



RIVERA CONCEPTUAL SCHEME

A policy framework to guide residential development within an infill country residential area of the Central Springbank Area Structure Plan

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A black and white photograph of a rural landscape. In the foreground, a field of tall grass or hay is visible, with a few wooden posts or fence lines. The middle ground features a field with several large, cylindrical hay bales scattered across it. In the background, there are rolling hills, some covered in trees, and a distant mountain range under a cloudy sky.

SECTION 1

INTRODUCTION

1.1 PURPOSE OF THIS PLAN

The Rivera Conceptual Scheme was prepared pursuant to the provisions of the Central Springbank Area Structure Plan (CSASP). It describes a rationale and motivation to facilitate infill development within an area of existing established country residential subdivision.

It includes a policy framework to describe how the proposed development will be implemented in an appropriate manner in accordance with the policy framework of the CSASP, the County Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, and the County Servicing Standards. The policies of this Conceptual Scheme are intended to guide ongoing decision-making regarding subsequent land use redesignation, and subdivision applications within the Plan area.

1.2 PROJECT RATIONALE

The subject land is situated approximately 1.6 km west of The City of Calgary within an established area of evolving acreage residential subdivision which has been building out since the early 1980's - primarily due to the area's gently rolling topography, proximity to the Bow River, and efficient access to existing community and regional services and amenities. The Plan area's proximity to Range Road 32, and location within the North Springbank Water Co-op's potable water service area make it ideally suited to support infill country residential development.



Looking across the site towards the northeast

1.3 DEVELOPMENT PRINCIPLES

The Rivera Conceptual Scheme contemplates the creation of a new country residential neighbourhood with the following development principles:

- + Establish a relatively modest country residential neighbourhood with a design and configuration of new lots that is consistent with the predominant character of the established land use and subdivision pattern which is evident within the surrounding area.
- + Provide transportation infrastructure to ensure the new subdivision is accessed by a public road designed and constructed by the developer in accordance with the County Servicing Standards, and the cumulative impacts of added traffic to the surrounding municipal road network are evaluated and addressed.
- + Provide potable water service Infrastructure to ensure the new subdivision is appropriately serviced by a licensed water supplier (i.e., The North Springbank Water Co-Op).
- + Provide wastewater service infrastructure to ensure the new subdivision is appropriately serviced with individual private sewage treatment systems (PSTS).
- + Provide stormwater management infrastructure to ensure the new subdivision is serviced by a drainage system designed and constructed in accordance with the requirements of the Springbank Master Drainage Plan and County Servicing Standards.
- + Establish a phasing strategy that ensures development within the Plan area proceeds in accordance with the availability of infrastructure and market demand.
- + Ensure the policies of this Conceptual Scheme are supported by the Central Springbank Area Structure Plan's 'Infill Residential' Policies.



Looking across the site towards the northwest



Looking across the site towards the southeast

1.4 CONCEPTUAL SCHEME OBJECTIVES

The Rivera Conceptual Scheme establishes expectations for this new country residential subdivision to achieve the following development objectives:

- + Summarize existing conditions within the Plan area and identify development opportunities and constraints.
- + Establish a future subdivision concept with an integrated land use framework designed to facilitate infill country residential development in accordance with the provisions of the Central Springbank Area Structure Plan.
- + Establish feasible strategies to implement required transportation, utility servicing, stormwater management infrastructure to support infill country residential development within the Plan area.
- + Establish expectations for the anticipated disposition of outstanding Municipal Reserve (MR) in accordance with the requirements of the Municipal Government Act.
- + Establish expectations for the provision of fire, police, and emergency response within the Plan area.
- + Establish an anticipated development phasing strategy within the Plan area based on infrastructure availability and market demand.
- + Summarize the results of a Community Consultation Program implemented to inform affected landowners and interested stakeholders about the proposed development and provide opportunity for meaningful input into the planning process.



Existing dwelling within Lot 1, Plan 941 0350 (looking north)

The background of the entire page is a grayscale photograph of a natural landscape. In the foreground, there is a body of water with visible ripples. The middle ground shows a shoreline with a dense line of trees and some rocky patches. The sky is filled with large, textured clouds. The text is overlaid on the upper left portion of this image.

SECTION 2 **PLAN AREA DESCRIPTION**

2.1 LOCATION

As shown on **Figure1: Regional Context**, the Conceptual Scheme Plan area is illustrated within the broader context of surrounding Central Springbank country residential community. As shown on **Figure 2: Local Context**, the Plan area is bound to the south by Township Road 251A, to the west by Range Road 32, and to the east and north by existing residential subdivisions ranging from ± 0.8 ha to ± 8.1 ha (± 2 ac to ± 20 ac).

2.2 LEGAL DESCRIPTIONS

As shown on **Figure 3: Legal Descriptions**, the study area includes three (3) titled parcels with descriptions and areas listed in Table 1.

Table 1: Legal Descriptions

Parcel Reference	Legal Description	ha	ac
Parcel A	Pt. NW 11-25-3-W5M	7.99	19.75
Parcel B	NW 11-25-3-W5M	7.99	19.75
Parcel C	Lot 1, Plan 941 0350	2.23	5.5
	Total	± 18.21	± 45



Figure 1: Regional Context

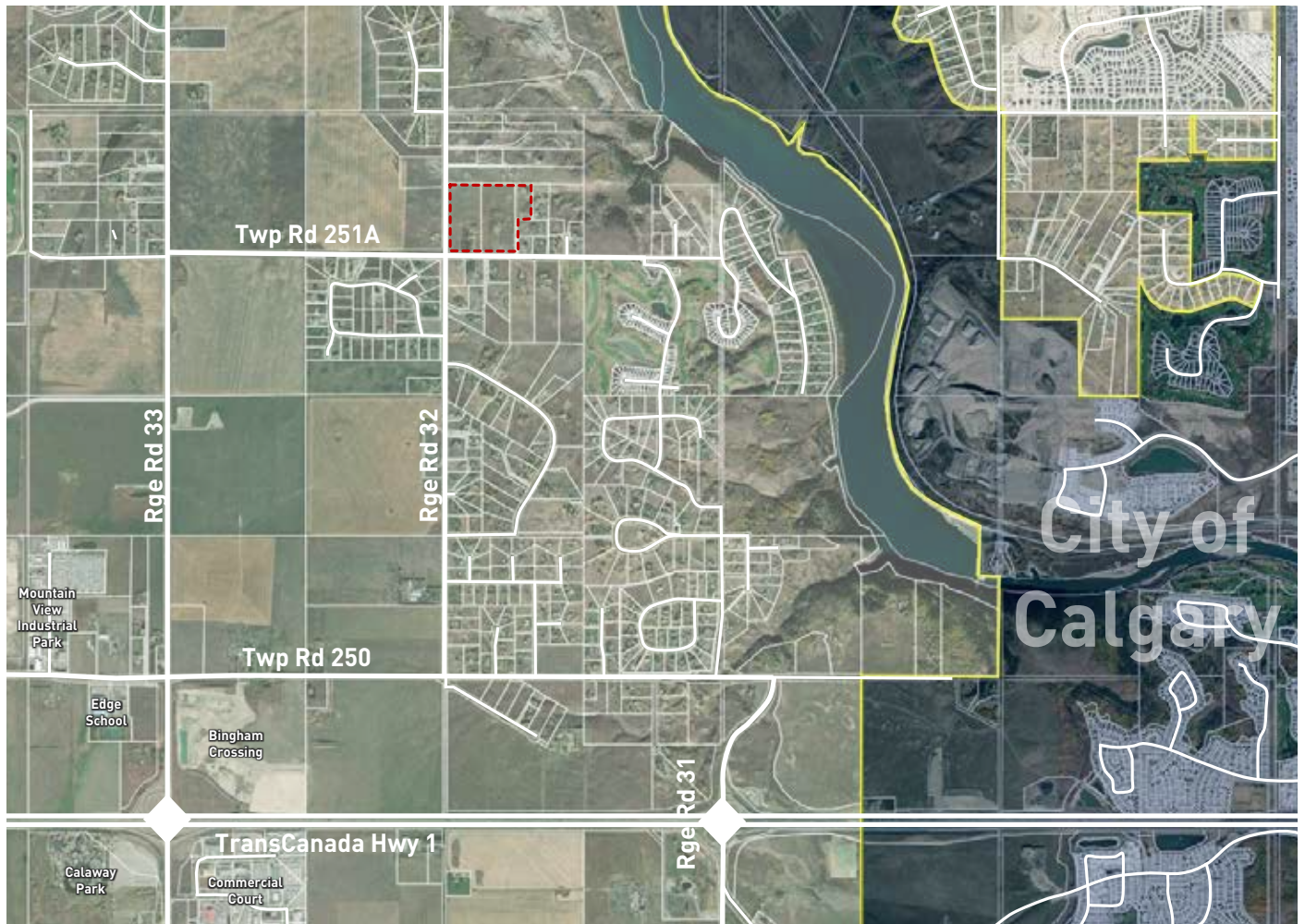
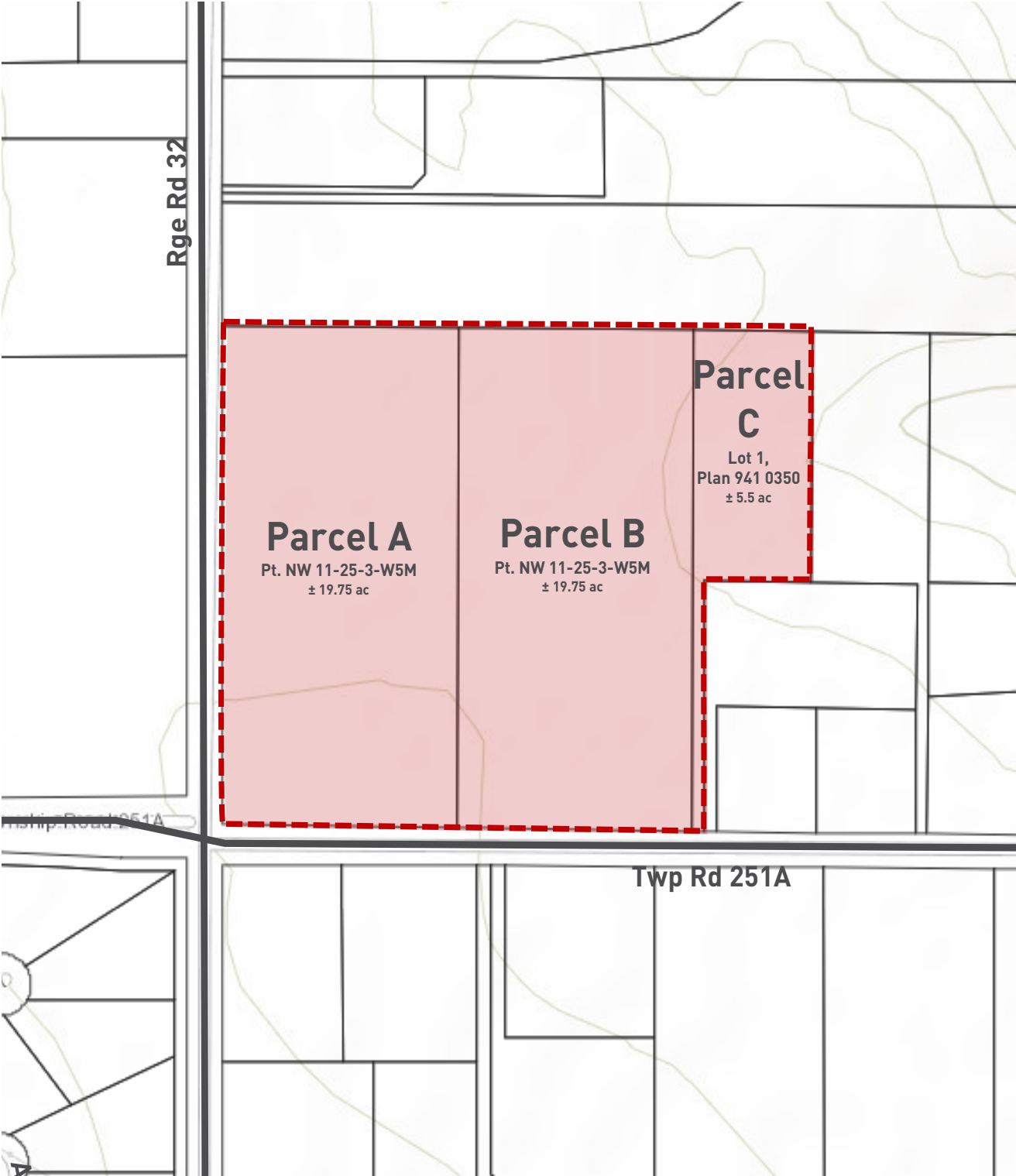


Figure 2: Local Context



Figure 3: Legal Descriptions



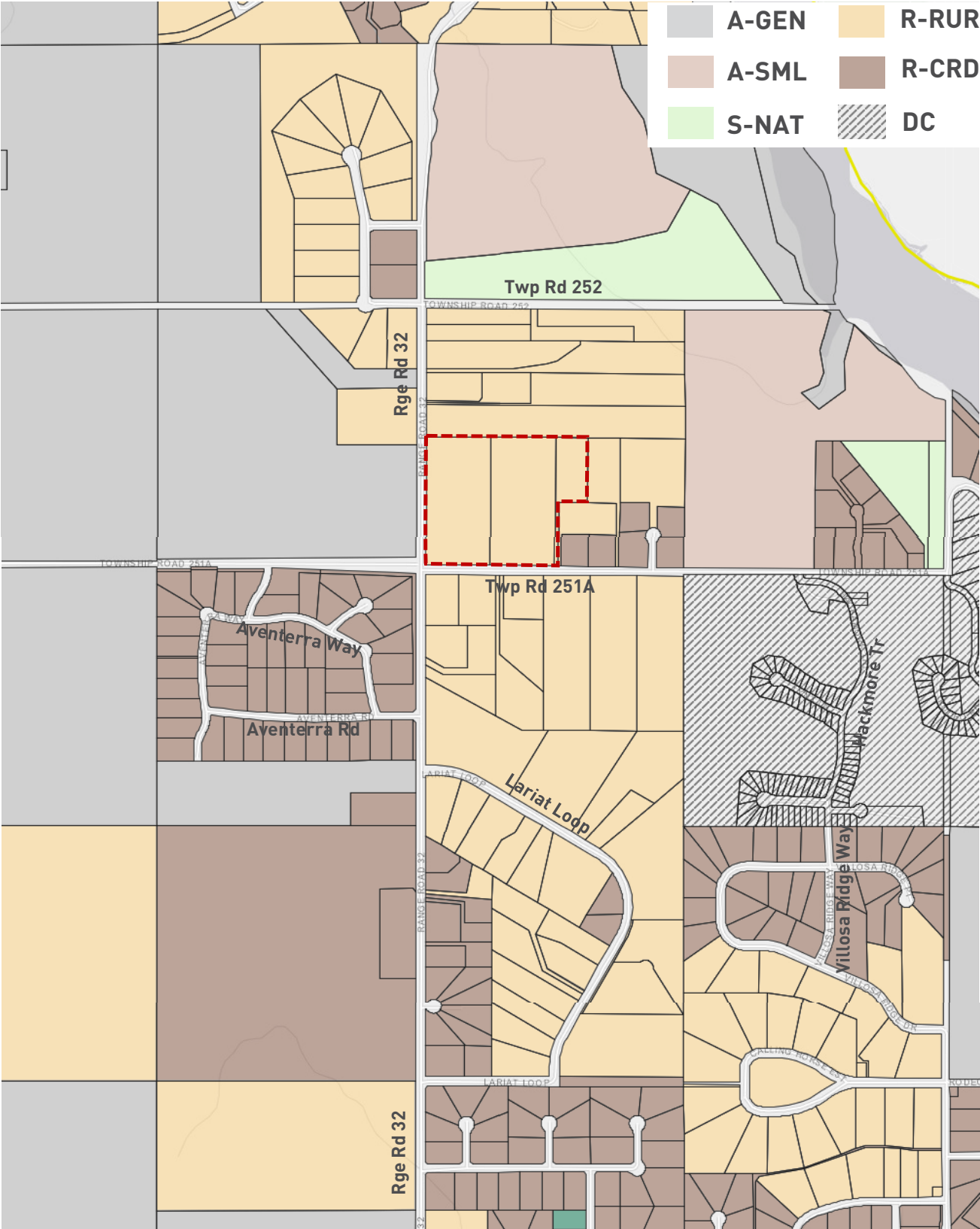
2.3 EXISTING LAND USE AND DEVELOPMENT CONTEXT

As shown on **Figure 4: Existing Land Use**, lands within the Plan area are currently designated Residential, Rural District (R-RUR) in accordance with the County's Land Use Bylaw C-8000-2020. The purpose of the R-RUR district is to provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits. The minimum residential parcel size permitted in this district is 1.6 ha (3.95 ac).

Lands surrounding the Plan area include an evolving mix of Residential, Rural District (R-RUR), Residential, Country Residential District (R-CRD), Agriculture, Small District (A-SML) and Agriculture, General District (A-GEN). Existing subdivisions surrounding the Plan area includes comprehensively planned and incrementally developed country residential developments characterized by the following:

- + Lands situated directly southwest of the Plan area contain the Aventerra neighbourhood with country residential parcels ranging in size from ± 0.8 ha (± 2 ac) serviced by the North Springbank Water Co-op and private sewage treatment systems (PSTS). A linear Municipal Reserve (MR) including a paved pathway has been provided within the development west of Range Road 32 and south of Township Road 251A.
- + Lands situated directly west of the subject lands includes an undeveloped agricultural quarter section.
- + Lands situated directly north of the subject lands include an arrangement of larger lots extending from Range Road 32 east falling towards the slope of the Bow River escarpment.
- + Lands situated directly east of the subject lands include a mix of country residential developments ranging in size from ± 0.8 ha (± 2 ac) – serviced by the North Springbank Water Co-op and individual PSTS.
- + Lands situated directly south of the subject lands include a mix of country residential developments ranging in size from ± 1.6 ha (± 4 ac) – serviced by the North Springbank Water Co-op and individual PSTS.
- + More comprehensively planned neighbourhoods of Emerald Bay, Rodeo Ridge, Devonian Ridge, and the Springbank Links Golf Course, are situated about 1.2 km ($\frac{3}{4}$ mi) to the east along Township Road 251A.

Figure 4: Existing Land Use



2.4 SITE CONDITIONS

2.4.1 Access

As shown on **Figure 5: Site Conditions**, access to the Plan area is provided from Township Road 251A and Range Road 32.

Township Road 251A is a paved municipal road maintained in good condition. The County's Regional Transportation Off-Site Levy Bylaw identifies Township Road 251A as a Network 'B' road containing a 9 m paved surface within a 30 m road ROW. The segment of Township Road 251A ROW situated immediately south of the Plan area is 30 m wide, and as such, no additional road ROW widening is required to support the subdivision and development within the subject land.

Range Road 32 is a paved municipal road maintained in good condition. The Regional Transportation Off-Site Levy Bylaw identifies Range Road 32 as a Network 'B' road containing a 9 m paved surface within a 30 m road ROW. The segment of Range Road 32 ROW located directly west of the Plan area is 30 m wide, and as such, no additional road ROW widening is required to support the development of this project.

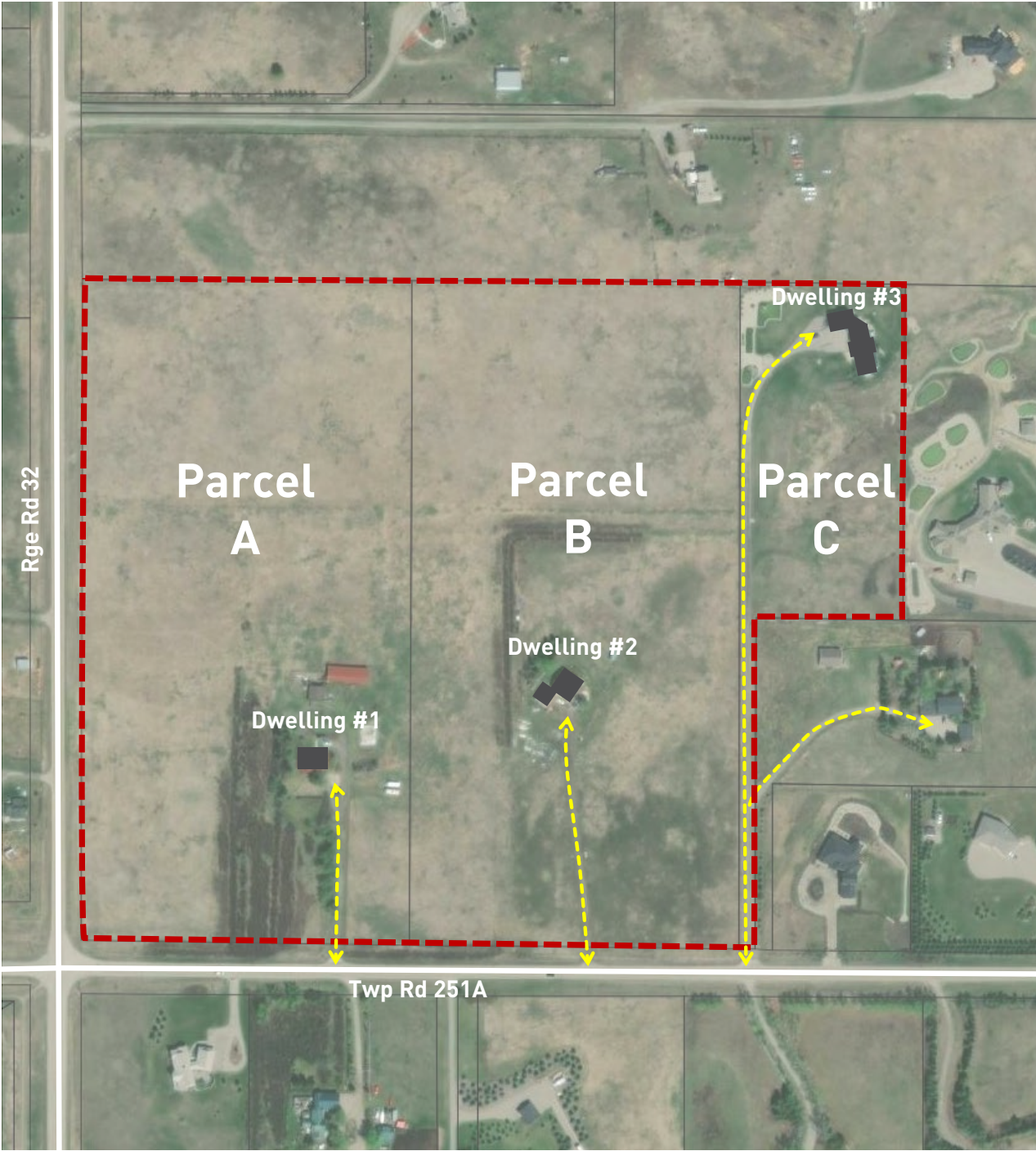
Access to the existing dwelling within Parcel C (Lot 1, Plan 941 0350) is provided via Township Road 251A by an existing approach and driveway that extends along the parcels current panhandle. This driveway also provides access to the existing dwelling within the adjacent parcel (Lot 3, Plan 941 0350). This shared access arrangement is facilitated by an existing Access Easement Agreement registered against each affected title as document # 941 040 904.

Policy 2.4.1.1

Additional Road ROW widening is not required along the Township Road 251A or Range Road 32 frontages adjacent to the Plan area.



Figure 5: Site Conditions



2.4.2 Existing Residential Building Sites

As shown on **Figure 5: Site Conditions**, each existing parcel within the Plan area includes existing single family dwellings serviced with potable water from the North Springbank Water Co-op and individual private sewage treatment systems (PSTS). Each parcel owns a membership with the Water Co-op with Parcel B owning 2 memberships (for a total of 4 within the Plan area).

It is noted that the two (2) existing dwellings within Parcels A & B will be demolished and the sites redeveloped at the subdivision stage. The existing dwelling within the easternmost parcel (Parcel C) will remain.

A **Phase 1 Environmental Site Assessment** will be completed at the subdivision stage to investigate potential for environmental impairment associated with the two (2) existing building sites within Parcels A & B.

Policy 2.4.2.1	The developer shall provide a Phase One Environmental Site Assessment at the subdivision stage to confirm the existing building sites within Parcels A & B do not contain environmental impairment.
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2.4.3 Topography & Surface Drainage

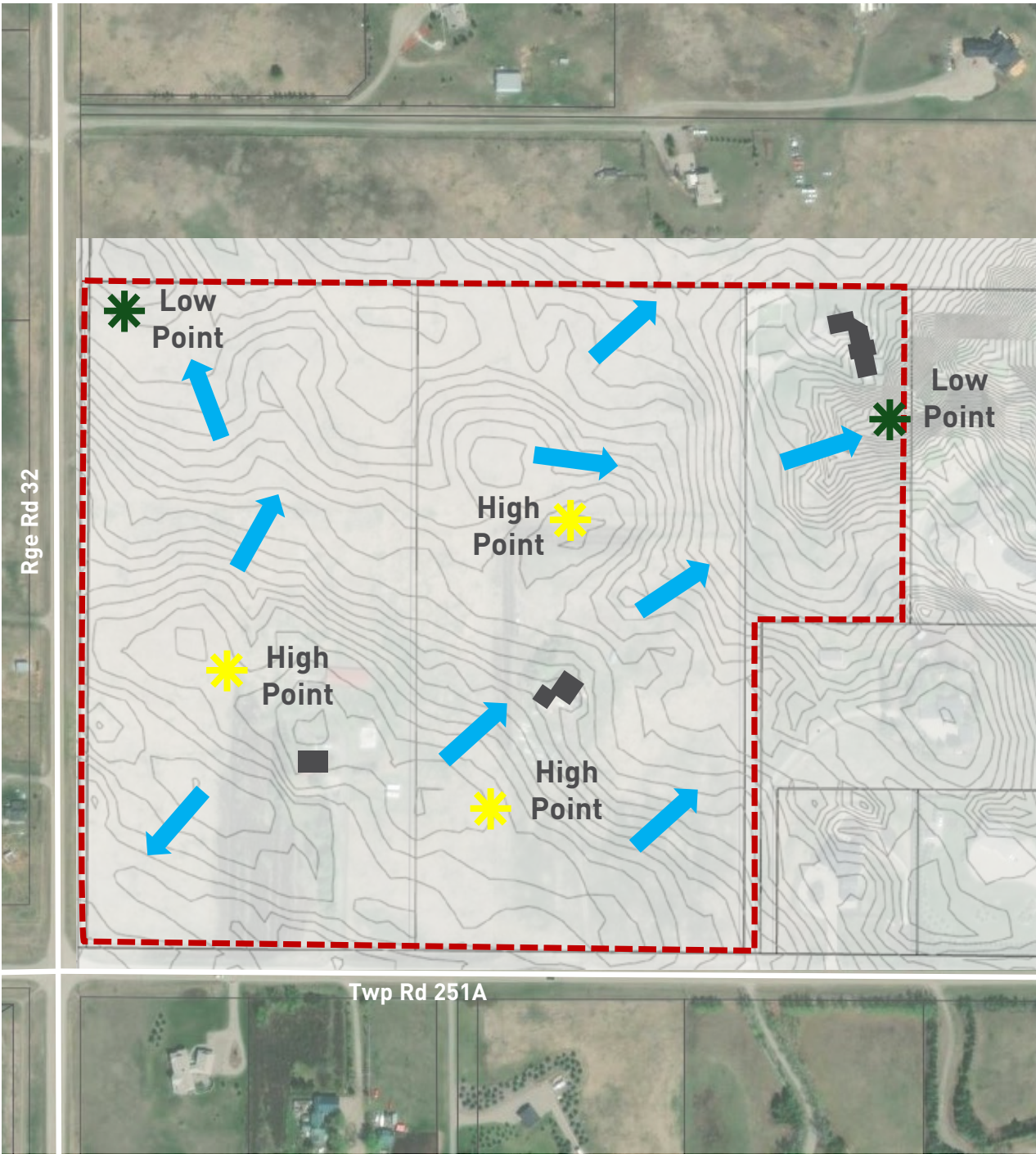
As illustrated on **Figure 6: Topography & Surface Drainage**, topographical relief slopes within the Plan area generally from the southwest towards the northeast. The site contains undulating topography which directs surface flows towards the low point of the site situated in the extreme northeast corner of the parcel. A small portion of the southwest corner of the lands drain to the south. The Plan area is located within an unnamed creek which is tributary to the Bow River. It is acknowledged that the requirements of the Springbank Master Drainage Plan will apply to the overall design of stormwater management within the Plan area.

2.4.4 Geotechnical Considerations

A **Geotechnical Investigation** was completed in support of this Conceptual Scheme to establish the subsurface characteristics underlying the Plan area. A total of twelve (12) boreholes were advanced within the Plan area with soil samples tested accordingly. The conclusions of the analysis indicate existing soil and groundwater conditions within the site are suitable for the proposed residential subdivision. The conclusions of the report did not identify any slope stability concerns. It is recommended that a more detailed geotechnical investigation be prepared at the subdivision stage to confirm sub-surface characteristics within each residential lot and to ensure the development will be provided with an acceptable level of sub-grade support in accordance with the County Servicing Standards and engineering best practices.

Policy 2.4.4.1	A detailed Geotechnical Investigation shall be prepared by the developer at the subdivision stage in accordance with the requirements of the County Servicing Standards.
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Figure 6: Topography & Surface Drainage



2.4.5 Environmental Assessment

A desktop **Environmental Assessment** was prepared in support of this Conceptual Scheme to evaluate existing terrain and soil conditions, vegetation, wetlands and water bodies, environmentally significant areas (ESAs), and species of management concern occurring within the site. Likewise, to determine if the proposed development within the Plan Area will require environmental mitigations to accommodate the residential subdivision.

Based on the conclusions of this report, the Plan Area does not contain any indication of sensitive environmental features of interest that would prevent the site from being developed as proposed. The Assessment recommends the developer implement typical environmental mitigation measures at the subdivision stage such as preparing an erosion and sediment control plan, environmental construction operation plan, weed management plan, soil salvage strategy, and timing construction activities to avoid critical breeding periods for wildlife.

Policy 2.4.5.1	The developer shall implement the mitigation measures recommended in the Desktop Environmental Assessment, 2024, at the subdivision stage.
Policy 2.4.5.2	The developer shall engage a qualified professional to survey the east drainage during Spring 2024 to confirm whether there are any wetland conditions at its base and confirm its classification.

2.4.6 Archaeological & Historical Resources Considerations

According to the Alberta Provincial Listing of Historic Resources, the Plan area is assigned a historic resource value (HRV) of 5 – which indicates that the site has a high potential to contain a historic resource. As such, an application has been submitted to the Province (i.e., the Ministry of Arts, Culture and Status of Women) using the Online Permitting and Clearance (OPaC) system.

If required by the Province, a **Historical Resource Impact Assessment (HRIA)** will be completed within the Plan area prior to any site disturbance required by residential subdivision proceeding. A Clearance in accordance with the Historical Resources Act shall be required as a condition of residential subdivision within the Plan area.

Policy 2.4.6.1	The developer shall submit a Historical Resources Application to the Province through the Online Permitting and Clearance (OPaC) system, at the Conceptual Scheme application stage, to the satisfaction of Alberta Arts, Culture, and Status of Women.
Policy 2.4.6.2	If required, the developer shall prepare a Historical Resource Impact Assessment (HRIA), and Historic Resource Act Clearance shall be provided prior to any site disturbance required by subdivision proceeding within the Plan area, to the satisfaction of Alberta Arts, Culture, and Status of Women.



SECTION 3 **DEVELOPMENT CONCEPT**

3.1 RIVERA ESTATES COUNTRY RESIDENTIAL NEIGHBOURHOOD

As illustrated on **Figure 7: Development Concept**, this Conceptual Scheme proposes a new country residential subdivision to be developed within the subject lands as contemplated by the infill policies of the Central Springbank Area Structure Plan (CSASP).

Nestled within the northern portion of the Central Springbank community, Rivera Estates will offer a harmonious blend of modern living within a traditional rural setting. The subdivision design will feature spacious lots that showcase a picturesque landscape providing its residents with a tranquil escape from the bustling city life. Thoughtfully designed and supported by appropriate transportation, utility servicing, and stormwater management infrastructure, future homes within the subdivision will be developed in accordance with appropriate architectural controls and environmentally friendly landscaping treatments.

The intent of the developer is to establish a new country residential subdivision that fosters a close-knit group of residents that embrace a balanced and wholesome rural lifestyle within the context of the Springbank community.

A summary of proposed land use areas and associated development statistics is described in Table 2.

Table 2: Development Statistics

Land Use Area	ha	ac
Residential	14.94	36.91
PUL	1.24	3.06
Road ROW	2.04	5.03
Totals	± 18.2	± 45

Figure 7: Development Concept



3.2. TRANSPORTATION

3.2.1 Traffic Impact Assessment

A **Transportation Impact Assessment (TIA)** was prepared in support of this Conceptual Scheme to evaluate the potential impacts of additional traffic generated by development within the Plan Area on the surrounding municipal and provincial transportation network.

3.2.2 Regional Road Considerations

The Plan area is serviced by the Provincial regional transportation network. Access from the TransCanada Highway 1 is available via the interchange at Range Road 31 (i.e., Old Banff Coach Road) and the interchange at Range Road 33. The Province recently constructed improvements to the ramps providing access to/from the Range Road 31 interchange, and upgrades to the Range Road 33 interchange are anticipated to occur in 2024/25 in association with the Bingham Crossing and Harmony developments. The TIA prepared in support of this Plan indicates the existing provincial road network has capacity to support the development contemplated without the requirement for improvement.

Access to the Plan area is provided by the County's existing municipal road network including Range Roads 32 and 33 and Township Road 251A. The conclusions and recommendations of the TIA indicates the County's existing road network has capacity to support the development contemplated without the requirement of any off-site improvements. It is acknowledged that the developer shall provide payment at the subdivision stage in accordance with the applicable rate of the County's Regional Transportation Off-Site Levy Bylaw.

Policy 3.2.2.1	The owner shall provide payment of the Regional Transportation Off-Site Levy at the subdivision stage.
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3.2.3 Internal Road Considerations

The Plan area will be provided access from Township Road 251A via a 'looped' internal subdivision road as generally illustrated on **Figure 8: Transportation**. All transportation infrastructure will be provided by the developer at the subdivision stage in accordance with the County Servicing Standards.

The existing 'shared' driveway from Township Road 251A serving Parcel C and the adjacent Lot 3, Plan 941 0450 shall be removed. Subsequently, access to Lot 3, Plan 941 0450 shall be provided by a new approach from Township Road 251A, to be constructed by the developer at the subdivision stage, to the satisfaction of the County. Access to the existing dwelling (within proposed Lot 14) will be provided via the new internal subdivision road.

Policy 3.2.3.1	The developer shall construct an internal subdivision road as generally illustrated on Figure 8: Transportation, at the subdivision stage, in accordance with the requirements of the County Servicing Standards.
Policy 3.2.3.2	The existing shared driveway affecting Lots 1 & 3, Plan 941 0450 shall be removed and a new approach constructed for Lot 3 (by the developer) at the subdivision stage, to the satisfaction of the County.

Figure 8: Transportation



3.3 UTILITY SERVICING

3.3.1 Potable Water Service

The Rivera Conceptual Scheme will be serviced with potable water provided by the North Springbank Water Co-op as generally illustrated by **Figure 9: Potable Water**. The North Springbank Water Co-op provided a letter of intent indicating they are aware of the developer’s intentions for this project and are prepared to provide potable water service to this proposed development at the subdivision stage.

A **Water Servicing Memorandum** was prepared in support of this Conceptual Scheme to establish a conceptual analysis of potable water supply for this proposed subdivision. Extension of the Co-op’s potable water distribution system shall be provided by the developer at the subdivision stage in accordance with the requirements of the licensed operator, the Province, and the County Servicing Standards.

Policy 3.3.1.1	Potable water shall be provided within the Plan area by the North Springbank Water Co-op as generally illustrated by Figure 9: Potable Water.
Policy 3.3.1.2	The owner/developer shall extend potable water infrastructure within the Plan Area at the subdivision stage in accordance with the requirements of the North Springbank Water Co-op, applicable Provincial regulatory authorities, and the County Servicing Standards.



Figure 9: Potable Water



3.3.2 Fire Suppression

This Plan acknowledges the North Springbank Water Co-op network does not have capacity to deliver fire flow requirements as required by the County Servicing Standards. As such, hydrants will not be installed within the Plan area.

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 ensuring each country residential parcel’s building site maintains nominal separation of greater than 30.48 m (100 ft) in accordance with the County’s Fire Suppression Bylaw C-7259-2013.

Policy 3.3.2.1	The developer shall explore opportunities to provide fire suppression within the Plan area, at the subdivision stage, in accordance with the County Servicing Standards and other applicable regulatory requirements.
Policy 3.3.2.2	The developer shall register architectural controls against each certificate of title within the Plan area to ensure each residential lot’s building site will maintain nominal building separation great than 30.48 m (100 ft) in accordance with the County’s Fire Hydrant Water Suppression Bylaw C-7259-2013.



3.3.3 Wastewater Service

Wastewater service within the Plan area will be provided within each lot via individual private sewage treatments (PSTS).

A **Level IV Private Sewage Treatment System Assessment** was prepared in support of this Conceptual Scheme to ensure the site conditions within the Plan area can accommodate wastewater service via individual private sewage treatment systems. The conclusions and recommendations of the report indicate that the soil conditions within the Plan area are suitable for construction of onsite wastewater systems.

In accordance with the requirements of the County’s Policy #449: Requirements for Wastewater Treatment Systems, each new lot must be provided with a ‘packaged’ private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ), and other applicable requirements of the County Servicing Standards. Based on the analysis of conditions within the site, the Level IV PSTS Assessment recommends the use of treatment mounds due to relatively low soil permeability and shallow water table.

The County will require the owner of each new lot to enter into a Deferred Servicing Agreement to outline expectations for future connection to a regional or decentralized wastewater service should one become available to service the Plan area and the County will register a caveat against title to each new lot to outline each future owner’s responsibilities in this regard.

Policy 3.3.3.1	Wastewater service within the Plan area shall be provided by individual private sewage treatment systems (PSTS).
Policy 3.3.3.2	The developer shall ensure that each the owner of each new residential lot shall install a packaged private sewage treatment system, at the building permit stage, that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and the applicable requirements of the County Servicing Standards, in accordance with the County’s Policy #449: Requirements for Wastewater Treatment Systems.
Policy 3.3.3.3	The County shall require the owner of each new lot within the Plan Area to enter into a Deferred Servicing Agreement and a caveat will be registered against each new title referencing this agreement.
Policy 3.3.3.4	The County shall register a caveat against title to each new lot referencing the future owner’s responsibilities in accordance with the terms of the Deferred Servicing Agreement.

3.3.4 Franchise Utilities

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

Policy 3.3.4.1	Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.
Policy 3.3.4.2	The alignment of utility installations shall be determined at the subdivision stage in accordance with municipal engineering design standards.

3.3.5 Solid Waste Management

Provision of solid waste refuse management be provided by a qualified solid waste management operator managed through a contract provided by each residential lot owner.

Policy 3.3.5.1	Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract to be managed by each residential lot owner.
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Looking across the site towards the east (from Range Road 32)

3.4 STORMWATER MANAGEMENT

A conceptual level **Stormwater Management Report** was prepared in support of this Conceptual Scheme to assess surface drainage characteristics within the Plan area and surrounding drainage basin and to establish targets for maximum runoff release rates and volume retention control as per the Springbank Master Drainage Plan.

As illustrated by **Figure 10: Stormwater Management**, the management of surface drainage will be accommodated within the Plan area by roadside ditches and a system of overland drainage rights-of-way designed to convey flows to a stormwater management facility to be constructed within a Public Utility Lot (PUL) located within the northeast corner of the Plan area.

The developer will provide a Site-Specific Stormwater Implementation Plan (SSSIP) and Pond Report at the subdivision stage to confirm pre and post development surface drainage characteristics that ensure positive drainage conditions are maintained subsequent to the development proceeding. Stormwater management facilities will be designed and constructed by the developer at subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.1.1	Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 10: Stormwater Management.
Policy 3.4.1.2	The design of the Plan area’s stormwater management system shall demonstrate consistency with the unit area release rates and volume retention control targets of the Springbank Master Drainage Plan.
Policy 3.4.1.3	Stormwater management facilities shall be dedicated within Public Utility Lots (PULs) and constructed in accordance with the recommendations of the Site-Specific Stormwater Implementation Plan (SSSIP) and Pond Report, to be prepared at the subdivision stage in accordance with the County Servicing Standards.



Figure 10: Stormwater Management



3.5 OPEN SPACE

3.5.1 Municipal Reserve (MR)

Disposition of Municipal Reserve (MR) remains outstanding against the certificate of title to Parcels A and B within the Plan area. Municipal Reserve (MR) affecting Parcel C was provided on Plan 941 0350.

The anticipated disposition of outstanding Municipal Reserve (MR) is proposed via cash-in-lieu payment of land at the subdivision stage as described in Table 3.

Table 3: Anticipated Municipal Reserve (MR) Disposition

	ha	ac
Area of Parcels A & B	15.98	39.5
Net Developable Area (NDA) of Parcels A & B	15.98	39.5
MR Outstanding affecting Parcels A & B (@ 10% NDA)	1.60	3.95

Policy 3.5.1.1

The disposition of outstanding Municipal Reserve (MR) shall be provided by payment of cash-in-lieu of land at the subdivision stage in accordance with the requirements of Section 667 of the Municipal Government Act.

3.5.2 Pedestrian Mobility

According to Section 2.9.3(c) of the CSASP, open space connections should be facilitated through cash-in-lieu payment, developer dedication of land, or easements to extend pedestrian connections throughout the ASP Area. Likewise, the County’s 2011 Parks and Open Space Master Plan and the 2021 Recreation and Parks Master Plan establish the importance of pedestrian infrastructure. It is noted that the comprehensively planned subdivision referred to a Aventerra, situated to the southwest of the Plan Area, includes a linear Municipal Reserve with a pathway along the southern boundary of Township Road 251 and west side of Range Road 32. However, there is no other existing pedestrian infrastructure within the portion of the Springbank community north of Highway 1. As such, it is noted that the alignment of future pathway connections within the immediate area should be accommodated along the south side of Township Road 251 and the west side of Range Road 32.

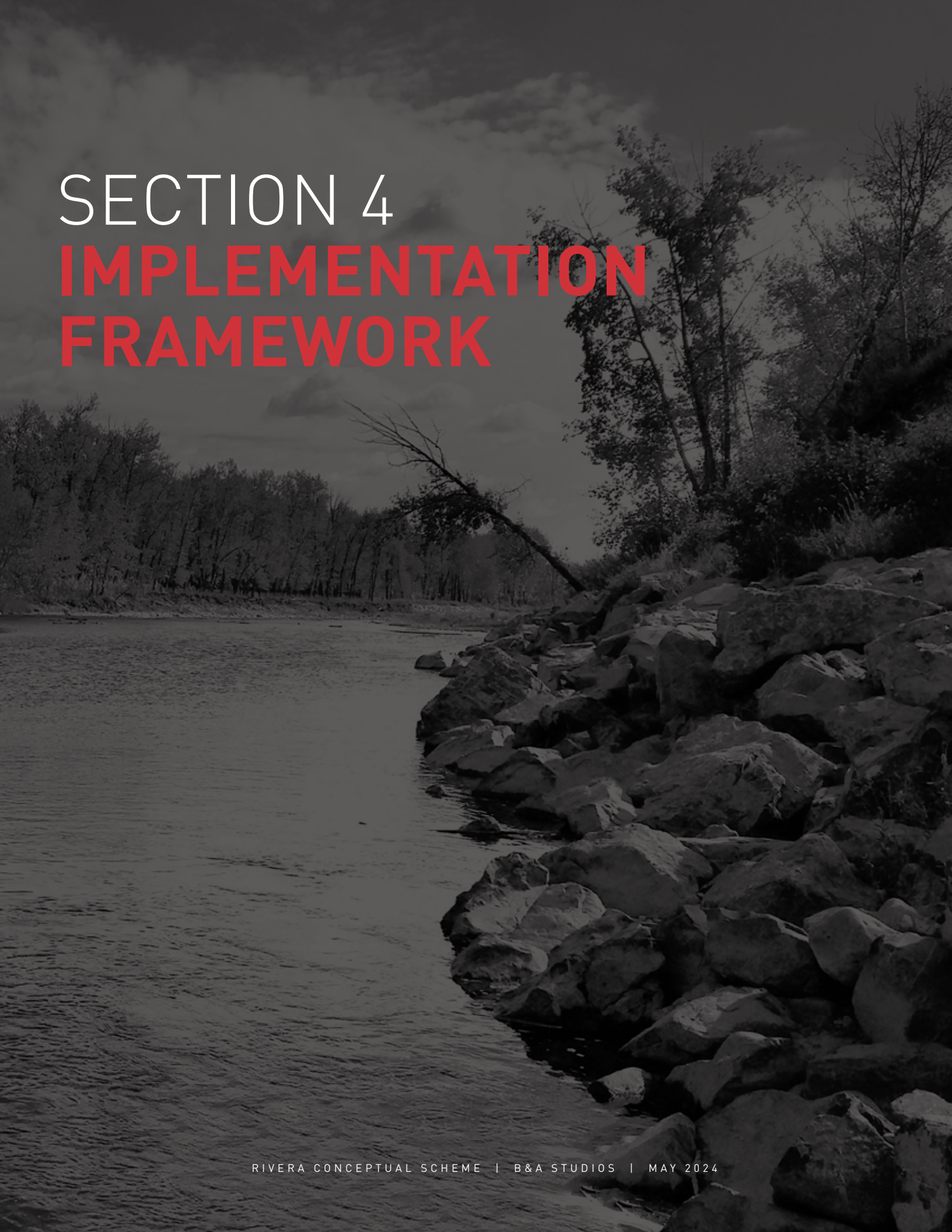
3.6 FIRE, POLICE AND EMERGENCY RESPONSE

Primary fire response is expected to be provided from the Rocky View County Fire Station #102 located at the Springbank Airport. Secondary fire response may be provided from The City of Calgary in accordance with the terms of an applicable Mutual Aid 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 the EMS facility in Priddis and/or EMS facilities within the City of Calgary.





SECTION 4 **IMPLEMENTATION FRAMEWORK**

4.1 IMPLEMENTATION PROCESS

Adoption of this Conceptual Scheme establishes specific policy expectations that will guide the implementation of infill residential subdivision within the subject lands. The Plan provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or subdivision tentative plan approval for infill country residential development.

Consideration of this Conceptual Scheme by Rocky View County Council will occur following a statutory Public Hearing during which all matters will be considered and considerations from municipal staff, technical agency requirements and area landowners will be clarified. Council will then consider adoption of the Plan in accordance with the provisions of the Central Springbank Area Structure Plan (CSASP).

4.2 PROPOSED LAND USE

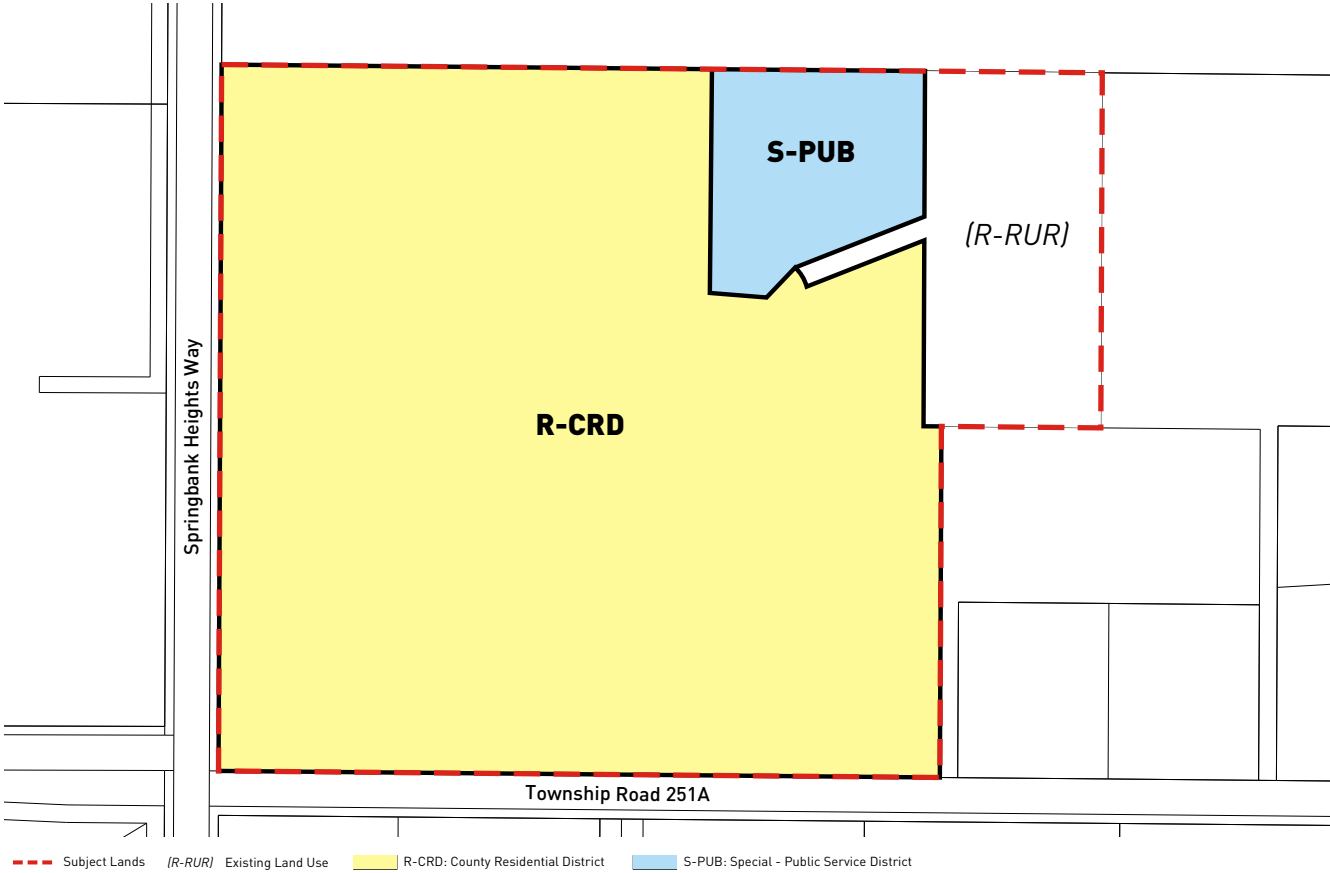
A land use amendment (zoning change) is expected to be approved within the Plan area by Council in accordance with the County’s Land Use Bylaw (C-8000-2020) as generally illustrated by **Figure 11: Proposed Land Use**.

It is expected that the majority of the residential areas within the Plan will be designated Residential – Country Residential District (R-CRD) with the stormwater management facility designated Special – Public Utilities District (S-PUB).

Lot 14 containing the existing dwelling (Parcel C) will remain designated as Residential – Rural Residential District (R-RUR)

Policy 4.2.1.1	Future land use is expected within the Plan Area as generally illustrated by Figure 11: Proposed Land Use.
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Figure 11: Proposed Land Use



4.3 PROPOSED SUBDIVISION

Implementation of subdivision within the Plan area is expected to occur as generally illustrated by **Figure 12: Proposed Subdivision**, and described as follows:

- + Development of fourteen (14) *new* country residential parcels with three (3) remainder country residential parcels.
- + Dedication of one (1) Public Utility Lot (PUL) to accommodate stormwater management within the Plan area.
- + Dedication of overland drainage rights-of-way (ROW).
- + Dedication of public road right-of-way (ROW).
- + Implementation of required transportation & utility servicing infrastructure in accordance with the requirements of the County Servicing Standards.
- + Dedication of outstanding Municipal Reserve (MR) via payment of cash-in-lieu of land.

Policy 4.3.1.1

Subdivision within the Plan area is expected as generally illustrated by Figure 12: Proposed Subdivision.

4.4 NEW DWELLINGS AND POPULATION PROJECTIONS

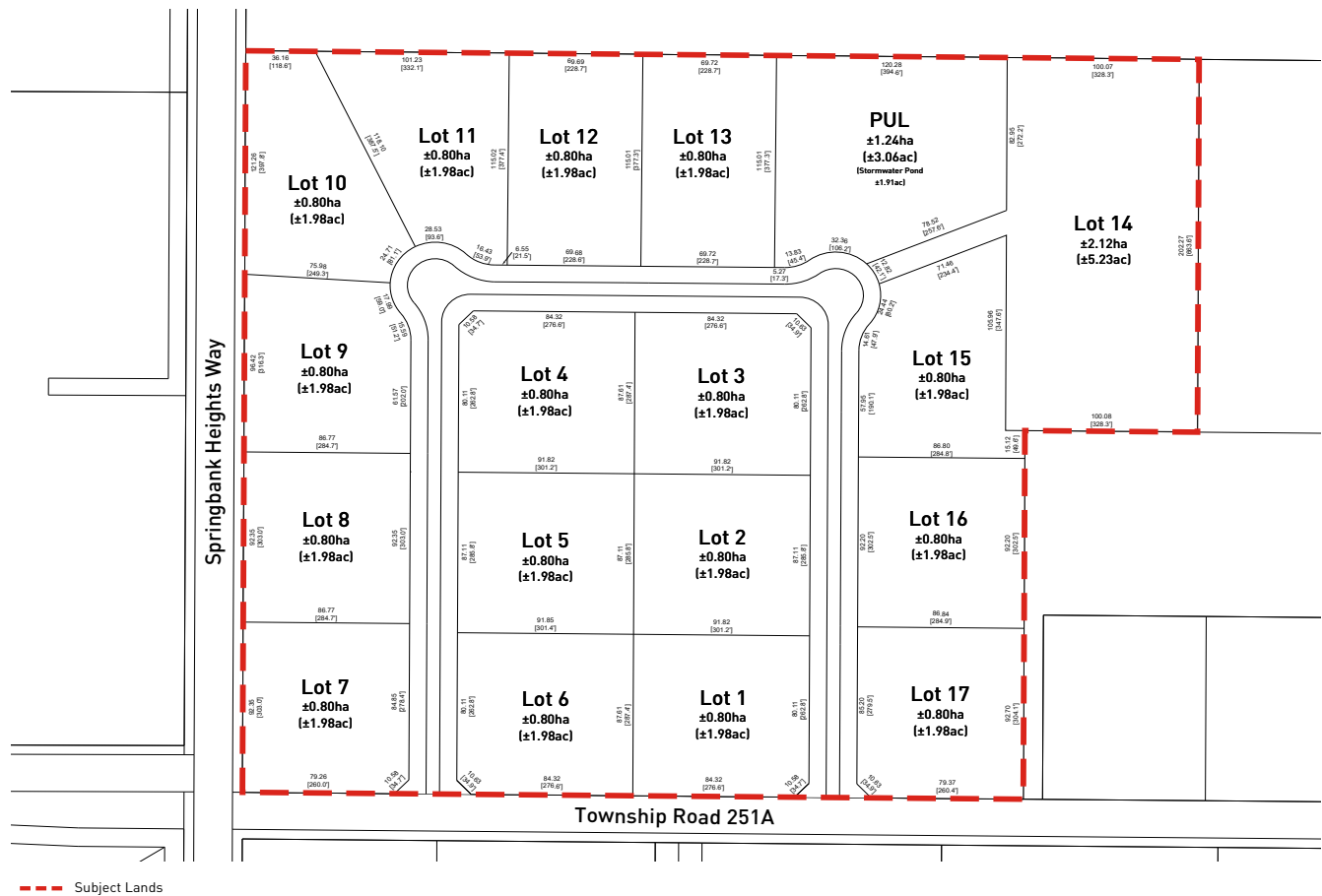
As illustrated on **Figure 12: Proposed Subdivision**, the Plan area will be subdivided with country residential lots including a *total* of seventeen (17) lots - with three (3) *existing* lots, for a total of fourteen (14) *new* lots. As such, the number of new dwellings and associated population projections associated with this project is described in Table 4.

Table 4: New Dwelling and Population Increase

New dwellings	Population per dwelling	Population Increase
14	3	42
Total		42 new residents

*Estimated average household population = 3.0 persons

Figure 12: Proposed Subdivision



4.5 AGRICULTURE BOUNDARY DESIGN GUIDELINES

The Plan area is bounded to the north, east, south, and southwest by existing developed country residential subdivisions. However, the parcel situated directly to the west of the Plan Area includes a ± 120 ac portion of a quarter section presently designated Agricultural Small District (A-SML). While this parcel appears to contain lands that are under agricultural production, it is noted that the farm building site is situated directly west of the Plan area with the cultivated portion of the lands situated further to the west.

And while the lands adjacent to the Plan Area are designated A-SML in accordance with the County’s Land Use Bylaw, the entire area is included in the boundary of the Central Springbank Area Structure Plan which anticipates the predominant land use will eventually transition to country residential development. As such, the County’s Agriculture Boundary Design Guidelines do not apply to this proposed subdivision.

4.6 DEVELOPMENT PHASING

Subdivision and development within the Plan area is anticipated to proceed in a single phase. As such, the developer is expected to construct the required transportation and utility servicing infrastructure as required by the County’s Development Agreement process at the subdivision stage.

Policy 4.6.1.1	Implementation of subdivision within the Plan area is expected to proceed in a single phase.
Policy 4.6.1.2	Notwithstanding Policy 4.6.1.1, the developer may consider alternate phasing provided the required infrastructure is available to support the proposed development phase.

4.7 ARCHITECTURAL DESIGN CONSIDERATIONS

As previously described in this Plan, the configuration of residential lots shall be in accordance with the parcel size and specific development regulatory requirements as established by the Land Use Bylaw. Additionally, the following architectural guidelines will be considered at the subdivision stage.

4.7.1 Architectural Guidelines

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

- + Promote use of exterior material finishes and colours to match the palette of natural landscaping.
- + Encourage the use of natural material finishing such as stone, wood siding and timber.
- + Encourage front entrances to be the dominant feature of the front building façades.
- + Minimize the visual impact of front facing garage doors as viewed from the street.
- + Encourage use of roofing materials should reflect a natural colour palette.
- + Exterior illumination will be minimized and implemented in accordance with Dark Sky Principles.
- + Discourage extensive ‘manicured’ exterior landscaping in favour of natural drought-resistant plantings that require minimal irrigation and maintenance.
- + Discourage perimeter lot fencing.
- + Encourage landscape screening buffers to maintain the privacy of adjacent lots.
- + Ensure the future building sites maintain a minimum nominal building separation of 30.48 m (100 ft) in accordance with the County’s Fire Hydrant Water Suppression Bylaw C-27259-2013.

Policy 4.7.1.1	The developer shall establish Architectural Guidelines at the subdivision stage to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc.
Policy 4.7.1.2	The Architectural Guidelines shall ensure each residential lot maintains a nominal building separation of 30.48m (100 ft) in accordance with the County’s Fire Hydrant Water Suppression Bylaw C-7259-2013.

4.8 COMMUNITY AND ROAD NAMING

The developer will submit an application to the County for community naming and road naming at the subdivision stage.

Policy 4.8.1.1

The developer shall submit an application for Community and Road Naming at the subdivision stage.



SECTION 5

MUNICIPAL POLICY FRAMEWORK

5.1 THE COUNTY PLAN (MDP)

The Rocky View County Plan (Municipal Development Plan) includes the following vision statement:

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

The County Plan establishes a series of 'planning principles' which all developments within the municipality are expected to consider including:

- + Growth and Fiscal Sustainability.
- + The Environment.
- + Agriculture.
- + Rural Communities.
- + Rural Service.
- + 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 already adopted.

Development within the Plan area contemplates infill country residential development within the boundary of the Central Springbank Area Structure Plan. As such, it is consistent with the intent of the County Plan.

5.2 RVC / CALGARY INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

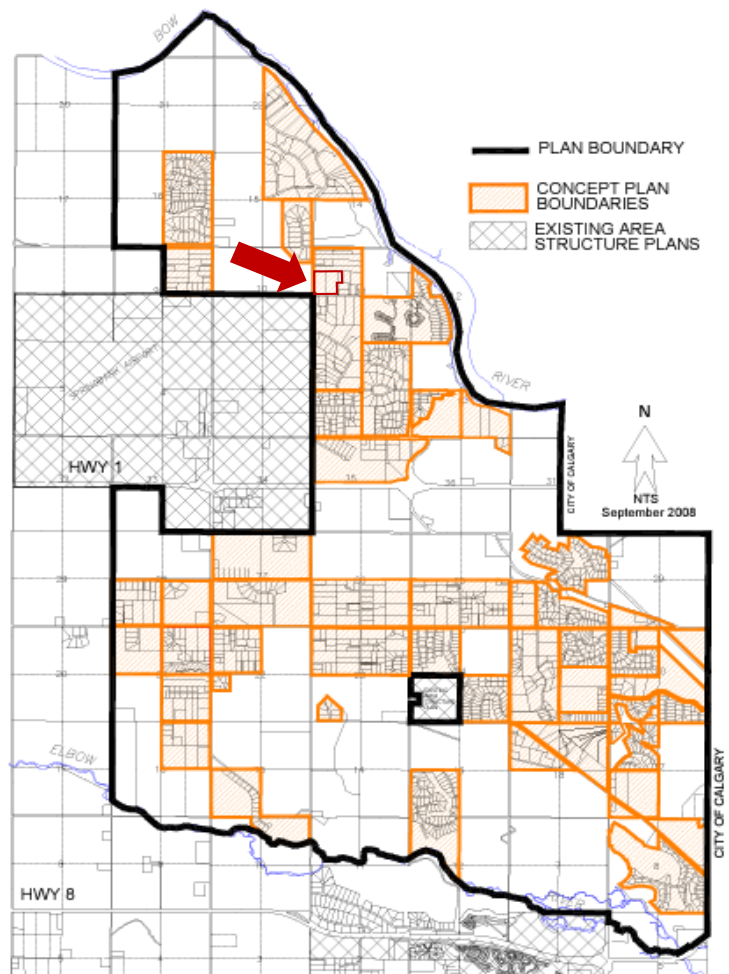
Rocky View County and the City of Calgary adopted an Intermunicipal Development Plan (IDP) in 2012. The fundamental purpose of the IDP is to identify an area of mutual interest, to minimize land use conflicts across municipal borders, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise within the plan area. By adoption of this plan, both municipal councils solidify a commitment to using a collaborative approach within the plan area and establishing a framework for an ongoing positive relationship based on mutual respect and open communication. The Plan area is located within the Policy Area defined by the IDP. As such, it is expected that RVC administration will refer this Conceptual Scheme to the City of Calgary for review and comment. Development within the Plan area is not expected to create any negative impacts or detriments for the City of Calgary.

5.3 CENTRAL SPRINGBANK AREA STRUCTURE PLAN (CSASP)


The Rivera Conceptual Scheme is located within the Infill Residential Policy Area of the Central Springbank Area Structure Plan (CSASP). Lots in Infill Residential Areas are found in quarter sections that have been previously subdivided or have been developed to their assumed potential with parcels sized at ± 2 ac to ± 4 ac. Through the Conceptual Scheme process, the redevelopment of larger parcels into traditional country residential parcels is envisioned provided the interface considerations between existing and new residential lots have been comprehensively addressed.

According to Section 2.9.3 of the CSASP, the following policy considerations apply to Infill Residential Area:

- + Infill Residential Areas will not be eligible for further subdivision unless a Conceptual Scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.
- + Future residential lots in the Infill Residential Area will range between + 0.8 to +1.6 ha (+2 ac to + 4 ac) in size or whatever is most prevalent on adjacent lands or in the immediate area.
- + Open space connections should be facilitated through the use of cash-in-lieu, developer dedication of land, or easements to extend pedestrian connections throughout the Plan Area.
- + Modified road standards should only be considered in Infill Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided.



The proposed design and configuration of country residential development within The Rivera Conceptual Scheme is consistent with the infill policy requirements of the Central Springbank Area Structure Plan.



SECTION 6 **CONSULTATION SUMMARY**

6.1 COMMUNITY CONSULTATION

The proponent of The Rivera Estates Conceptual Scheme is committed to consulting with the adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- + To ensure all key stakeholders are identified and included in the process;
- + To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input;
- + To present preliminary development plans for the development;
- + To solicit and record concerns from key stakeholders so they can be proactively addressed during the Conceptual Scheme review process;
- + To ensure stakeholders are kept informed of the planning process and provided opportunity to review additional information if desired;
- + To inform stakeholders how their input was used;
- + To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- + To conduct communications related to the proposed development in an open, honest and respectful manner.

The developer has had preliminary discussions about this proposal with the immediately adjacent landowners and the North Springbank Water Co-op.

A stakeholder engagement process will be completed after the Conceptual Scheme and Land Use Amendment applications have been submitted for processing and review. A 'What We Heard' report will be submitted to administration summarizing the key conclusions of the engagement process prior to the applications being finalized for consideration at public hearing.

Supporting Technical Reports (submitted under separate cover)

1.	Geotechnical Investigation, Factor Geotechnical, January 15, 2024
2.	Desktop Environmental Review, CIMA+, January 2024
3.	Transportation Impact Assessment, Bunt & Associates Engineering, January 2024
4.	Residential Water Supply Memorandum, Sedulous Engineering Inc., January 2024
5.	Level IV Private Sewage Treatment System Assessment, SD Consulting Ltd., May 2024
6.	Conceptual Level Stormwater Management Plan, Osprey Engineering, May 2024