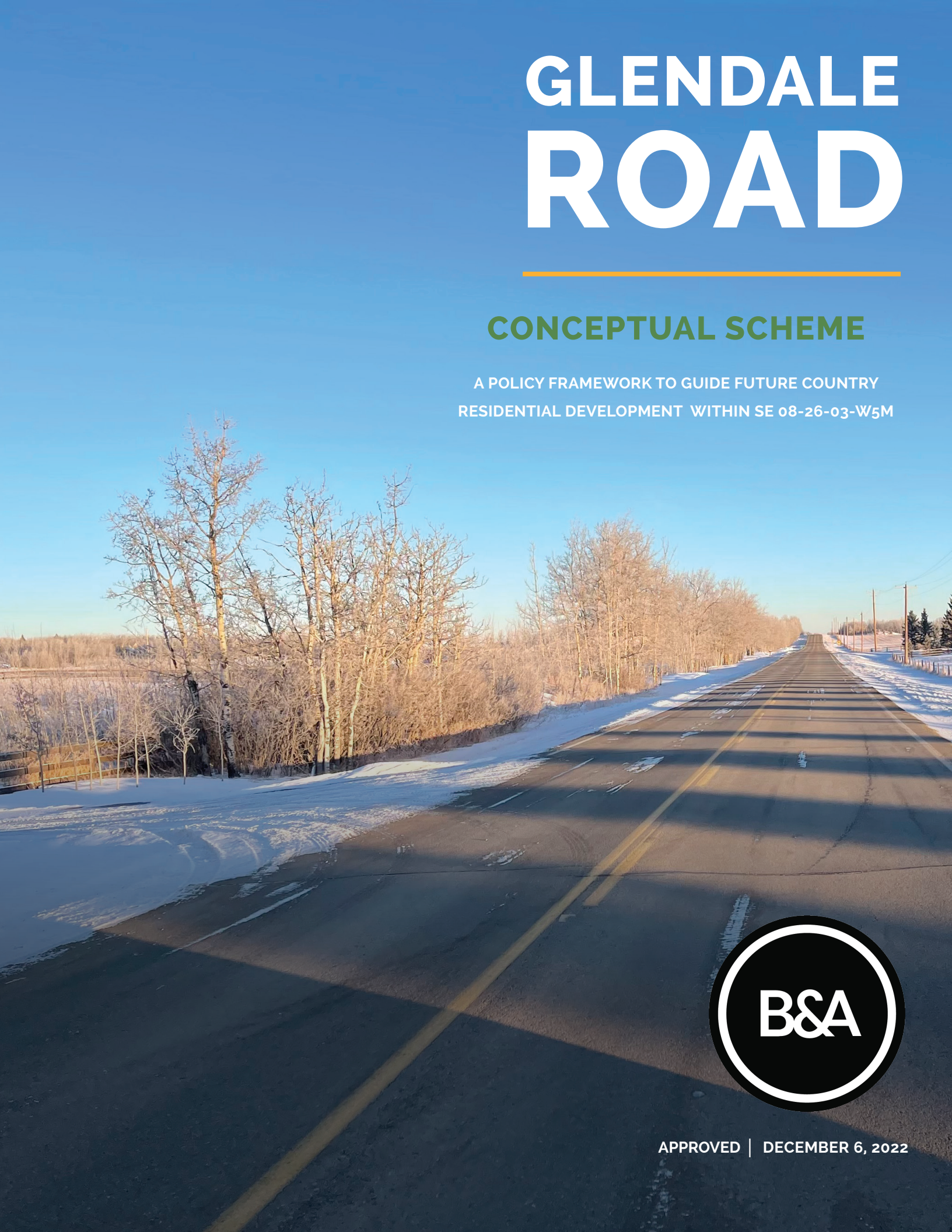
GLENDALE ROAD

CONCEPTUAL SCHEME

A POLICY FRAMEWORK TO GUIDE FUTURE COUNTRY RESIDENTIAL DEVELOPMENT WITHIN SE 08-26-03-W5M



B&A

APPROVED | DECEMBER 6, 2022

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-8345-2022	Original Bylaw	October 6, 2022
C-8765-2026	Amendments to remove temporary emergency access looping back to Glendale Road; minor updates throughout	November 10, 2026

ROCKY VIEW COUNTY

BYLAW C-8345-2022

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8345-2022*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Land Use Bylaw"*** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time*;*

(3) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(4) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT the "Glendale Road Conceptual Scheme", affecting SE-08-26-03-W05M, be adopted as defined in Schedule 'A', which is attached to and forms part of this Bylaw.

Effective Date

4 Bylaw *C-8345-2022* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.

ROCKY VIEW COUNTY

READ A FIRST TIME this 25 day of October , 2022

PUBLIC HEARING HELD this 6 day of December, 2022

READ A SECOND TIME this 6 day of December, 2022

READ A THIRD AND FINAL TIME this 6 day of December, 2022

Mayor

For Chief Administrative Officer

December 6, 2022
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8345-2022

A Conceptual Scheme affecting SE-08-26-03-W05M, referred to as “Glendale Road Conceptual Scheme”.


Homes Ltd
.sthomes.ca

GLENDALE ROAD

CONCEPTUAL SCHEME

PROJECT CONSULTANT TEAM:

B&A
Almor Testing
Associated Environmental
Sedulous Engineering Inc.

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1.0 Introduction

1.1 PURPOSE OF THIS PLAN

This Conceptual Scheme establishes a comprehensive development vision and rationale and implementation framework to support the development of a comprehensively planned country residential subdivision in accordance with the Bearspaw Area Structure Plan (BASP), 2025.

The Conceptual Scheme's policies are intended to facilitate the immediate subdivision of a portion of the SE 08-26-03-W5M , in addition to establishing a framework for the 'potential' future redevelopment of the other parcels within the subject quarter section.

The Plan's implementation framework is intended to guide the County's decision-making regarding future applications for land use redesignation and subdivision within the SE 08-26-03-W5M, with the immediate objective of facilitating immediate subdivision within the south half of the quarter section.

1.2 DEVELOPMENT RATIONALE

The proponents of this Conceptual Scheme are the owners of two parcels within SE 08-26-03-W5M containing ± 24.4 ha (± 60.3 ac), referred to as "Parcel A" and "Parcel B", as shown on Figure 3: Legal Descriptions.

These owners wish to redevelop their lands with country residential development featuring ± 0.8 ha (± 1.98 ac) minimum parcel sizes. The Plan proponents have prepared a detailed redevelopment scheme to justify infill subdivision within Parcels A and B as well as a 'future-oriented' strategy to accommodate similar country residential subdivision within the balance of the quarter.

Technical reporting completed in support of this Conceptual Scheme concludes that Parcels A and B do not contain development constraints. Subsequently, the Plan's policies establish a strategy for the Parcel A and B developers to provide the necessary transportation, utility servicing, and stormwater management infrastructure at the subdivision stage.

Similarly, this Plan's supporting technical reporting suggests the remaining lands (i.e., Parcels E, F, G, H, C and D) are not expected to contain development constraints. As such, the Plan's implementation framework suggests the remaining parcel owners within the Plan area will eventually pursue similar proposals to redevelop their lands in accordance with their own individual development aspirations and timelines. Accordingly, the Plan establishes a 'potential future' strategy for the balance of the quarter section to be comprehensively redeveloped with each owner able to provide the supporting transportation, potable water servicing, and stormwater management infrastructure via future land use amendment and subdivision applications to be prepared pursuant to this Plan.

This Conceptual Scheme was prepared in consultation with the owners within the Conceptual Scheme area, the adjacent neighbours, and interested local community stakeholders. Information about the proposal was shared and opportunities to provide input into the Plan's development policy framework were provided prior to the Conceptual Scheme being presented to Rocky View County Council.

1.3 PROJECT GOALS

The **Glendale Road Conceptual Scheme** contemplates a comprehensively planned country residential neighbourhood in accordance with the following goals:

- Establish a policy framework that ensures future country residential subdivision respects the existing site conditions within the Plan area including the configuration of existing building sites, topography, surface drainage, wetlands, and vegetation patterns.
- Ensure new residential subdivision is supported by appropriate improvements to the municipal transportation network.
- Ensure new residential subdivision is supported by an appropriate potable water supply.
- Ensure the suitability of the site to accommodate Private Sewage Treatment Systems (PSTS) in accordance with Provincial and municipal requirements.
- Establish a strategy to maintain positive stormwater management in accordance with the Bearspaw - Glenbow Master Drainage Plan and the Nose Creek Watershed Water Management Plan.
- Establish a phasing strategy that accommodates future redevelopment in a orderly and sequential manner in accordance with the aspirations of each owner within the Plan area, based on the availability of required infrastructure, and market demand.

1.4 PROJECT OBJECTIVES

The objectives of **The Glendale Road Conceptual Scheme** are to:

a) Summarize existing conditions within the Plan area to identify development opportunities and constraints.

b) Establish a future development concept supported by an integrated land use framework designed to facilitate country residential development within the Plan Area in accordance with the Bearspaw Area Structure Plan (BASP) and Servicing Standards.

c) Establish a strategy to implement transportation, utility service and stormwater management infrastructure as required to support country residential development and related uses.

d) Establish expectations for the provision of Emergency Response within the Plan area.

f) Summarize a community consultation program implemented to inform & educate affected landowners and interested stakeholders.

The policies of this Conceptual Scheme describe how the Plan Area is expected to be redeveloped with country residential development as contemplated by the Bearspaw Area Structure Plan and the County Servicing Standards.

2.0 Plan Area Description

2.1 LOCATION

As shown on **Figure 1: Regional Context**, the Plan area is situated north of Highway 1A, between the Town of Cochrane to the west, and the City of Calgary to the east. The subject site is located in the Bearspaw Community, which offers a rural lifestyle characterized by an evolving mix of country residential and agricultural land uses.

As shown on **Figure 2: Local Area Context**, the Conceptual Scheme area includes all of SE 08-26-03-W5M, including a number of existing agricultural and rural residential parcels. The Plan area is bound to the east by Range Road 34 (a.k.a. Glendale Road), to the west by agricultural lands, and to the north and south by existing rural residential subdivision.

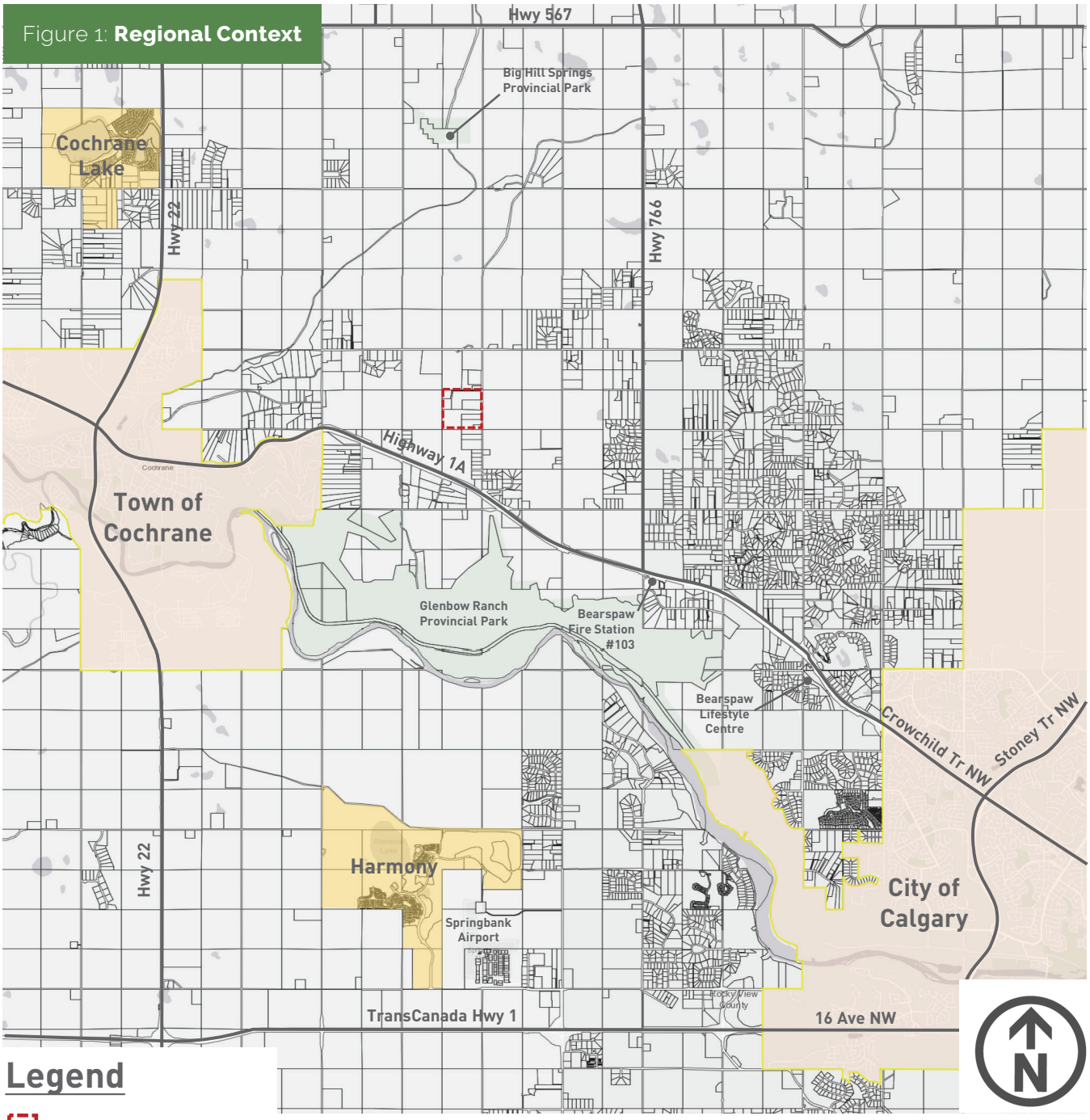
2.2 LEGAL DESCRIPTIONS

As shown on **Figure 3: Legal Descriptions,** the Conceptual Scheme area includes eight (8) titled parcels as described by the following Table:

Table 2.2: Parcel References & Legal Description

Parcel Reference	Legal Description	ha (±)	ac (±)
PLAN AREA BY PARCEL			
Parcel A	SE-08-26-03-W5M	20.12	49.72
Parcel B	Lot 1, Block 1, Plan 161 2666	4.28	10.58
Parcel C	SE-08-26-03-W5M	6.48	16.00
Parcel D	Lot 1, Block 1, Plan 011 2148	1.62	4.00
Parcel E	Lot 5, Block 1, Plan 111 3388	4.08	10.08
Parcel F	Lot 6, Block 1, Plan 111 3388	5.53	13.66
Parcel G	Lot 4, Block 1, Plan 111 3388	14.43	35.66
Parcel H	Lot 1, Block 1, Plan 001 1954	7.99	19.76
TOTAL PLAN AREA		**±64.53**	**±159.46**

Figure 1: **Regional Context**



Legend

Conceptual Scheme Area

Figure 2: **Local Area Context**

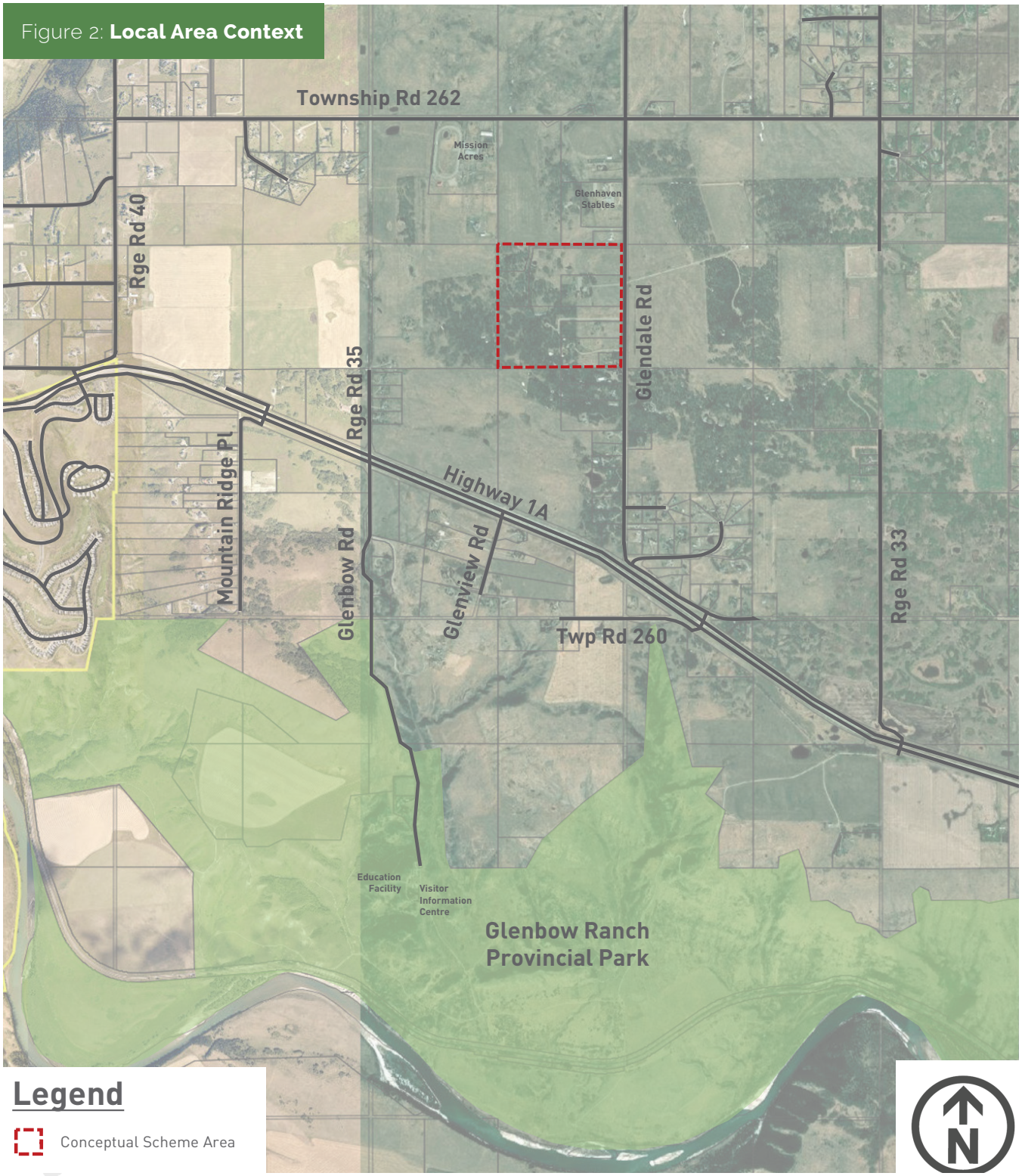
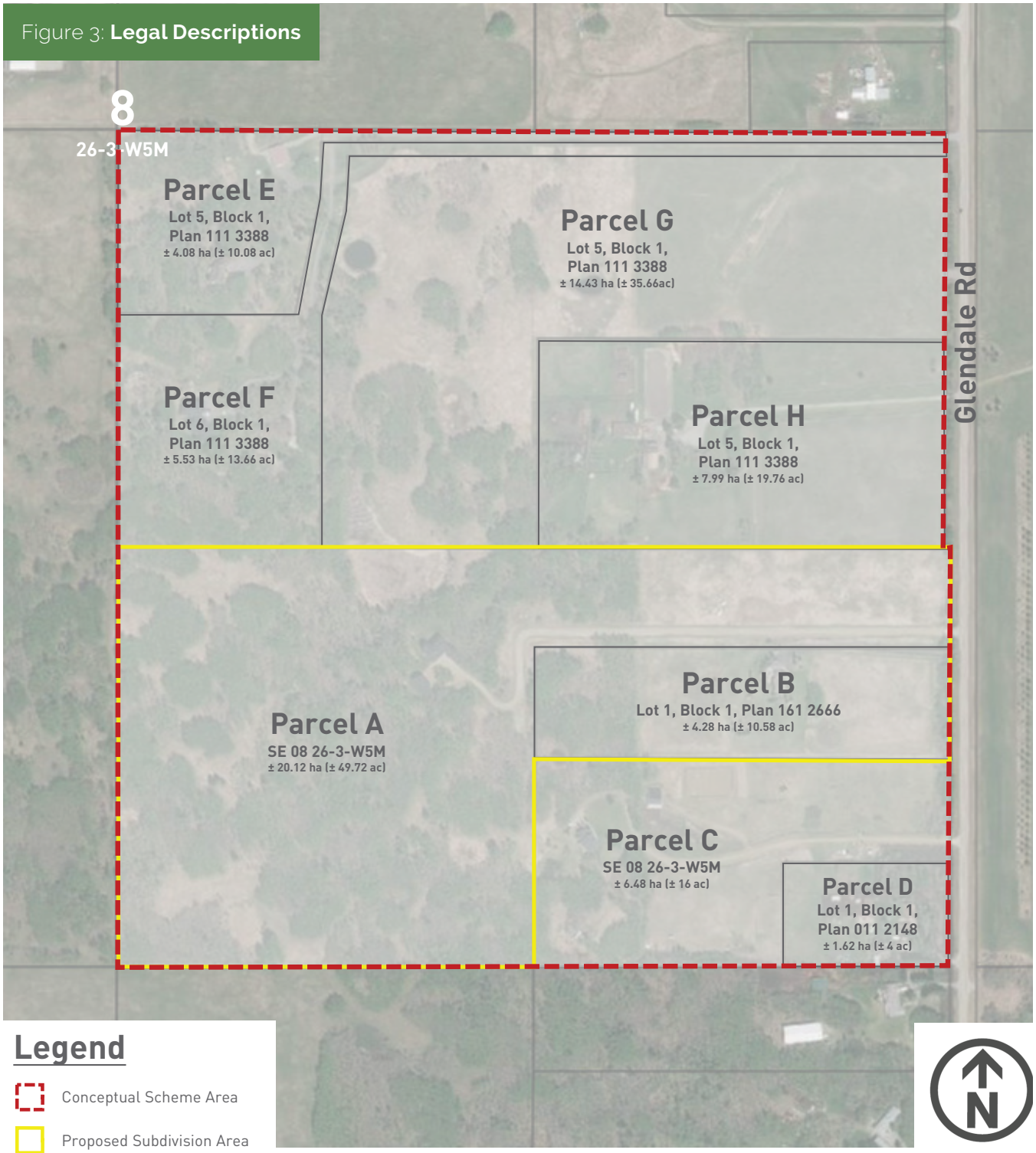


Figure 3: **Legal Descriptions**



2.3 LOCAL DEVELOPMENT CONTEXT

The existing character pattern local development surrounding the Plan area includes an evolving mix of rural residential lots and small holdings agricultural parcels generally characterized as follows:

- Lands situated to the west and to the east side include un-subdivided quarter sections supporting small-scale agricultural uses and single family dwellings.
- Lands situated to north are characterized by previously subdivided agricultural and rural residential parcels, ranging from ± 4 ac to ± 79 ac, containing single-family homes, accessory structures, and an equestrian facility.
- Lands situated to the south include a series of rural residential parcels and an agricultural parcel ranging in size from ± 4 ac to ± 10 ac, each containing single-family homes, and an undeveloped ± 129 ac rural residential parcel.







2.4 EXISTING LAND USE

As shown on **Figure 4: Existing Land Use**, parcels within the Conceptual Scheme area are presently designated with an evolving mix of Agricultural - Small Parcel District (A-SML) and Residential, Rural District (R-RUR), in accordance with the Rocky View County Land Use Bylaw C-8000-2020.

The purpose of the A-SML District is to provide for a range of mid-size parcels for agricultural use to accommodate traditional and emerging trends in agriculture. The purpose of the R-RUR District is to provide for residential uses in a rural setting, on parcels which can accommodate limited agricultural pursuits. It is noted that all of the lands within the Conceptual Scheme area are anticipated to accommodate country residential subdivision in accordance with the provisions of the Bearspaw Area Structure Plan (BASP), 2025.

Adjacent parcels include a mix of previously subdivided Residential Rural District, Agricultural Small Parcel District and un-subdivided Agricultural General District (A-GEN) quarter-sections.

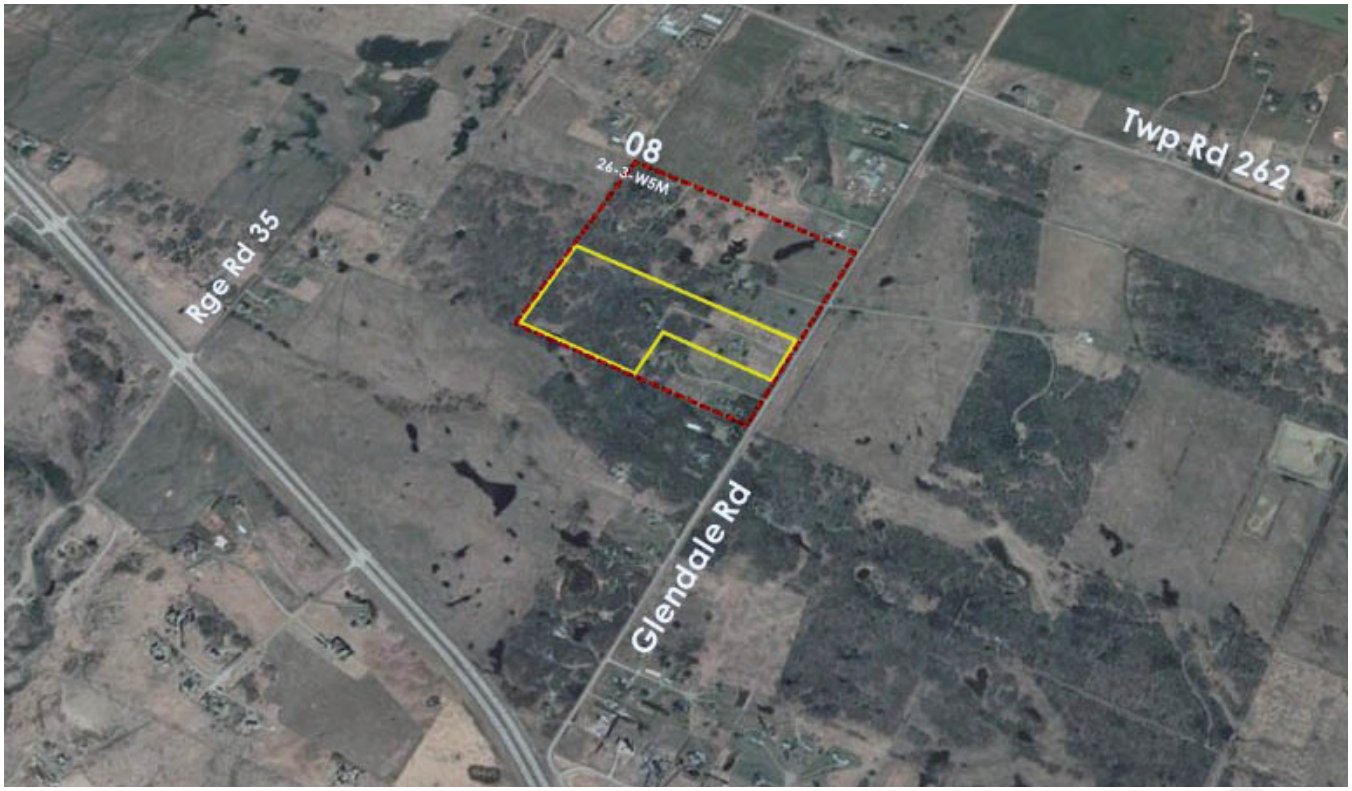
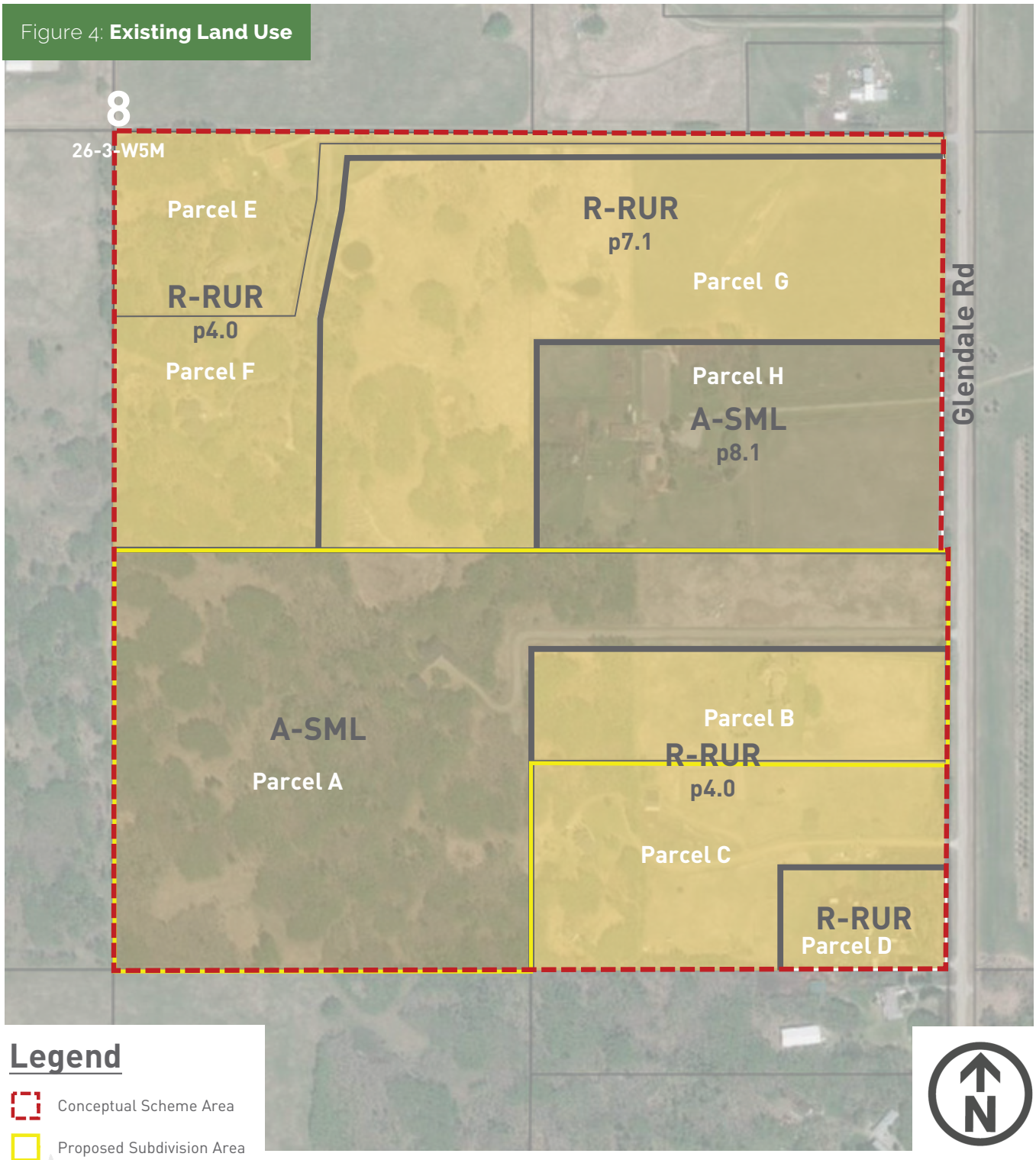


Figure 4: **Existing Land Use**



2.5 EXISTING SITE CONDITIONS

As shown on **Figure 5: Site Conditions**, the Plan area includes undulating 'hummocky' topography and variable vegetative conditions including rolling poplar forest interspersed with open grassed clearings. The Plan area includes eight (8) parcels most of which are presently developed with single family dwellings and accessory buildings.

2.5.1 EXISTING ACCESS

Glendale Road borders the Plan area along the eastern boundary. Glendale Road contains an 8 m wide paved municipal road maintained in good condition. This municipal grid road intersects with Highway 1A at an un-signalized intersection located approximately 0.75 mile to the south, and with Township Road 262 approximately 0.5 mile north. All of the established parcels within the Plan area are accessed from Glendale Road.

2.5.2 TOPOGRAPHY & SURFACE DRAINAGE

Generally, topographical relief within the Plan area slopes from the southwest towards the northeast. As illustrated on **Figure 6: Topography & Surface Drainage**, the Plan area is located within the West Nose Creek Watershed, which is situated in the Bow River Basin. An existing drainage course traverses the Plan area from the south in parcel C and exits at the northern boundary through parcel G.

2.5.3 GEOTECHNICAL CONSIDERATIONS

The Plan area does not contain topographical conditions that include slopes in excess of 15%, and as such, is considered suitable for residential development.

A Shallow Subsoil and Groundwater Investigation (and associated groundwater measurements) was completed in July - September 2021 as affecting the lands within Parcel A which concluded:

- Subsurface conditions include predominantly silty clay with no groundwater intrusion observed during the testing period.
- Based on the topography of the site, excavation stability is not a concern.
- Existing groundwater and surface drainage are not expected to pose concern for residential development; however some design measures including sub-drainage (weeping tile) systems are recommended to support below-grade foundations.

The Report concludes that lands within Parcel A are considered suitable for proposed country residential development (from a geotechnical perspective). It is assumed that similar sub-surface characteristics extend across the entire Plan area.

POLICIES:

2.5.3.1 The developer of each parcel within the Plan Area shall provide a detailed Geotechnical Investigation, at the subdivision stage, to demonstrate that sub-surface conditions are favourable for development, in general alignment with the recommendations of the Shallow Subsoil & Groundwater Site Investigation, Almor Testing, July 2021, to the satisfaction of the County.

Figure 5: **Site Conditions**

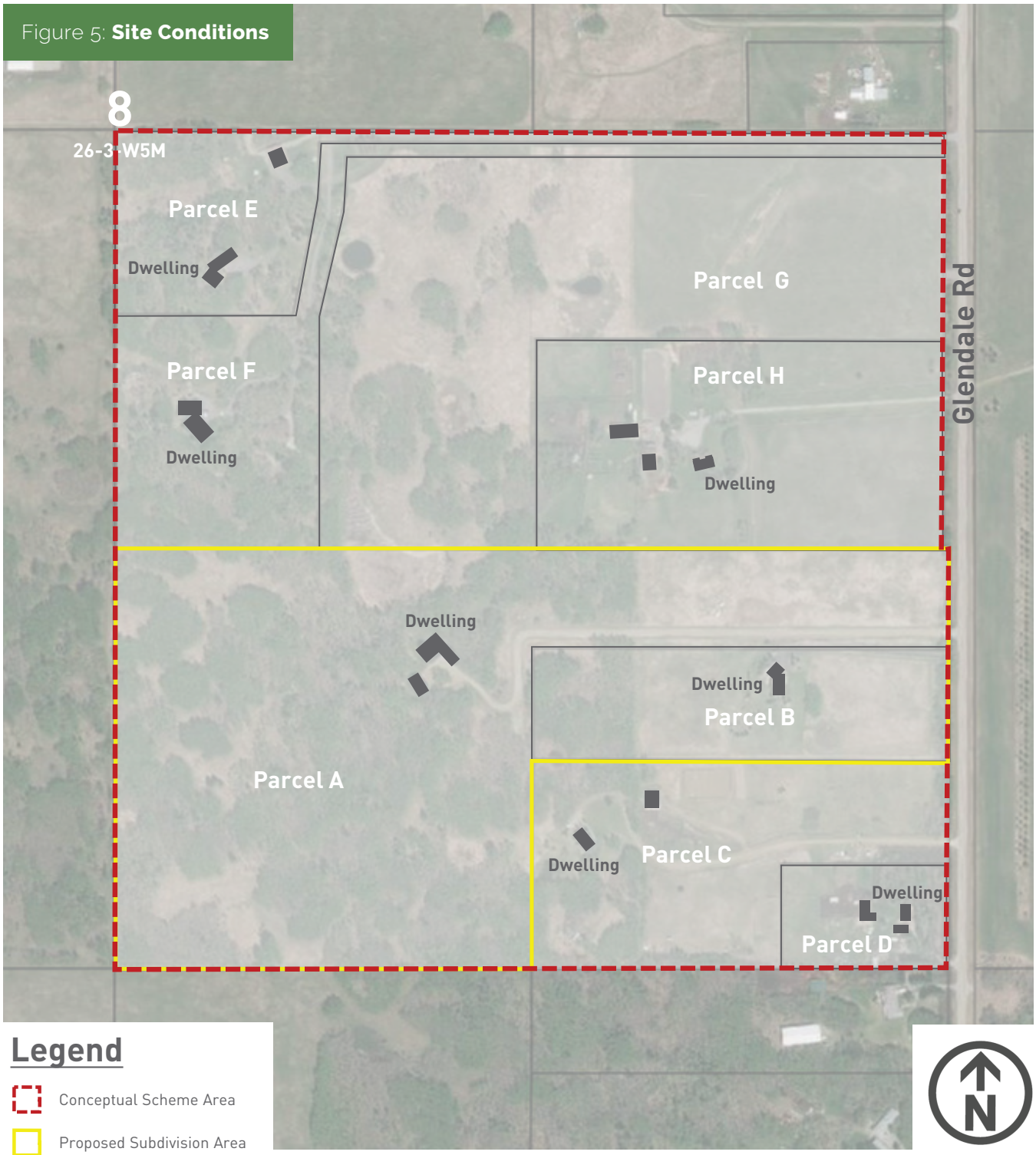
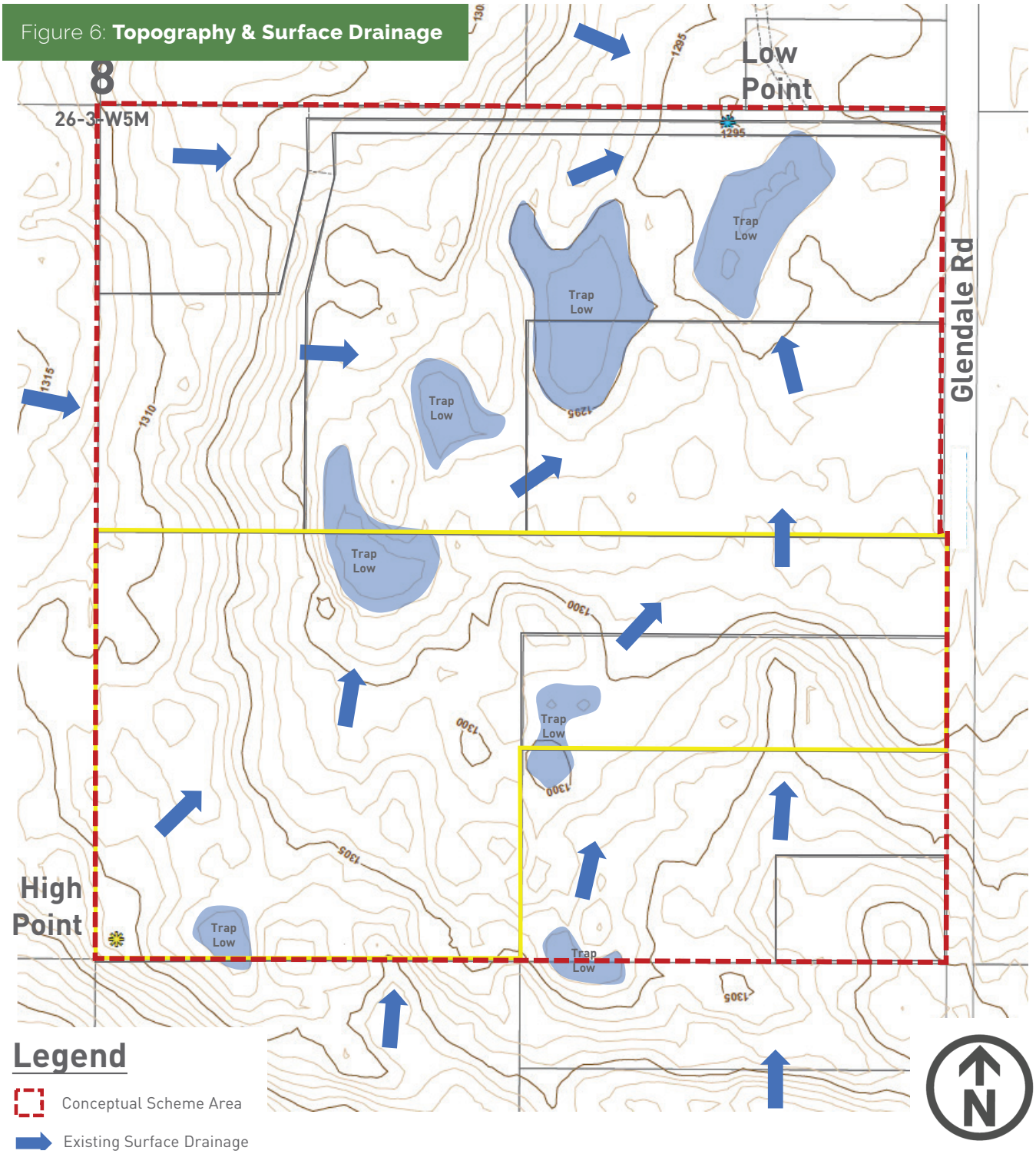


Figure 6: **Topography & Surface Drainage**



2.5.4 BIOPHYSICAL CONSIDERATIONS

As illustrated on **Figure 5: Site Conditions**, the majority of the Plan area is covered by a mixture of rolling topography containing a mix of aspen forest, willow shrub land, and open grasslands.

A Preliminary Environmental Sensitivities Assessment Report was completed in October 2021 as a desktop report to evaluate existing site conditions within Parcel A. This report concluded that this Parcel is not expected to contain rare plant species or species of risk, and as such, it not considered to be a Provincial Environmentally Significant Area (ESA). And while Parcel A contains eleven (11) 'potential' wetlands, it is acknowledged that any required disturbances to these water features must adhere to the requirements of the Provincial Wetland Policy, the Water Act, and the Public Lands Act.

A more detailed Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR) may be prepared by the developer of each Parcel, at the subdivision stage, with any required mitigations completed as a condition of approval to the satisfaction of the County and the applicable Provincial/Federal regulatory authority.

POLICIES:

2.5.4.1 A Biophysical Impact Assessment (BIA) and Wetland Assessment Impact Report (WAIR) may be prepared by the Developer of each Parcel, at the subdivision stage, with any required mitigations completed as a condition of approval to the satisfaction of the County and the applicable Provincial/Federal regulatory authority.

2.5.5 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

As illustrated on **Figure 7: Listing of Historic Resources**, the majority of the Plan area includes lands with a Historic Resources Value (HRV) of 5a which is considered to hold the least potential to contain sites of archaeological and/or palaeontological significance. However, a portion of Parcel A is identified as holding an HRA value of 4a which indicates the lands may contain a historic resource that may require avoidance.

A Historic Resource Application affecting Parcels A and B was submitted to Alberta Culture and Status of Women through the Online Permitting and Clearance System (oPac) in support of this Conceptual Scheme. The Province, indicated that a Historical Resource Impact Assessment (HRIA) must be completed prior to any surface disturbances occuring within these lands As such, an HRIA will be prepared in accordance with the requirements of Alberta Culture and Status of Women.

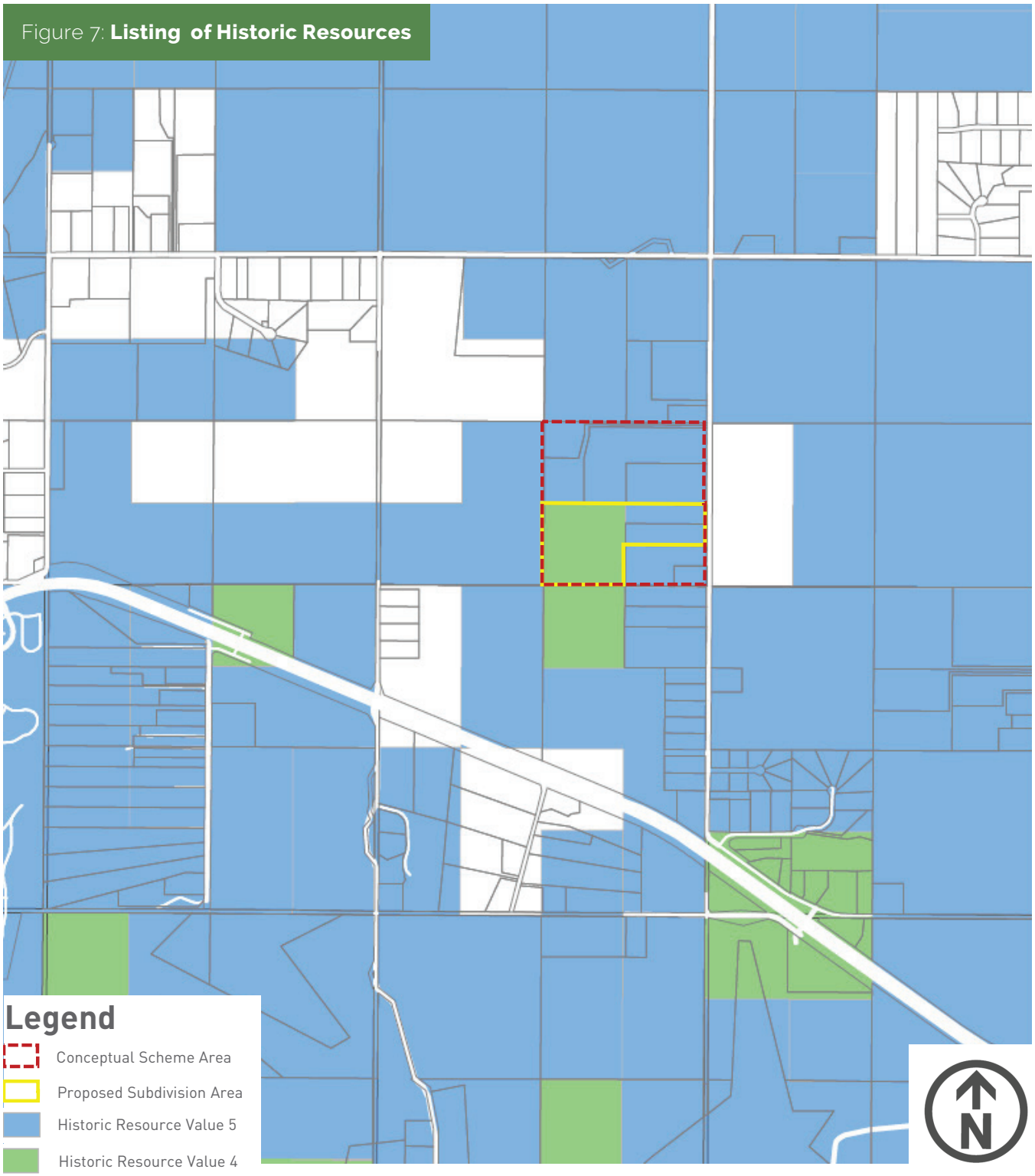
The owners of each remaining Parcel within the Plan area will be required to secure all required Historic Resource Act approvals from the Province prior to redevelopment of their lands.

POLICIES:

2.5.5.1 The developer of each parcel within the Plan Area shall submit a Historical Resources Application to the Province through Alberta Culture and Status of Women's Online Permitting and Clearance System (OPaC), prior to proceeding with any surface disturbances, to the satisfaction of the Province.

2.5.5.2 If required, the developer of each Parcel shall prepare a HIstorical Resource Impact Assessment and complete any required mitigations, to the satisfaction of the Province.

Figure 7: **Listing of Historic Resources**



3.0 Development Framework

3.1 DEVELOPMENT CONCEPT

As conceptually illustrated on **Figure 8: Parcel A & B Development Concept**, the owners / developers of these parcels wish to create twenty two (22) new country residential development parcels. Access to the subdivision within Parcels A & B will be provided from Glendale Road via an internal subdivision road. Each new lot will be serviced by the Rocky View Water Co-op and individual Private Sewage Treatment Systems (PSTS). Stormwater Management will be provided by overland drainage swales and roadside ditches designed to convey surface flows to a Public Utility Lot (PUL) containing a stormwater retention pond. Architectural guidelines will ensure the built form of the new housing reflects a high quality standard and unified design theme.

Future country residential subdivision within the remaining parcels within the Plan area is expected to proceed 'in the future' as conceptually illustrated on **Figure 16: Potential Future Development Concept & Phasing**. This illustration shows how future transportation, water servicing, and stormwater management infrastructure proposed could be extended into the remaining parcels within the Plan to ultimately create a master-planned, cohesive country residential neighbourhood.

3.1.1 CRITERIA FOR COUNTRY RESIDENTIAL LAND USE REDESIGNATION

Prior to country residential subdivision proceeding within each Parcel, the developer of each Parcel shall prepare a Land Use Amendment application to address the following planning considerations:

1. A Plan showing the proposed parcel configuration and orientation of country residential subdivision.
2. A Plan showing how lands containing identified wetlands and or historic resources can be mitigated prior to surface disturbances occuring in accordance with the applicable regulatory authorities.
3. Technical reporting that demonstrates how the required transportation, utility servicing, and stormwater management infrastructure will be provided in accordance with the County Servicing Standards, and the requirement of any applicable regulatory authority.
4. A Plan showing the proposed disposition of outstanding Municipal Reserve (MR) to be provided at the subdivision stage through dedication of land or cash-in-lieu of land, or both.
5. Criteria for the proposed architectural style, form and character of new dwellings, proposed building placement, and landscaping criteria for of all new residential lots.

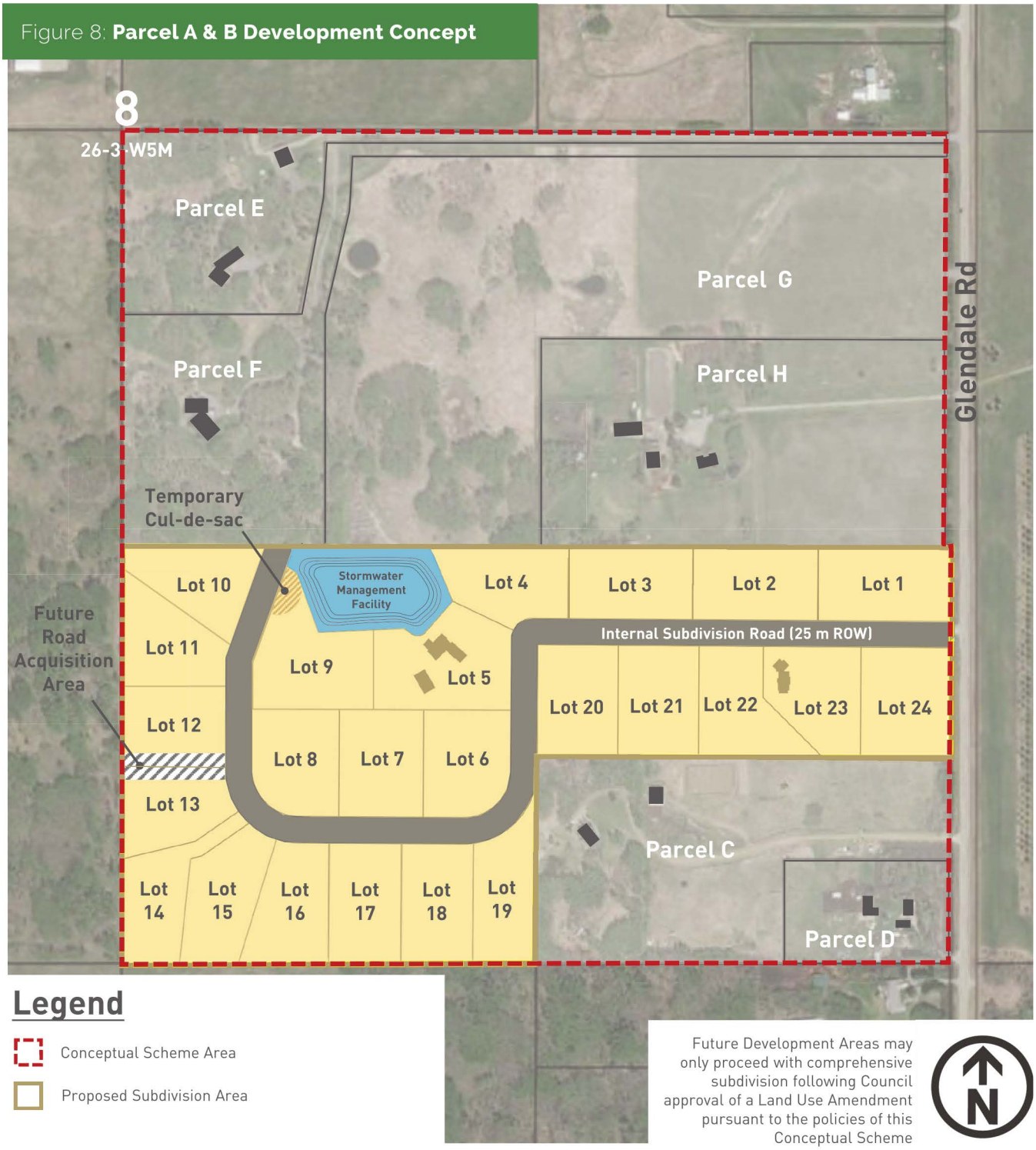
POLICIES:

3.1.1.1 Country residential subdivision is expected to proceed within Parcels A & B as generally illustrated on **Figure 8: Parcel A & B Development Concept**.

3.1.1.2 Country residential subdivision is expected to proceed within the remaining parcels within the Plan area as generally illustrated on **Figure 16: Potential Future Development Concept & Phasing.**

3.1.1.3 The developer of each Parcel within the Plan area must satisfy the planning considerations listed in bullets #1 - #5 in support of a Land Use Amendment application, to the satisfaction of the County.

Figure 8: **Parcel A & B Development Concept**



Legend

- Conceptual Scheme Area
- Proposed Subdivision Area

Future Development Areas may only proceed with comprehensive subdivision following Council approval of a Land Use Amendment pursuant to the policies of this Conceptual Scheme

3.2 TRANSPORTATION

3.2.1 ACCESS

Access will be provided from Glendale Road via Highway 1A. Glendale Road is a municipal road with a paved surfaces maintained in good condition. Highway 1A is a twinned four (4) lane provincial highway maintained in good condition. A Memorandum Re: Transportation Access was prepared in August 2021 (updated in October 2022) to support the Conceptual Scheme which concludes the existing municipal road network servicing the Plan Area has capacity to support the immediate subdivision of Parcels A & B without requiring any off-site infrastructure improvements. The internal subdivision road as illustrated on **Figure 9: Transportation** will be designed and constructed at the subdivision stage in accordance with the County Servicing Standards.

POLICIES:

3.2.1.1 Access will be provided by an internal subdivision road network constructed by the developer in accordance with County Servicing Standards, as generally illustrated on Figure 9: Transportation.

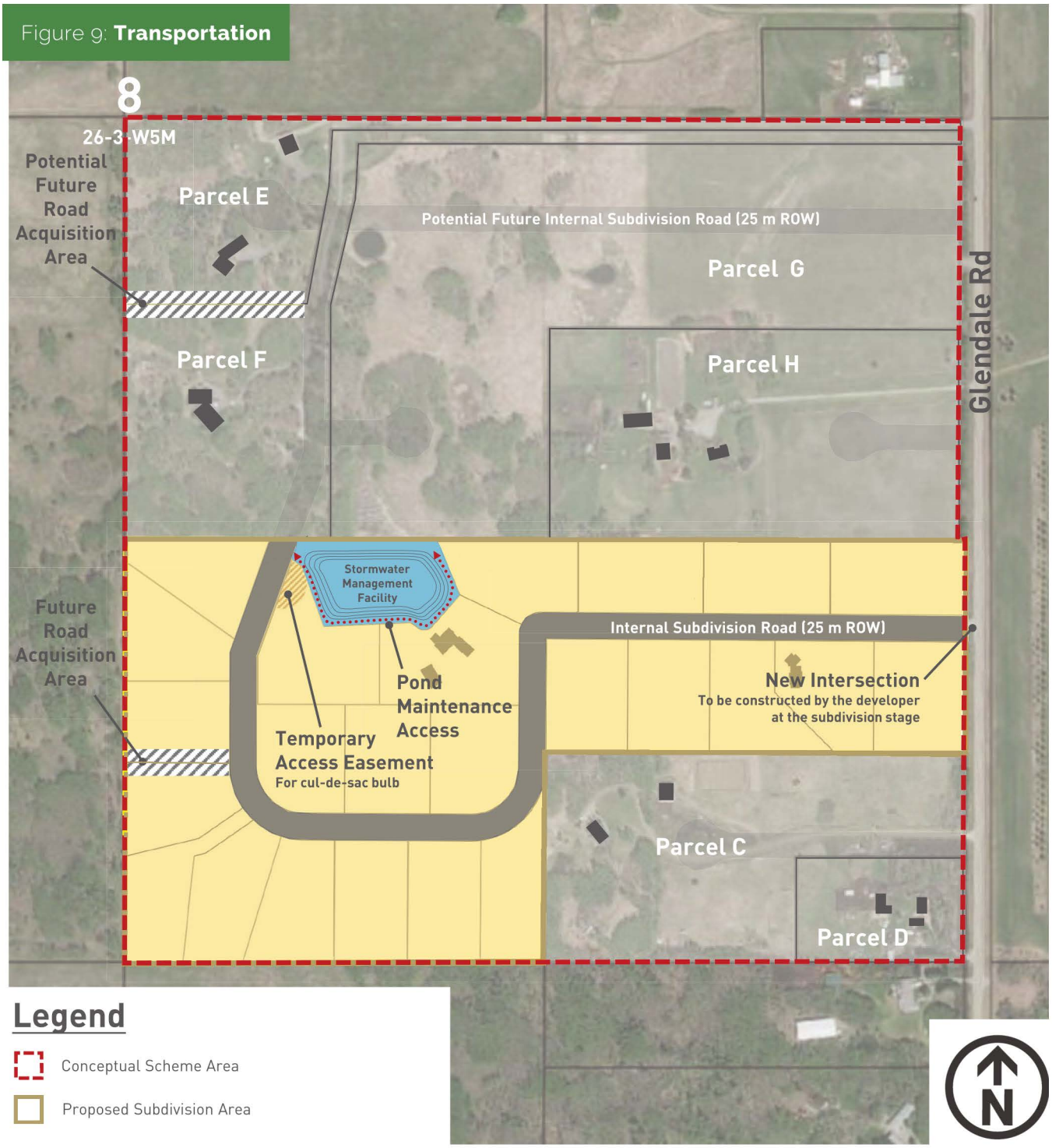
3.2.1.2 The developer of each Parcel shall provide a Transportation Impact Assessment, at the land use amendment stage, to the satisfaction of the County and Alberta Transportation.

3.2.1.3 The developer of each Parcel shall be responsible to complete all required on and off-site road improvements.

3.2.2.4 The developer of each Parcel shall provide the applicable Regional Transportation Off-Site Levy at the subdivision stage.

3.2.2.5 The developer of each parcel may be required to provide Road ROW widening at the subdivision stage.

Figure 9: **Transportation**



3.2.3 FUTURE ROAD ACQUISITION AGREEMENT AREAS

Establishing connectivity between residential neighbourhoods is an important design consideration when creating new subdivisions.

While it is acknowledged that the lands located directly west of the Conceptual Scheme are not presently contemplated for redevelopment, the developers within the Plan area will provide opportunity for the proposed internal subdivision road network to be extended onto adjacent lands. The developer of each affected Parcel within the Plan area will register a Future Road Acquisition Agreement against the certificate of title to each affected lot, as generally illustrated on **Figure 9: Transporation.** The specific location and alignment of each Future Road Acquisition Agreement Area will be established at the subdivision stage.

This Conceptual Scheme acknowledges that, should the Road Acquisiton Area be excepted from the titled area to proposed Lots 12 and 13 in Parcel A, the subsequent size of each lot may fall below the minimum 0.8 ac (1.98 ac) parcel size required by the County's Land Use Bylaw. In the event this occurs, the County's Subdivision and/or Development Authority should consider Lots 12 and 13 to be a "conforming parcel" in accordance with the Land Use Bylaw and the Municipal Government Act.

POLICIES:

3.2.3.1 The developer shall register a Future Road Acquisition Agreement against each affected lot, as generally illustrated on **Figure 9: Transporation,** to the satisfaction of the County.

3.2.3.2 Where Future Road Acquisition Agreements are required, the developer shall register a Restrictive Covenant against each of affected lot referencing required building setback in accordance the County's Land Use Bylaw.

3.2.3.3 Where Future Road Acquisition Agreements are required,, the developer shall confirm each affected lot will contain a 1 acre geotechnical developable area (not including the Road Acquisition Agreement area) in accordance with the County Servicing Standards.

3.3 UTILITY SERVICING

3.3.1 POTABLE WATER

Country residential development within the Plan Area will be serviced with potable water via the Rocky View Water Co-op, as generally illustrated on **Figure 10: Water Servicing**.

A Memorandum Re: Residential Water Supply was prepared in support of the Conceptual Scheme to establish an estimated volume of water required to support the redevelopment of Parcels A and B (in addition to all the remaining parcels within the quarter section) with country residential subdivision involving parcels sized at a minimum of 0.8 ha (1.98 ac).

The construction of the potable water infrastructure system shall be provided by the developer, at each subdivision stage, in accordance with the applicable Provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specification. The developer of Parcel A will 'front-end' the costs to extend the Rocky View Water Co-op's distribution network - which presently terminates approximately 800 m to the south of the Plan area, as generally shown on **Figure 11: Rocky View Water Co-op Distribution Network**. It is expected that the County will apply a Cost Recovery Agreement at the subdivision stage, affecting any future subdivision/development within the quarter section that benefits from this water line extension area.

POLICIES:

3.3.1.1 Potable water shall be provided within the Plan area by the Rocky View Water Co-op as generally illustrated by **Figure 10: Potable Water Servicing**.

3.3.1.2 The developer of each Parcel shall provide written confirmation from a County approved piped water supplier at the land use amendment and subdivision stages in accordance with Table 600A of the County Servicing Standards.

3.3.1.3 The developer of each Parcel shall extend potable water infrastructure within the Plan Area at the subdivision stage in accordance with applicable Provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications.

3.3.1.4 Costs required to extend the Rocky View Water Co-op's distribution network to the Plan Area may be subject to a Cost Recovery Agreement, at the subdivision stage, in accordance with Infrastructure Cost Recovery Policy #C-406 and the County Servicing Standards.

3.3.1.5 The County may require the owner of each new residential 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.

Figure 10: **Water Servicing**

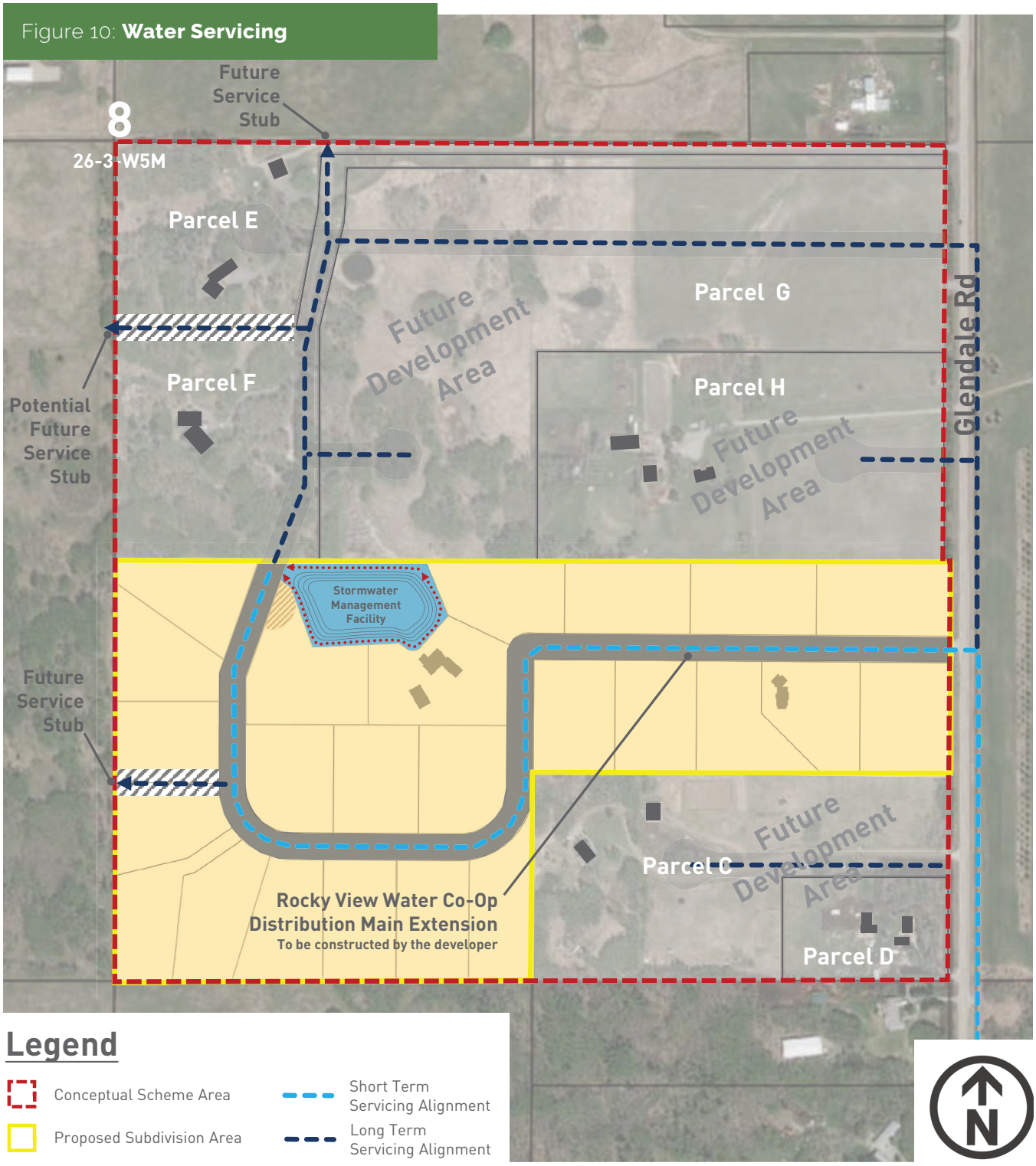
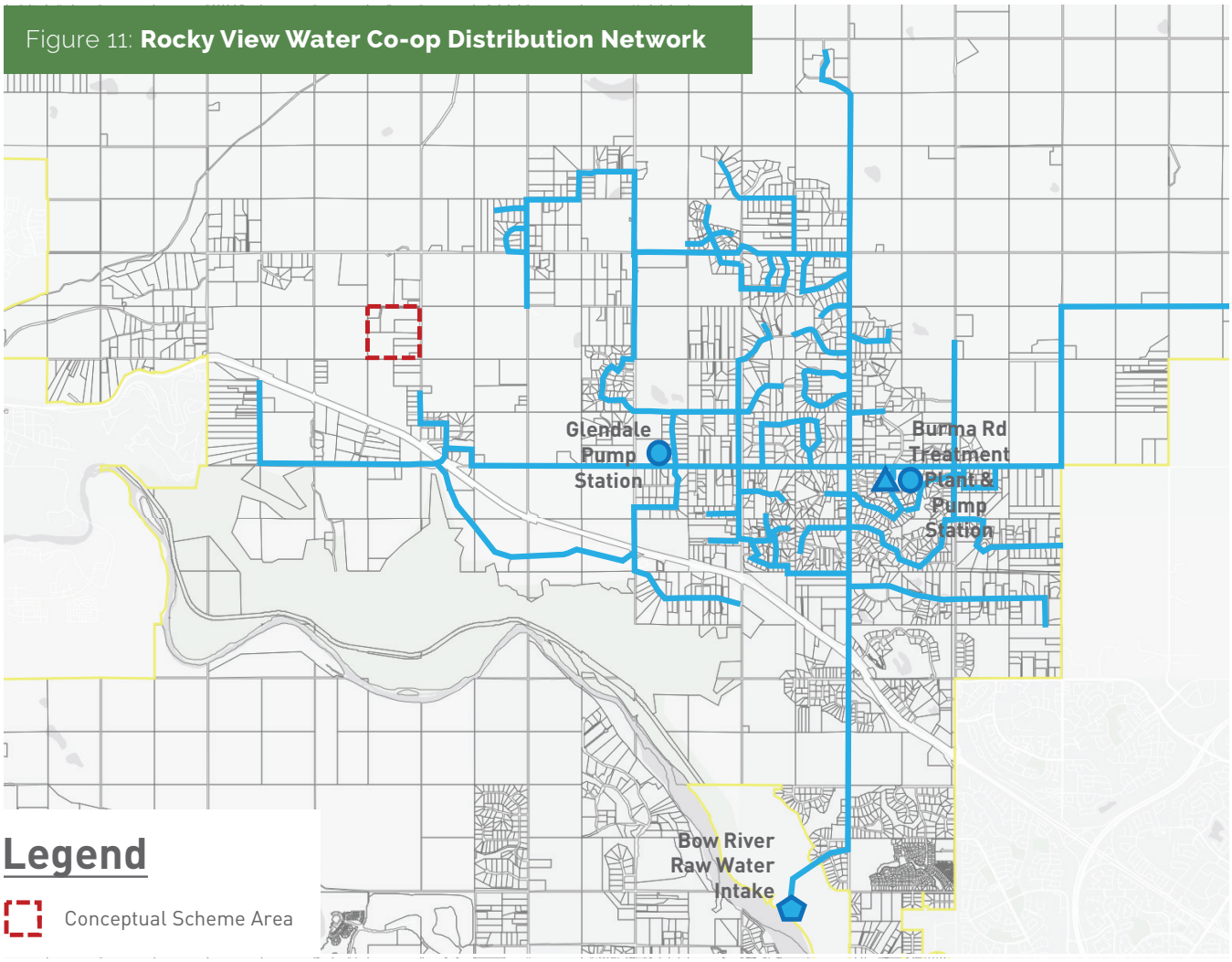


Figure 11: **Rocky View Water Co-op Distribution Network**



3.3.1.1 FIRE SUPPRESSION

It is acknowledged that the Rocky View Water Co-op's water distribution network does not have 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 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.

POLICIES:

3.3.1.1.1 Fire suppression shall be provided within the Plan area in accordance with the requirements of the County Servicing Standards and Bylaw C-7259-2013 . (a.k.a. The Fire Suppression Bylaw)..

3.3.1.1.2 Each developer shall ensure future development within each building site maintains nominal separation of greater than 30.48 m (100 ft) as described by Section 4.6.1 of this Conceptual Scheme.

3.3.2 WASTEWATER SERVICE

The provision of wastewater service within the Plan area will be provided via individual private sewage treatment systems (PSTS).

A PSTS Evaluation Report was prepared in July 2021 in support of this Conceptual Scheme to assess the sub-surface conditions within Parcel A. The conclusions of this report indicate conditions are favorable to supporting individual PSTS systems within the subject lands as required by the proposed 'initial phase' of subdivision.

The owner of each parcel within the Plan Area will be required to provide a Level IV PSTS Evaluation Report at the subdivision stage to verify 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 Bureau de Normalisation du Quebec (BNQ) and other requirements of the County Servicing Standards.

POLICIES:

3.3.2.1 Wastewater service shall be provided within the Plan Area by private sewage treatment systems (PSTS).

3.3.2.2 The developer of each Parcel within the Plan Area will be required to provide a Level IV Private Sewage Treatment System Assessment Report, at the subdivision stage, in accordance with County Servicing Standards.

3.3.2.3 Where private sewage treatment systems (PSTS) are permitted within the Plan Area, each new residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and the applicable requirements of the County Servicing Standards.

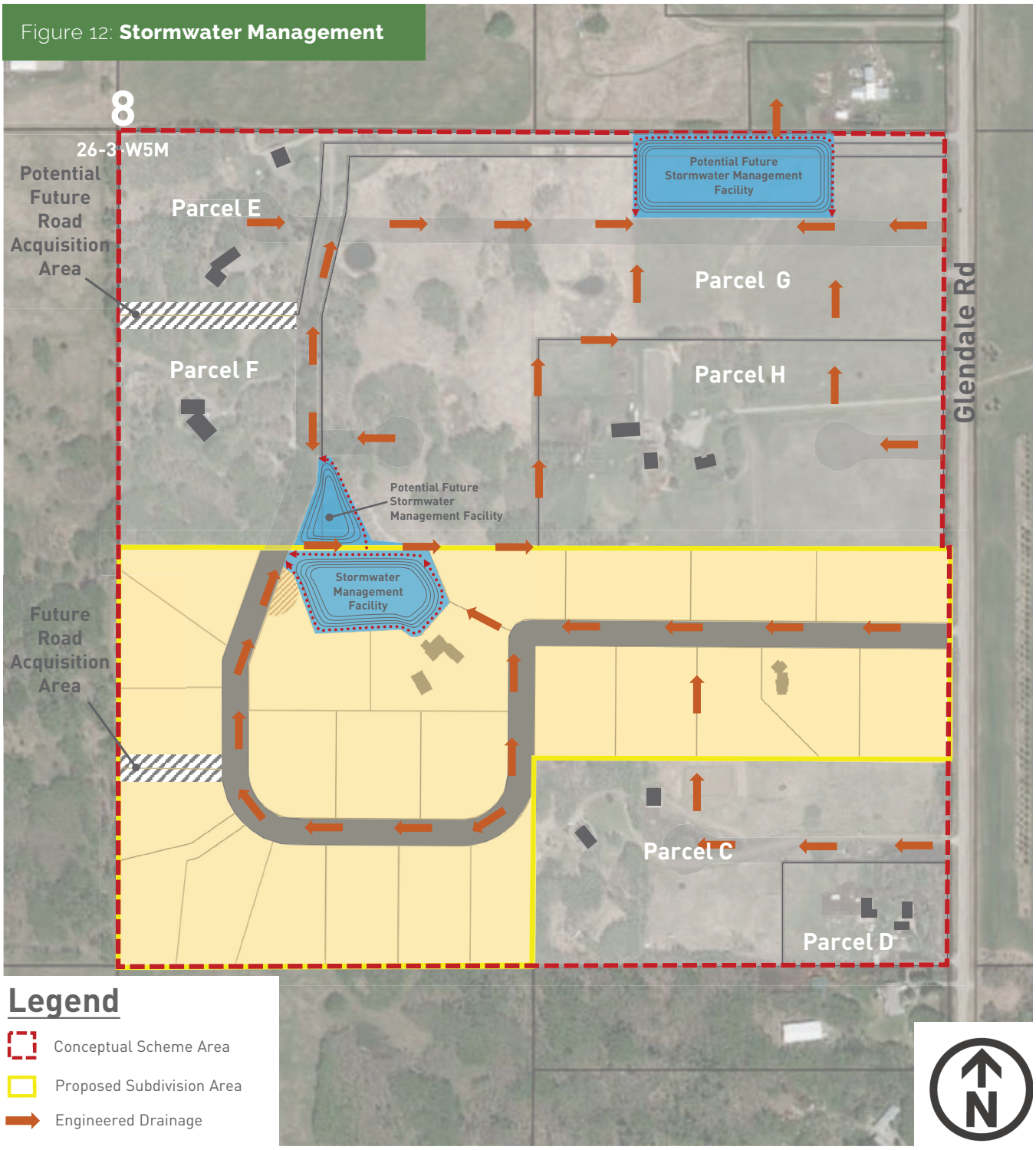
3.3.2.4 The County may require the owner of each new residential lot within the Plan Area to enter into a Deferred Servicing Agreement and a caveat will be registered against each new title referencing this agreement.

3.3.3 STORMWATER MANAGEMENT

Topography within the Plan area is hummocky with slopes generally ranging from 2-8% located within the West Nose Creek Watershed – the main permanent tributary to Nose Creek. The lower portion of the Plan area draws water from the south and west and drains north along an overland drainage course that exits the site towards the northeast.

The County prepared the Bearspaw - Glenbow Master Drainage Plan (B-G MDP) in 2010 to assess the surface drainage characteristics of the surrounding drainage basin. The B-G MDP establishes a 0.99 L/sec/ha maximum runoff release rates which all development within the basin is required to maintain.

Figure 12: **Stormwater Management**



A Conceptual Stormwater Management Plan was prepared in support of the Conceptual Scheme to provide a 'high level' assessment of the pre-development drainage conditions within the sub-catchment area and to establish a strategy to support the redevelopment of Parcels A and B in addition to the remaining Parcels within the Plan area.

As generally illustrated on **Figure 11: Stormwater Management**, surface drainage within the Plan area is expected to be accommodated by a network of roadside ditches and overland swales designed to direct surface runoff into three (3) stormwater retention ponds, to be constructed by the developer(s) within Public Utility Lots (PULs). The specific size and location of the required stormwater management facilities, in addition to the requirements for overland drainage easements and rights-of-way will be determined through detailed engineering design at the subdivision stage.

Each developer will be required to prepare a Site Specific Stormwater Implementation Plan (SSSIP), at the subdivision stage, to confirm the conclusions of the Conceptual Stormwater Management Report prepared in support of this Plan. All new country residential development will be expected to demonstrate consistency with the unit release rates and volumes as per the Bearspaw - Glenbow Master Drainage Plan.

As the drainage facilities to be constructed within the PULs are expected to be designed to accommodate surface runoff from a larger catchment than just the Parcel being redeveloped, the County may establish a Cost Recovery Agreement at the subdivision stage in accordance with Infrastructure Cost Recovery Policy #C-406 and the County Servicing Standards.

POLICIES:

3.3.3.1 Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 11: Stormwater Management.

3.3.3.2 The developer of each Parcel shall prepare a detailed Stormwater Management Plan, at the subdivision stage, to assess pre and post development surface drainage characteristics and the requirements to construct drainage facilities to ensure positive conditions are maintained in accordance with the County's Servicing Standards.

3.3.3.3 The design of all stormwater management infrastructure within the **Plan Area** will be expected to be consistent with the requirements of the Bearspaw - Glenbow Master Drainage Plan and the County Servicing Standards.

3.3.3.4 The developer shall construct all stormwater infrastructure in accordance with the approved stormater management plan and the County Servicing Standards.

3.3.3.5 Where stormwater management facilities are constructed within the Plan area with capacity to accommodate runoff from adjoining lands, the County shall establish a Cost Recovery Agreement at the subdivision stage in accordance with Infrastructure Cost Recovery Policy #C-406 and the County Servicing Standards.

3.3.3.6 The County may require the owner of each new residential 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.

3.3.4 SHALLOW UTILITIES

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

POLICIES:

3.3.4.1 Shallow utilities required by residential subdivision within each Parcel shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.

3.3.4.2 The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

3.3.5 SOLID WASTE MANAGEMENT

Provision of solid waster management will be provided within the Plan Area by a qualified solid waste management operator managed through a contract to be managed by each residential lot owner.

POLICIES:

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

3.3.7 EMERGENCY RESPONSE

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

Policing will be provided by the RCMP Detachment in The Town of Cochrane with support from the Rocky View County Community Peace Officers.

Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the City of Calgary.

3.4 OPEN SPACE

3.4.1 MUNICIPAL RESERVE (MR) AND PUBLIC UTILITY LOTS (PUL)

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

It is noted that dedication of MR in support of the initial phase of development is proposed via cash-in-lieu payment of land. However, in support of future development phases, the County may decide that either land and/or 'cash in'lieu of land may be required - pending the need or opportunity to provide connected open space with the surrounding developments.

Public Utility Lots (PULs) will be provided within the Plan area to accommodate stormwater management as generally illustrated by **Figure 11:**

POLICIES:

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

Table 3.4: Anticipated Municipal Reserve Disposition

Parcel Reference	ha (±)	ac (±)
Total Plan Area	**64.5**	**159.46**
Less Area of Environmental Reserve (ER)	0	0
Net Developable Area (NDA)	64.5	159.46
Amount of Municipal Reserve (MR) owning based on 10% of NDA	6.45	15.95

4.0 Implementation

4.1 THE IMPLEMENTATION PROCESS

The Conceptual Scheme's policy framework is intended to guide the implementation of comprehensive country residential subdivision within the entire Plan Area, over time, as generally contemplated by the Bearspaw Area Structure Plan, 2025.

As discussed in other sections of this Plan, the proponents of this Conceptual Scheme are the owners of Parcels A and B, as shown on **Figure 3: Legal Descriptions.** These owners wish to immediately subdivide their lands to create twenty two (22) new country residential parcels as generally illustrated on Figure 8: Parcel A & B Development Concept.

While the scenario illustrated on Figure 16: Potential Future Development Concept & Phasing suggests country residential subdivision will occur within throughout the Conceptual Scheme area, the policies of this Conceptual Scheme do not obligate any of the Parcel owners to redevelop their lands within a prescribed timeline. Instead, it is anticipated that each Parcel owner will pursue the redevelopment process of their lands subject to their own individual development aspirations and associated timelines.

4.2 PROPOSED LAND USE

The ultimate configuration of land uses within the Plan Area is expected to include Residential - Country Residential District (R-CRD) and Special, Public Service District (S-PUB), as generally illustrated by **Figure 13: Proposed Land Use.**

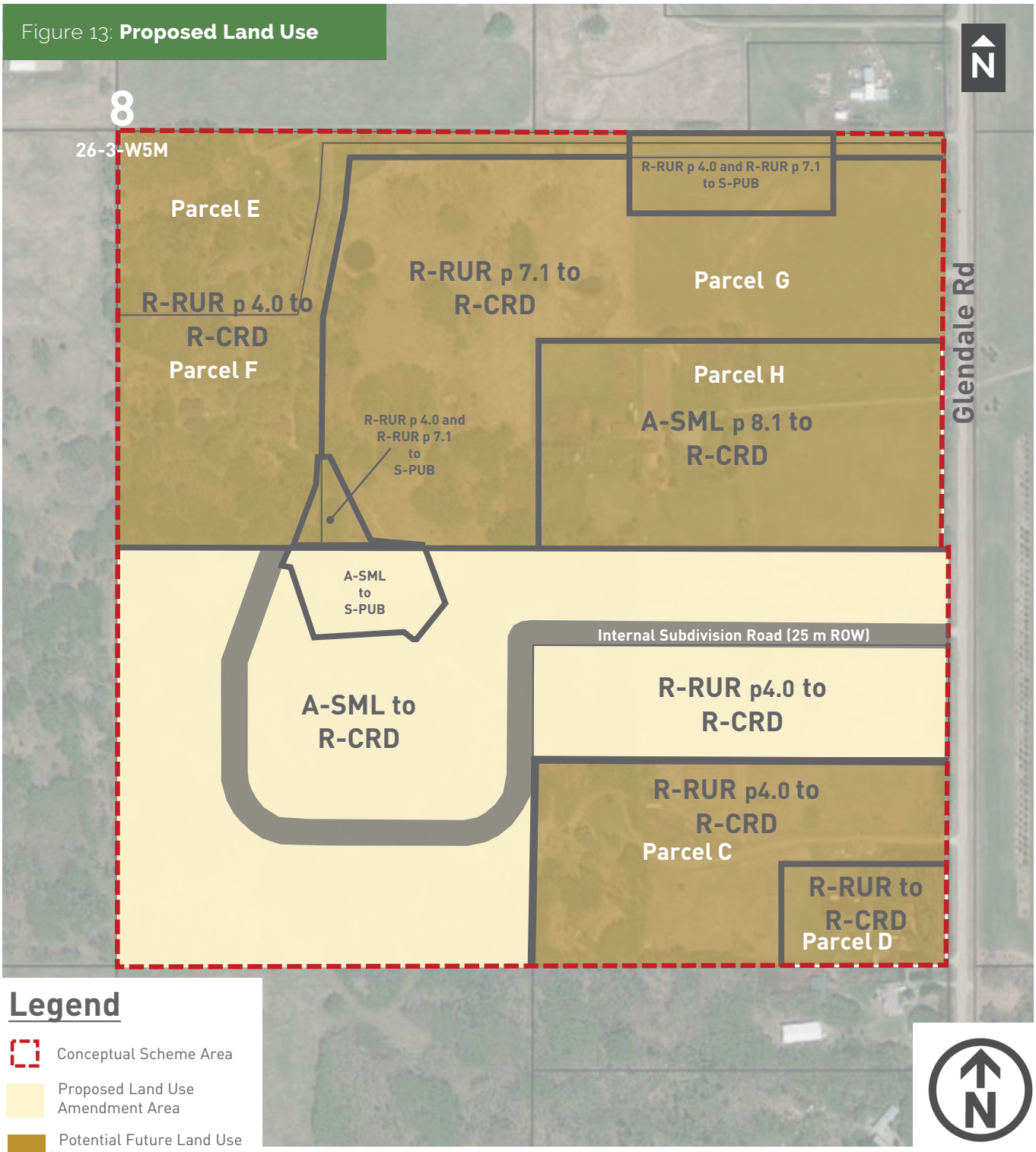
The developer of each Parcel shall apply for a Land Use Amendment at such time they wish to pursue country residential subdivision within their lands in accordance with the provisions of this Conceptual Scheme, the requirements of the Bearspaw Area Structure Plan, 2025, and the County Servicing Standards.

POLICIES:

4.2.1 Future land use are expected within the Plan Area as generally illustrated by **Figure 13: Proposed Land Use.**

4.2.2 Prior to redeveloping their lands, each Parcel owner shall submit an application for Land Use Amendment to the County to satisfy the relevant policies described in Section 3.1.1 of this Plan, to the satisfaction of the County.

Figure 13: **Proposed Land Use**



4.3 SUBDIVISION OF PARCELS A & B

Subdivision within Parcels A and B is expected to occur within the short term as generally illustrated by **Figure 14: Parcel A & B Subdivision Concept** according to design criteria described as follows:

- Minimum residential parcel sizes shall be in accordance with the requirements of the County's applicable land use designation.
- Dedication of required Public Utility Lots (PULs), and outstanding Municipal Reserves (MRs) as contemplated by this Plan.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by this Plan, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.
- Creation and implementation of Architectural Controls and a Landscaping Plan (for tree preservation) as described by Sections 4.5.1 and 4.5.2 of this Plan.

POLICIES:

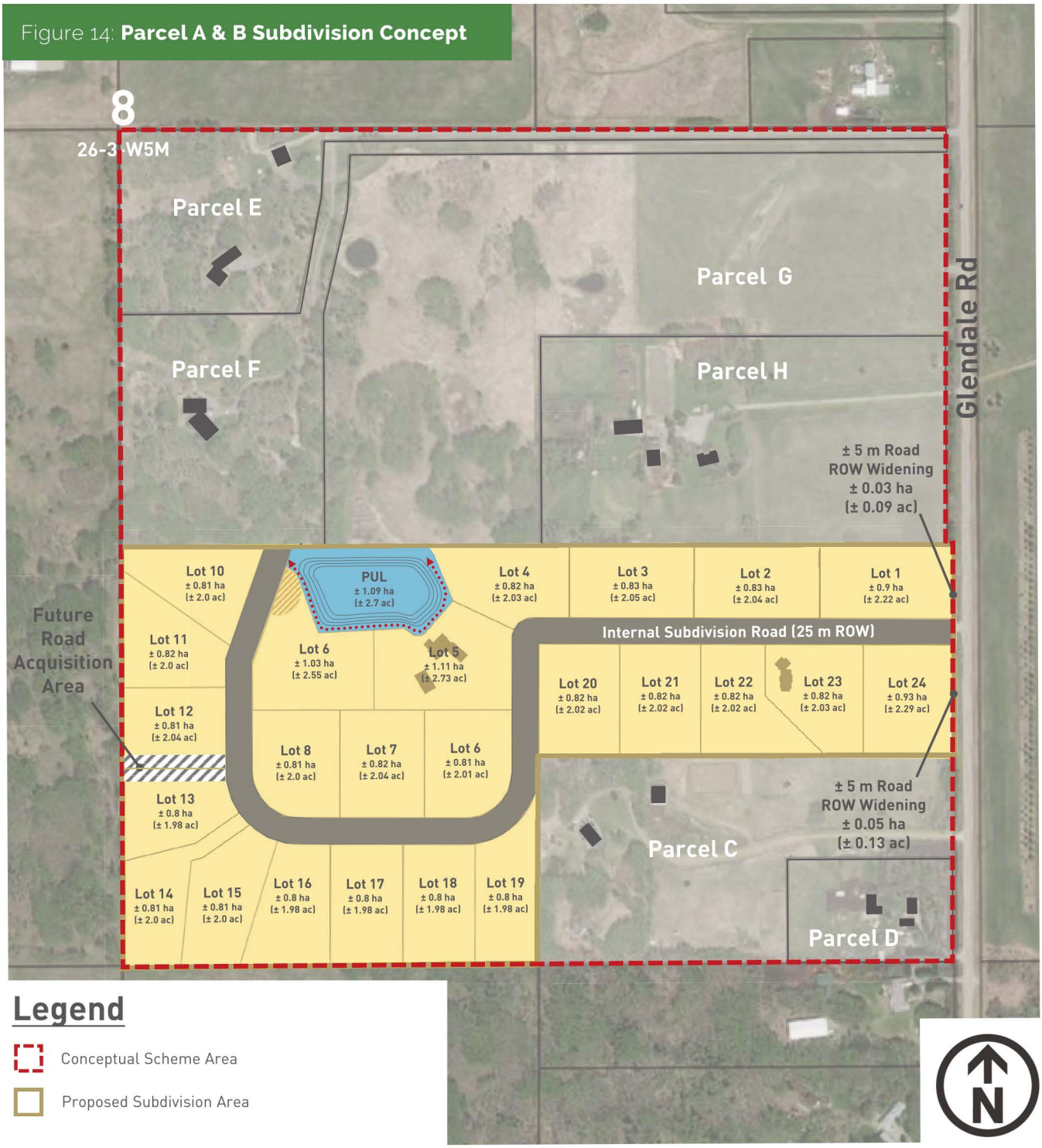
4.3.1 Implementation of subdivision within the County Residential Policy Area is expected to proceed as generally illustrated by **Figure 14: Parcel A & B Subdivision Concept**.

4.4 FUTURE SUBDIVISION

Subdivision within the remaining parcels within the Plan area is expected to occur as generally illustrated by **Figure 16: Potential Future Development Concept & Phasing** according to design criteria described as follows:

- Minimum residential parcel sizes shall be in accordance with the requirements of the County's applicable land use designation.
- Dedication of required Public Utility Lots (PULs), and outstanding Municipal Reserves (MRs) as contemplated by this Plan.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by this Plan, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.
- Creation and implementation of Architectural Controls and a Landscaping Plan (for tree preservation) as described by Sections 4.6.1 and 4.6.2 of this Plan.

Figure 14: **Parcel A & B Subdivision Concept**



4.5 NEW DWELLINGS AND POPULATION PROJECTIONS

As generally illustrated by **Figure 15: Development Phasing,** the Conceptual Scheme area is expected to be redeveloped, over time, with country residential subdivision situated in four (4) phases with the associated new dwellings and additional population projections summarized as per the following table:

Table 4.5: New Dwellings / Population Projections

Infill Residential Parcel	New Dwellings (R-CRD)	Additional Population*
Parcels A & B (2 existing dwellings)	22	66
Parcels E, F & G (2 existing dwelling)	18	54
Parcel H (1 existing dwelling)	4	12
Parcel C & D (2 existing dwelling)	6	18
Totals	50	**150**

* RVC estimated average household population = 3.0 persons

4.6 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 should be considered by the developer of each Parcel at the subdivision stage.

4.6.1 ARCHITECTURAL GUIDELINES

The developer of each Parcel is expected to establish and implement specific Architectural 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:

- Minimum building footprint should be (± 2,000 ft^2 - ± 2,500 ft^2).
- Exterior material finishes and colours should match the dominant palette of natural landscaping.
- The use of natural material finishings such as stone, wood siding, and timber is encouraged.
- Roof-lines 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 public street.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination should be minimized, and where implemented, must be in accordance with the County's 'Dark Sky' land use bylaw requirements.
- Areas of extensive 'manicured' exterior landscaping should be minimized in favour of establishing more natural 'drought-resistant' plantings that require minimal irrigation and maintenance.
- Use of fencing should be minimized.
- A covenant that requires development within each lot to maintain nominal building separation greater than 30.5 m (100 ft) as per the County's Fire Supression Bylaw.

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

POLICIES:

4.6.1.1 The developer of each Parcel shall establish Architectural Guidelines at the subdivision stage. to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc

4.6.2 TREE PRESERVATION

As illustrated by **Figure 5: Current Site Conditions,** a significant portions of the Conceptual Scheme Area is covered by an existing tree cover that forms part of a larger complex of mature vegetation within the surrounding area. As such, it appears a worthwhile development objective of this Plan to attempt to reasonably maintain this tree cover as part of this area's redevelopment scheme.

As such, the developer of each Parcel shall provide a Landscaping Plan, at the subdivision stage, to demonstrate how the existing tree cover within each new residential subdivision will be sensitively managed. Where reasonable and practical, the developer will limit tree removal within each new residential lot to an appropriate area to include the dwelling, accessory buildings, private amenity space, access and private sewage treatment system.

POLICIES:

4.6.2.1 The developer of each Parcel shall provide a Landscaping Plan, at the subdivision stage, to illustrate how existing tree cover within each new residential lot will be reasonably maintained with the overall objective of preserving connectivity with existing adjacent vegetative cover.

4.7 SUBDIVISION PHASING

Subdivision within Parcels A & B is expected to proceed in two (2) phases as generally illustrated by **Figure 15: Parcel A & B Subdivision Phasing and Figure 16: Potential Future Development Concept and Phasing**.

The sequence of future subdivision and development phasing will enable each owner developer to pursue applications for Land Use Amendment and Subdivision according to their own individual aspirations and associated timelines.

As described in this Plan, the developer of each Parcel will be required to construct the required transportation, utility servicing, stormwater management, and pedestrian infrastructure in accordance with the over-arching policies of this Conceptual Scheme and the terms of the County's Development Agreement process.

POLICIES:

4.6.1 Implementation of subdivision is expected to proceed in multiple phases as generally illustrated by **Figure 15: Parcel A & B Subdivision Phasing and Figure 16: Potential Future Development Concept and Phasing.**

4.6.2 The developer of each Parcel may proceed with each phase subject to receiving required approvals from Rocky View County and the required transportation and utility servicing infrastructure can be provided in accordance with the County Servicing Standards.

4.6.3 This Plan acknowleges that subdivision will proceed immediately in Parcels A and B. Future development in the remaining parcels will proceed subject the each owner's individual redevelopment aspirations and associated timelines.

Figure 15: **Parcel A & B Subdivision Phasing**

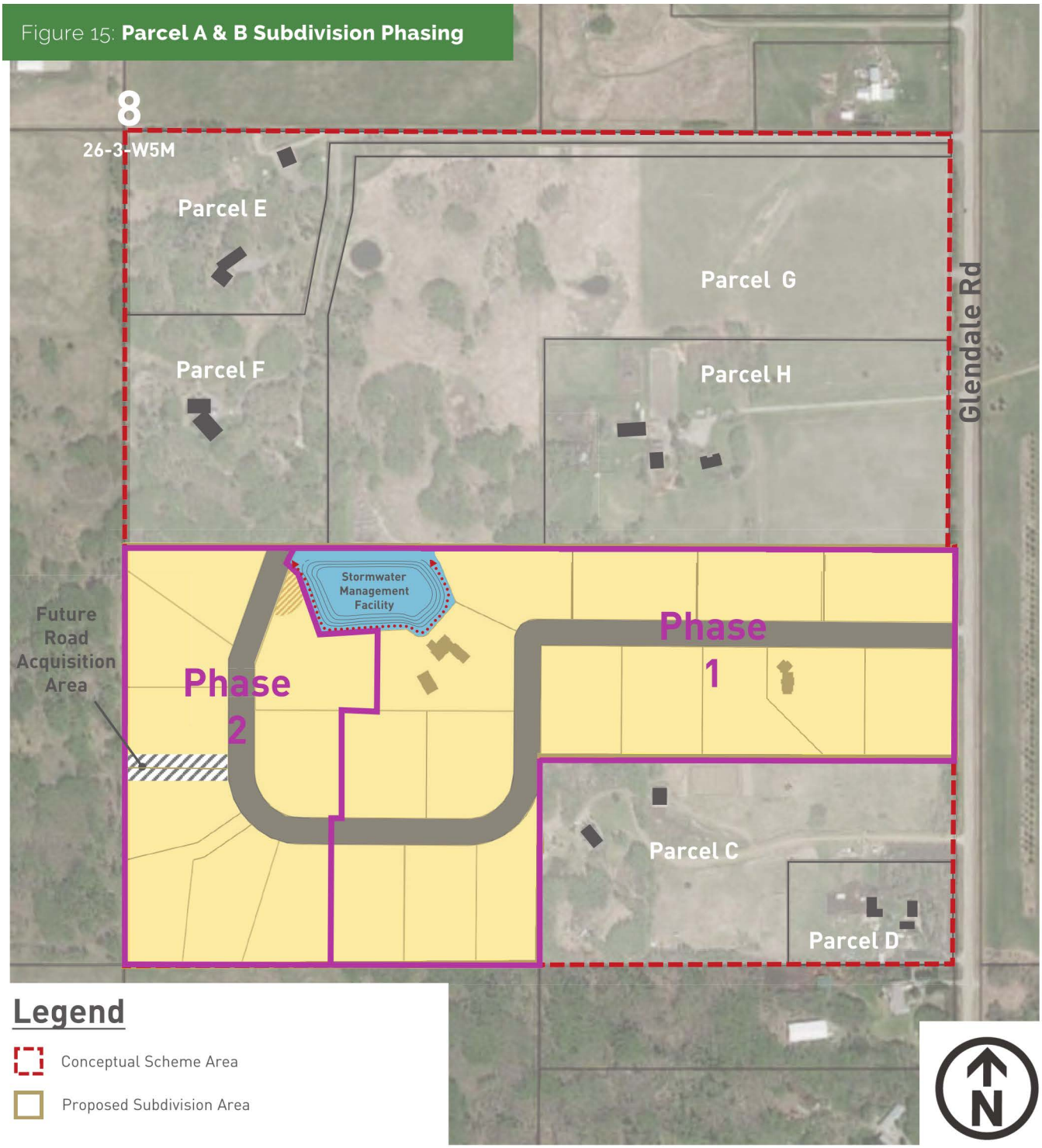
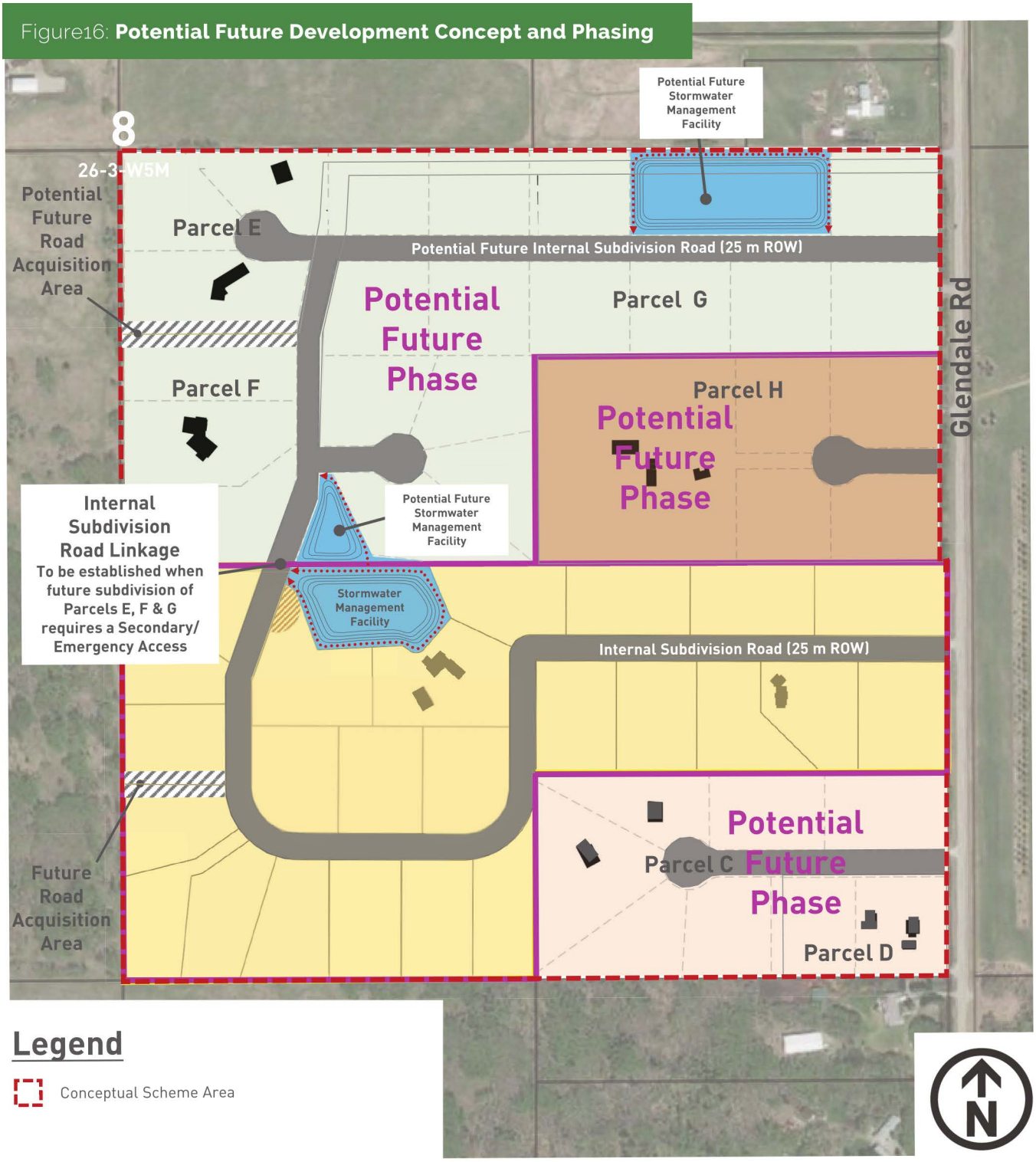


Figure16: **Potential Future Development Concept and Phasing**



5.0 Municipal Policy Framework

5.1 Municipal Development Plan, 2025

Rocky View County adopted a Municipal Development Plan (The County Plan) in October, 2013. The County Plan includes the following vision statement:

"With its unique position in southern Alberta, the County is positioned as a key player in the region for growth and development."

The Municipal Development Plan establishes Goals which all future developments within the municipality are expected to consider including:

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

The Municipal Development Plan's Residential Policies seek to facilitate moderate residential growth within preferred designated areas. The Municipal Development Plan encourages country residential development to continue to locate within existing communities where Area Structure Plans are adopted.

The Glendale Road Conceptual Scheme proposes to locate new country residential development within the boundary an adopted statutory plan that contemplates country residential development. As such, this Conceptual Scheme is consistent with the County Plan's Growth Management Strategy.

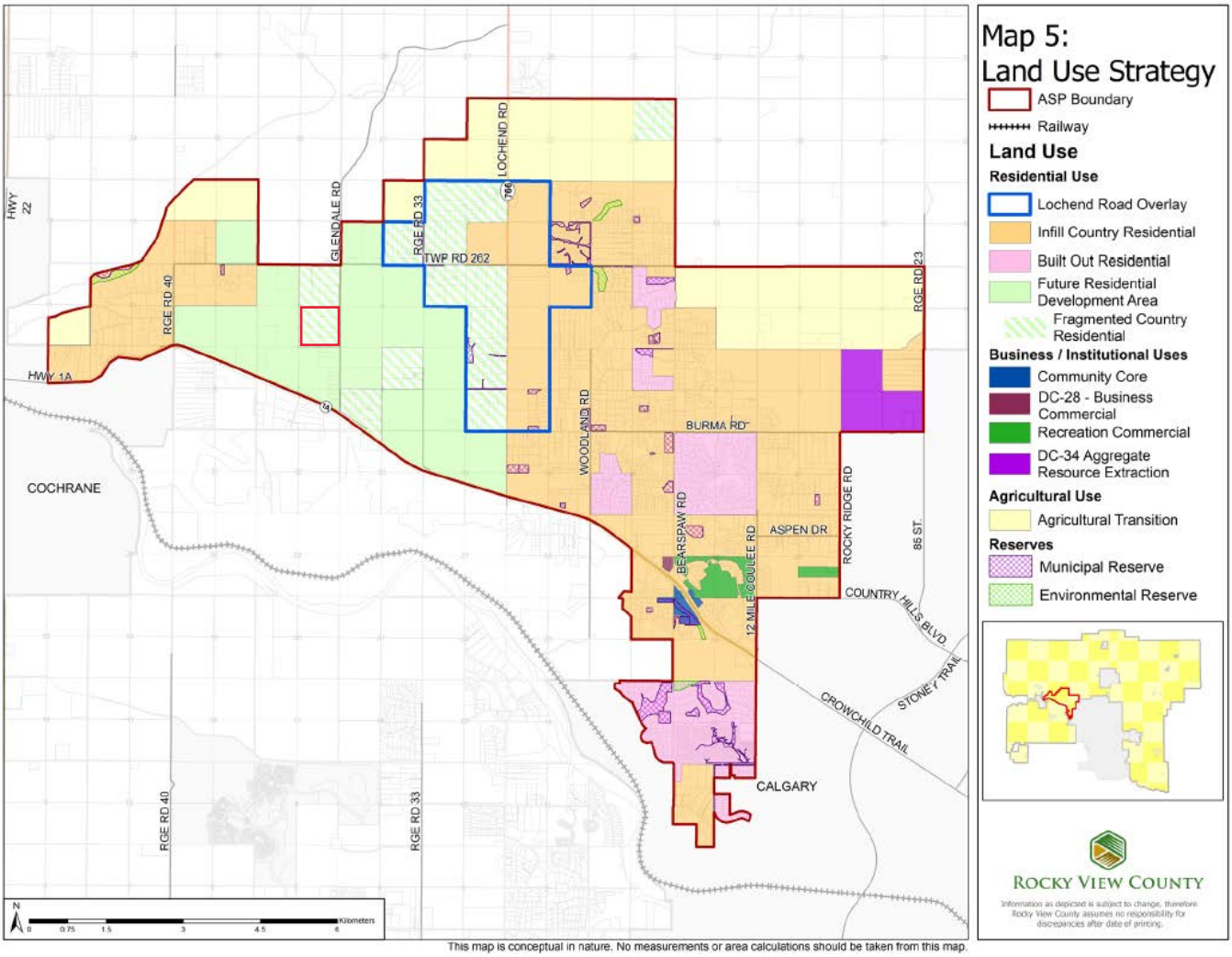
5.2 BEARSPAW AREA STRUCTURE PLAN, 2025

The Glendale Road Conceptual Scheme includes an implementation strategy to facilitate country residential subdivision which is consistent with **Figure 17: Bearspaw Area Structure Plan's Land Use Strategy.**

While the Bearspaw ASP's phasing strategy encourages sequential development to occur within the eastern portions of the community, it is noted that many existing residential areas have been built out and/or have experienced fragmentation that might challenge the capacity for cohesive planning to occur therein. As such, introduction of 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 access from Highway 1A via an improved municipal road (Glendale Road).

This Conceptual Scheme has been prepared pursuant to the future land use and development phasing provisions of the BASP, and address the specific policies described in Section 5: Land Use Strategy, and Section 6: Residential Uses.

Figure 17: **Bearspaw Area Structure Plan Land Use Strategy (Subject Lands Marked)**



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

6.0 Community Consultation Summary

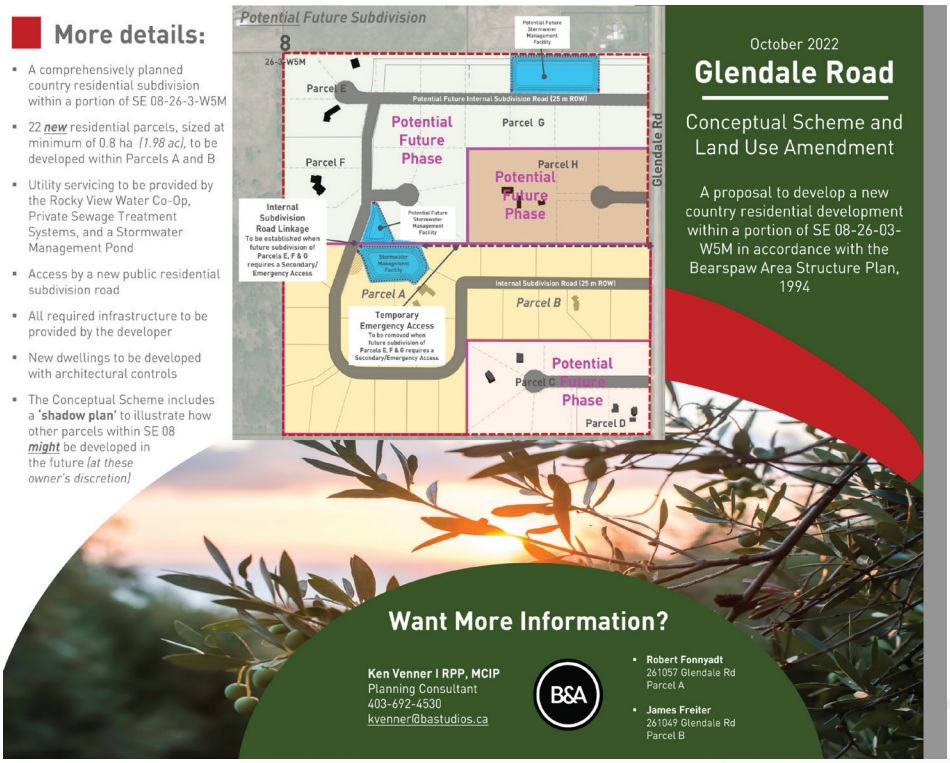
The proponents of this Conceptual Scheme are committed to consulting with the adjacent landowners and key local/regional stakeholders to share details relative to this proposed development in accordance with the following objectives:

- Ensure stakeholders are identified and included in the application review process.
- Generate awareness about the propoal and provide opportunity for stakeholders to provide input.
- Share preliminary development plans for the project prior to seeking approval by the Council.
- Solicit concerns from stakeholders and address them as part of the application review process.
- Ensure stakeholders are kept informed of the proposal's progress.

Given public health concerns related to Covid 19, the project team decided not to host an in person Information Session.

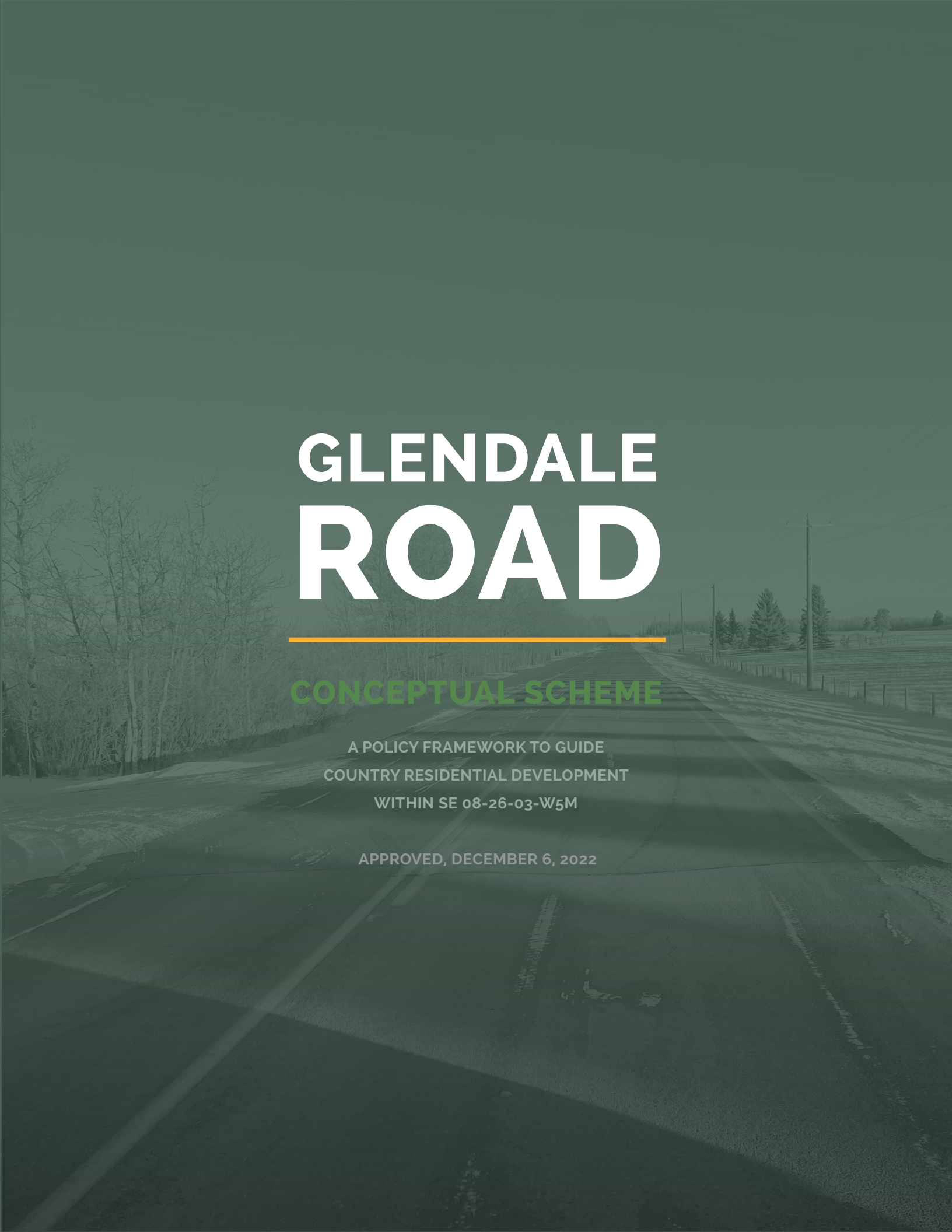
In **February 2022,** the project team contacted all landowners situated within the Conceptual Scheme area, as well as the owners surrounding the site, with an information brochure intended to provide information about the proposal alognside an invitation to chat directly should there be questions or concerns and/or more information about the project was needed. The project team spoke with several landowners with property situated within and adjacent to the Plan area, with no substantial concerns being expressed.

In **October 2022**, the project team shared a second information brochure with all landowners situated within the Conceptual Scheme area, as well as the owners surrounding the site, to provide an update about the status of the proposal leading up to the public hearing process.



Supporting Technical Reports

- Preliminary Environmental Sensitivities Report, Associated Environmental, October 2021
- Shallow Subsoil and Groundwater Investigation Report and Private Sewage Treatment System Evaluation, Almor Testing, July 2021
- Groundwater Readings, Almor Testing, September 2021
- Memorandum re: Glendale Country Residential Water Supply, Sedulous Engineering, January 2022
- Memorandum re: Transportation Access Review, Sedulous Engineering, August 2021 (updated October 2022)
- Conceptual Level Stormwater Management Report, Sedulous Engineering, January 2022



GLENDALE ROAD

CONCEPTUAL SCHEME

A POLICY FRAMEWORK TO GUIDE
COUNTRY RESIDENTIAL DEVELOPMENT
WITHIN SE 08-26-03-W5M

APPROVED, DECEMBER 6, 2022