



RENERT 4.0

Conceptual Scheme

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**Submitted to
ROCKY VIEW COUNTY**

**Submitted by
LTCM INC.**



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1.0 introduction

1.1 PURPOSE OF THIS PLAN

Renert 4.0 Conceptual Scheme (CS) 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 SE25-29-2-W5M. Any proposed residential density is expected to align with policies identified in higher level documents such as the Calgary Metropolitan Regional Board and the BASP. The plan's implementation framework is intended to guide the county's decision-making process regarding any applications for land use redesignation and subdivision.

1.2 PROJECT GOALS

The Renert 4.0 CS contemplates a comprehensively planned country residential neighbourhood, in accordance with the following goals:

- Establish a policy framework that ensures that a future country residential subdivision respects the existing site conditions with the plan area, including the configuration of existing building sites, topography, surface drainage, and vegetation patterns.
- Ensure new residential development is supported by appropriate improvements to the municipal transportation network.
- Ensure the new residential subdivision is supported by an appropriate potable water supply.
- Ensure the suitability of the site to accommodate Private Sewage Treatment Systems (PSTS), in accordance with provincial and municipal requirements.
- Establish a strategy to maintain positive stormwater management in accordance with the county's servicing standards.

1.3 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Renert 4.0 CS are to:

- Summarize existing conditions within the plan area to identify development opportunities and constraints,
- Establish a development concept supported by an integrated land use framework designed to facilitate country residential development and open spaces within the Renert 4.0 CS area in accordance with the BASP and Rocky View County Servicing Standards,
- Establish a strategy to implement transportation, utility services, and stormwater management infrastructure as required to support country residential development,
- Establish expectations for the provision of Emergency Response within the plan area, and
- Summarize a community consultation program implemented to inform and educate affected landowners and interested stakeholders.

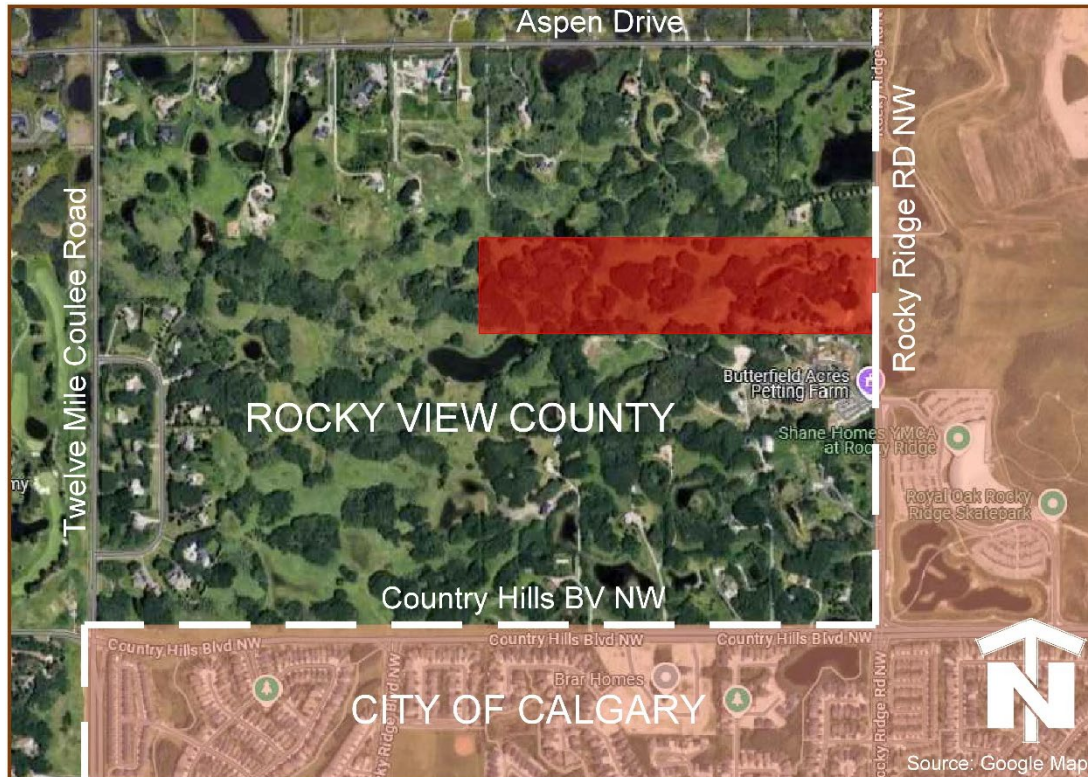


2.0 conceptual scheme description

2.1 LOCATION

As shown in Figure 1 Regional Context, the Renert 4.0 CS area is shown within the broader context of the surrounding Bearspaw community.

Figure 1 Regional Context



2.2 LEGAL DESCRIPTION

There is one parcel included in the Renert 4.0 CS. It is legally described as Block 1 Plan 6791JK, comprising 16.2 hectares / 39.93 acres.

2.3 LOCAL DEVELOPMENT CONCEPT

The existing character in the Renert 4.0 CS area includes an evolving mix of country residential lots and small holdings' agricultural parcels, generally described as follows:

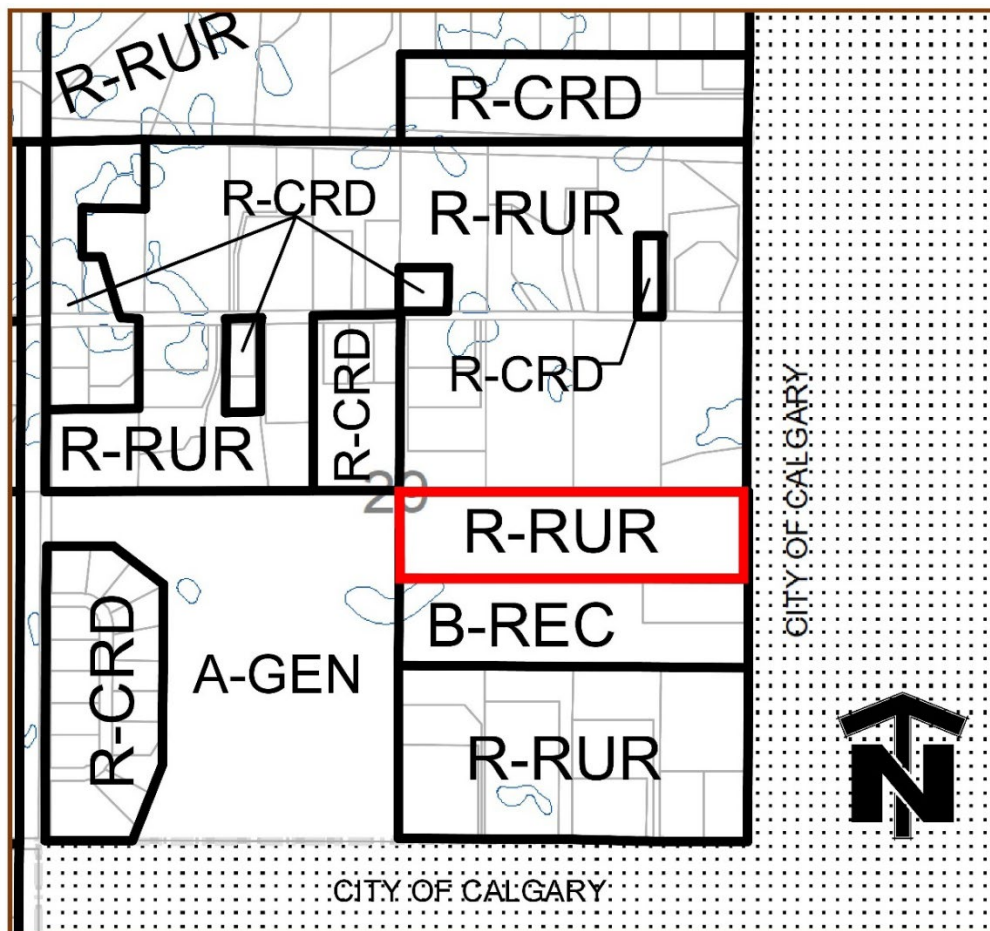
- Generally, the land is characterized by previously subdivided agricultural parcels, in the general range between 0.80 and 48 hectares, containing single-detached homes, and accessory buildings.

- To the south, is located Butterfield Acres, a recreational petting farm.
- The area immediately to the north of the plan area contains five four-acre, one 16-acre and two 20-acre parcels, comprising eight parcels and six residential homes.
- To the west, is a 117-acre parcel with a small two-acre subdivision located further west.
- The City of Calgary is located east of Renert 4.0 CS and presently contains Shane Homes YMCA, a regional recreational facility to the southeast. Rocky Ridge Road NW, the primary access to the plan area, is located within the jurisdiction of the City of Calgary.

2.4 EXISTING LAND USE

The current land use for Renert 4.0 CS is R-RUR, Residential, Rural District, intended for the development of rural residential uses and limited agricultural pursuits, with a minimum area of 1.60 hectares / 3.95 acres.

Figure 2 Existing Land Uses



2.5 EXISTING CONDITIONS

The terrain consists of knob-and-kettle topography, with hummocky terrain, high relief landforms and a limiting slope of up to 30 %. Round, well-defined hilltops are interspersed with donut-shaped hills and depressions. Uplands have severe limitations for annual cultivation due to slopes steep enough to incur a risk of water erosion or to limit production. There are several wetlands located throughout the plan area, with some extending beyond the plan area. Surface runoff is localized and flows towards the depressions, which are generally well-drained due to the stoniness of the soils. Upland deciduous forest and grassland plant communities dominated the study area, which also had one small area of tall shrub upland present in minor amounts.

The following existing conditions are observed immediately adjacent to Renert 4.0 CS:

- Country residential parcels ranging from four to 20 acres in the north.
- One 117-acre agricultural parcel to the west.
- Butterfield Farms (petting farm) to the south.
- City of Calgary and vacant land to the east and Shane Homes YMCA to the southeast.

Renert 4.0 CS is accessed via Rocky Ridge Road NW, a county grid road, comprising an eight-metre pavement width and ditches on both sides.

2.6 PHASE I ENVIRONMENTAL SITE (ESA) CONSIDERATIONS

A Phase I ESA was completed by Pinchin in January 2022 and was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*”, dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of the report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended currently.

This document can be found under separate cover.

2.7 HYDROGEOLOGICAL & GEOTECHNICAL CONSIDERATIONS

An Updated Geotechnical Report was prepared by Englobe Corp in October 2024. 25 boreholes were advanced during the reconnaissance period. Below surficial topsoil of approximately 75 to 300 mm in thickness, gravelly silt to gravelly silty clay was encountered

overlying silty clay till in the boreholes. The analysis concluded there are no slope stability restrictions, although minimizing earthmoving is encouraged. As is standard practice at the building permit stage, further geotechnical work is recommended to ensure any earthmoving actions or excessive water seepage discoveries are safely addressed.

2.8 BIOPHYSICAL CONSIDERATIONS

The study area and adjacent lands were analyzed using historical air photos and satellite images, land use maps, and existing environmental reports, supplemented by field observations. Currently, the area has no active structures and is used for grazing. No evidence of past land use activities suggests contamination, although there are two pipeline easements on the east end running parallel to Rocky Ridge Road.

Located in the Foothills Parkland Natural Subregion, the study area's climate is influenced by the Rocky Mountains. This subregion acts as a transition zone between the mountains and adjacent grasslands. The area experiences Chinook winds that quickly evaporate winter precipitation, limiting its infiltration into the ground and affecting crop suitability due to a shorter growing season. The geological landscape, classified as Highland Bedrock Physiographic Terrain, features rugged terrain with high elevations and varied parent materials due to historical glacial activity.

The terrain in the study area includes kettle and knob topography with high relief landforms, which pose challenges for cultivation due to steep slopes and coarse-textured materials. Predominantly, the soils are well-drained Spy Hill Soil Series, with less dominant Dunvargan Soil Series, and include minor amounts of Miscellaneous Eroded and Miscellaneous Gleysol soils. Vegetation inventories reveal site types such as Loamy, Shallow to Gravel, Overflow, and various wetland site types, reflecting the diversity and complexity of the landscape's soil and vegetation dynamics.

The study area, located in the headlands of the Nose Creek sub-basin, is not within any flood-prone zones; however, the knob-and-kettle wetlands do experience seasonal overland flow. Groundwater is seldom present in the soil except where it discharges in depressions lined with finer-textured soils. Within this area, nine distinct land cover types were identified, including deciduous forest, shrubland, and grassland plant communities. Additionally, the study mapped fifteen wetlands and six ephemeral waterbodies, spread across seven sub-catchments that facilitate surface water collection and groundwater recharge for these wetlands.

The habitat in the study area is a mosaic of grassland, shrubland, and young to mature forest upland areas interspersed with various wetland types, from temporary shrub swamps to semi-permanent shallow open water wetlands. During site visits, llamas,

ponies, and sheep from Butterfield Acres were observed grazing in the area, indicating long-term grazing. This grazing helps control weeds but also reduces the natural habitat quality.



Positive effects include reduced weed infestations, although creeping thistle was noted in wetter, inaccessible areas. Grazing and steep slopes can alter natural habitats by removing habitat structure, increasing erosion, creating bare areas, reducing herbaceous layer diversity, and diminishing suitable nesting habitat for waterfowl and shorebirds around

wetlands. Overall, the habitat suitability for WSMC in the study area varied: high for amphibians and moderate for migratory birds, sharp-tailed grouse, and non-sensitive raptors.

Habitats for potential rare plant and wildlife species of management concern (WSMC) exist in the study area, but no rare plants or sensitive wildlife species were observed during the field surveys nor previously documented within the study area.

Mitigation measures and design considerations should consider the following valued ecosystem components:

1. Wetlands,
2. Steep Slopes, and
3. Moderate to High potential for frogs, tree- or grass-nesting raptors and migratory birds.



Conceptually, the impacts of the development involve conversion of portions of each of the twelve (12) lots into 12 rural country homes, which involves:

- a) Building the primary road from Rocky Ridge Road to the lots, which will result in permanent loss of portions of four wetlands (W7, W8, W12, W13), which will involve:
 - a. Water Act approval
 - b. Four-year wetland monitoring program
- b) Designing and developing 12 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

- Protects selected wetlands (e.g., potentially Crown-claimable wetlands) plus a 15m Environmental Reserve Easement (ERE).
- Avoids side-cutting steep slope with main road.
- Rocky View County Land Use Bylaw (LUB): avoids tree/vegetation removal within a 10m setback of seasonal/semi-permanent wetlands.
- Private Sewage Treatment Systems (PSTS) avoids waterbody through standard 15m setback of septic mounds from OHWM.
- Improves upland functionality in the respective sub catchments through natural stormwater solutions using bioretention/raingardens.
- Avoids impacting W1, W2, W5, W6, W9, W18, W20, W21, W22, W23, W24
- Minimizes loss of wetlands within each lot, as developable area within lots is generally large enough to accommodate house/accessory building, sewage solution, driveway and landscaping, while avoiding the wetland.

Construction

- Avoids disturbing wildlife by scheduling watercourse crossing construction outside the bird restricted activity period (April 1 to late August) 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).

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 the design, project timing, application of mitigations and via adaptively managing wetland restoration during post-construction monitoring activities.

The road crossing five wetlands will be subject to additional mitigations and compensation/replacement obligations based on County and provincial requirements. Based on the position of the study area in the headlands, the coarse-textured soil materials, stormwater management design, and the type of land use activity, the hydrologic function of this study area is anticipated to remain unchanged.

Policy 2.8.1 The developer shall prepare a Biophysical Impact Assessment (BIA) to the satisfaction of the County.

Policy 2.8.2 The developer shall retain Wetlands W1, W2, W21, W22, W23, W24 from Figure 3: Biophysical Summary Map, and their associated 15m setbacks as an Environmental Reserve Easement (ERE) per the Alberta Municipal Government Act.

Policy 2.8.3 Notwithstanding Policy 2.5.4, all development and construction activities shall avoid W1, W2, W21, W22, W23, W24 and their environmental reserve easement setbacks.

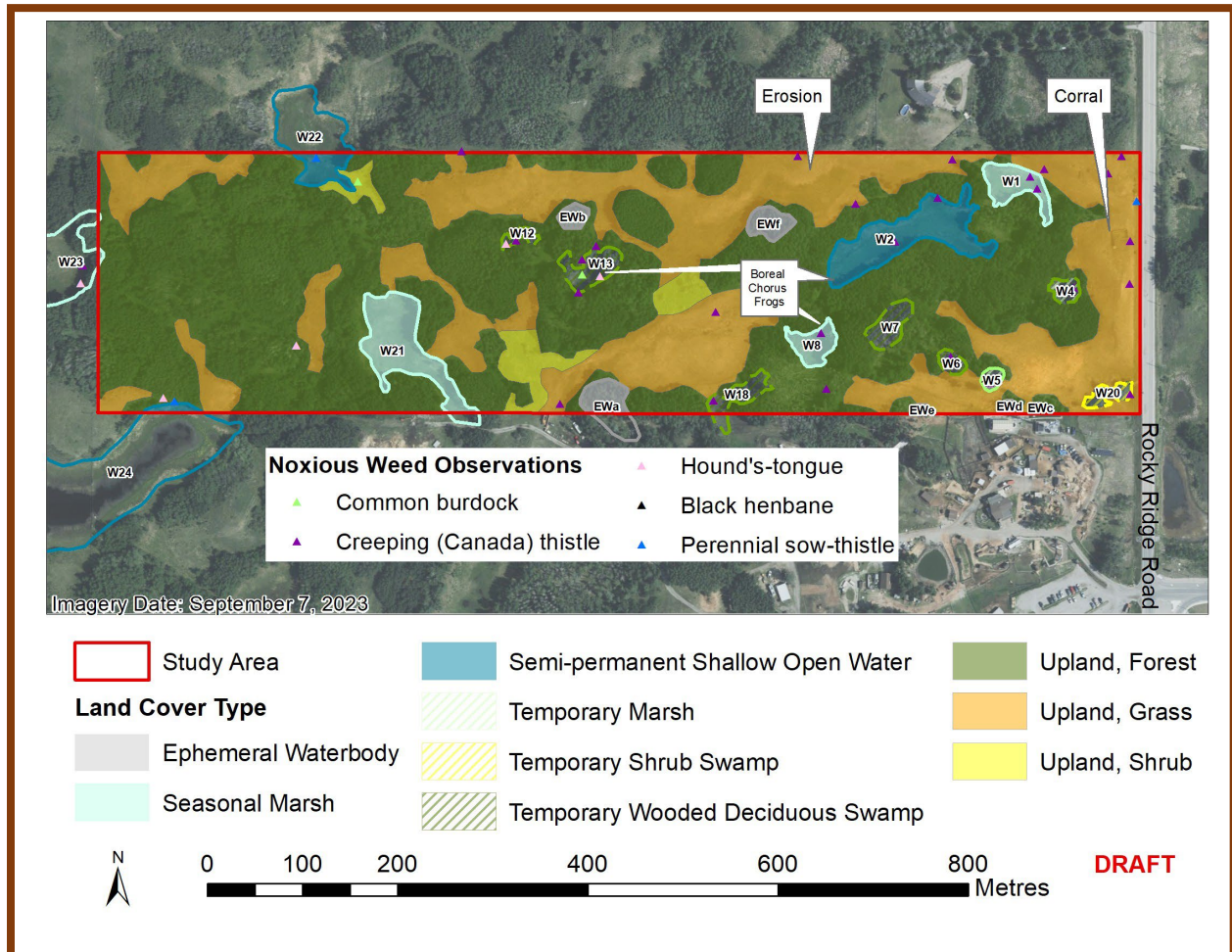
Policy 2.8.4 Two lots have temporary wetlands located on them (Lot 1: Wetland 5, Lot 2: Wetland 18), which are anticipated to be avoided by lot development; however, if this is not achievable it would necessitate the following prior to obtaining a Development Permit. For these and any wetland losses, the following are required:

- a) The developer shall obtain Water Act authorization by:***
 - First, preparing 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, and***
 - Second, meeting all the other obligations required in the Water Act, Wetland Policy approval process.***
- b) 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 30th or follow wildlife sweep mitigations included in the Water Act authorization.***

Policy 2.8.5 The Renert development will adhere to the recommendations as outlined in the Phase I Environmental Site Assessment (ESA), as reported by Pinchin, dated 21 January 2022.

Policy 2.8.6 *The Renert development will adhere to the recommendations as outlined in the Biophysical Impact Assessment (BIA), as reported by Zanshin Environmental Networks Inc, dated January 2025.*

Figure 3 Biophysical Summary Map



2.9 ARCHEOLOGICAL & HISTORICAL CONSIDERATIONS

Future archeological considerations are necessary prior to any subdivision approval. This requires an Historical Resources Overview (HRO), a desktop study, to determine if there is sufficient evidence, gathered over the years, to warrant further investigation. In that case, an Historical Resources Impact Assessment (HRIA) will be recommended, that will include on-site reconnaissance to evaluate the impact the proposed development may have on any known archeological or historical discoveries.

Policy 2.9.1 The developer shall prepare a Historical Resources Overview (HRO) before or at the subdivision stage, to the satisfaction of the Governemnt of Alberta.

Policy 2.9.2 Should it be required through the HRO conclusion mentioned in Policy 2.9.1, a Historical Resources Impact Assessment (HRIA) shall be completed in accordance with the regulations as determined by the Government of Alberta.



3.0 government policy framework

3.1 MUNICIPAL DEVELOPMENT PLAN (MDP)

The MDP includes the following vision statement:

Rocky View is home to diverse communities offering a range of rural lifestyles and opportunities for residents and businesses at every stage of life.

The MDP establishes goals which all future developments within the municipality are expected to embrace:

- *Focused Growth and Effective Services.*
- *Celebrate the County's Diverse Communities and Lifestyles.*
- *Support Agriculture.*
- *Maintain Healthy Land and Water, and*
- *Grow Our Business Community.*

The MDP encourages country residential development to continue to locate within existing communities where Area Structure Plans are adopted. As such, this document is consistent with the MDP's Managing Growth policies.

3.2 BEARSPAW AREA STRUCTURE PLAN (ASP)

The Renert 4.0 CS includes 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 direct access to Rocky Ridge Road. This Conceptual Scheme has been prepared pursuant to the future land use and development phasing provisions of the Bearspaw ASP, and addresses the specific policies described in the respective Policies' sections.

3.4 ROCKY VIEW COUNTY LAND USE BYLAW

The vision for Renert 4.0 Conceptual Scheme is for a country residential development. The concurrent land use redesignation application for the plan area seeks to redesignate the property from its existing Residential, Rural District (R-RUR) District 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 Any proposed land use district shall adhere to the rules and regulations of the County Land Use Bylaw.



4.0 development concept

As conceptually illustrated in **Figure 3 Development Concept**, the proponent of this parcel wishes to create twelve (12) new country residential development parcels. Access to the subject site is from Rocky Ridge Road NW in the east. 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 a series of evaporation ponds, overland drainage swales, and roadside ditches designed to convey surface flows with the use of several Low Impact Development (LID) methods. Water conservation will be highly recommended through the development process.

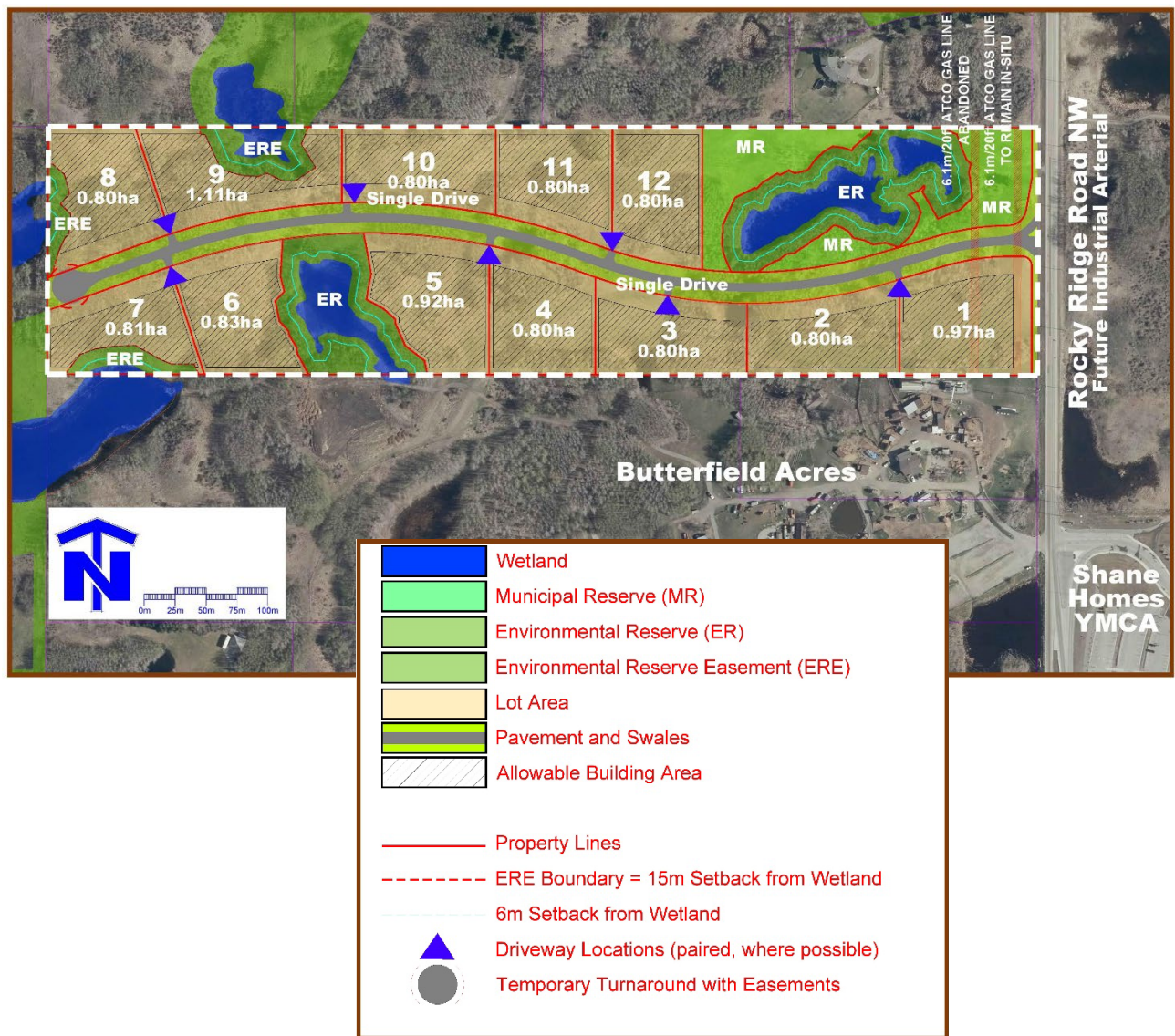
4.1 OBJECTIVES

With careful respect and consideration of these design objectives, the proponent of Renert 4.0 CS is proposing a new residential neighbourhood with the following objectives:

- 1) Create a country residential enclave with twelve new parcels sized in accordance with the requirements of the county's Land Use Bylaw C-8000-2020.
- 2) Dedication of Environmental Reserve (ER) and Environmental Reserve Easements (ERE) to accommodate the preservation of the alignment of wetlands and associated riparian buffers.
- 3) Dedication of Municipal Reserve (MR) to enhance the open space environment created by the ER, including trails for active public use.
- 4) Construct an internal subdivision road network designed in accordance with the County Services Standards.
- 5) Accommodate the extension of the Rocky View Water Co-op's potable water distribution network to provide a potable water service for each newly created lot.
- 6) Establish a comprehensive stormwater management system that promotes best management practices with low impact development methods.
- 7) Acknowledge the existing topography and tree cover by minimizing overall grading when placing buildings and driveways.
- 8) 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 4.1.1 Renert 4.0 Conceptual Scheme shall generally align with Figure x Development Concept.

Figure 4 Development Concept



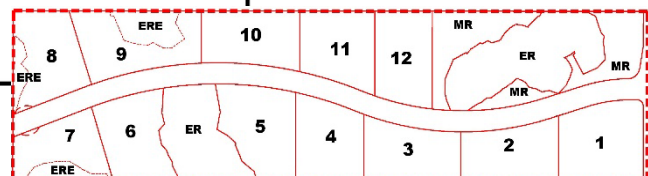
4.2 RENERT 4.0 STATISTICS

Table 1 Development Concept Statistics highlights area calculations. Approximately 75% of the total developable area is allocated to the twelve country residential parcels, with 9% allocated to Municipal Reserve, and 16% to county roads. Residential density is 0.87 unit per hectare or 0.35 units per acre. For the country residential parcels, the average building envelope area is 64% of the parcel size, based on the setbacks outlined in the county's land use bylaw for the R-CRD land use district, including environmental reserve easements.

Table 1 Development Concept Statistics

PARCEL DETAILS					
PARCEL NUMBER	PARCEL USE	GROSS AREA hectares	ERE hectares	BUILDING ENVELOPE hectares	BUILDING ENVELOPE OVER AREA percent
1	Residential	0.97	0.00	0.61	63%
2	Residential	0.80	0.00	0.51	64%
3	Residential	0.80	0.00	0.51	64%
4	Residential	0.80	0.00	0.57	71%
5	Residential	0.92	0.00	0.68	74%
6	Residential	0.83	0.00	0.59	71%
7	Residential	0.82	0.17	0.44	54%
8	Residential	0.91	0.11	0.58	64%
9	Residential	1.11	0.31	0.51	46%
10	Residential	0.80	0.00	0.51	64%
11	Residential	0.80	0.00	0.56	70%
12	Residential	0.80	0.00	0.60	75%
SUB-TOTAL		10.36	0.59	6.67	64%
ER	Open Space	2.31			
MR	Open Space	1.29			
ROADS		2.18			
TOTAL		16.14			
DENSITY		12	lots	0.87	units per hectare
				0.35	units per acre

GENERAL USES			
	hectares	acres	percent
Total Holding	16.14	39.88	
Less ER	2.31	5.71	
Gross Developable Area	13.83	34.17	100%
MR	1.29	3.19	9%
Roads	2.18	5.39	16%
Residential Lots	10.36	25.60	75%



4.3 TRANSPORTATION

A Traffic Impact Assessment was prepared by Bunt & Associates Ltd in July 2025, in consultation with Rocky View County and the City of Calgary. The findings are summarized below:

- Volume analyses identified a stacking issue at Country Hills Boulevard NW and Rocky Ridge Road NW (the westbound, left turning movement) however, the proposed Renert 4.0 CS traffic did not contribute to this issue. All other intersections studied are expected to operate acceptably.
- Intersection spacing of approximately 240 metres from the Shane Homes YMCA access to the proposed Renert 4.0 CS access is less than the design for the future road standard for Rocky Ridge Road NW. However, the traffic analysis for this road is expected to operate as a collector and therefore, the 140-metre distance exceeds the collector standard of a minimum of 120 metres.
- The only internal road serving the Renert 4.0 CS area is designed as a 25.0-metre-wide Country Residential (CR) road standard (Rocky View County Servicing Standards Road Country Residential 400.1). A 4.94-metre-wide road right-of-way dedication is proposed along the east side of the property, at Rocky Ridge Road NW, to accommodate a future 30-metre-wide Industrial Arterial standard (City of Calgary Design Guidelines for Subdivision Servicing Sheet 454.1008.059). Refer to **Figure 5 Proposed Road Standards**.
- No streetlight illumination is warranted at the intersection of Rocky Ridge Road NW and the site access.
- Pedestrian access will be via a pathway system in the Renert 4.0 CS, which will ultimately link to the proposed walk system on both sides of Rocky Ridge Road NW. This will also link to the existing pathway system along the east side of Rocky Ridge Road NW, located approximately 330 metres north of the Shane Homes YMCA access road, as well as to the Shane Homes YMCA facility. Refer to **Figure 6 Pedestrian Linkages**.
- The site is served by transit service stops at the Shane Homes YMCA north entrance, or approximately 125 metres to the south.

Figure 5 Proposed Road Standards

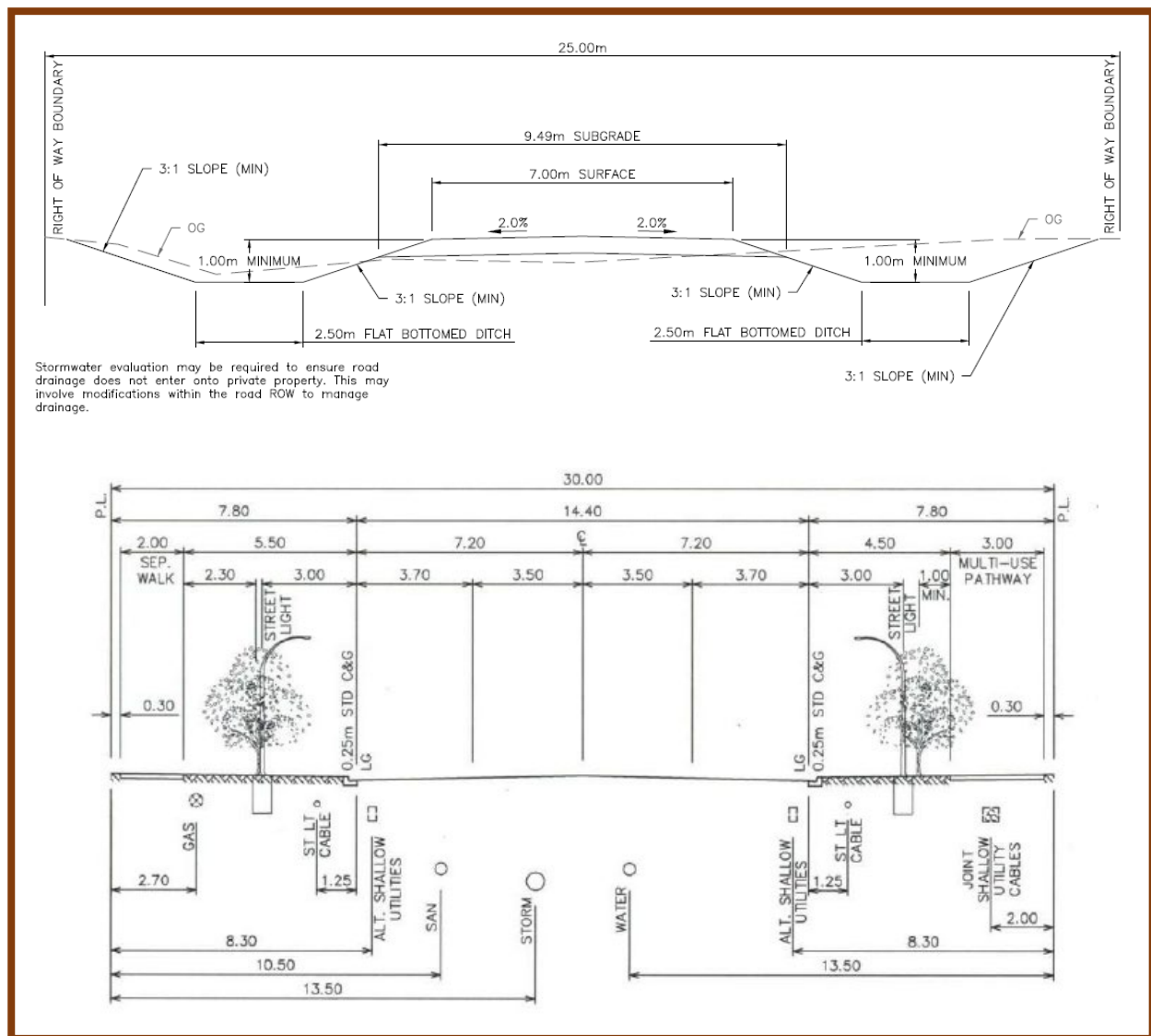
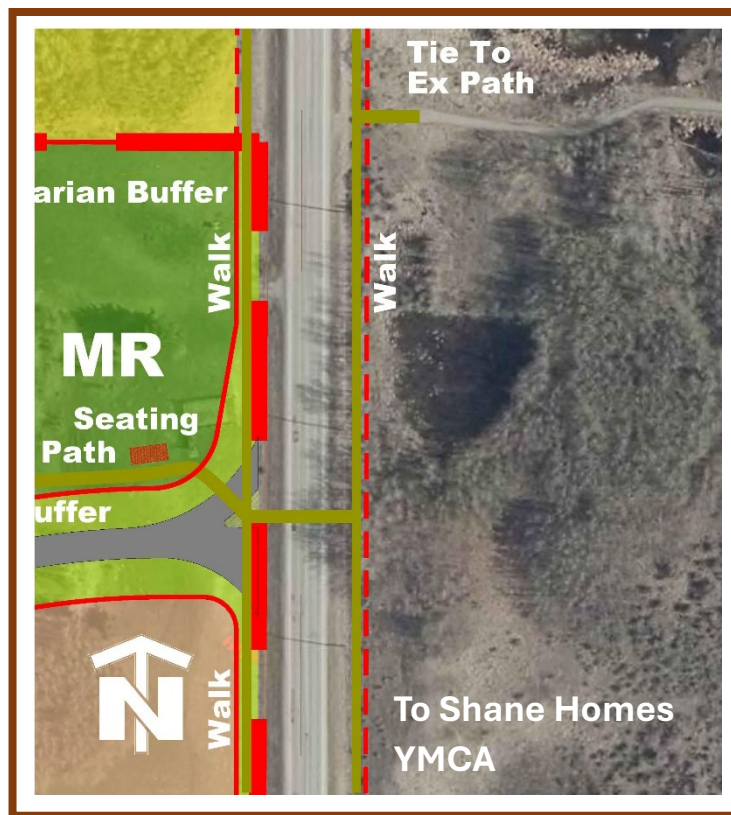


Figure 6 Pedestrian Linkages



- Policy 4.3.1** *The developer shall provide a Traffic Impact Assessment, to the satisfaction of the County.*
- Policy 4.3.2** *The outcome(s) of any transportation report shall be addressed at the subdivision stage.*
- Policy 4.3.3** *Access to each residential parcel will be provided by the internal subdivision road designed and constructed by the developer at the subdivision stage in accordance with County Servicing Standards.*
- Policy 4.3.4** *Road dedication for the future widening of Rocky Ridge Road NW, shall be provided at the subdivision stage, in consultation with the county, and the City of Calgary.*
- Policy 4.3.5** *The Developer shall provide applicable Regional Transportation Off-Site Levies at the subdivision stage.*
- Policy 4.3.6** *Pedestrian access along Rocky Ridge Road NW, shall be integrated between the required sidewalk infrastructure and any proposed*

pathways from Renert 4.0 CS to tie to the existing pathway system east of Rocky Ridge Road NW, approximately 90 metres north of the proposed Renert 4.0 CS internal road Refer to Figure 6 Pedestrian Linkages.

4.4 UTILITY SERVICING

4.4.1 POTABLE WATER

Country residential development in Renert 4.0 CS 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 developer will extend the Rocky View Water Co-op's distribution network to its respective subdivision.

Policy 4.4.1.1 The developer shall use the Rocky View County Water Co-op water line connection(s) for a potable water source.

Policy 4.4.1.2 The internal water distribution network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 4.4.1.3 Costs associated with connecting to the Rocky View Water Co-op system shall be the sole responsibility of the developer.

Policy 4.4.1.4 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.

4.4.2 WASTEWATER

The provision of wastewater service within the Renert 4.0 CS 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 4.4.2.1 Wastewater service shall be provided by private sewage treatment systems (PSTS).

Policy 4.4.2.2 The landowner 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 4.4.2.3 Where private sewage treatment systems (PSTS) are permitted, each new residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of the County Servicing Standards.

4.4.3 STORMWATER

Topography within the Renert 4.0 Conceptual Scheme area is rolling with slopes generally ranging from 0% to 30%, located within the West Nose Creek watershed, a tributary to Nose Creek. The Conceptual Scheme area's drainage is localized and flows towards the depressions, which are generally well-drained due to the stoniness of the soils. All details of this report conform to the Rocky View County Servicing Standards and the City of Calgary Stormwater Management Design Manual 2011.

Policy 4.4.3.1 The developer 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 4.4.3.2 The design of the stormwater management system shall accommodate the unit area release rates and volume retention targets per the Rocky View County Servicing Standards and the City of Calgary Stormwater Management Design Manual 2011.

Policy 4.4.3.3 The developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Stormwater Offsite Levy Bylaw.

4.4.4 SHALLOW UTILITIES

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 4.4.4.1 Shallow utilities shall be installed and/or financed at the subdivision stage in consultation with the applicable utility providers.

Policy 4.4.4.2 The alignments for utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

4.5 FIRE SUPPRESSION

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

Policy 4.5.1 Residential lots shall be located a minimum of 30.5 metres or 100 feet from each other, per the County's Fire Suppression Bylaw C-7259-2013.

4.6 PUBLIC OPEN SPACE

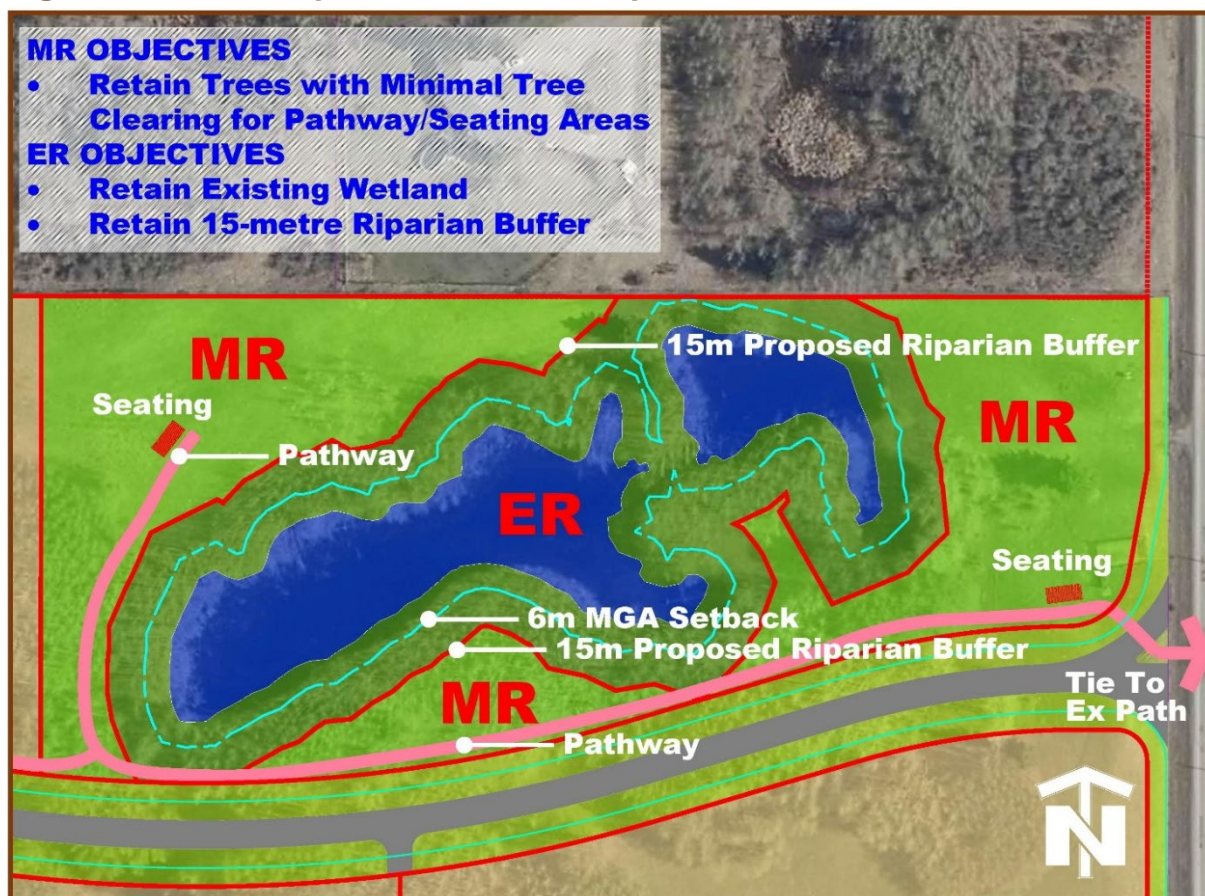
The developer, should they wish to subdivide, is required, in accordance with the requirements of the Municipal Government Act, to provide up to 10% of its gross developable area for Municipal Reserve (MR) purposes. MR is defined as those lands accessible to the public without impediments. It generally includes open space and may include play areas, fields, vegetation, paths/trails, and school or community buildings. The County may consider cash-in-lieu, dedication of land, deferral of land, or a combination of all three for MR dedication at the time of subdivision.

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).

Refer to **Table 1 Development Concept Statistics** for the amounts of land dedicated for both MR and ER, and the percentage of proposed MR. A concept for the MR has been provided as **Figure 7 Municipal Reserve Concept**.

- Policy 4.6.1** *If MR is owing, the developer shall provide the outstanding MR, at the subdivision stage, and/or by dedication of land, in consultation with the County and in accordance with the requirements of the Municipal Government Act.*
- Policy 4.6.2** *The developer shall prepare a landscaping plan for the MR and ER parcels at the subdivision stage.*
- Policy 4.6.3** *Existing trees within MR areas shall be retained wherever possible, with careful consideration required where trails and/or pathways are proposed.*
- Policy 4.6.4** *Where trees are to be removed in MR parcels, they should be considered firstly, for relocation, or secondly, be replaced on a 2 to 1 ratio.*

Figure 7 Municipal Reserve Concept



4.7 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 subject to the terms of the applicable Intermunicipal Agreement. Policing will be provided by the City of Calgary Police Service 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.

4.8 SOLID WASTE MANAGEMENT

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

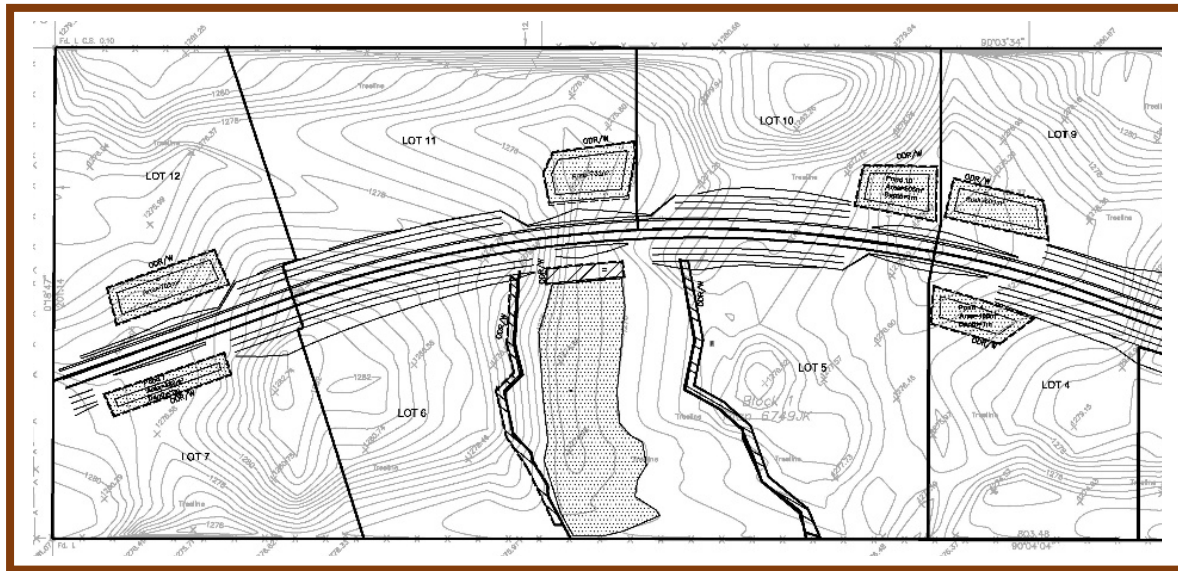
Policy 4.8.1 Solid waste management shall be provided by a qualified waste management operator through a contract managed by each residential lot owner.

4.9 COUNTRY RESIDENTIAL SITE PLANNING

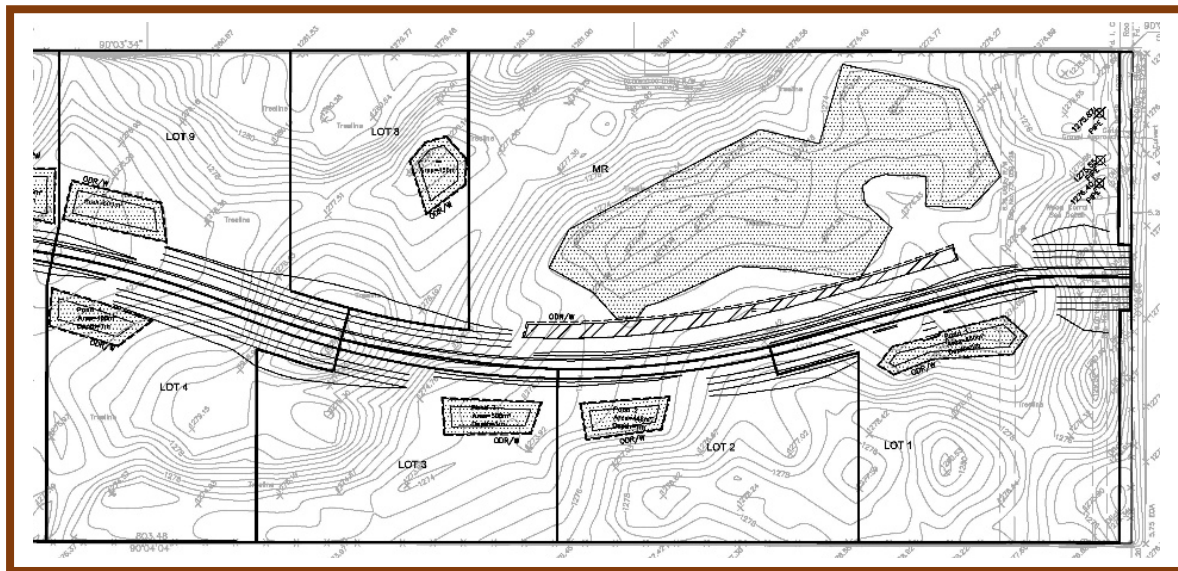
Each country residential lot is expected to be self-contained, whereby its own stormwater runoff is expected to be located on-site. Pre-development flows will be directed to strategically located forebay areas through the public road swale system. See **Figure 8 Proposed Forebay Design**. The placement of buildings, driveways, PSTS fields, and storm/evaporation ponds are to be constructed on each lot with minimal grading and tree removal. See **Figure 9 Suggested Site Plan for Lot 4**.

Policy 4.9.1 Removal of existing trees shall be minimized on each residential lot, to accommodate a residence, driveway and parking, PSTS field, and storm/evaporation pond.

Policy 4.9.2 Notwithstanding Policy 4.9.1, where feasible, any trees that must be removed should be relocated elsewhere on the parcel.

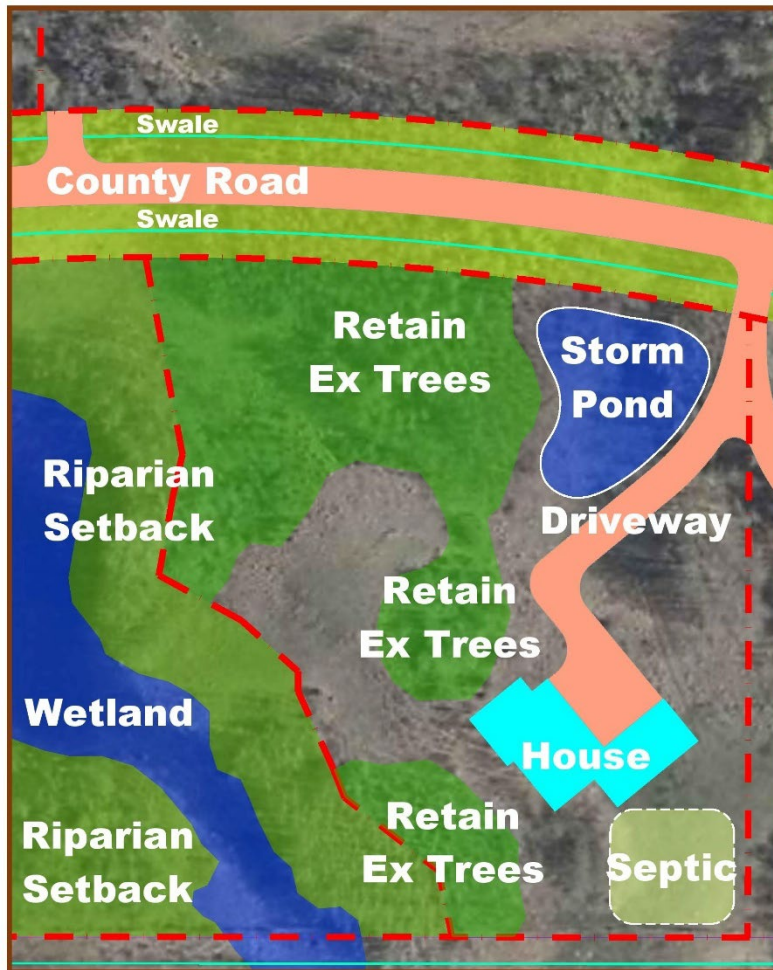


west



east

Figure 9 Suggested Site Plan for Lot 4



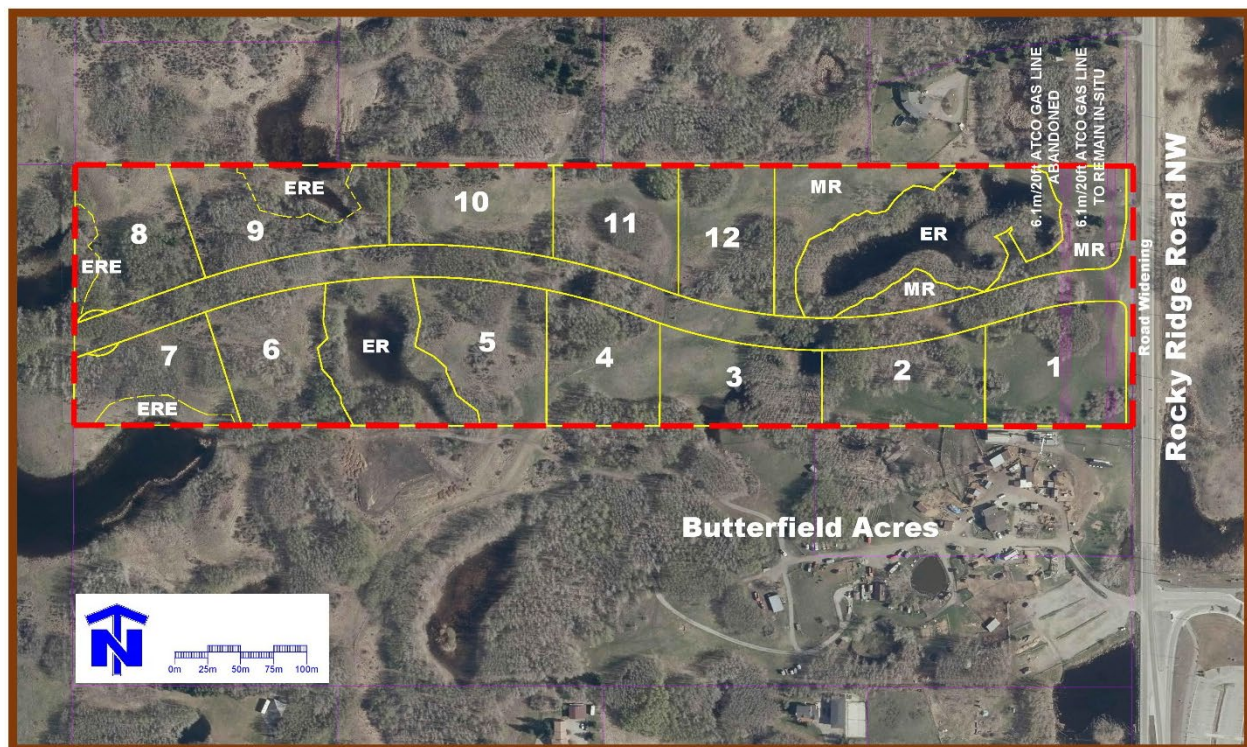
5.0 implementation

5.1 SUBDIVISION

Subdivision of Renert 4.0 CS 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 land.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by the Renert 4.0 CS, in accordance with the provisions of the County's Development Agreement Process and County Servicing Standards.

Figure 10 Proposed Subdivision Plan

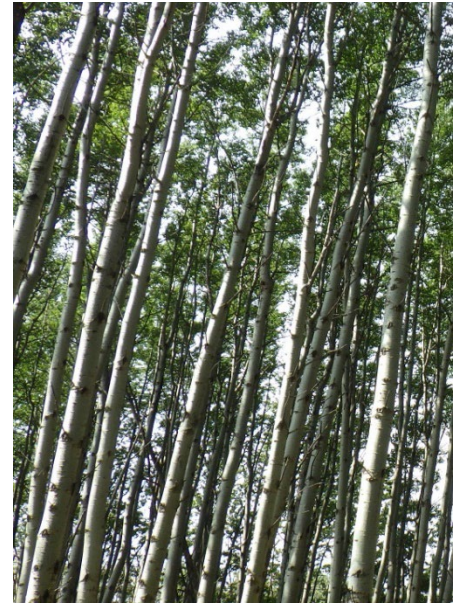


Policy 5.1.1 *Each plan of subdivision shall be prepared by a legal survey for registration on each parcel, identifying all restrictions to buildable areas, that is, wetlands, streams, unstable slopes, and their associated setbacks, if any, in addition to yard setbacks as outlined in the County Land Use Bylaw.*

Policy 5.1.2 *Any road widening requirements on Rocky Ridge Road NW shall be provided at the subdivision stage, in consultation with the City of Calgary.*

5.2 TREE PRESERVATION

A combination of domestic and natural tree cover exists in Renert 4.0 CS, forming part of a larger complex of mature vegetation within the surrounding area. 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 5.2.1 *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.*

5.3 PHASING

Renert 4.0 CS will be developed in one phase.

5.4 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 and animals. 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 5.4.1 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 5.4.2** *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 5.4.3** *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 5.4.4** *Abundant soft landscaping is encouraged to reduce the effects of greenhouse gas emissions. Conversely, hard landscaping shall be minimized, wherever possible.*
- Policy 5.6.6** *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.*



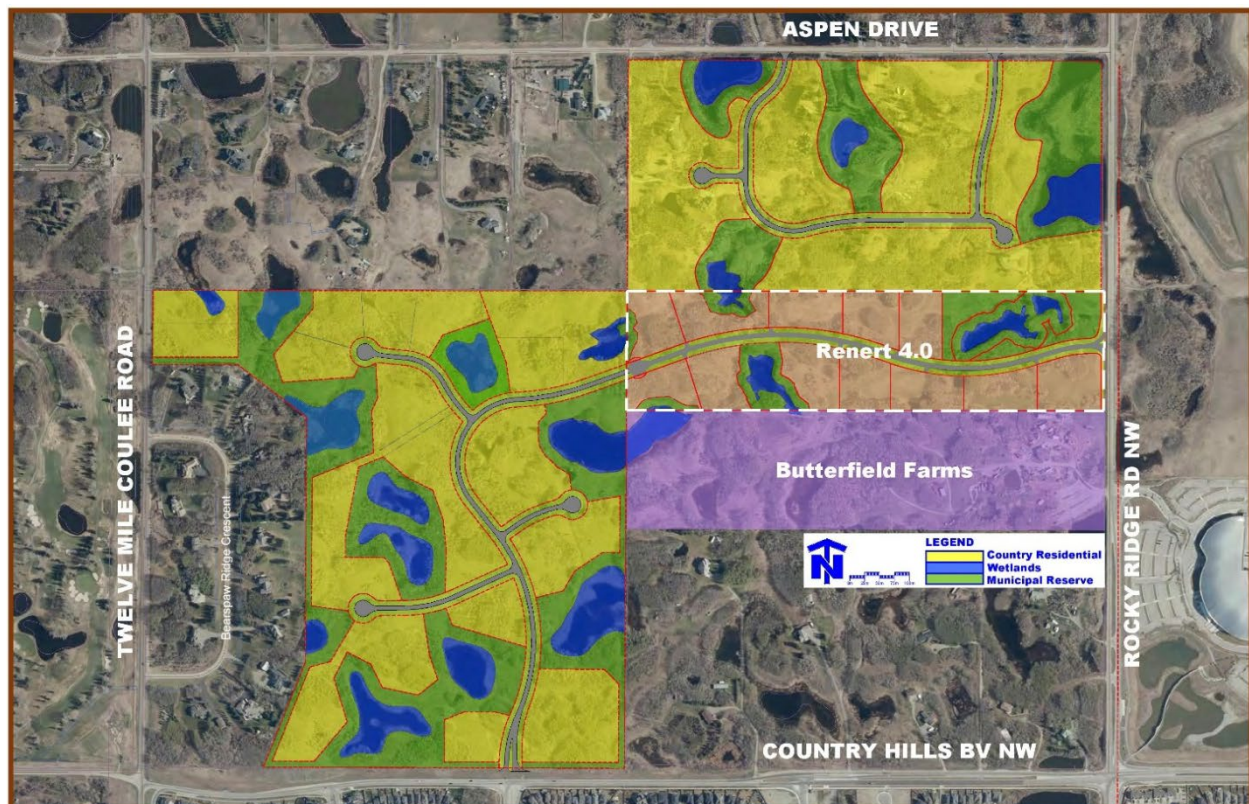
5.5 ADJACENT DEVELOPMENT CONSIDERATIONS

Under Policy 6.2.2 of the Bearspaw ASP, there is a need to provide shadow planning to determine that this proposal will not impose any subdivision restrictions on adjacent properties:

Where residential lot sizes less than 1.6 ha ($\pm$ 3.95 acres) are proposed within an Infill Residential area principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivision potential of the subject and adjacent lands. (Bearspaw ASP, p21)

Figure 11 Adjacent Development Considerations illustrates one concept to address this policy. The western end of the proposed public road would terminate at the west end of the plan area with a county-standard turnaround bulb. Should development occur to the west, the temporary turnaround would be replaced with a standard road cross-section, allowing for it to connect to the west. Subdivision north of the plan area could be developed independently, as shown in **Figure 11 Adjacent Development Considerations**. Butterfield Farms, to the south, is considered one entity and therefore, not likely to be subdivided.

Figure 11 Adjacent Development Considerations



6.0 public engagement

Public engagement commenced with an email and mailout submitted on 11 November 2024 to immediate, adjacent residents, with a follow-up email on 08 December 2024. Comments received ranged from no more subdivision to interest in further subdividing their property.

A public open house was held on 23 September 2025 at the Rocky Ridge Ranch Homeowners' Association facility in Calgary, between 430pm and 730pm. A mailout was arranged through the county's services, to include a 1.6 kilometre-radius of the subject property, or 271 recipients. 21 county residents attended this event.

6.1 WHAT WE HEARD

Generally, the response was positive, with no significant concerns. There was noticeable interest in what the lots would cost, implying an interest in purchasing.



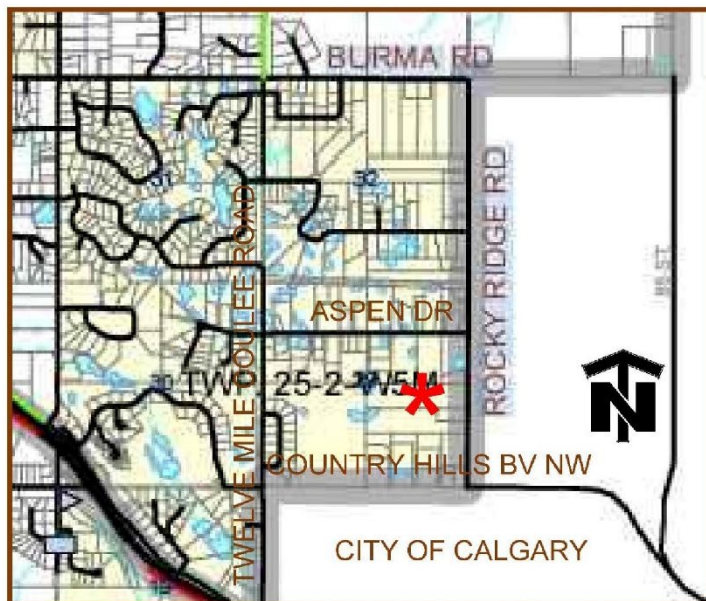
7.0 supporting technical studies

1. Stormwater Management Report – Renert 4.0, Richview Engineering Inc, August 2025
2. Phase I Environmental Site Assessment, Pinchin, January 2022 (updated memo July 2025)
3. Biophysical Impact Assessment, Zanshin Environmental Networks Inc, July 2025
4. Renert 4.0 Residential Land Development (geotechnical), Englobe Canada, October 2024
5. Traffic Impact Assessment, Bunt & Associates Engineering Ltd, July 2025

appendix 1 open house invitation

YOU ARE INVITED...

LTCM Inc. invites you to an **OPEN HOUSE** regarding its proposed development of 11 two-acre country residential lots, and public open space, on Rocky Ridge Road NW, immediately north of Butterfield Acres.



Source: Rocky View County

The purpose of the meeting is to advise you of the landowner's proposal, understand the current planning process (Conceptual Scheme and Land Use Redesignation applications), and timing. Information boards will be available for viewing, with a Comment Sheet to complete after. Representatives of the landowner will be available to answer any questions you may have.

DETAILS

Day **September 23rd, 2025 (Tuesday)**

Time **430pm until 730pm**
Come & Go Format

Place **Rocky Ridge Ranch 10709 Rocky Ridge Boulevard NW (Upper Hall)**

HOPE TO SEE YOU THERE !

Mailed out using Rocky View County Mailing Service: by 30 August 2025

Figure 4 Development Concept

