, consideration will be made regarding a possible future wastewater collection system. However, as there is no plan for such today (nor is there any indication that such a plan is forthcoming), no public works will be constructed in support of this.

Policy 3.4.2.1 Wastewater treatment shall be via the county's standard PSTS system and designed to the required provincial and county specifications.

Policy 3.4.2.2 Fasakin Estates proponents shall consider engagement should a wastewater collection system become available to Fasakin Estates.



3.4.3 STORMWATER MANAGEMENT

Fasakin Estates is split by an unnamed intermittent stream which receives runoff from land west to Lochend Road (Highway 766) and north to Burma Road (Township Road 260). The upstream drainage area is approximately 530 hectares. This land drains to a single culvert under Bearspaw Road, approximately 600 metres north of Highway 1A. While approximately three hectares of the Fasakin Estates property drains south under Highway 1A, the remainder, or approximately 11 hectares, is tributary to the large intermittent stream under Bearspaw Road.

This intermittent stream presents several unique challenges in designing a workable subdivision plan:

- Potential flooding due to runoff from the large upstream watershed must be addressed to ensure the safety of people and property,
- As access to the Fasakin Estates property is from the south (Township Road 254B), and therefore, access to the isolated land north of the drainage course must cross the channel,
- Assessment of the lowlands in the intermittent stream shows that they are wetlands. As such, crossings must be made consistent with provincial codes of practice to address the impacts,
- The crossing itself must be designed to ensure it provides safe access during extreme flows, and
- Potential erosion due to the crossing must be accounted for in the design.

Fasakin Estates should be considered an “infill” development for stormwater management purposes. As per the governing Bearspaw Master Drainage Plan (2007):

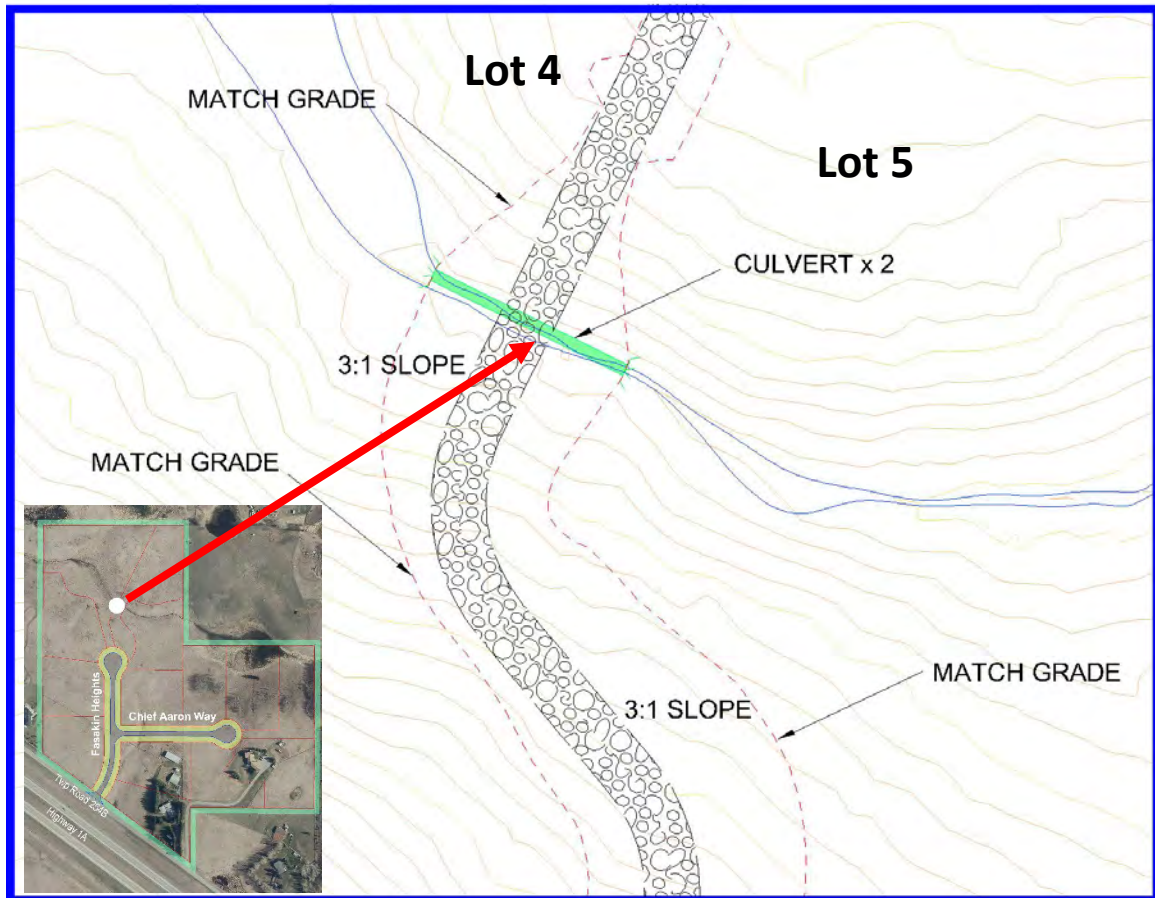
“10. For small infill developments, where these guidelines may be impractical to fully implement, development applications demonstrate that:

- a. Fundamental principles of this MDP and the Nose Creek Plan are incorporated,*
- b. Volume and peak flows are improved over pre-development conditions,*
- c. Downstream impacts are negligible, and*
- d. Upstream drainage areas have been accounted for.”*



To address the above, the Fasakin Estates Conceptual Stormwater Management Plan was prepared by Osprey Engineering Inc. in December 2023 and provides more detail regarding analyses guiding the stormwater policies provided here. Due to the constraints presented by topography, intermittent streams, and wetlands, constructing a centralized stormwater facility (e.g. ponds) to serve the development is neither practical nor desirable.

Figure 7: Driveway Crossing of the Intermittent Stream



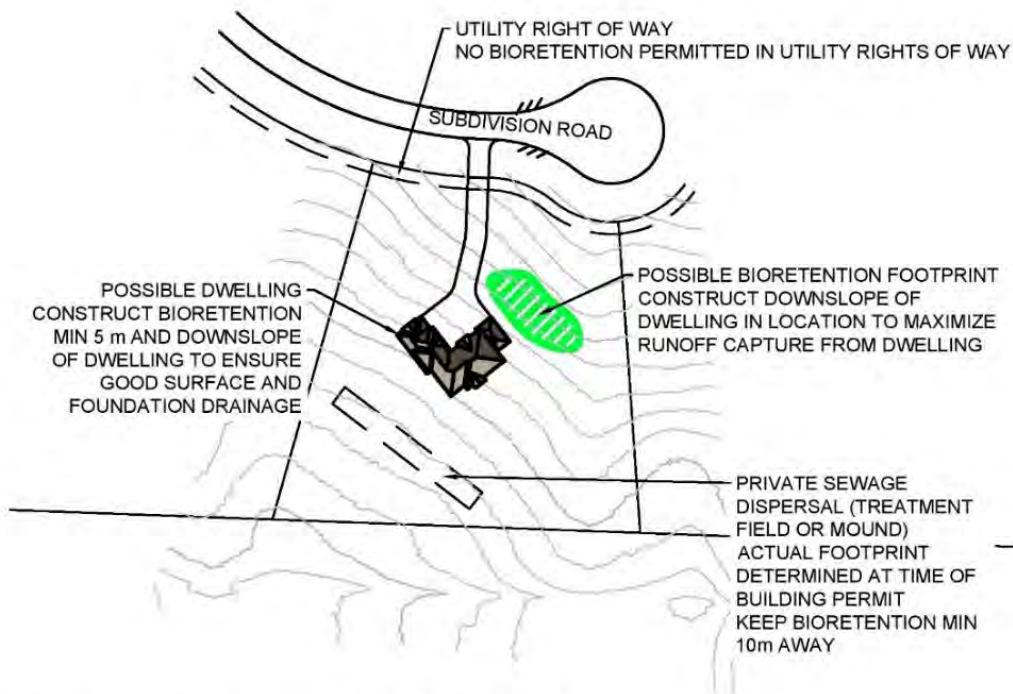
Policy 3.4.3.1 *With the absence of storm ponds, best management practices shall be encouraged as the stormwater management plan for Fasakin Estates.*

Policy 3.4.3.2 *The construction of homes in Fasakin Estates, as it relates to flooding, shall consider the safety of people and property.*

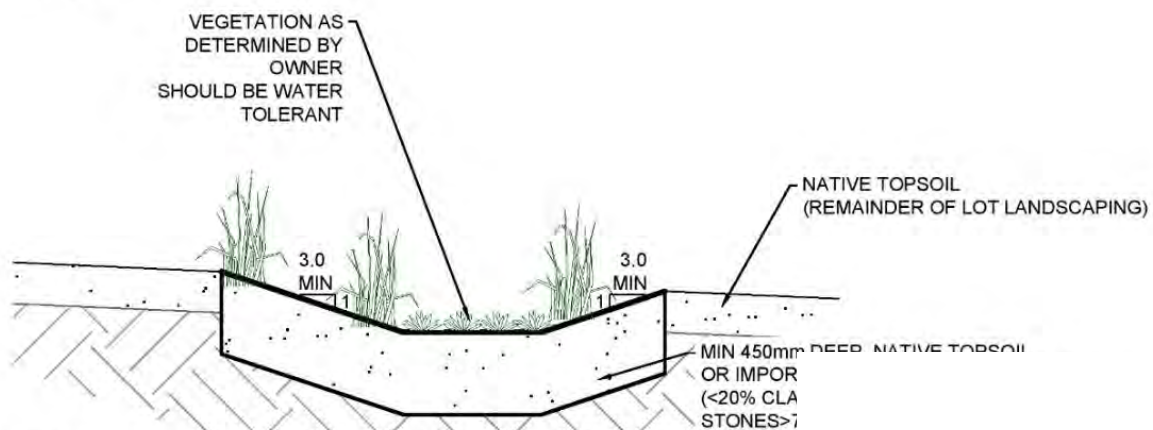
- Policy 3.4.3.3** *All homes in Fasakin Estates shall be developed above the spill elevation with said elevation to be confirmed by land survey.*
- Policy 3.4.3.4** *All building entrances, including walkouts and window wells, shall consider a freeboard of at least 0.6 metre above this elevation in setting their minimum grade.*
- Policy 3.4.3.5** *The developer shall construct a driveway suitable for two country residential lots, referred to Lots 4 and 5 on Figure 4: Development Concept, to ensure safe access for the land north of the intermittent stream.*
- Policy 3.4.3.6** *The design of the driveway in Policy 3.4.3.5 above shall take into account: an appropriate travel width for two residences; a minimum surface elevation such that the bottom of subgrade is above the 100-year upstream flood elevation; culverts of adequate size head- and tailwater depths to ensure a minimum 1:100-year design storm event can pass without the water level exceeding the lowest elevation of the road subgrade; resist erosion due to overtopping in more extreme storms; consideration for channel erosion; and adherence to provincial guidelines and wetland policies, all to the satisfaction of the County.*
- Policy 3.4.3.7** *The private driveway crossing to access Lots 4 and 5 as shown in Figure 7: Driveway Crossing of the Intermittent Stream, shall be defined as an Overland Drainage Right-of-Way (ODRW) and shall obtain any approvals as required*
- Policy 3.4.3.8** *Fasakin Estates will be developed to ensure, as much as is practical, existing natural surface drainage features and topography are preserved. Buildable areas within the lots will consider this. Roads shall be generally upland, and grading shall consider existing topography and surface drainage routes to minimize impacts.*
- Policy 3.4.3.9** *Lot accesses, as much as practical, shall minimize driveway lengths required to access building envelopes.*
- Policy 3.4.3.10** *All lot development shall limit the area disturbed or otherwise provide absorbent landscaped areas exceeding 85% of the gross lot area.*
- Policy 3.4.3.11** *Absorbent landscaping shall include ground with undisturbed, existing vegetation or soft landscaping with at least 300 millimetres depth of topsoil.*

- Policy 3.4.3.12 Revegetation of areas not developed should be encouraged.*
- Policy 3.4.3.13 Bioretention within the residential lots shall be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.*
- Policy 3.4.3.14 Riparian areas or those areas adjacent to wetlands and intermittent streams shall be encouraged to be planted with woody vegetation, such as aspen, to support the biodiversity of this landform.*
- Policy 3.4.3.15 Other low-impact development “source control” practices shall be encouraged including rainwater capture, with methods used to be at the proponents’ discretion.*

Figure 8: Typical Lot Layout & Bioretention Techniques



A Lot Layout Concept



B Rain Garden Detail

NOT TO SCALE

3.4.4 SHALLOW UTILITIES

Shallow utilities (electricity, telecommunications, natural gas) will be provided by the landowner at the subdivision stage in consultation with all applicable shallow utility providers.

Policy 3.4.4.1 The developer shall provide shallow utilities from their respective sources to the property line of each country residential parcel.

3.5 SOLID WASTE MANAGEMENT

Provision of solid waste management will be provided for each subdivision by a qualified solid waste management operator to be managed through a contract.

Policy 3.5.1 Solid waste management shall be provided by a qualified waste management operator through a contract managed by each residential lot owner.

3.6 FIRE SUPPRESSION

It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as ensuring each country residential building maintains a nominal separation of greater than 30.48 metres (100 feet) in accordance with the County's Fire Suppression Bylaw C-7259-2013.

Policy 3.6.1 Fire suppression methods shall adhere to a minimum of 30.48 metres (100 feet) habitable building to building separation in accordance with the County's Fire Suppression Bylaw C-7259-2013.

3.7 EMERGENCY RESPONSE



Primary fire response will be provided from the Rocky View County Fire Station #103 located at Highway 1A and Lochend Road, approximately three kilometres to the northwest. 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.

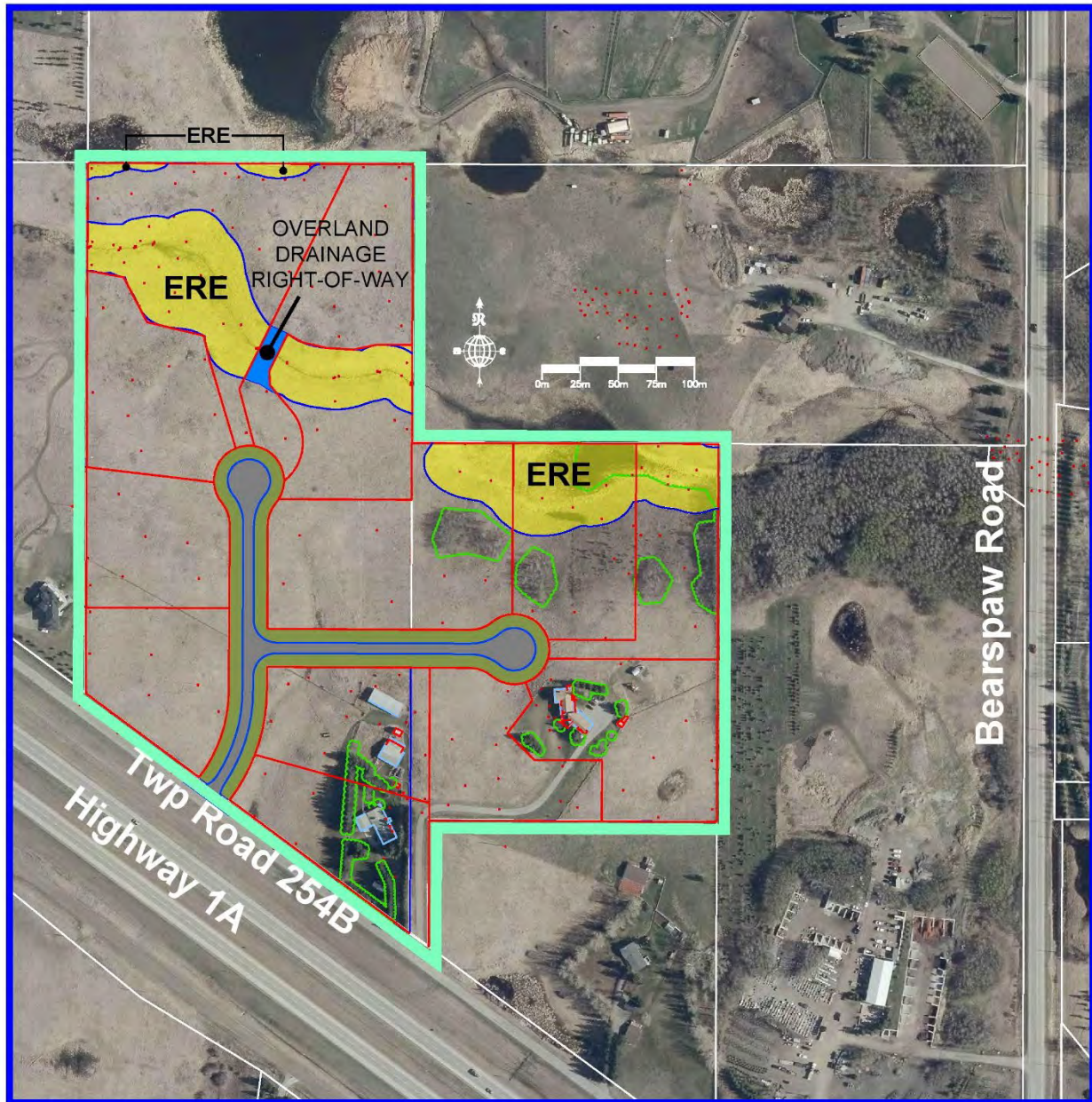
3.8 PUBLIC OPEN SPACE

Dedication of Municipal Reserve (MR) for the Fasakin Estates development is proposed via cash in-lieu payment of land, or the equivalent of 10% of the gross development area.

Environmental Reserve (ER) for the Fasakin Estates development is proposed as an Environmental Reserve Easement (ERE) to be registered on each affected residential parcel. Refer to [Figure 9: Proposed Environmental Reserve Easements](#).



FIGURE 9: PROPOSED ENVIRONMENTAL RESERVE EASEMENTS



- Policy 3.8.1** *Municipal Reserve (MR) shall be provided as cash-in-lieu, in consultation with the County and in accordance with the requirements of the Municipal Government Act.*
- Policy 3.8.2** *Environmental Reserve Easements (ERE) shall be generally delineated in accordance with Figure 9: Proposed Environmental Reserve Easements.*
- Policy 3.8.3** *Environmental Reserve (ER) as defined in the Municipal Government Act shall be provided as an ERE, to be registered on each affected title. This registered instrument shall include a plan identifying the boundary of the ERE, said boundary to be prepared by a qualified Alberta Land Surveyor and based on the Biophysical Impact Assessment findings.*



4.0 Implementation

4.1 SUBDIVISION OF FASAKIN ESTATES

Subdivision of Fasakin Estates is expected to occur within the short term according to design criteria described as follows:

- Minimum residential parcel sizes to be in accordance with the requirements of the County's applicable land use designation.
- Any outstanding Municipal Reserves (MRs) to be addressed as cash-in-lieu.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by the Section 25 Conceptual Scheme, in accordance with the provisions of the County's Development Agreement Process and County Servicing Standards.

Figure 10: Proposed Subdivision Plan



Policy 4.1.1 Each plan of subdivision shall be prepared by legal survey for registration on each parcel, identifying all restrictions to buildable areas, that is, wetlands, streams, unstable slopes, and their associated setbacks, if any, in addition to yard setbacks as outlined in the County Land Use Bylaw.

4.2 ARCHITECTURAL & LANDSCAPING GUIDELINES

The developer will establish and implement specific Architectural & Landscaping Guidelines at the subdivision stage to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building criteria will be established to consider design elements such as:



- Exterior material finishes and colours to match the palette of natural landscaping.
- The use of natural material finishings such as stone, wood siding and timber is encouraged – the use of stucco will be limited.
- Rooflines with variable peaks, gables and dormers are encouraged.
- Front entrances should be the dominant feature of the front building façade.
- Garage doors should be situated to minimize visual impact from the street.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination will be minimized and implemented in accordance with dark sky principles.
- Areas of extensive ‘manicured’ exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation and maintenance requirements.
- Use of fencing should be minimized.

Wildfires, particularly grass ones on the prairies, are detrimental to infrastructure, homes, and can be fatal to people. There are certain factors that can be introduced and implemented at the development stage: sufficient fire suppression water source (use of grey water); specific distances between houses and between fire-prone vegetation; restrictive use of certain plant

materials that are more flammable; and manicured spaces around homes to serve as a fire break. These components should be incorporated into the Architecture & Landscaping Guidelines, to ensure they are implemented.

The developer will register the Architectural & Landscaping Guidelines against the certificate of title for each residential property at the subdivision stage to advise the future owners of their specific development obligations.

- Policy 4.2.1** *The developer shall establish Architectural & Landscaping Guidelines at the subdivision stage to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination.*
- Policy 4.2.2** *The developer shall register the Architectural & Landscaping Guidelines on the certificate of title for each residential property at the subdivision stage to advise the future owners of their specific development requirements relative to the Guidelines.*
- Policy 4.2.3** *The developer shall introduce mitigative measures in the Architectural & Landscaping Guidelines to reduce spread of wildfires to address, but not limited to low-combustible plant material; manicured grassed area surrounding homes; setbacks between homes and between homes and tree stands.*
- Policy 4.2.4** *Abundant soft landscaping is encouraged to reduce the effects of greenhouse gas emissions.*
- Policy 4.2.5** *Conversely, hard landscaping shall be minimized, wherever possible.*
- Policy 4.2.6** *The Architectural & Landscaping Guidelines shall incorporate appropriate language around the use of drought-tolerant, wind-tolerant, and hardy species native to Calgary Region Zone 3b.*
- Policy 4.2.7** *The Architectural & Landscaping Guidelines shall include a clause restricting habitable building to building separation of 30.48 metres (100 feet) for fire suppression purposes, in accordance with the County's Fire Suppression Bylaw C-7259-2013.*

4.3 SUBDIVISION & ROAD NAMES

4.3.1 SUBDIVISION NAME

The name **FASAKIN** is derived from Yoruba, Nigeria, and means a brave warrior. This proposed neighbourhood simply depicts a village of brave warriors on the land of the Bearspaw First Nation, which form part of the Stoney Nakoda Nations.

As immigrant Canadians, the proponents are signifying this development to identify with, acknowledge, and celebrate the strength, bravery, resilience, warmth, and welcoming spirit of the wonderful people of the Bearspaw First Nation, who are Canada's true warriors.

The proponents propose constructing, on private property, signage to identify the subdivision as **FASAKIN ESTATES**, subject to the name being approved by council. A maintenance agreement will be registered with the affected parcel, to assure it is maintained in perpetuity.

Policy 4.3.1.1 A sign to identify the subdivision name shall be located on private property and a maintenance agreement shall be registered on the affected title to be maintained in perpetuity.

4.3.2 ROAD NAMES

Two roads will require names to be assigned to them prior to subdivision.

Policy 4.3.2.1 Internal road names shall be identified at the time of subdivision and be applied in accordance with the County's Road Naming Policy.



5.0 Public Consultation

In September 2023, a newsletter was mailed out to all registered landowners within the Section 25 Conceptual Scheme boundary. This was to inform them that Rocky View County's policy required a minimum quarter-section for an area of any proposed Conceptual Scheme. Two responses generated questions and were non-committal.

An open house was scheduled for 17 January 2024 at the Lion's Bearspaw Hall between 530pm and 730pm. Again, a mailout was sent to the same landowners within the Section 25 Conceptual Scheme boundary, so they were assured of proper notice. As well, an advertisement was placed in the *Rocky View Weekly* for two consecutive weeks prior to the event date: on January 9th and January 16th. Refer to Appendix 2 for letters to landowners, the Rocky View Weekly advertisement, and the open house comment sheet.

Eleven Rocky View County residents attended the open house. Two of the residents were from within the Conceptual Scheme boundary. Two comment sheets were received and included following comments/suggestions:

- Presentation was very clear;
- Consider connecting infrastructure to other neighbourhoods in the area;
- The main road could be named with some relevance to Bearspaw. Perhaps referring to the indigenous or pioneer heritage;
- Consider some walking trails as part of the conceptual scheme;

Verbal comments included:

- Traffic concerns at Township Road 254B and Bearspaw Road: difficult to exit the area in the morning;

The applicant has had a few telephone and email exchanges with four of the Conceptual Scheme residents. One asked to be removed from the Conceptual Scheme area; another voiced concern about the proximity future homes will be to their home; general query about the overall proposal because they were unable to attend the open house; and an understanding of connecting to a future potable water source. The open house display boards were emailed on two occasions.

6.0 Supporting Technical Reports

The following technical reports are submitted under separate cover.

- 1) Phase One Environmental Site Assessment, Base Environmental Ltd (June 2023 for Block 2, Plan 2410JK and October 2023 for Block 7, Plan 9410545)
- 2) Pre-Development Stability Assessment (with Geotechnical Analysis), Englobe Corp. (November 2023)
- 3) Biophysical Impact Assessment, Zanshin Environmental Networks Inc. (January 2024)
- 4) Initial Traffic Review Memorandum, Bunt & Associates Engineering Ltd. (May 2023)
- 5) Private Sewage Treatment Systems (PSTS) Evaluation Report, Osprey Engineering Inc. (November 2023)
- 6) Conceptual Stormwater Management Plan, Osprey Engineering Inc. (December 2023)
- 7) Historical Resources Overview, Bison Historical Services Ltd. (October 2023)

Appendix 1

LETTER FROM ROCKY VIEW WATER CO-OP LTD.



ROCKY VIEW WATER CO-OP LTD.

December 8, 2023

Gbola & Janet Fasakin
30082 TWP Road 254B,
Rocky View County, AB, T3R 1G1

Aaron & Hagar Renert
30080 Twp Road 254B
Rocky View County, AB, T3R 1G1

Dear Mr. and Mrs. Fasakin and Renert,

Thank you for your enquiry regarding potential subdivision your properties, 30080 and 30082 Township Road 254B including Plan 1024JK Block 2 and Plan 9410545 Block 7.

In regards to your subdivision proposal, we confirm that Rocky View Water Co-op Ltd has the capacity to service the additional 14 lots that will be created.

Confirmation of this supply is contingent on the purchase of the required 10,000 Class B Shares per lot with the Co-op. To provide service it will be necessary to install a main extension to the properties at the developer's expense. Prior to providing service, you will also be required to enter into a Water Services Agreement with RVWC.

All Rocky View Water Co-op standards must be followed, and all the water lines will be inspected during installation and at completion. Please contact me for any further information.

Kind Regards,

A handwritten signature in black ink, appearing to read "Kevin Johnson", is written over a horizontal line.

Kevin Johnson
Operations Manager

25145 Burma Road, Calgary, Alberta T3R 1B8

Ph: (403) 239-6242 • Fax: (403) 241-3897 • Email: info@rvwater.ca • Website: www.rvwater.ca

Appendix 2

PUBLIC CONSULTATION MATERIAL – SEPTEMBER 2023 LETTER

18 September 2023

Dear neighbours!

My name is Darrell Grant and I represent two of your neighbours who wish to subdivide their property of about 35 acres, and develop 2-acre country residential lots. As part of this process, Rocky View County requires we submit a land use redesignation application, and a conceptual scheme. A Conceptual Scheme is a report that provide information to support the future subdivision of land, and under the regulations of the Bears paw Area Structure Plan, it is required to be a minimum quarter-section in size. It has been determined that all of Section 25 25-03-W5M, north of Highway 1A be the selected area for the Conceptual Scheme boundary.

Please see the plan on the overleaf. The boundary of the suggested Conceptual Scheme is the area shown in purple, and the boundary for the area to be developed is marked in red. The green, dashed lines represent a suggested subdivision layout with lots and public roads. The blue areas represent an approximation of possible environmentally sensitive areas that may be required to be preserved under provincial government regulations.

Please note that this plan is simply for guidance. It is a requirement by the county to illustrate that the current application for development (area in red) does not jeopardize anyone else's ability to subdivide if they wish to do so, over time. Nonetheless, we would be happy to hear from you if you have thoughts or suggestions regarding the proposed scheme.

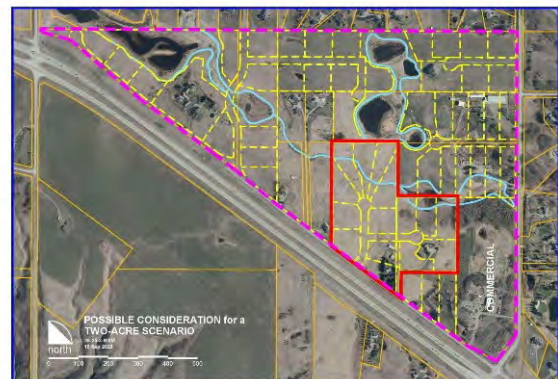
We expect to hold an open house for the larger community later this Fall, so please stay tuned. You may wish to contact me now or at the open house, where our experts will be in attendance to answer any questions you may have:

18 September 2023

Darrell Grant
Planning Consultant



Thank you for your time.



LEGEND

- Section 25 Conceptual Scheme
- Phase 1 - Fasakin Estates
- Proposed Two-Acre Concept
- Potential Environmentally Significant Areas
- Existing Parcels



Appendix 2 (continued)

PUBLIC CONSULTATION MATERIAL – JANUARY 2024 NEWSLETTER

03 January 2024

Happy New Year!

We now have secured a date, place, and time for our Open House – see reverse side for details.

It is important to note we will have a presentation at 630pm, so this would be the best time to attend and hear the details. We will have our specialists in attendance to help with any questions you may have.

As always, feel free to contact me before the open house if you have any queries:

Darrell Grant

Planning Consultant



If you are unable to attend, we can share a copy of the presentation material after the Open House. Just provide me with your contact details.

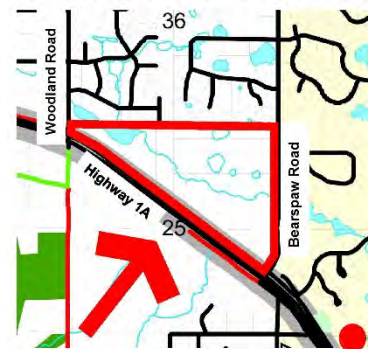
03 January 2024

Thank you and we hope to see you on the 17th !

OPEN HOUSE

SECTION 25

CONCEPTUAL SCHEME



Wednesday, January 17th

530pm to 730pm

Presentation at 630pm

Bears paw Lion's Hall
25240 Nagway Road
Calgary, AB T3R 1A1



Fasakin Estates

Appendix 2 (continued)

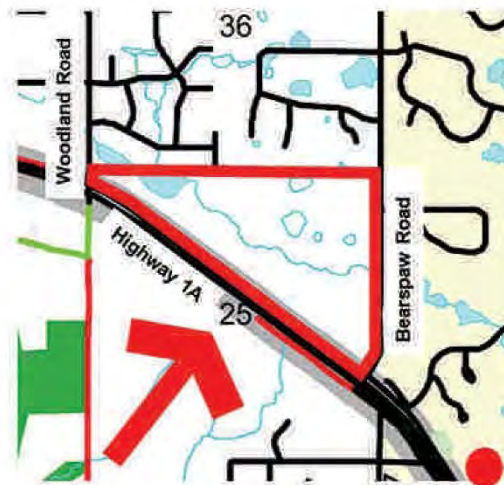
PUBLIC CONSULTATION MATERIAL

Rocky View Weekly Advertisement January 9th and 16th, 2024

OPEN HOUSE

SECTION 25

PROPOSED CONCEPTUAL SCHEME



Wednesday, January 17th

5:30pm to 7:30pm

Presentation at 6:30pm

Bears paw Lion's Hall

25240 Nagway Road

Calgary, AB T3R 1A1

Appendix 2 (continued)

BLANK COMMENT SHEET

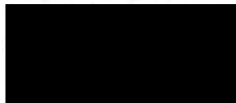
OPEN HOUSE – 17Jan2024 530pm to 730pm
Bearspaw Lions Community Hall (25240 Nagway Road)

PROPOSED SECTION 25 CONCEPTUAL SCHEME
APPENDIX A – FASAKIN ESTATES



COMMENT SHEET

We would appreciate if you would take some time to provide us with any comments you may have. You may complete the form here and drop it off in the blue box or you may take it away to complete and mail or email it to the following addresses:



or



WERE YOUR QUESTIONS ANSWERED SUFFICIENTLY? IF NOT, PLEASE EXPLAIN.

ARE YOU CONCERNED ABOUT ANY ASPECT OF THIS PROPOSAL – WHAT IS IT?

ANY OTHER COMMENTS?

WOULD YOU LIKE TO BE KEPT INFORM OF THE ACTIVITIES OF THESE APPLICATIONS?

IF YES, HOW DO WE COMMUNICATE WITH YOU?

Please use the reverse side to continue. Thank you for your time.

