



# SECTION 25

## Conceptual Scheme

Approved: May 5, 2025  
Bylaw- C-8592-2024

Submitted to  
**ROCKY VIEW COUNTY**



north

0 100 200 300 400 500

Submitted by

**GBOLA & JANET FASAKIN AARON  
& HAGAR RENERT**



# BYLAW C-8592-2024

## A bylaw of Rocky View County, in the Province of Alberta, to adopt the Section 25 Conceptual Scheme and to amend the Bears paw Area Structure Plan.

The Council of Rocky View County enacts as follows:

### Title

- 1 This bylaw may be cited as *Bylaw C-8592-2024*.

### Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
  - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
  - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

### Effect

- 3 THAT Bylaw C-4129-93, known as the “Bears paw Area Structure Plan” be amended in accordance with Attachment A.
- 4 THAT the Section 25 Conceptual Scheme be adopted as Attachment B.

### Effective Date

- 5 Bylaw C-8592-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this

5 day of May, 2025

READ A SECOND TIME this

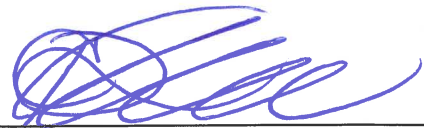
5 day of May, 2025

UNANIMOUS PERMISSION FOR THIRD READING this

5 day of May, 2025

READ A THIRD AND FINAL TIME this

5 day of May, 2025

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer

05/20/2025  
\_\_\_\_\_  
Date Bylaw Signed



**SCHEDULE 'A' FORMING PART OF BYLAW C-8592-2024**

**Amendment #1**

*Add the following to section 10.0 Concept Plans:*

Section 25 Conceptual Scheme – Adopted (May 20, 2025)



**SCHEDULE 'B' FORMING PART OF BYLAW C-8592-2024**

A Conceptual Scheme affecting NE-25-25-03-W05M, herein referred to as the Section 25 Conceptual Scheme.

## **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.

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# Introduction

## 1.1 DEFINITIONS

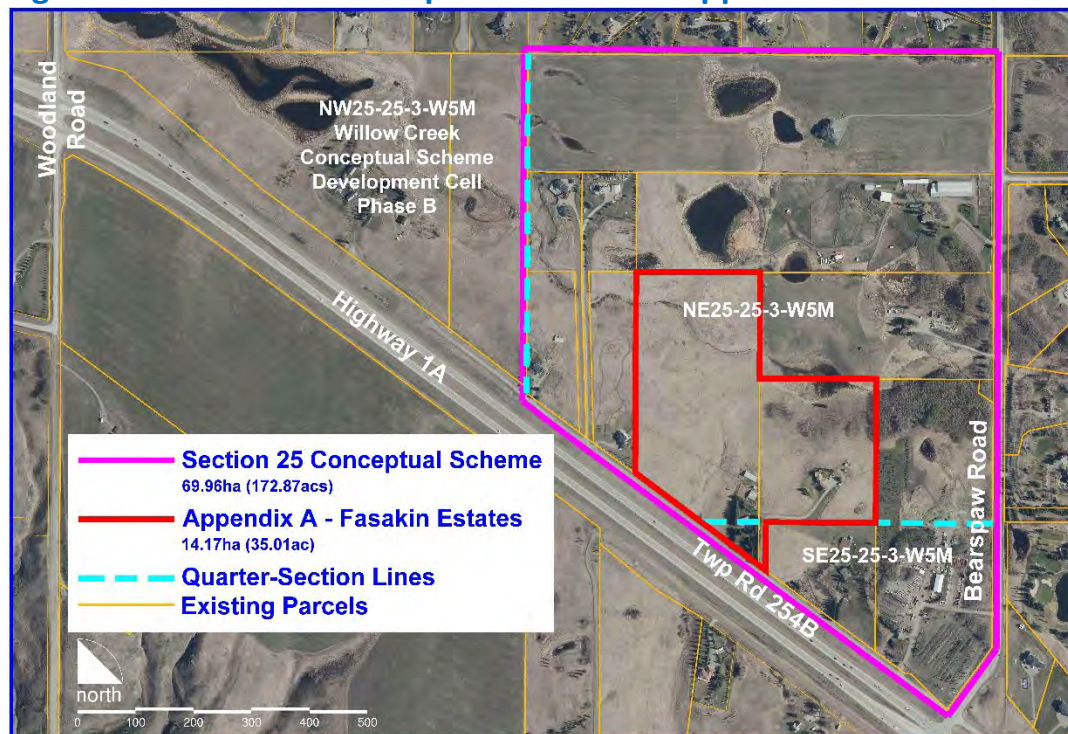
The following definitions help to understand the complexities of the Appendix A – Fasakin Estates Development Concept as it is related to the Section 25 Conceptual Scheme. See [Figure 1: Section 25 Conceptual Scheme and Appendix A - Fasakin Estates Areas](#) for a graphic representation.

**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**



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**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:*

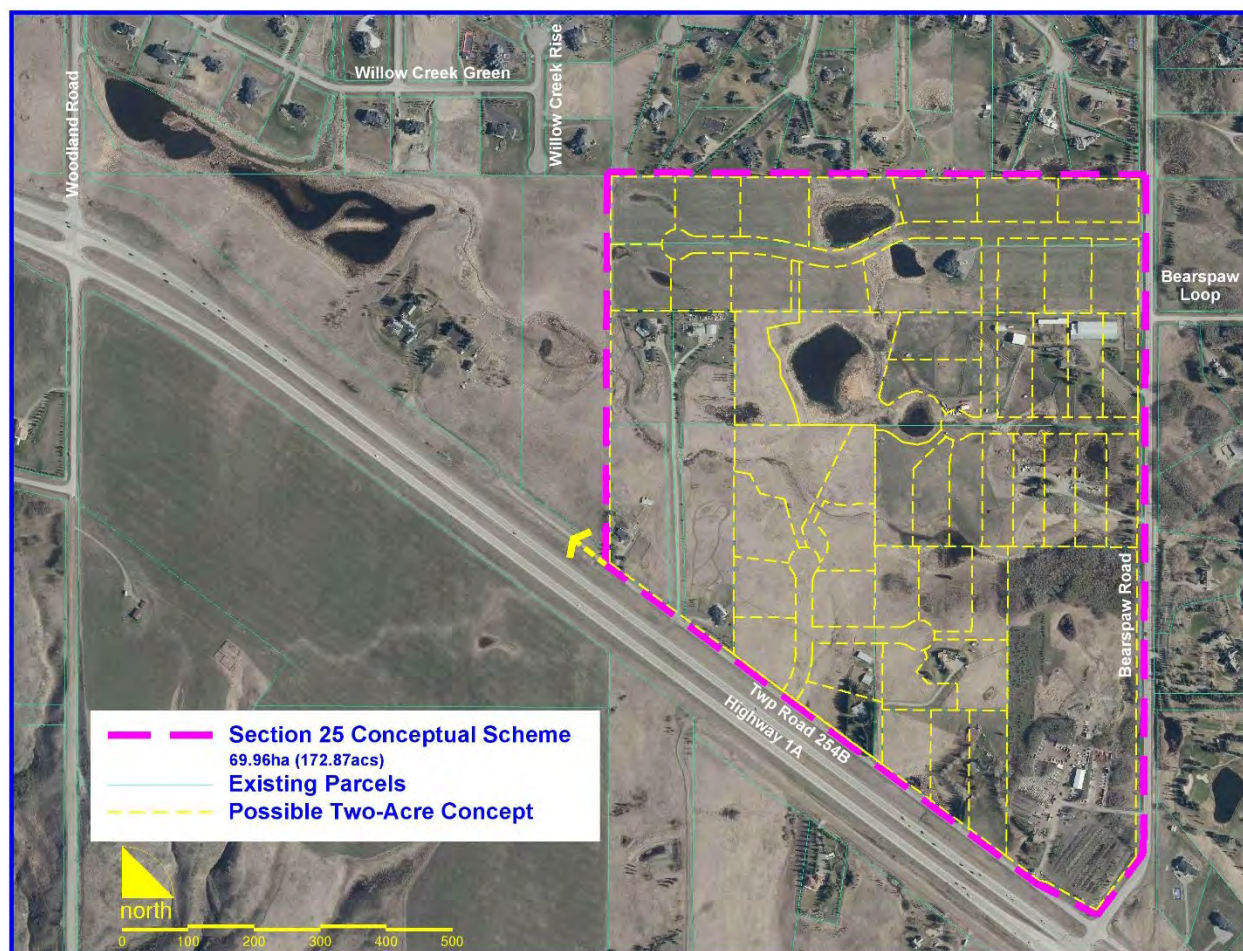
- 1. A plan showing the proposed parcel configuration and orientation of the subdivision.*
- 2. A plan showing how lands containing identified wetlands and historic resources can be mitigated prior to surface disturbances occurring in accordance with the applicable regulatory authorities.*
- 3. Technical 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 Rocky View County Plan and the BASP. 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.

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- 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.

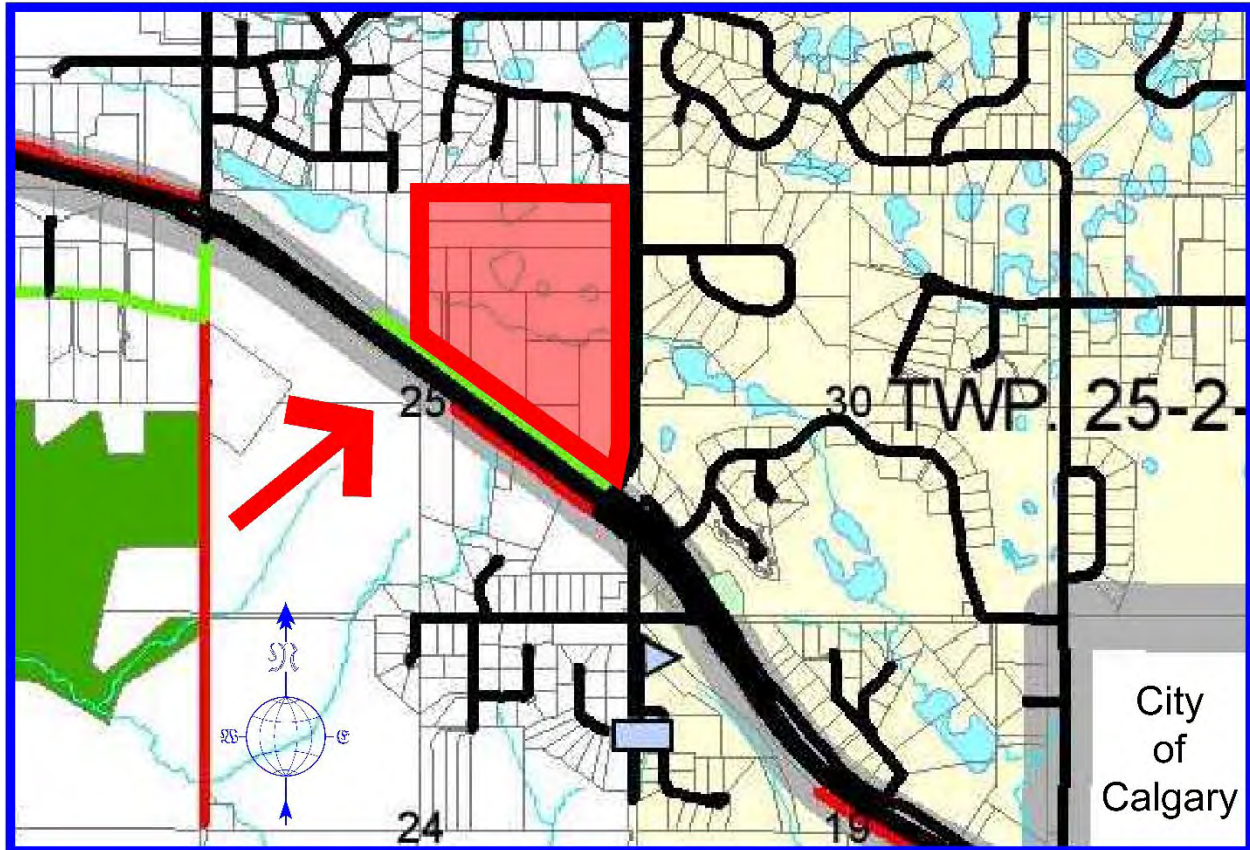


# Conceptual Scheme Description

## 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

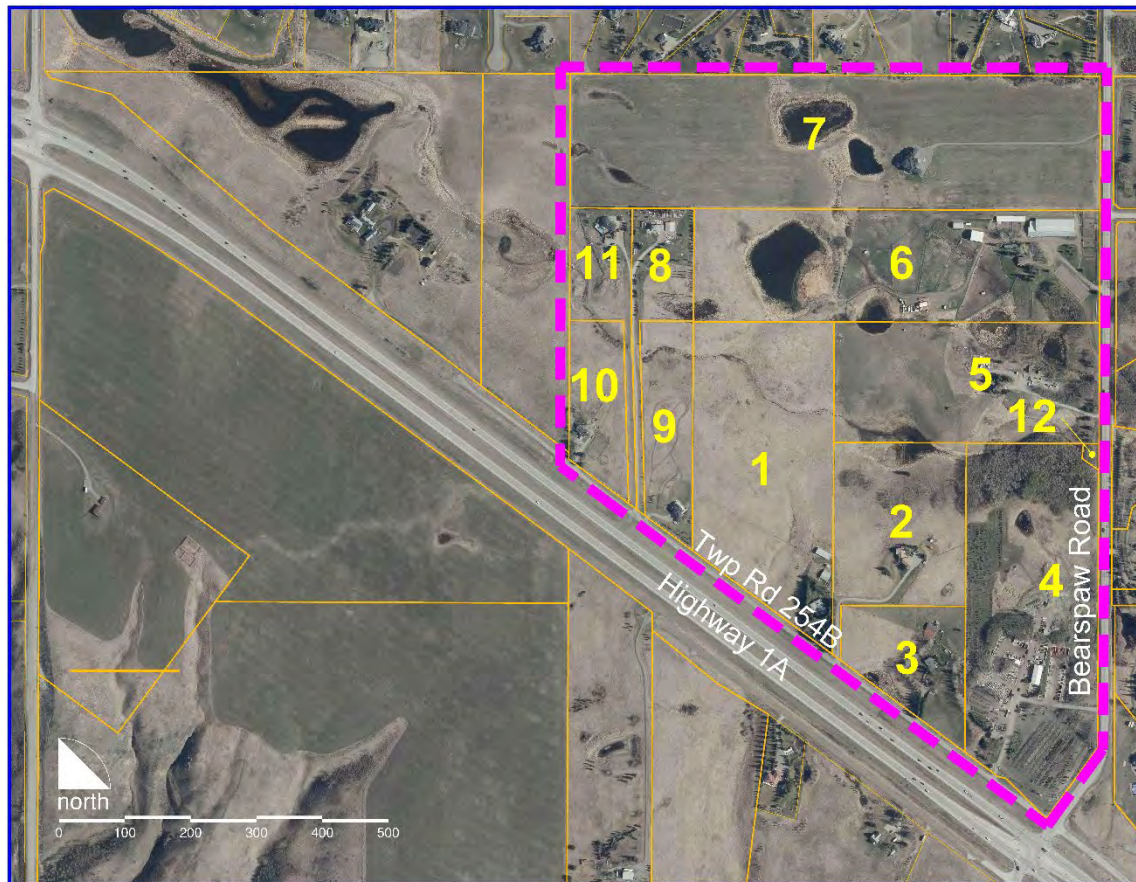
There are a total of twelve (12) parcels in the Section 25 Conceptual Scheme. [Table 1: Section 25 Conceptual Scheme Parcels' Details](#) summarizes their respective legal descriptions, areas, and addresses, where applicable, while [Figure 4: Section 25 Conceptual Scheme Legal Parcels](#) identifies 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         |
| <b>TOTAL</b> |                           |                      | <b>69.96</b>  | <b>172.87</b> |                   |

\* Areas extracted from the online Rocky View County Atlas link

**Figure 4: Section 25 Conceptual Scheme Legal Parcels**





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## 2.3 LOCAL DEVELOPMENT CONTEXT

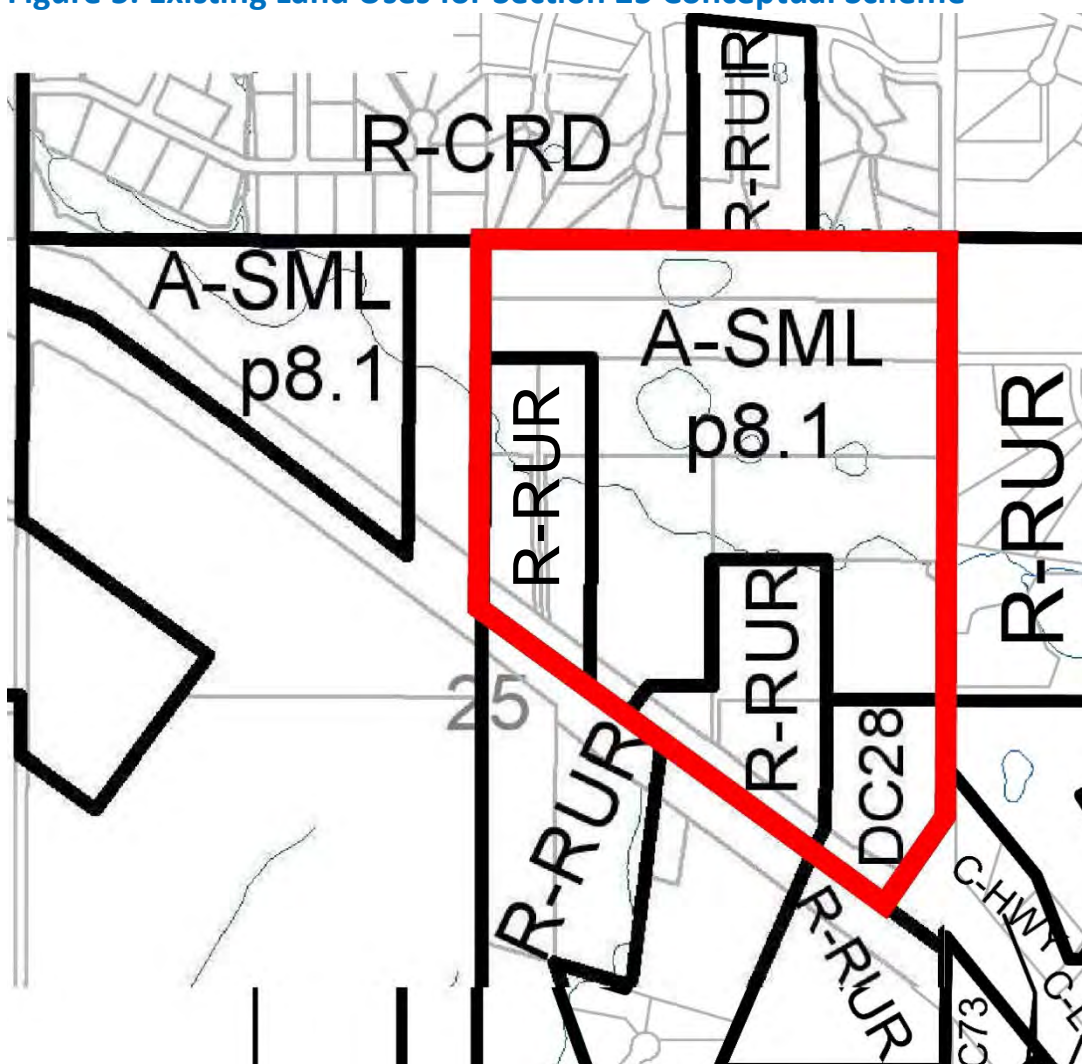
The existing character pattern in the Section 25 Conceptual Scheme area includes an evolving mix of rural residential lots and small holdings' agricultural parcels, generally described as follows:

- 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 THE COUNTY PLAN

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.

## 3.2 BEARSPAW AREA STRUCTURE PLAN (ASP)

The Section 25 Conceptual Scheme and Appendix A – Fasakin Estates include an implementation strategy to facilitate a country residential subdivision which is consistent with Map 5: Land Use Strategy in the Bearspaw ASP, where the subject properties are identified as *Infill Country Residential*.

The Bearspaw ASP's phasing strategy encourages residential development to continue to be prioritized within the Infill Country Residential Areas in accordance with Section 6.2 of the Bearspaw ASP.

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 to Highway 1A via Township Road 254B. This Conceptual Scheme has

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been prepared pursuant to the future land use and development phasing provisions of the Bearspaw ASP, and addresses the specific policies described in the respective Policies' sections.

### **3.3 ROCKY VIEW COUNTY LAND USE BYLAW**

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. 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.*

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**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 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%.*

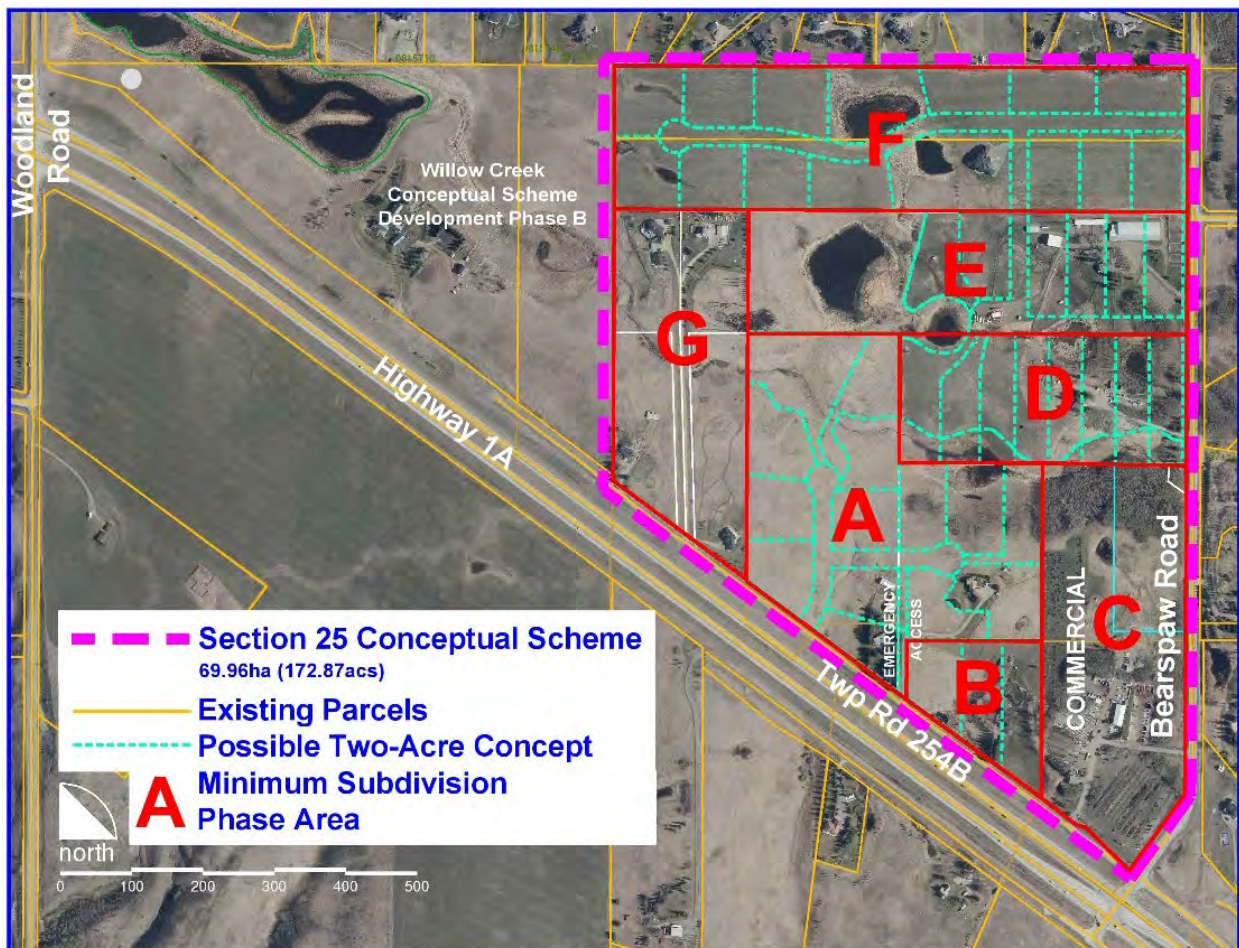
- *retain all trees within 15 metres of the edge of a waterbody; and*
- *strongly consider native, low maintenance vegetation in its planting scheme.*

#### 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.

**Policy 4.5.1** *A minimum area for any subdivision within the Conceptual Scheme area shall be established in general alignment with Figure 6: Subdivision Phasing.*

**Figure 6: Subdivision Phasing**





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## 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.*

**Policy 4.6.2**      *A full geotechnical report shall be submitted to the county in accordance with the County Servicing Standards Section 300.*

**Policy 4.6.3**      *The developer shall confirm that each residential lot will contain a minimum of one contiguous acre of geotechnically developable area in accordance with 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*

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*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, provincial Wetland Policy, 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.*

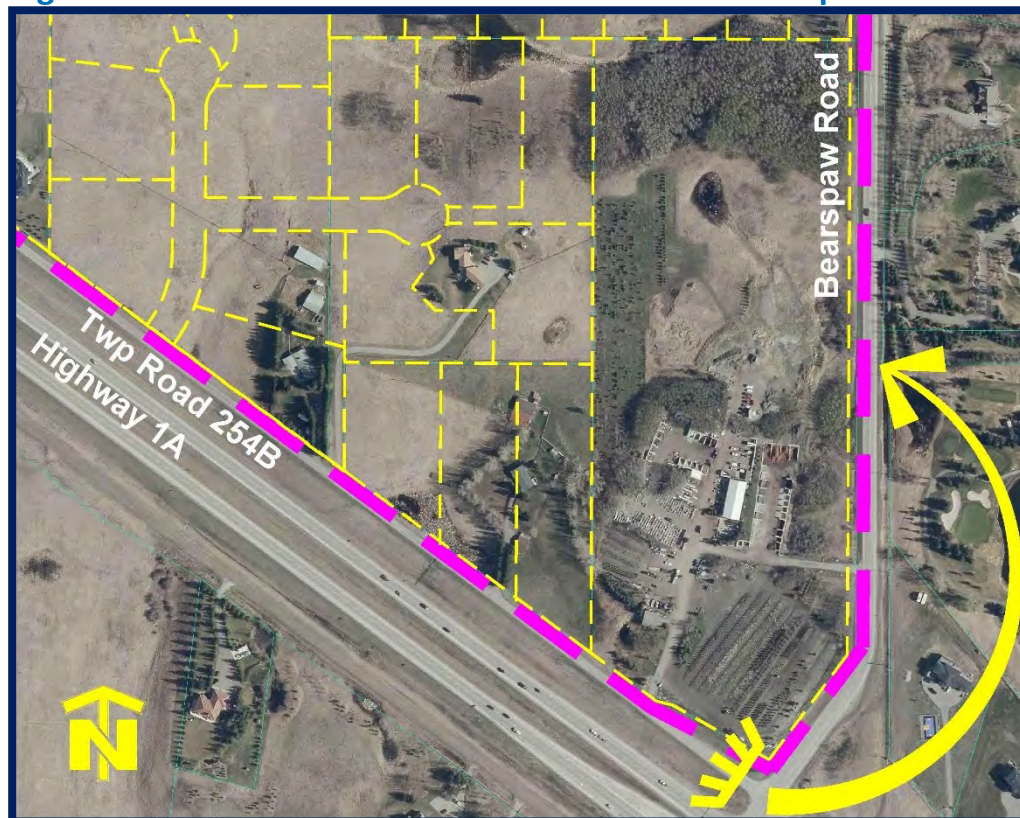
#### **4.9      TRANSPORTATION**

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.

Connectivity to the county grid road system, e.g. Bearspaw Road and Woodland Road, provides opportunities for residents' travel options, and more importantly, as alternative access in emergency circumstances. Direct access to Woodland Road is not achievable within the limits of the Section 25 Conceptual Scheme, therefore, permitting the opportunity for this to occur in future planning considerations, is illustrated with an arrow in **Figure 2: Future Developability Considerations for Section 25 Conceptual Scheme**. The landowner to the west was consulted in establishing concurrence with this illustration and its meaning.

Alberta Transportation and Economic Corridors (TEC) identifies the intersection of Township Road 254B and Bearspaw Road to be interim and is subject to closure and relocation whenever operational, safety, further development in the area, or the need for an interchange per the Glenbow Ranch Area Structure Plan (ASP), requires it. This action will be determined through future traffic assessments. Any relocation of this intersection will need to be located a minimum of 400 metres from the centre line intersection of Highway 1A and Bearspaw Road. See **Figure 7: Future Intersection Consideration for Bearspaw Road**.

**Figure 7: Future Intersection Consideration for Bearspaw Road**



- 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** *Notwithstanding Policy 4.9.1, any new proposal within the Section 25 Conceptual Scheme area, shall require either a new TIA or revisions to the TIA prepared by Bunt & Associates, dated July 2024.*
- Policy 4.9.3** *The outcome(s) of any transportation report shall be addressed prior to the subdivision or development permit stages, whichever comes first.*



- 
- Policy 4.9.4**      *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 4.9.5**      *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 4.9.6**      *The landowner shall be required to provide applicable Transportation Off-Site levies at the subdivision stage.*
- Policy 4.9.7**      *The developer shall complete all offsite road/intersection upgrades as per any recommendations of the Traffic Impact Assessment (TIA) at its cost to the satisfaction of the county and Alberta Transportation and Economic Corridors (TEC).*
- Policy 4.9.8**      *For connectivity to the county's grid road system, in this case, Bearspaw and Woodland Roads, at the time of subdivision the appropriate extension of Twp Road 254B shall be reviewed in conjunction with development to the west.*
- Policy 4.9.9**      *The intersection at Bearspaw Road and Township Road 254B is considered interim and shall be closed and relocated when any traffic assessment for operational, safety, further development in the area, or the interchange identified in the Glenbow Ranch ASP, requires it to be closed.*
- Policy 4.9.10**      *With regard to a relocated intersection at Bearspaw Road and Township Road 254B, it shall be located a minimum of 400 metres from that intersection. Refer to Figure 7: Future Intersection Consideration for Bearspaw Road.*

#### **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 may 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.*
- Policy 4.10.1.5*** *At the subdivision stage, the developer shall extend potable water infrastructure at its cost within the developable area, in accordance with applicable provincial regulatory requirements, the County Servicing Standards, and Rocky View Water Co-op's specifications.*

#### **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.*

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#### 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

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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.

#### **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. Emergency response time falls within the 10-minute response time from this fire station. 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. Also, an advertisement was placed in the *Rocky View Weekly* for two consecutive weeks prior to the event date: on January 9<sup>th</sup> and January 16<sup>th</sup>. 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.*

Ongoing communication has occurred between the proponent of this plan and the neighbour west of the Section 25 Conceptual Scheme, regarding grid road connectivity between Bearspaw Road and Woodland Road.

Verbal comments included:

- Traffic concerns at Township Road 254B and Bearspaw Road: difficult to exit the area in the morning. A policy was added to address this concern.

The applicant has had 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; a 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 to two landowners.

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In 2025, ongoing communications occurred with the landowner of Parcel 4 shown on [Figure 4: Section 25 Conceptual Scheme Legal Parcels](#), and a representative of the landowner to the west of the Section 25 Conceptual Scheme. These discussions were mainly focused on road connectivity and provincial intersection design standards.

In April 2025, a mailout was sent to the landowners within the Conceptual Scheme, to attend a virtual meeting for the applicant to present the final plan. Four responded to their attendance. One resident, representing two parcels, expressed support for the proposal. No other comments were expressed.



Section 25 Conceptual Scheme

# Appendix A

# FASAKIN ESTATES

April 2025

Submitted to

**ROCKY VIEW COUNTY**

Submitted by

**GBOLA & JANET FASAKIN**

**AARON & HAGAR RENERT**





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Bunt & Associates Engineering Ltd.

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Bison Historical Resources Ltd.

Basin Environmental Ltd.

ARC Surveys Ltd.



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# 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.

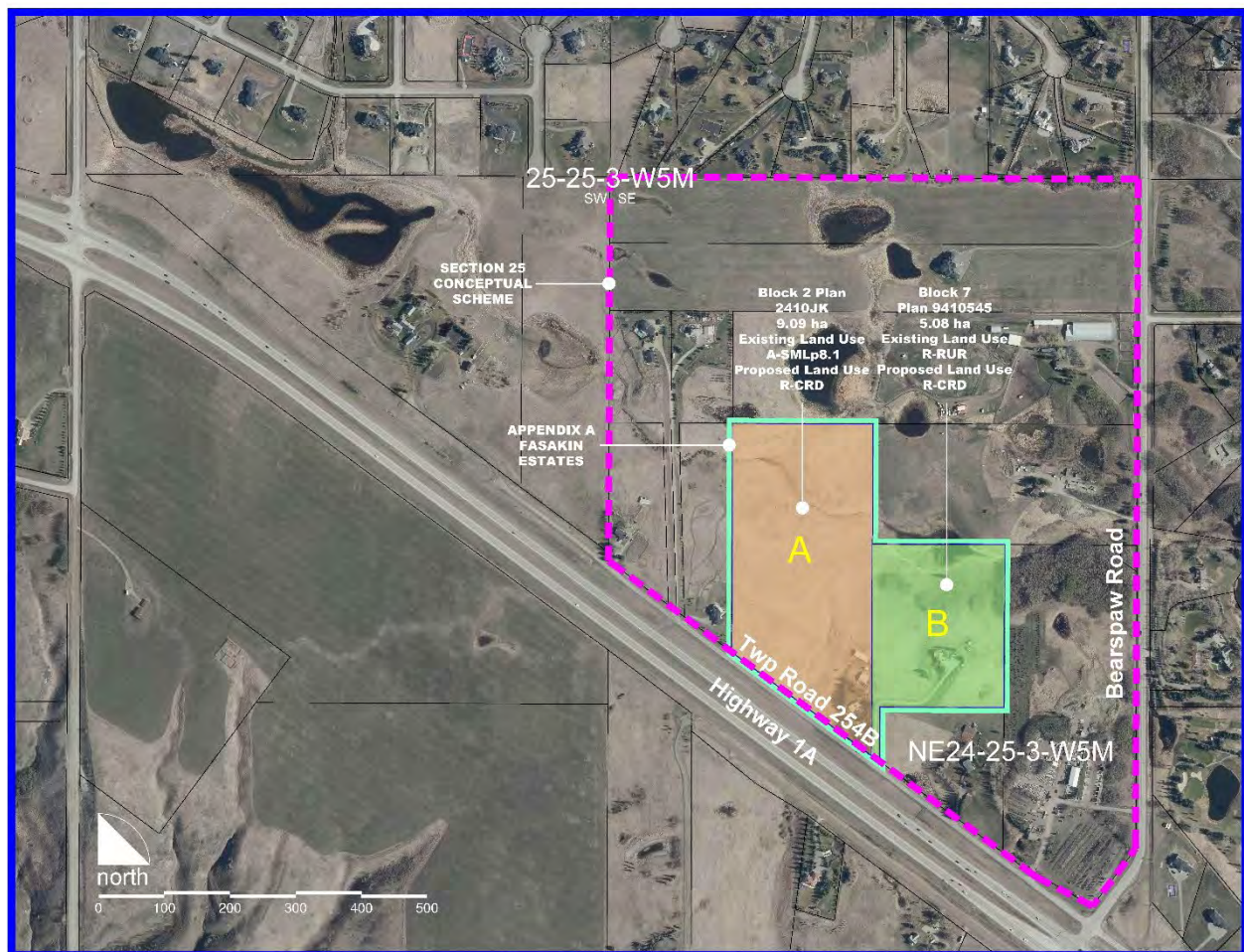
## 1.2 DEVELOPMENT RATIONALE

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  $\pm 0.8$ -hectare ( $\pm 1.98$  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 1024 JK | 9.09         | 22.46        |
| B            | Block 7, Plan 9410545 | 5.08         | 12.56        |
| <b>TOTAL</b> |                       | <b>14.17</b> | <b>35.01</b> |

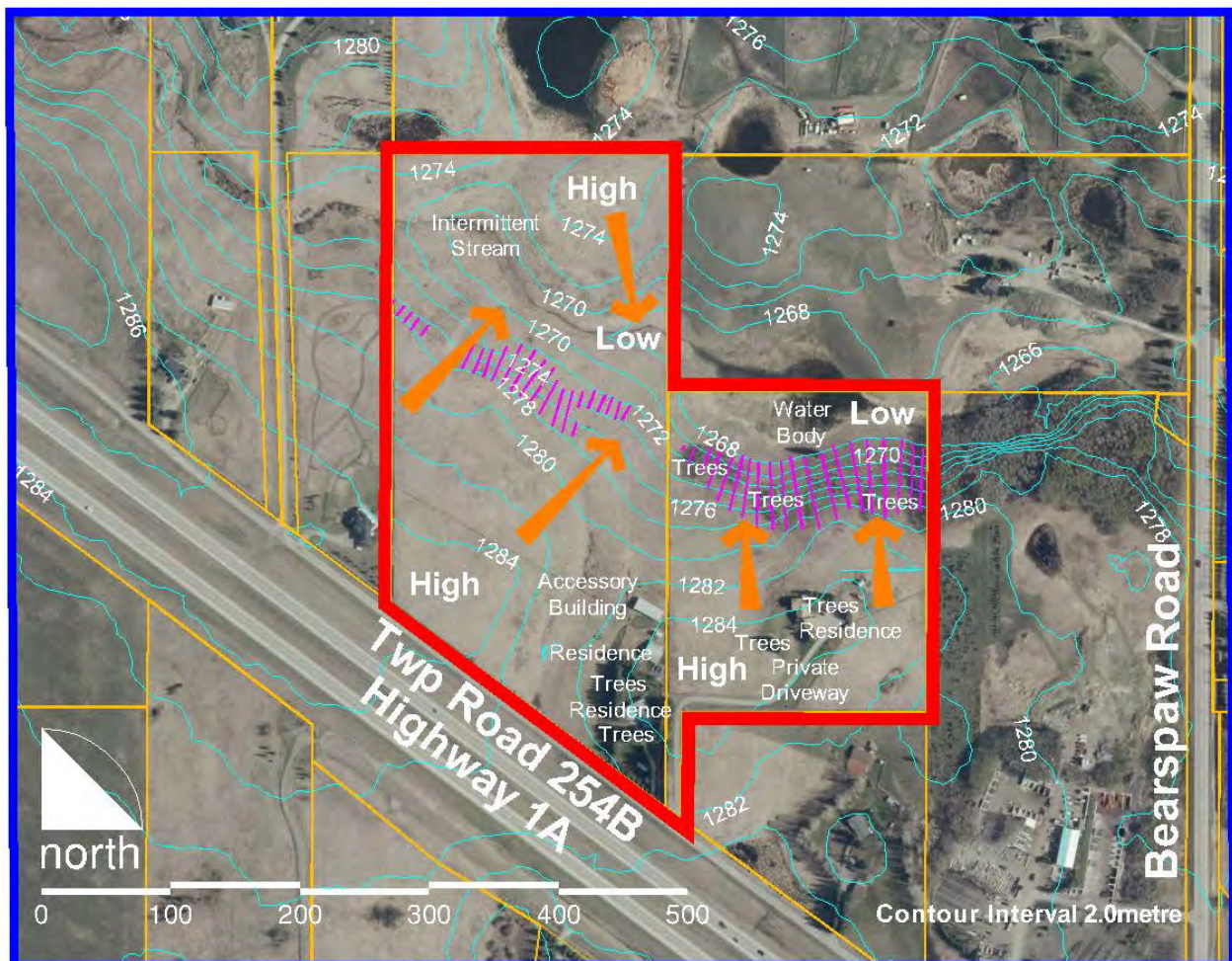
Areas as described in Certificates of Title

### 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 GEOTECHNICAL 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.*
- Policy 2.4.2** *As a condition of subdivision approval, a post-grading stability analysis shall be prepared by a qualified professional engineer to identify proposed grades and development surcharges, based on final lot lines.*
- Policy 2.4.3** *A full geotechnical report shall be submitted to the county in accordance with the County Servicing Standards.*
- Policy 2.4.4** *The developer shall confirm that each residential lot will contain a minimum of one contiguous acre of geotechnically developable area in accordance with the County Servicing Standards.*

## 2.5 BIOPHYSICAL CONSIDERATIONS

Acknowledgement of biophysical considerations is 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 impact of the development involves conversion of portions of the upland hayfield into 14 rural homesteads, which involves:



- a) Building local roads from Twp Road 254B along the southern boundary of the study area to the access points of the lots,
- 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,
  - Back sloping 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:**

- Protect water bodies on and adjacent to the property with 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) with 10m and 6m vegetated buffer, respectively.
- 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.

- Avoids impacting all wetlands and setbacks on the site, except one driveway crossing the intermittent stream

**Construction:**

- Avoid disturbing wildlife by scheduling watercourse crossing construction outside the bird restricted activity period (April 1 to August 20) or minimizes potential for interactions with breeding birds by following wildlife sweep mitigations.
- Avoids interactions between the wetlands and future upslope home building activities, which are subject to best management practices that protect downslope water bodies, such as erosion and sediment control plans and design stability assessments, which are built into the recommendations associated with each of this application's supporting documentation (e.g., Biophysical Impact Assessment and Pre-development Slope Stability Assessment).
- 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 driveway 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** *The developer shall prepare a Biophysical Impact Assessment (BIA) to the satisfaction of the County.*
- Policy 2.5.2** *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 2.5.3** *The boundary of the Environmental Reserve Easement (ERE) is expected to include the existing bed and bank of the wetlands as shown on Figure 4: Development Concept, plus:*
- a) a 15-metre riparian setback from the edge of the intermittent stream/wetland (W1),*
  - b) a 10-metre riparian setback from the edge of the shallow open water wetland (W2), to be established at the subdivision stage to the satisfaction of the County, and if required, the Government of Alberta, and*
  - c) a 6-metre riparian setback from the edge of the marsh wetland (W3), to be established at the subdivision stage to the satisfaction of the County, and if required, the Government of Alberta.*
- Policy 2.5.4** *One private driveway crossing the intermittent stream is needed to access Lots 4 and 5 as shown in Figure 7, necessitating the following:*
- a. This shall be called an Overland Drainage Right-of-Way (ODRW).*
  - b. The developer shall prepare a Historical Resources Impact Assessment (HRIA), to the*



*satisfaction of the Government of Alberta.*

- c. The developer shall obtain approval of the Public Lands Act disposition application.*
- d. The developer shall obtain Water Act authorization by:*
  - First, prepare a Wetland Assessment Impact Report (WAIR) that includes the mitigation proposal as required by the Government of Alberta and to the satisfaction of the County,*
  - Second, meet all the other obligations required in the Water Act, Wetland Policy approval process, and*
  - Third, provide detailed mitigations for wildlife sweeps.*
- e. The developer shall plan construction activities outside of the wildlife restricted activity period (RAP), which is the peak nesting and breeding season between April 1st and August 20<sup>th</sup> or follow wildlife sweep mitigations included in the Water Act authorization.*

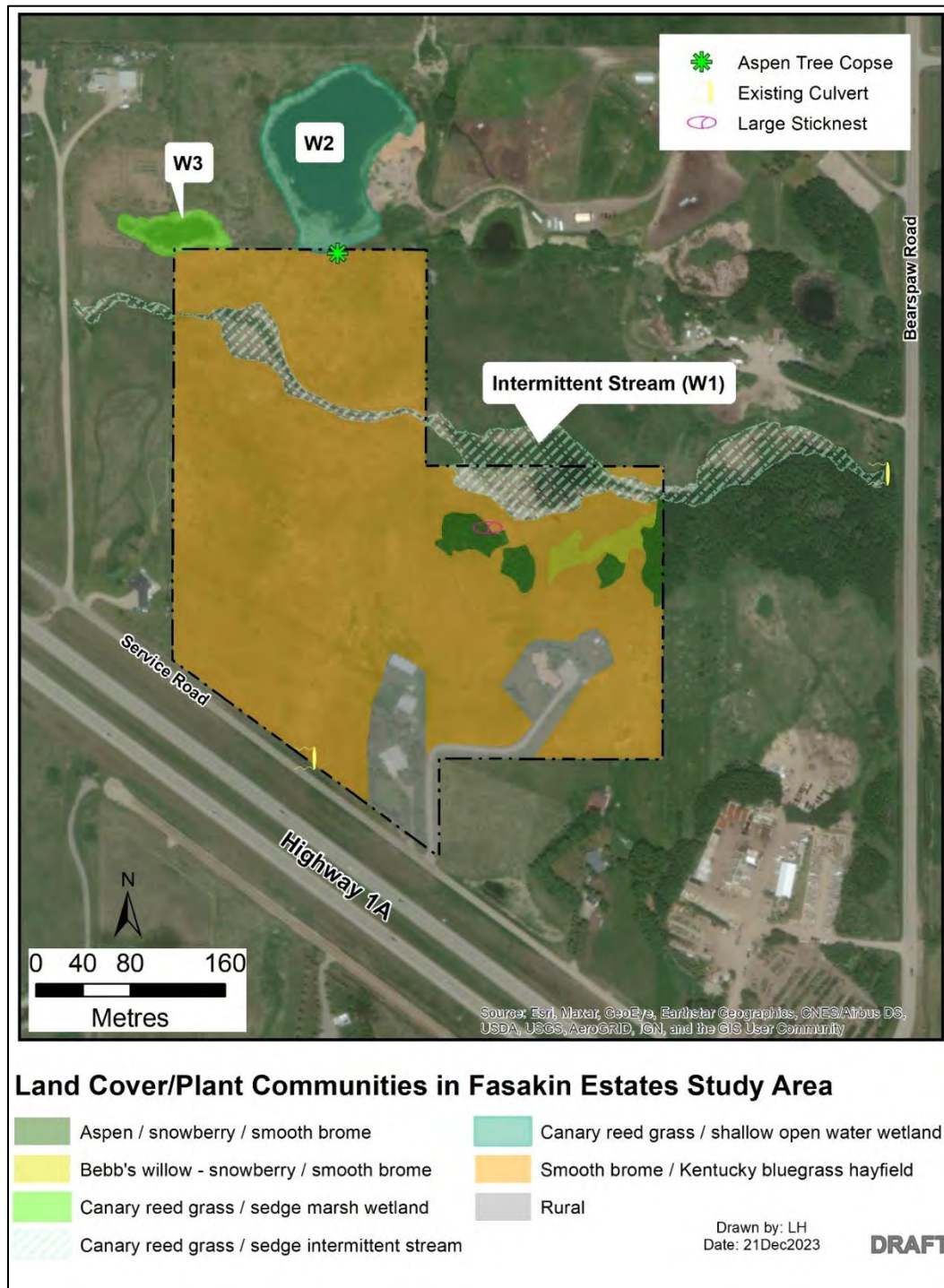
**Policy 2.5.5** *Notwithstanding Policy 2.5.4, all development and construction activities shall avoid all waterbodies and their environmental reserve easement setbacks.*

**Policy 2.5.6** *The Fasakin Estates development will adhere to the recommendations as outlined in the Phase I Environmental Site Assessment (ESA), as reported by Basin Environmental, dated 29 September 2023.*

**Policy 2.5.7** *The Fasakin Estates development will adhere to the recommendations as outlined in the Biophysical Impact Assessment (BIA), as reported by Zanshin Environmental Networks Inc, dated January 2024.*



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 that 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:

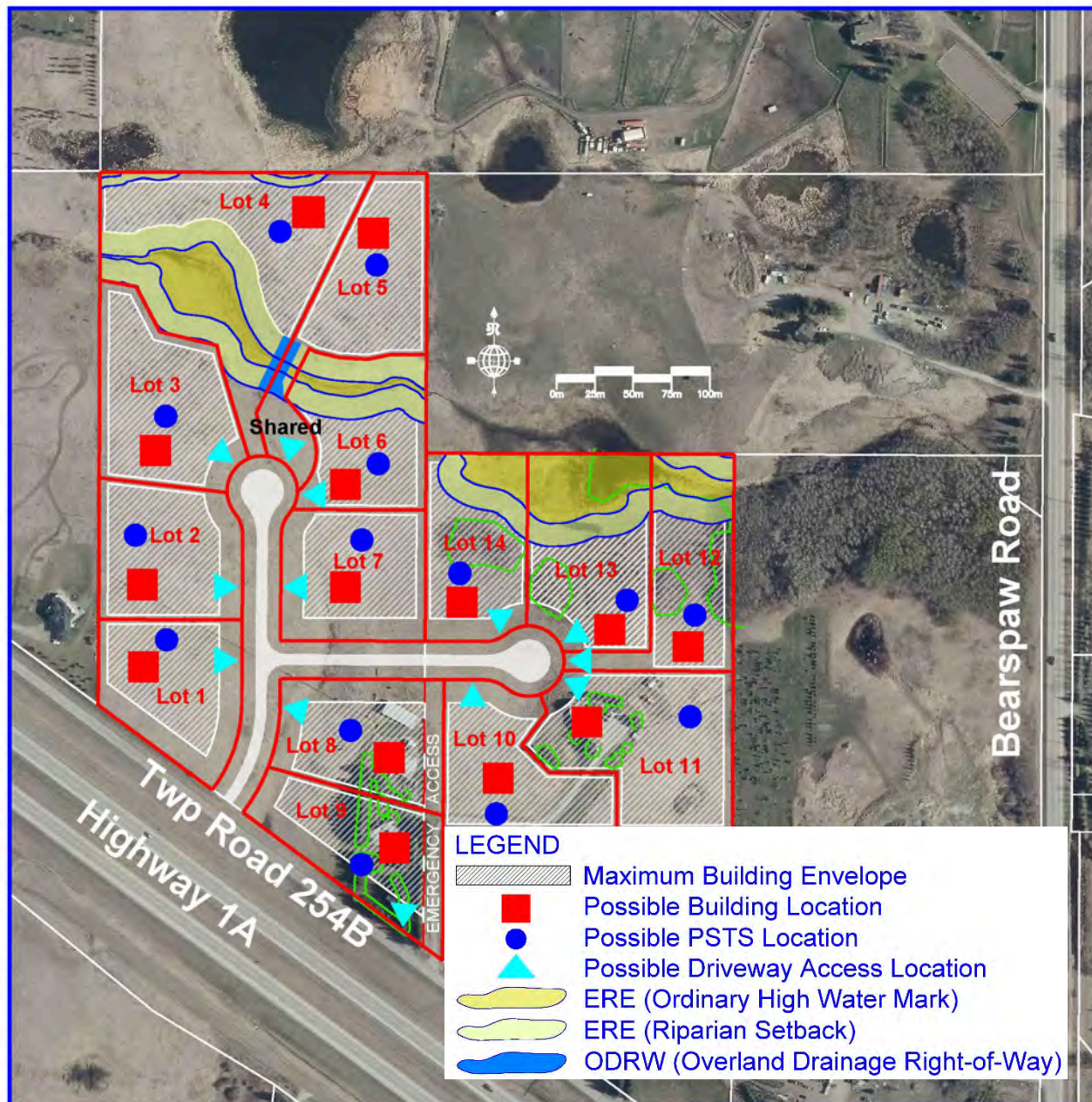
- 1) Create a country residential enclave with fourteen new parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.
- 2) Dedicate an Environmental Reserve Easement (ERE) to accommodate the preservation of the alignment of intermittent stream and associated riparian 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**



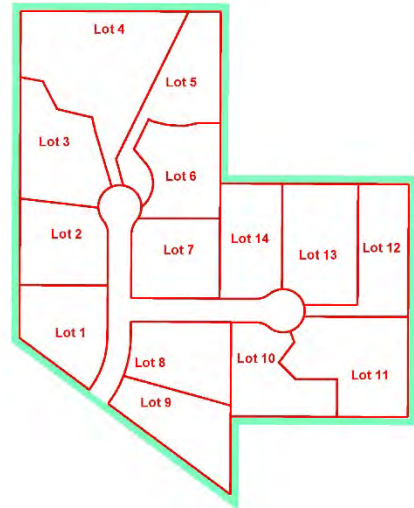


### 3.2 FASAKIN ESTATES STATISTICS

**Table 2: Fasakin Estates Development Concept Statistics** highlights area calculations. All fourteen (14) residential parcels are proposed to be a minimum of 0.80 hectare or 2.0 acres. Density is proposed at just under one unit per hectare or 0.40 unit per acre. Proposed building envelopes are all over 0.40 hectare or one acre in area, the minimum requirement identified from the County Servicing Standards (Section 307).

**Table 2: Fasakin Estates Development Concept Statistics**

| LOT STATISTICS                        |                           |                                    |                                              |                                                        |                                |
|---------------------------------------|---------------------------|------------------------------------|----------------------------------------------|--------------------------------------------------------|--------------------------------|
| LOT<br>NUMBER                         | GROSS<br>AREA<br>hectares | BUILDING<br>ENVELOPE *<br>hectares | PERCENT<br>BUILDING<br>ENVELOPE<br>OVER AREA | ENVIRONMENTAL<br>RESERVE<br>EASEMENT (ERE)<br>hectares | PERCENT<br>ERE<br>OVER<br>AREA |
| 1                                     | 0.80                      | 0.46                               | 58%                                          | 0.00                                                   | 0%                             |
| 2                                     | 0.80                      | 0.58                               | 72%                                          | 0.00                                                   | 0%                             |
| 3                                     | 0.94                      | 0.72                               | 77%                                          | 0.00                                                   | 0%                             |
| 4                                     | 1.74                      | 0.73                               | 42%                                          | 0.82                                                   | 47%                            |
| 5                                     | 0.94                      | 0.63                               | 66%                                          | 0.05                                                   | 5%                             |
| 6                                     | 0.81                      | 0.38                               | 47%                                          | 0.35                                                   | 43%                            |
| 7                                     | 0.80                      | 0.49                               | 61%                                          | 0.00                                                   | 0%                             |
| 8                                     | 0.80                      | 0.46                               | 57%                                          | 0.00                                                   | 0%                             |
| 9                                     | 0.81                      | 0.42                               | 52%                                          | 0.00                                                   | 0%                             |
| 10                                    | 0.80                      | 0.57                               | 71%                                          | 0.00                                                   | 0%                             |
| 11                                    | 1.13                      | 0.92                               | 81%                                          | 0.00                                                   | 0%                             |
| 12                                    | 0.83                      | 0.44                               | 53%                                          | 0.19                                                   | 23%                            |
| 13                                    | 1.01                      | 0.45                               | 45%                                          | 0.30                                                   | 30%                            |
| 14                                    | 0.80                      | 0.43                               | 54%                                          | 0.39                                                   | 49%                            |
| <b>SUB-TOTAL</b>                      | <b>13.02</b>              | <b>7.66</b>                        | 59%                                          | <b>2.10</b>                                            | <b>16%</b>                     |
| <b>ROADS</b>                          | <b>1.15</b>               |                                    |                                              |                                                        |                                |
| <b>TOTAL</b>                          | <b>14.17</b>              |                                    |                                              |                                                        |                                |
| * excludes wetland and riparian areas |                           |                                    |                                              |                                                        |                                |
| <b>DENSITY</b>                        | <b>14</b>                 | <b>lots</b>                        | <b>0.99</b>                                  | <b>units per hectare</b>                               | <b>0.40</b>                    |
|                                       |                           |                                    |                                              | <b>units per acre</b>                                  |                                |



### 3.3 TRANSPORTATION

Vehicular access will be provided from a service road, Twp Rd 254B, which runs parallel to Highway 1A and intersects with 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 Traffic Impact Assessment was prepared by Bunt and Associates Engineering Ltd. (Bunt) in August 2024 and concluded no offsite infrastructure improvements were required. Subsequent to this report, a resident's concern was raised, regarding traffic blocking the intersection of Twp Road 254B and Bearspaw Road during certain times of the day. Safety considerations were examined for this intersection, and it was determined that signage and pavement paintings would allow for better traffic flow.

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 on crossing 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 400.1 in the County 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.

**Policy 3.3.3** The developer shall complete all offsite road/intersection upgrades as per any recommendations of the Traffic Impact Assessment (TIA) at its

*cost to the satisfaction of the county and Alberta Transportation and Economic Corridors (ATEC).*

**Policy 3.3.4** *The developer shall provide an Emergency Access in the location as shown in Figure 5: Internal Road Standards, in accordance with the County Servicing Standards.*

**Policy 3.3.5** *As part of off-site upgrades, the developer, at its expense, shall construct painted markings on the pavement at the intersection of Bearspaw Road and Township Road 254B, to restrict vehicles from blocking the intersection, and to install appropriately located signage that states “DO NOT BLOCK INTERSECTION”.*

### 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 Bears paw Road.*
- Policy 3.4.1.3** *Future landowners shall be responsible for their own, respective connection fees to the Rocky View Co-op.*
- Policy 3.4.1.4** *At the subdivision stage, the developer shall extend potable water infrastructure at its cost within the developable area, in accordance with applicable provincial regulatory requirements, the County Servicing Standards, and Rocky View Water Co-op's specifications.*



### 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 Each new residential lot between the size of 0.80 hectare and 1.60 hectares shall be provided with a packaged private sewage treatment system (PSTS) that meets the requirements of the Bureau of Normalisation du Quebec (BNQ), the approved Level 4 PSTS Assessment, and the applicable requirements of the County Servicing Standards.***

### 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

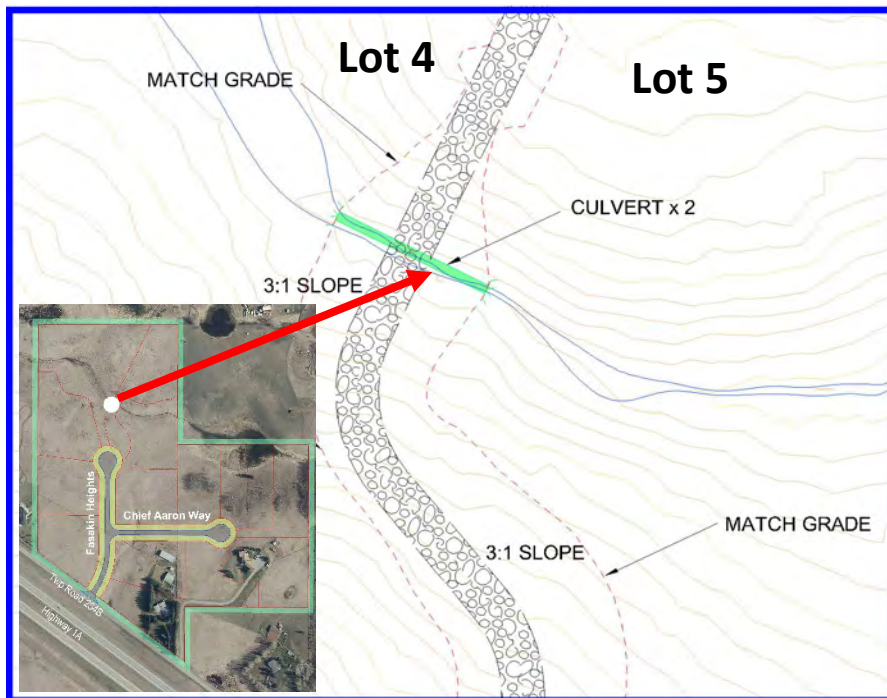
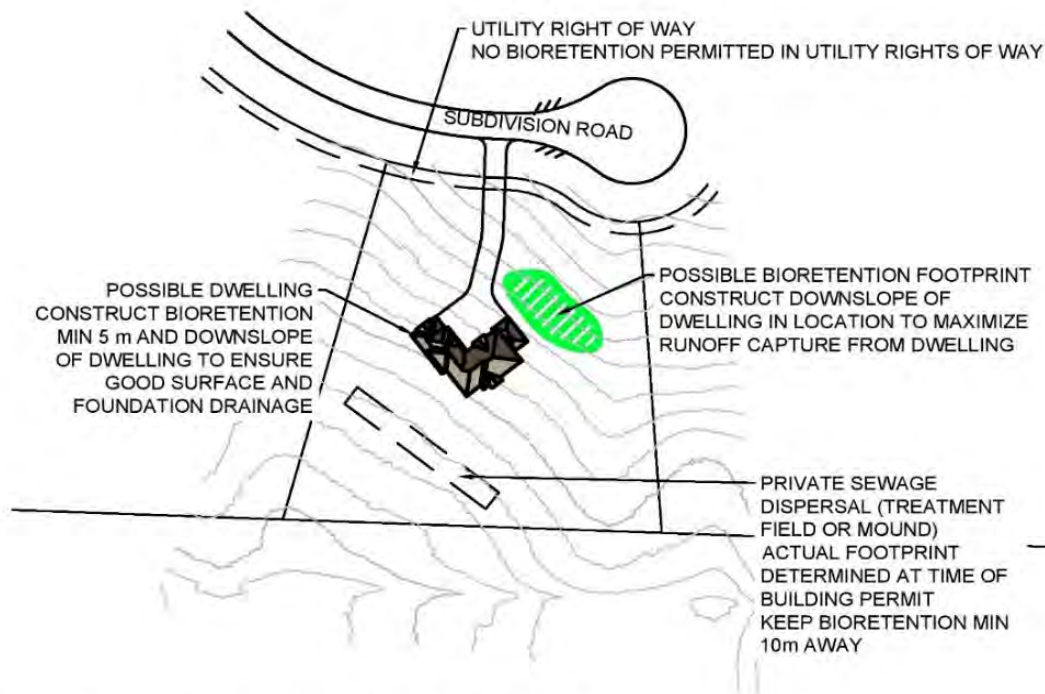
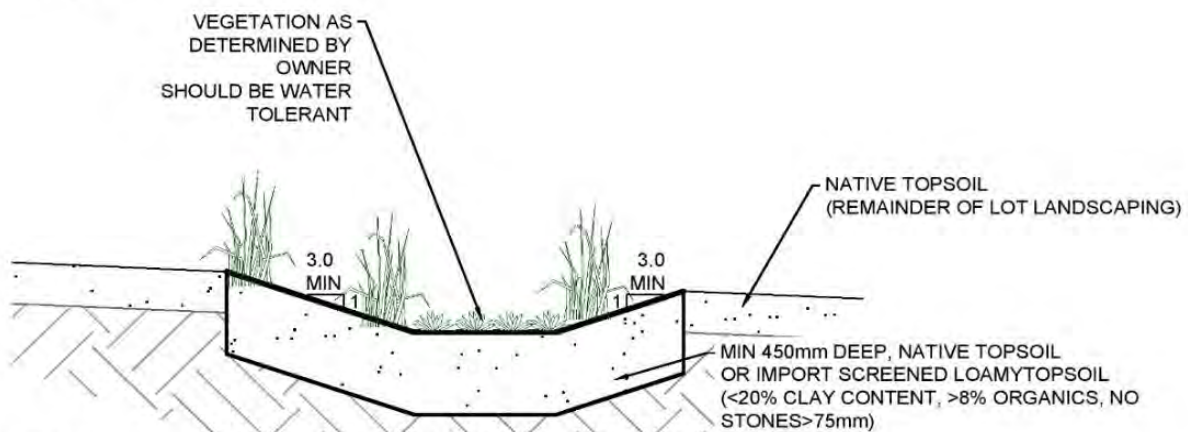


Figure 8: Typical Lot Layout &amp; Bioretention Techniques



A

## Lot Layout Concept



B

## Rain Garden Detail



- 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.*

#### **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.

### 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. Emergency response time falls within the 10-minute response time from this fire station. 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 as a cash-in-lieu payment, or the equivalent of 10% of the gross developable area. There are several challenges in providing land for MR in this plan area, both natural and manmade. Refer to **Figure 9: Barriers to Providing Pathways in Linear Parks.**

Manmade:

1. Previously fragmented land to the west creates a barrier in providing east-west connectivity through municipal reserves: unless reserves have been provided, they cannot ask for again in subsequent subdivisions, other than by purchase.



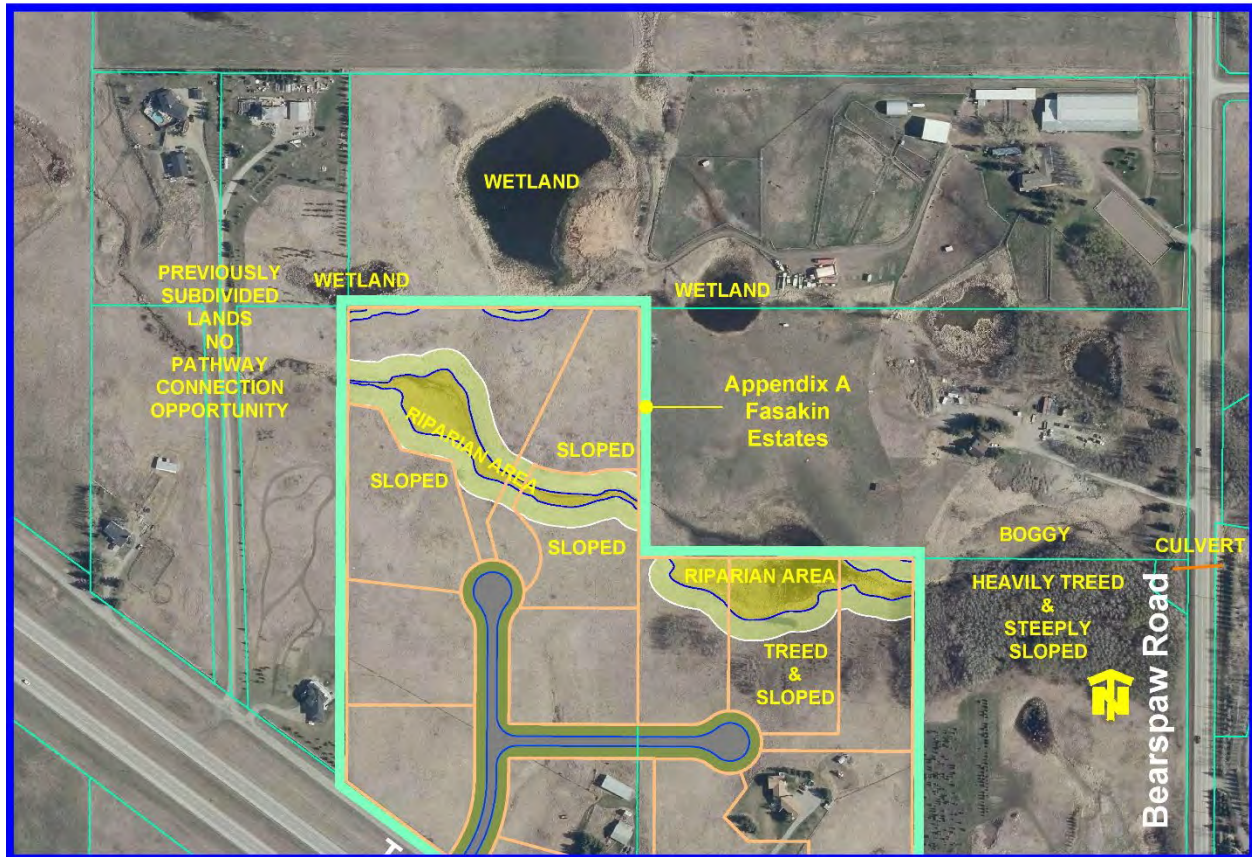
2. Existing land uses along this water body, such as roads reduce the feasibility of a connection to the property. For example, Bearspaw Road to the east:
  - Creates a barrier to the feasibility of a pathway being created, due to the steep side slopes, where it crosses the intermittent stream.
  - Creates an unnatural surface water flow and may create flashy conditions upstream, introducing a potential and large human safety risk.
  - Creates a barrier for human crossing, introducing a likely and unknown human safety risk, reducing the feasibility of connecting to the east.

Natural:

1. The intent of the design was to protect the riparian areas and for them to be left in their natural state, without human interaction or intervention, given its importance for wildlife connectivity and refuge:
  - This area has high raptor, amphibian and bird nesting habitat, the avoidance of which focused heavily on the project design and policy.
  - It is anticipated that adding a feature to encourage regular, daily use by humans and dogs will defeat the intent.
  - Building asphalt trails would create a barrier to amphibian movement and increase accidental deaths.
  - Removing trees removes raptor nesting habitat.
2. An MR pathway parallel to the edge of the ERE would create a large and possibly irreversible impact by reducing slope stability creating an erosion issue and increasing the potential for indirect impacts on the water body, given the steepness of this water body's valley walls, a constraint that was avoided in the proposed design and ensuing policies.



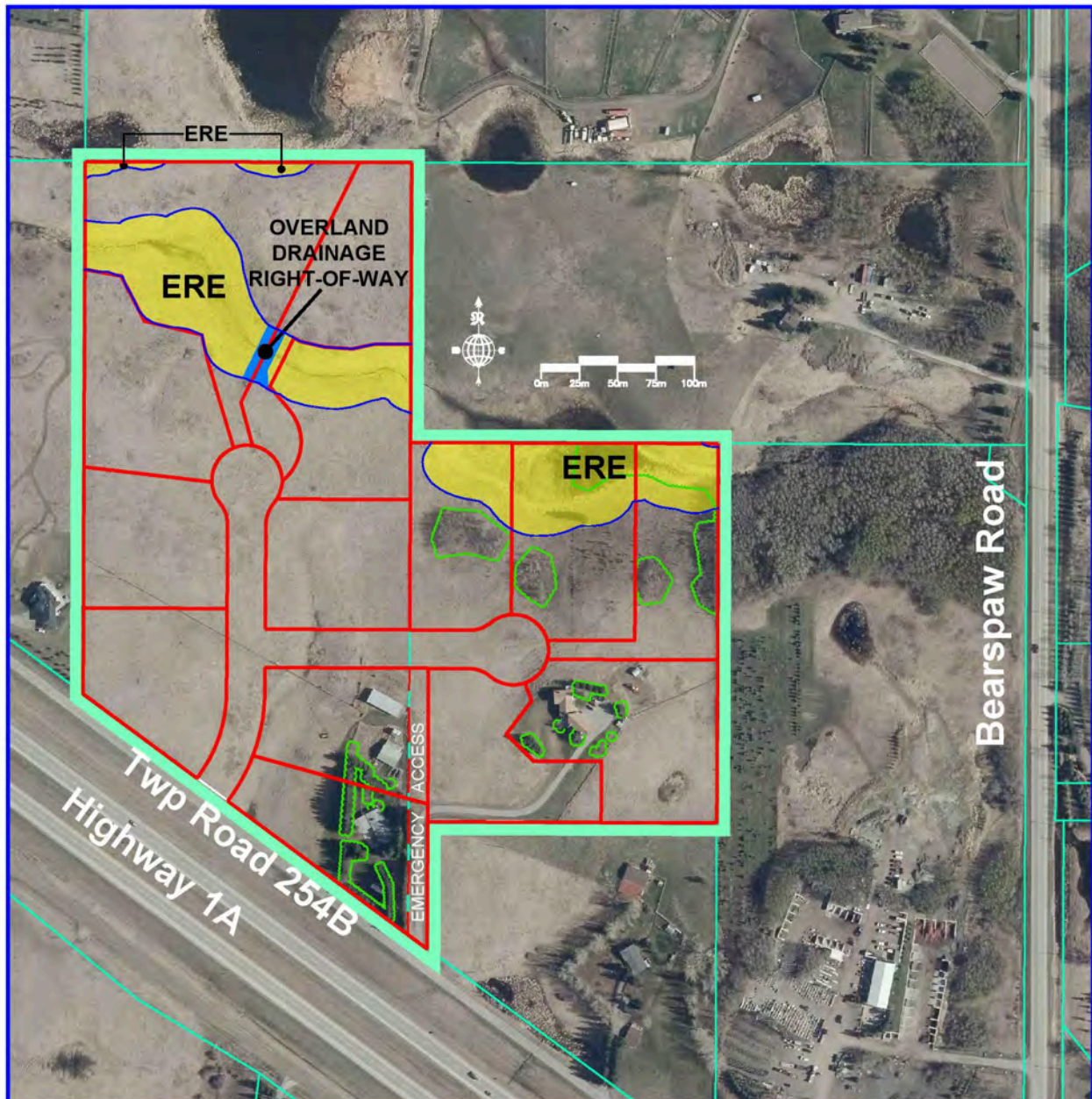
Figure 9: Barriers to Providing Pathways in Linear Parks





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 10: Proposed Environmental Reserve Easements](#).

**Figure 10: 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 10: Proposed Environmental Reserve Easements.*
- Policy 3.8.3** *Environmental Reserve Easements (ERE), as defined in the Municipal Government Act, shall be registered on each affected title and 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 11: 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 the 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 grasses 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, and 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 the spread of wildfires to address but not limited to low-combustible plant material; manicured grass 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.*



### 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 forms 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.

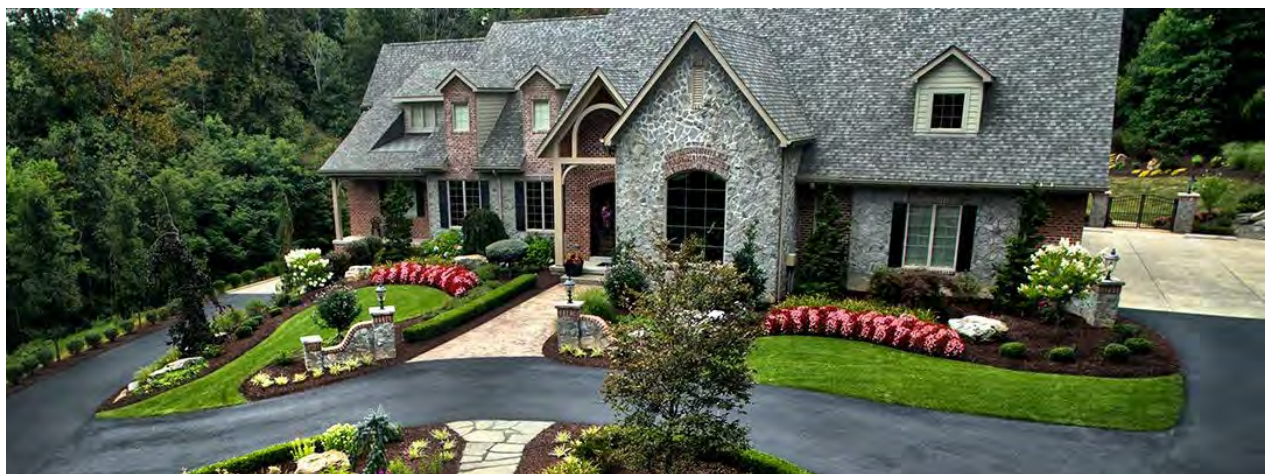
The proponents propose constructing, on private property, signage to identify the subdivision as **FASAKIN ESTATES**, subject to the name being approved by council. A maintenance agreement will be registered with the affected parcel, to assure it is maintained in perpetuity.

***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 9<sup>th</sup> and January 16<sup>th</sup>. 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 the following comments/suggestions:

- *The 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.*

Ongoing communication has occurred between the proponent of this plan and the neighbour west of the Section 25 Conceptual Scheme, regarding grid road connectivity between Bearspaw Road and Woodland Road.

Verbal comments included:

- Traffic concerns at Township Road 254B and Bearspaw Road: difficult to exit the area in the morning. A policy was added to address this concern.

In April 2025, a mailout was sent to the landowners within the Conceptual Scheme, to attend a virtual meeting for the applicant to present the final plan. Four responded to their attendance. One resident, representing two parcels, expressed support for the proposal. No other comments were expressed.



## 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) Traffic Impact Assessment, Bunt & Associates Engineering Ltd. (August 2024)
- 6) Private Sewage Treatment Systems (PSTS) Evaluation Report, Osprey Engineering Inc. (November 2023)
- 7) Conceptual Stormwater Management Plan, Osprey Engineering Inc. (December 2023)
- 8) Historical Resources Overview, Bison Historical Services Ltd. (October 2023)

# Schedule 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

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# Schedule 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.

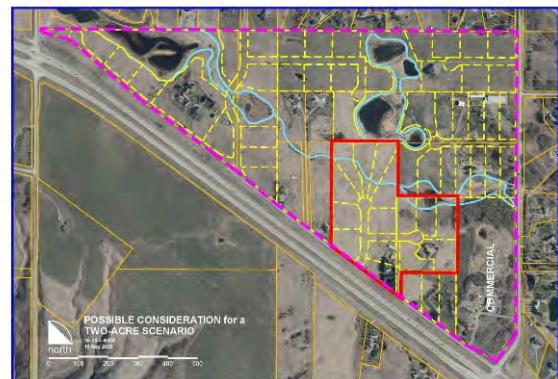
We expect to hold an open house for the larger community later this Fall, so please stay tuned. You may wish to contact me now or at the open house, where our experts will be in attendance to answer any questions you may have:

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



# Schedule 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.

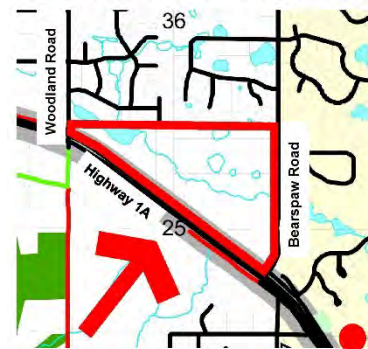
03 January 2024

Thank you and we hope to see you on the 17<sup>th</sup> !

## OPEN HOUSE

### SECTION 25

### CONCEPTUAL SCHEME



Wednesday, January 17<sup>th</sup>

530pm to 730pm

Presentation at 630pm

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



Fasakin Estates



# Schedule 2 (continued)

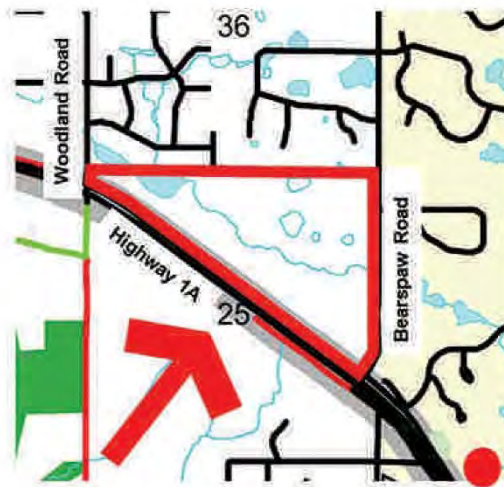
PUBLIC CONSULTATION MATERIAL

Rocky View Weekly Advertisement January 9<sup>th</sup> and 16<sup>th</sup>, 2024

## OPEN HOUSE

**SECTION 25**

**PROPOSED CONCEPTUAL SCHEME**



**Wednesday, January 17<sup>th</sup>**

**5:30pm to 7:30pm**

**Presentation at 6:30pm**

**Bears paw Lion's Hall**

**25240 Nagway Road**

**Calgary, AB T3R 1A1**

# Schedule 2 (continued)

## BLANK COMMENT SHEET

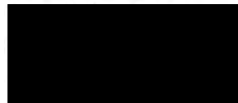
**OPEN HOUSE – 17Jan2024 530pm to 730pm**  
*Bearspaw Lions Community Hall (25240 Nagway Road)*

**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.

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

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ANY OTHER COMMENTS?

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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.



# Schedule 3

## MEMO FROM BIOLOGIST REGARDING WATER ACT & PUBLIC LANDS ACT



### MEMORANDUM

**Date:** December 17, 2024  
**To:** Carter Shelton, Rocky View County  
**Cc:** Lloyd Bazay, Darrell Grant and Mike Kitchen  
**From:** Laurie Hamilton, Zanshin Environmental Networks Inc.  
**Project No.:** PL20240029-30 - Section 25 CS Applicant (ZEN0104\_FasakinEstates)  
**Subject:** Anticipated *Water Act* and *Public Lands Act* Wetland-related Requirements

This memo summarizes the anticipated provincial regulatory requirements, based on the types of waterbodies located on or adjacent to the site, and the proposed activity (rural subdivision with one anticipated watercourse crossing for a shared private driveway).

**Wetland 1** – this first-order, seasonal intermittent stream/creek is classified as a watercourse (under the *Public Lands Act*) and is also classified as a seasonal marsh wetland (under the *Water Act* Wetland Policy) along its entire length. As it winds its way eastward along a typical gently rolling, Foothills Parkland valley, the shape and flow of this waterbody are driven by the surrounding terrain. When steep slope bases are close together the water flows in a confined channel; however, when the slope bases are farther apart, the water spreads out and moves laterally below the surface without forming a defined channel. This waterbody is presumed to be Crown-claimable<sup>1</sup>, but not known to be fish bearing.

The design **avoids most of this waterbody by applying a 15m setback** as an Environmental Reserve Easement (ERE). Best management practices, as outlined in Policy Sections 2.4 and 2.5, will be applied to future upslope activities to mitigate any indirect effects. There is one road crossing at the channelized portion of this wetland is proposed as access to the north side of the property. The watercourse crossing is conceptually designed to have in-channel culvert(s) and backsloping may result in loss of some wetland area; however, this is minimized by the location of the crossing. **It is anticipated that this crossing activity requires two authorizations: a *Public Lands Act* disposition and *Water Act* approval through the Wetland Policy process. After receiving provincial approvals, all pre-disturbance conditions outlined in the authorizations must be met before starting any construction activities at or near the crossing, including vegetation or soil disturbance.**



# Schedule 3 (continued)

Anticipated Water Act and Public Lands Act Wetland-related Requirements

**Wetland 2** – this semi-permanent shallow open water wetland outside of the property that shares its southern edge with the north property line was **avoided by applying a 10m setback** from the edge of the wetland, which is part of the project's ERE. This setback distance is an unwritten, best management practice (BMP) applied to potential Crown-claimable water bodies (e.g., watercourses and lakes, wetlands that have semi-permanent or permanent hydroperiods) to achieve avoidance.

**Wetland 3** – this seasonal marsh outside of the property whose edge comes close to the northwest tip of the property was **avoided by applying a 6m setback** from the edge of the wetland, and the portion of the setback on the property is part of the project's ERE. This setback comes from the *Municipal Government Act*, which defines high-value environmental reserve lands as *a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water*.

During a recent Zoom meeting between myself and Luis Fossi, Wetland Specialist with Alberta Environment and Protected Areas on Thursday November 21, 2024, I presented details of the wetlands on/near the site and anticipated project activities. He agreed with me that this appears to be a fairly standard application, as long as the watercourse crossing is appropriately designed for the catchment, and the recommended BMPs and mitigation measures are applied during construction and operations.

Please contact me at [laurie@zanshinenv.ca](mailto:laurie@zanshinenv.ca) if you have any questions.

Sincerely,



Laurie Hamilton, M.Sc., C.E.T., P Biol  
Authenticating Wetland Professional



## Schedule 3 (continued)

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<sup>1</sup> Information from Water Boundaries Unit in AEPA,:

- *The bed and shore of a watercourse is considered to be claimable under Section 3 of the Public Lands Act if it is naturally occurring and if it has a defined and continuous bed. Water does not have to be flowing within the creek at all times for it to be claimable.*
- *When a claimable [channelized] creek flows through a wetland and spreads out, then the Crown would claim the bed and shore of the creek upstream and downstream of the wetland.*
- *Within the wetland [portions], the Crown would only claim the average of the width of the inflow and outflow along the lowest point through the wetland.*
- *If the wetland [portion] itself contains a permanent and naturally occurring body of water, then the Crown would of course also claim the bed and shore of this body of water.*