

A photograph of a family walking away from the camera in a grassy field. A man and a woman are carrying their children on their shoulders. They are surrounded by trees, and hills are visible in the background under a soft, hazy sky.

BOW VALLEY

— RIDGE —

est. 2025

CONCEPTUAL SCHEME

A POLICY FRAMEWORK TO GUIDE FUTURE
RESIDENTIAL DEVELOPMENT WITHIN
THE GLENBOW RANCH AREA STRUCTURE PLAN

AUGUST 2025

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BOW VALLEY

CONCEPTUAL SCHEME

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A policy framework to guide future
residential development within the

**GLENBOW RANCH
AREA STRUCTURE PLAN**

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1.1 PURPOSE OF THIS PLAN

The **Bow Valley Ridge Conceptual Scheme** was prepared pursuant to the provisions of Glenbow Ranch Area Structure Plan, 2018 (GRASP). It describes the Bow Valley Ridge family's motivation and planning rationale to redevelop two existing small holdings agricultural parcels with a rural residential subdivision in accordance with the adopted policy provisions of the GRASP.

The Conceptual Scheme establishes a site-specific policy framework to describe how rural residential subdivision will be implemented in an environmentally sensitive manner in accordance with the capacity of the subject lands, the local infrastructure network, and the sentiments of adjoining residential and agricultural landowners. The policies of this Plan have been prepared to inform Council's decision-making regarding the concurrent land use redesignation and future subdivision applications affecting this site.

1.2 PLAN CONTEXT

The subject lands are located within the County's Glenbow Ranch community approximately 1.3km south Highway 1a and 1.5km northeast of the Bow River. Lands immediately north of the Plan area include established country residential development, undeveloped agricultural parcels and the Muslim Cemetery of Calgary.



1.3 PROJECT GOALS

The **Bow Valley Ridge Conceptual Scheme** contemplates a rural residential subdivision that incorporates the following development goals:

- + **Design a high quality, minimally intrusive residential subdivision for the members of the Bow Valley Ridge family** that carefully considers the land's topography, drainage features, existing vegetation, spectacular views, and proximity to adjacent established country residential and agricultural parcels.
- + **Design and construct a private internal subdivision road** that accommodates private access to each lot in a manner that reduces the impact to the land and respects the existing capacity of the surrounding municipal road network.
- + **Plan for additional tie ins to the Rocky View Water Co-Op Ltd** to ensure the new residential lots are provided with a sustainable potable water supply within the limits of the infrastructure network.
- + **Ensure the proposed subdivision can accommodate individual private sewage treatment systems (PSTS)** in a manner that is consistent with the County Servicing Standards.
- + **Establish a framework to implement sensitive stormwater management** within the Project area to ensure the quantity and quality of surface run-off generated within the subdivision is consistent with the County Servicing Standards.
- + **Provide for the dedication of Environmental Reserve Easement (ERE)** to protect development from areas of steep slope.

1.4 CONCEPTUAL SCHEME OBJECTIVES

The intent of the **Bow Valley Ridge Conceptual Scheme** is to:

- a) Summarize the conclusions of a series of technical investigations that assess existing conditions within the Plan area to identify development opportunities and constraints that must be considered as part of the subdivision design and implementation program.
- b) Establish a future development concept with an integrated land use framework to facilitate residential development in accordance with the provisions of the Glenbow Ranch Area Structure Plan, 2018.
- c) Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure as required to support the proposed rural residential development.
- d) Establish expectations for provision of emergency response within the Plan area.
- e) Summarize the results of a Community Consultation Program implemented to inform affected landowners and interested stakeholders regarding the merits of the Project and enable meaningful opportunities to provide input to the planning process and the project's resulting design.



2.1 LOCATION

As generally illustrated by **Figure 1: Regional Context**, the Conceptual Scheme Plan area is illustrated within the broader context of the surrounding Glenbow Ranch country residential neighbourhoods and agricultural parcels.

As generally illustrated by **Figure 2: Local Context**, the Plan area is bound to the east, south and west by Glenbow Ranch Provincial Park, and to the north by an undeveloped municipal road right-of way. Established country residential lots are located northeast of the Plan area and an undeveloped quarter section is located north of the undeveloped municipal road right-of-way.

2.2 LEGAL DESCRIPTIONS & OWNERSHIP

As generally illustrated by **Figure 2: Local Context**, the study area includes two (2) titled parcels containing ±76.65 ac situated within NW and NE 31-25-03-W5M and legally described as per the following table:

LEGAL DESCRIPTION	OWNER	3 AREA (AC)
Block 1, Lot 1, Plan 2211247	Skagen Holdings Ltd.	14.92
Block 1, Lot 2, Plan 2211247	Skagen Holdings Ltd.	61.73
Total Area		76.65



FIGURE 1 | REGIONAL CONTEXT

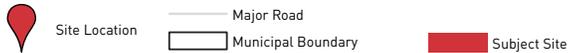
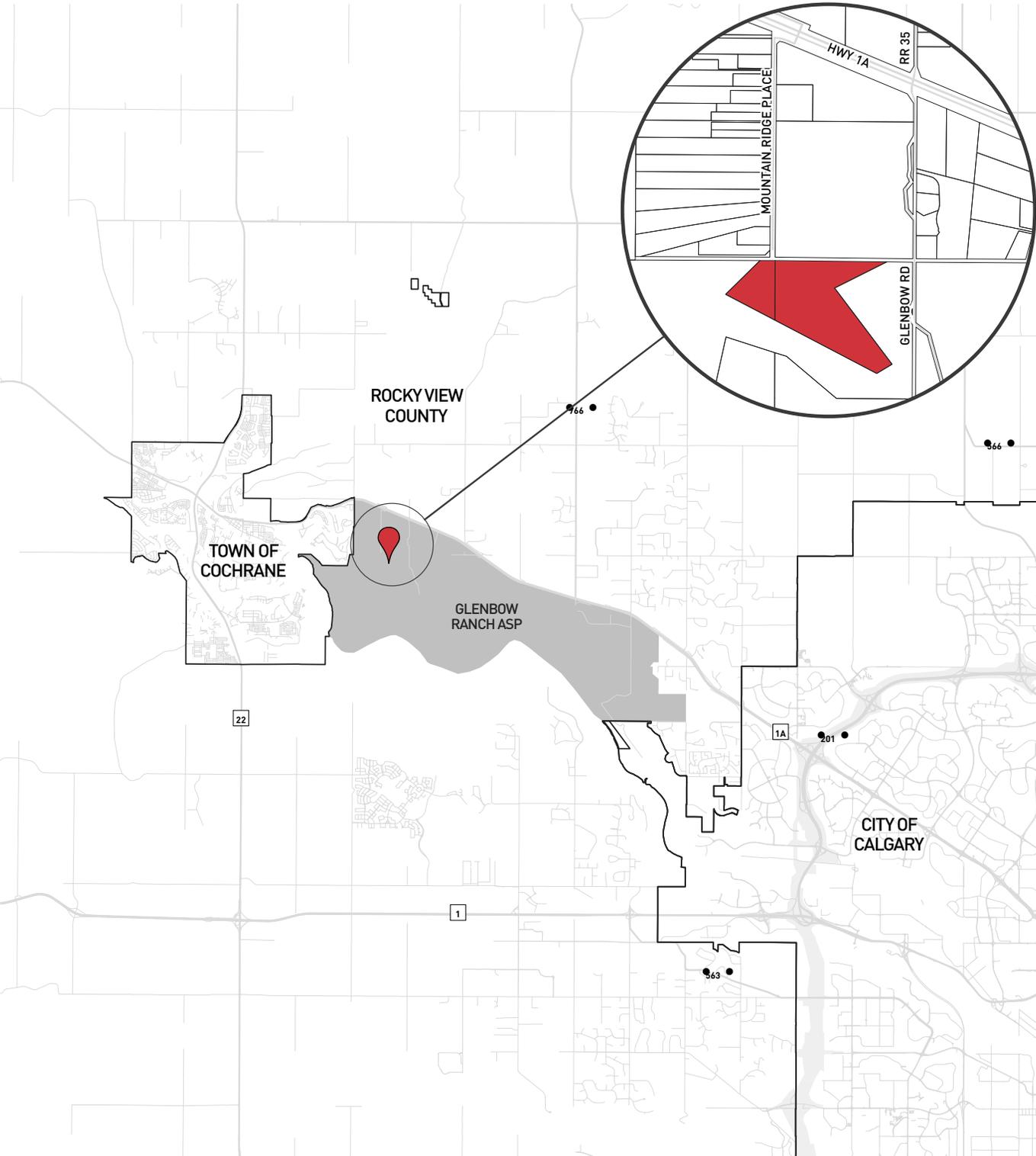


FIGURE 2 | LOCAL CONTEXT



 Subject Site  Parcel

2.3 LOCAL AREA DEVELOPMENT CONTEXT

Existing subdivision surrounding the Plan area includes a mix of country residential developments and agricultural parcels generally characterized as follows:

- + Existing developments situated northwest include established country residential parcels ranging in size from ± 3.95 ac to ± 19.39 ac containing single-family homes serviced by individual groundwater wells and/or by the Rocky View Water Co-Op and private sewage treatment systems (PSTS).
- + The agricultural parcel situated directly north of the subject lands include an undeveloped ± 157.52 ac parcel that is currently under cultivation and is partially intersected by Glenbow Road .



2.4 EXISTING LAND USE

As generally illustrated by **Figure 3: Existing Land Use**, lands within the Conceptual Scheme boundary are currently designated Agricultural-General, (A-GEN) in accordance with the Rocky View County Land Use Bylaw C-8000-2020. The purpose of the A-GEN District is to provide for agricultural activities as the primary use on a larger parcel.

Existing development north of the subject lands along Mountain Ridge Place adjacent to the subject lands include Residential, Rural Residential District (R-RUR) land use designation which is intended to provide for residential uses in a rural setting on parcels that can accommodate limited agricultural pursuits.

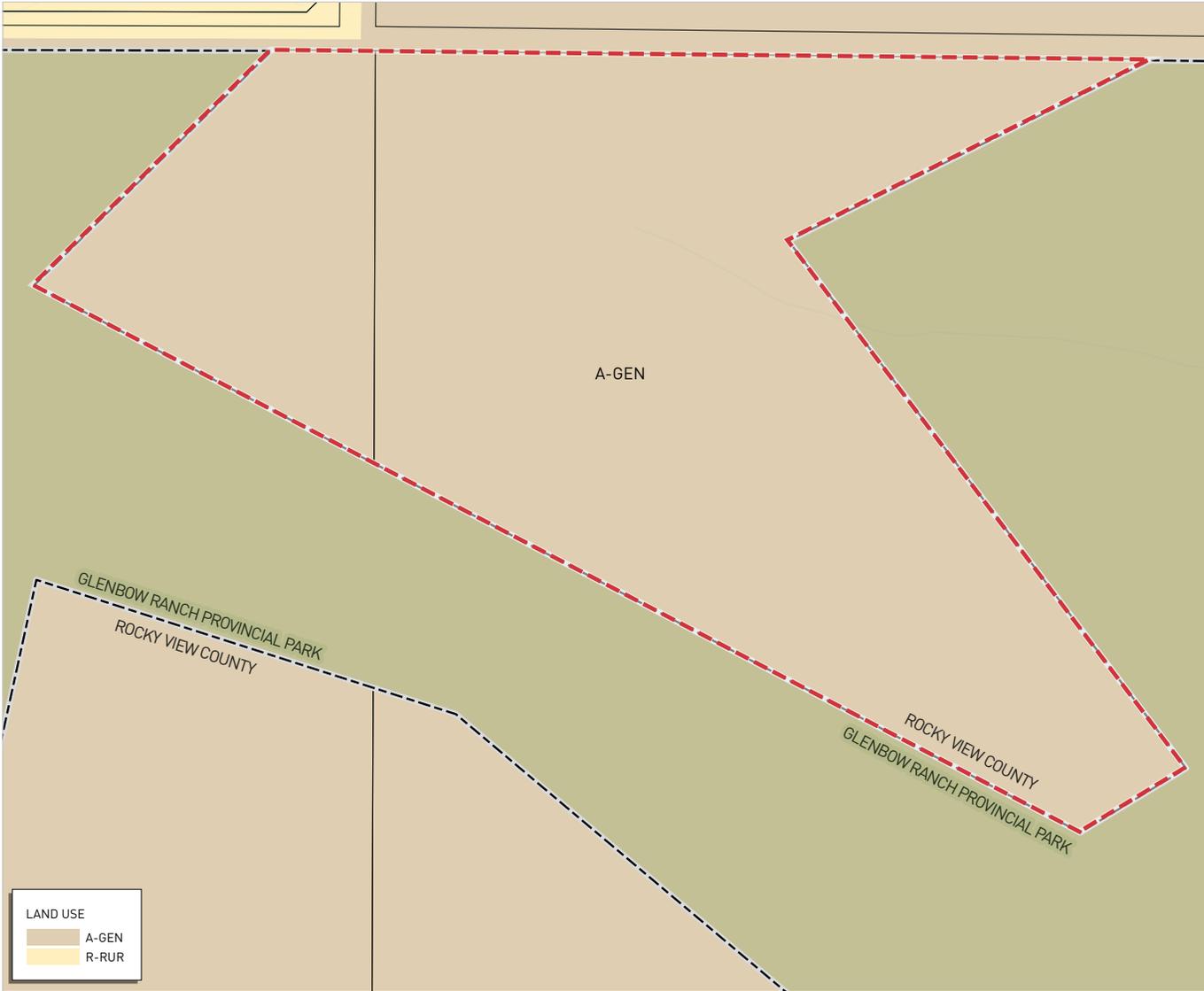
2.5 EXISTING SITE CONDITIONS

As generally illustrated by **Figure 4: Existing Site Conditions**, the subject lands consist of two separately titled agricultural parcels that contain no residential development. The site is currently used for cattle ranging and features a large area of prairie grasses, some tree stands and steep slopes along the edges of the site boundary.

Access to the site is provided by a Mountain Ridge Place that ends in a cul-de-sac immediately north of the subject site. A gate is in place limiting access to the site from Mountain Ridge Place.

An abandoned well is located on the site and appears to be fenced in.

FIGURE 3 | EXISTING LAND USE



LAND USE

- A-GEN
- R-RUR

Subject Site Parcel Provincial Park

FIGURE 4 | EXISTING SITE CONDITIONS



- | | | | | |
|--------------------|--------------------|---------------------|---------------------|---------------------|
| Subject Site | Farm Meter Manhole | Existing Fence | Major Contour (10m) | Parcel |
| Manual Air Release | Valve | Existing Water Line | Minor Contour (2m) | Provincial Park |
| | | Slope Setback | Municipal Boundary | Ephemeral Waterbody |

2.5.1 Topography

As generally illustrated by **Figure 5: Topography**, topography within the Plan area is generally flat towards the centre of the plan area and slopes down into Glenbow Provincial Park along the western, southern, and eastern edges of the Plan area. A gulley is present on the southeastern wedge of the plan area and has the most variable topography within the plan area. This gulley continues through the site boundary to Glenbow Road.

2.5.2 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA), CIMA+, July 2025 was prepared in support of this Conceptual Scheme to study existing environmental conditions within the site and to identify any potential adverse impacts and related mitigation measures that might be needed to accommodate the proposed subdivision.

The project site is located within the Foothills Parkland Natural Subregion with terrain conditions characterized by an inclined to steep slope. Upland plant communities within the site are predominantly modified grassland. Habitat potential for rare plants was considered low compared to a typical native grassland.

No wetlands were identified while one ephemeral waterbody was identified in the central north portion of the site. The Glenbow Area Structure Plan identifies a “Riparian Protection Area” that overlaps with the site boundary. No riparian lands were observed. Samples taken in the area provided no evidence of hydrophytic vegetation or water modified soils.

A series of mitigation measures to reduce potential impacts of the residential development were included in the report prepared by CIMA+ in July 2025. Potential mitigation measures include:

- + Erosion and sediment control planning.
- + Environmental construction and operation planning.
- + Natural landscape planning and a weed control program.
- + Stormwater management strategies
- + Sensitive timing of construction to avoid wildlife disturbance and damage.

Based on the recommendations of the BIA, should the identified mitigation measures be implemented, there will be no significant cumulative environmental effects expected as a result of the proposed residential development.

POLICY
2.5.2.1

The developer shall implement the recommended mitigation measures proposed by the Biophysical Impact Assessment (BIA), CIMA+, July 2025

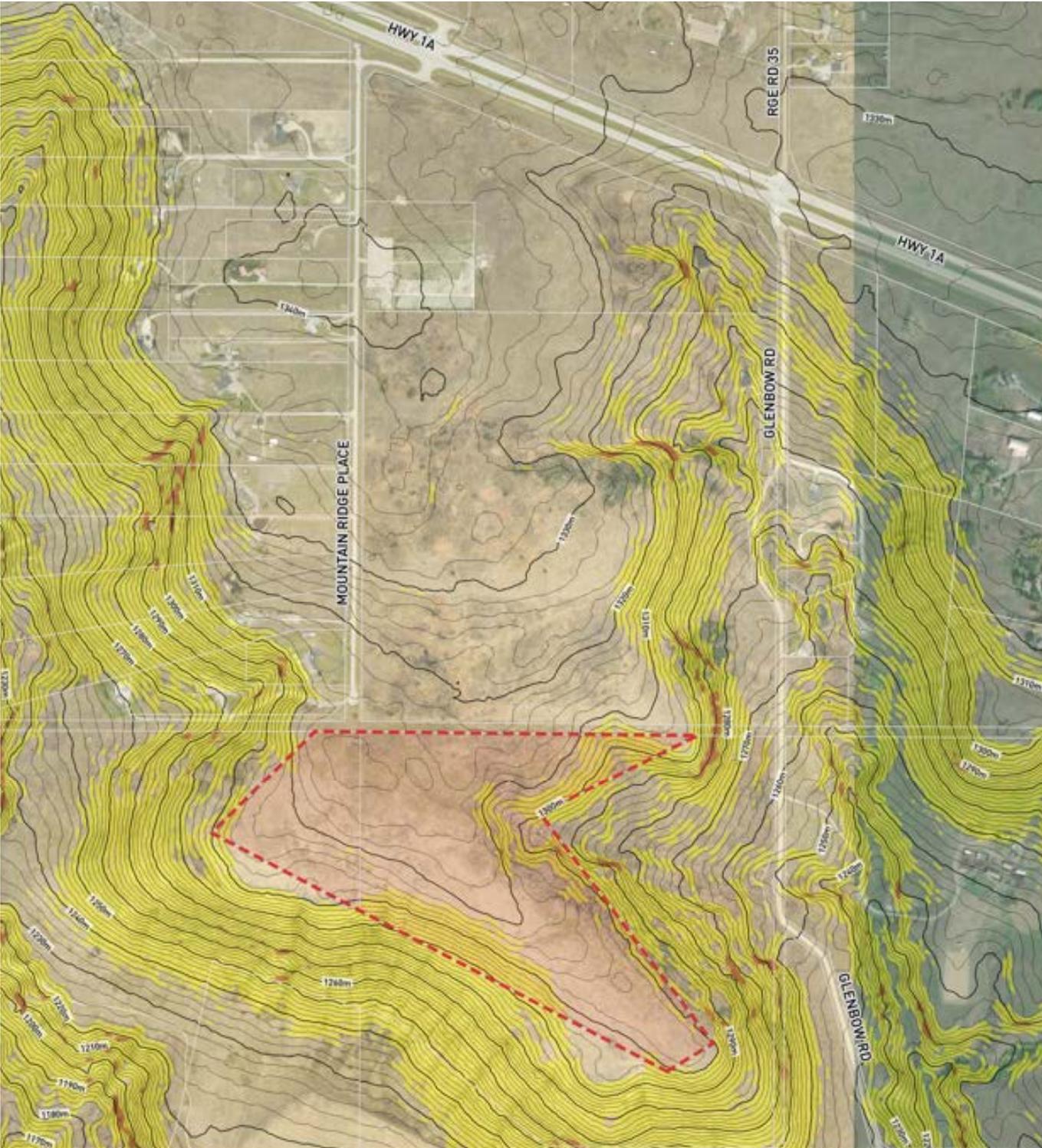
2.5.3 Geotechnical Considerations

A **Geotechnical Investigation and Slope Stability Report, June 2025** were prepared by Factor Geotechnical in support of this Conceptual Scheme to establish the sub-surface characteristics underlying the Plan area and to provide a slope stability assessment to determine areas that are not developable based on steep slopes. Based on the report submitted under separate cover, the subsurface conditions are expected to be suitable for the proposed development. The key conclusions of this report are described as follows:

- + Shallow footings are considered suitable for the conditions expected on site.
- + Conventional methods for underground pipe support for utilities are considered feasible.
- + The proposed lots are considered suitable for development from a slope stability perspective.

POLICY 2.5.3.1	In accordance with the County Servicing Standards, the Developer shall submit a site-specific geotechnical investigation at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions.
POLICY 2.5.3.2	The Developer shall implement the recommendations proposed in the Geotechnical Investigation Report, Factor Geotechnical, June 2025.

FIGURE 5 | TOPOGRAPHY



Subject Site Major Contour (10m) Minor Contour (2m) Steep Slope (>15%) Steep Slope (>45%)

2.5.4 Archaeological & Historical Resources Considerations

According to the Province of Alberta Listing of Historic Resources, the Plan area is identified as holding a historical rating value of HRV 5a which indicates the lands hold the lowest potential to contain sites of archaeological and/or palaeontological significance.

A Historical Resources Application was submitted to Alberta Culture and Tourism via the Online Permitting and Clearance System (OPac) which indicated that a Historical Resource Impact Assessment (HRIA) is required in support of this project. An HRIA has been prepared by Lifeways of Canada Limited and submitted under separate cover. Confirmation of Clearance in accordance with the Historical Resources Act shall be required as a condition of residential subdivision within the Plan area.

**POLICY
2.5.4.1**

Clearance in accordance with the Historical Resources Act shall be a condition of subdivision approval.

2.5.5 Environmental Site Assessment

The Plan area contains undeveloped agricultural land, steep slopes, vegetation and two (2) water connections to the Rocky View Water Co-Op line.

The site is presently and has been historically undeveloped. Given the historical absence of development and that the balance of the undeveloped parcels is to be developed with rural residential development, a Phase One Environmental Site Assessment has not been contemplated in support of this Conceptual Scheme. Notwithstanding, if the County direct that such an assessment must be completed in support of this Project, the owner will prepare this at the subdivision stage.

**POLICY
2.5.5.1**

The owner may be required to prepare a Phase One Environmental Site Assessment at the subdivision stage, and if remediation of the property is required, these works could be completed as a condition of subdivision approval to the satisfaction of Alberta Environment and Protect Areas and the County.

3.0

DEVELOPMENT CONCEPT

3.1 THE BOW VALLEY RIDGE VISION

Located just off Mountain Ridge Place, the Plan area offers the Bow Valley Ridge family a unique opportunity to set down roots together in Rocky View County. The site provides each of the families similarly sized lots to build their dream homes for three generations while respecting the land around them.

The Bow Valley Ridge Conceptual Scheme will include six (6) ±7-19 acre lots. The family has planned this development opportunity in a manner that will minimize construction impacts on the land, environmentally significant areas and to preserve much of the mature vegetation within the site.



3.2 DESIGN OBJECTIVES

As generally illustrated by **Figure 6: Development Concept**, the proponents of the Bow Valley Ridge Conceptual Scheme are contemplating a proposed rural residential development that considers the following design objectives:



1. Respect for the natural environment and the carrying capacity of the land.

- + Prepare comprehensive technical reports to assess the site's existing vegetation, drainage characteristics and sub-surface conditions to confirm the capacity of the site to accommodate the proposed development.
- + Dedicate Environmental Reserve Easement (ERE) to accommodate areas with steep slopes.



2. Respect for the existing developed residential dwellings, agricultural operations, and Glenbow Ranch Provincial Park located adjacent to the Plan area.

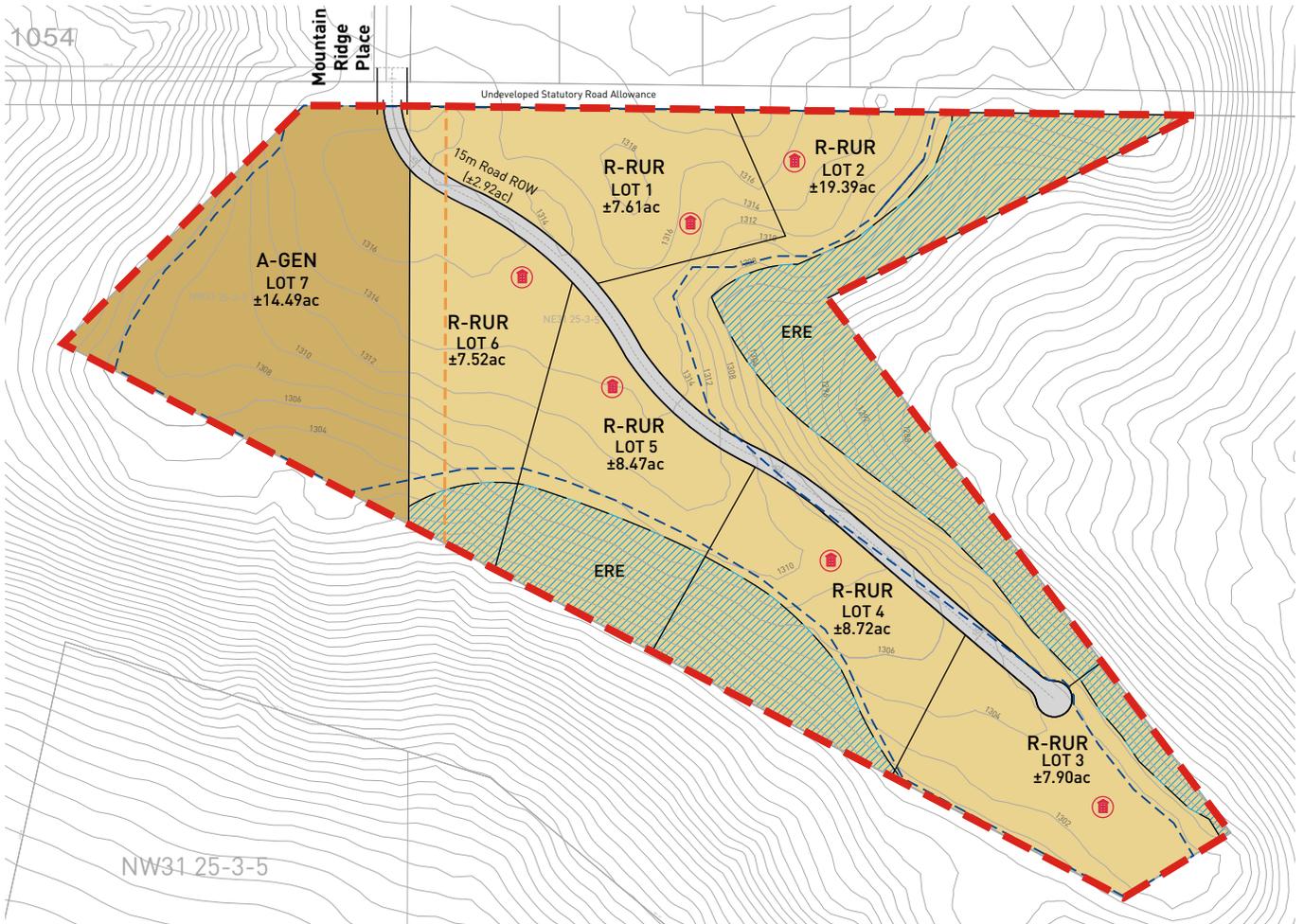
- + Undertake a comprehensive community engagement process to ensure affected neighbours and interested stakeholders, including the Glenbow Ranch Park foundation, are informed about the project and provided opportunities to provide meaningful input.
- + Accommodate the County's Agricultural Boundary Guidelines in the design of residential properties that share a boundary with existing agricultural land use designation.



3. Respect for the capacity of the local and regional municipal transportation network and franchise potable water system.

- + Prepare a Traffic Impact Letter to assess the capacity of the local and regional transportation network to accommodate the proposed development.
- + Collaborate with Rocky View Water Co-Op to facilitate the connection of the potable water distribution network to new residential lots.

FIGURE 6 | DEVELOPMENT CONCEPT



- Subject Lands
- Slope 15%
- Agricultural Boundary Setback
- Environmental Reserve Easement (R-RUR)
- Slope Setback Line
- Proposed Building Location

With careful respect and consideration of these design objectives, the proponents of the **Bow Valley Ridge Conceptual Scheme** are proposing a new residential subdivision with the following key considerations:

- + Six(6) new rural residential parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.
- + Dedication of Environmental Reserve Easement (ERE) to outline areas that are unsuitable for development due to steep slopes.
- + Construction of a new private internal subdivision road to be designed in accordance with the County Servicing Standards.
- + Accommodation of the connection of the Rocky View Water Co-Op franchise potable water distribution network, and extension of this service within the Conceptual Scheme area to provide service for each new lot.
- + Commitment to establish architectural controls at the subdivision stage to ensure the future building sites are developed with homes that are designed with high quality architectural finishes.
- + Creating a subdivision design that preserves as much of the site's existing mature vegetation via architectural controls to be prepared by the developer at the subdivision stage.



3.3 TRANSPORTATION

Access to the Bow Valley Ridge Conceptual Scheme will be provided from a new private internal road to be constructed by the developer to extend from Mountain Ridge Place as described in the following sections.

3.3.1 General Transportation Considerations

A *Traffic Impact Letter, Bunt & Associates Engineering, August 2025*, was prepared in support of this Conceptual Scheme. The conclusions of this report indicate the Project is not expected to generate traffic conditions that will require upgrades to the municipal road network outside of the Conceptual Scheme area. Access to the **Bow Valley Ridge Conceptual Scheme** will be provided from Mountain Ridge Place, a public municipal road with a paved surface maintained in good condition as generally illustrated by **Figure 7: Transportation**.

POLICY
3.3.1.1

Access will be provided within the Bow Valley Ridge Conceptual Scheme Area as generally illustrated on Figure 7: Transportation.

3.3.2 Internal Subdivision Road

The developer shall construct a private internal subdivision road extending from Mountain Ridge Place as generally illustrated by **Figure 7: Transportation**.

POLICY
3.3.2.1

The owner shall construct an internal subdivision road at the subdivision stage in accordance with the requirements of the County Servicing Standards as generally illustrated on Figure 7: Transportation.

POLICY
3.3.2.2

The private internal road shall be owned and maintained by the bareland strata.

3.3.3 Regional Road Considerations

An undeveloped County Road Allowance is located directly north of the subject site. The development of a County Road within this allowance is not required to access the proposed lots. Additionally, a full build out of a County Road along the Road Allowance is not feasible due to the steep slopes on the east portion of the subject site.

Per the Traffic Impact Letter prepared by Bunt & Associates submitted under separate cover, there are no requirements to upgrade regional transportation networks as a result of the proposed development.

It is acknowledged that the developer will be required to contribute to the Regional Transportation Offsite Levy, at the subdivision stage, in accordance with the applicable bylaw.

POLICY
3.3.3.1

The owner shall provide the Regional Transportation Off-Site Levy at the subdivision stage in accordance with the bylaw C-8549-2024.

3.3.4 Emergency Access

Section 408.1 of the County Servicing Standards requires that a rural development resulting in 30 lots or greater or shall have two separate access points to an existing through road.

As generally illustrated by **Figure 7: Transportation**, it does not appear practical to accommodate a road connection along the undeveloped road right-of-way to Glenbow Road to the east of the Plan area due to topographical changes. Accommodating a potential road (ROW) extension through the agricultural parcel to the north of the Plan area is feasible should the development of this parcel proceed. As such, the internal cul-de-sac contemplated by this Conceptual Scheme is proposed as a single access roadway.

The GRASP indicates that a secondary access is required for the TDC Build Area B. The Conceptual Scheme does not interfere with the future provision of this secondary access should another local plan be approved for the remaining areas in Build Area B. The alignment of secondary access should be determined when that Local Plan proceeds.

POLICY
3.3.4.1

The specific design of the private internal road shall be determined at the subdivision stage to the satisfaction of the County.



FIGURE 7 | TRANSPORTATION



--- Subject Lands

--- Preliminary Slope Setback Line

■ Road / 15m ROW

3.4 UTILITY SERVICING

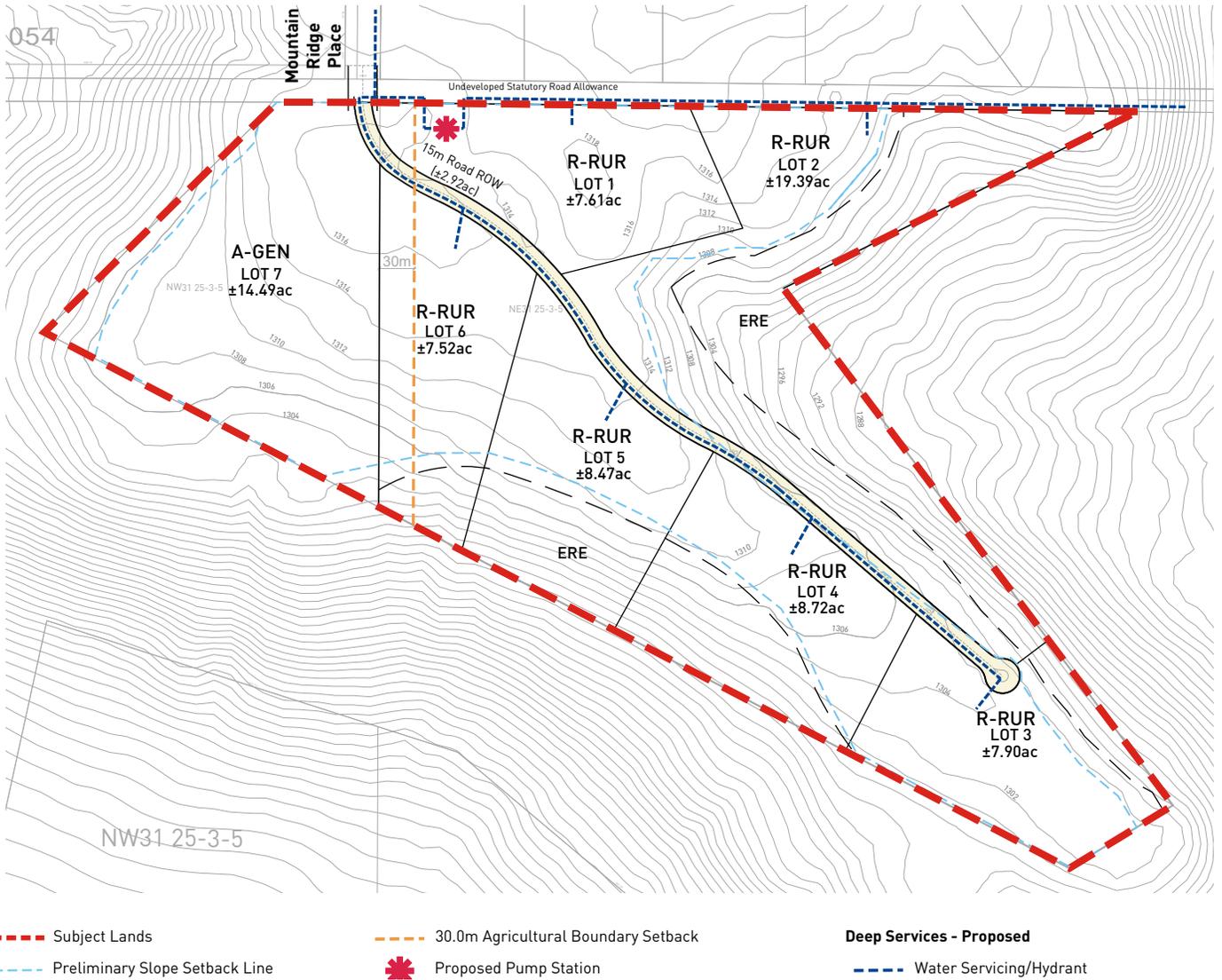
3.4.1 Potable Water Service

The Plan area will be serviced with potable water via the Rocky View Water Co-op Ltd. as generally illustrated by **Figure 8: Water Servicing**. Two (2) water connections to the property exist, with one (1) active, and one (1) registered however, not currently connected. An additional five (5) new connections will be required to ensure each new residential lot is serviced with potable water. These water connections and their necessary infrastructure shall be provided by the developer at the subdivision stage in accordance with the requirements and standards of Rocky View Water Co-op Ltd., applicable Provincial regulatory requirements, and the County Servicing Standards. Discussions with Rocky View Water Co-Op indicate that a lift station within the Plan area may be required to maintain service pressure. Confirmation of the size, location and access to any proposed lift stations will be confirmed through further consultation and implemented through subsequent subdivision applications. A letter from Rocky View Water Co-Op confirming capacity for this development has been submitted under separate cover.

<p>POLICY 3.4.1.1</p>	<p>Potable water shall be provided within the Plan area by Rocky View Water Co-op Ltd. as generally illustrated by Figure 8: Utility Servicing.</p>
<p>POLICY 3.4.1.2</p>	<p>The developer may enter into an agreement with Rocky View Water Co-op Ltd. to provide an area of land for a lift station to support the extension of potable water servicing. The size and location of the lift station and required land will be determined through further consultation with Rocky View Water Co-Op Ltd.</p>
<p>POLICY 3.4.1.3</p>	<p>The developer shall provide the necessary utility easements and access agreements to support a proposed lift station at the subdivision stage in consultation with Rocky View Water Co-Op Ltd.</p>



FIGURE 8 | WATER SERVICING



3.4.2 Wastewater Service

The provision of wastewater service within the Plan area will be provided via private sewage treatment systems (PSTS). A **Conceptual Level II Private Sewage Treatment System Assessment, Sedulous Engineering Ltd. June 2025**, 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.

As Level IV PSTS assessments are a requirement of subdivision, only preliminary testing was done at the time of CS application. A full Level IV PSTS assessment shall be completed at the subdivision stage to ensure proper wastewater disposal.

The conclusions and recommendations of the report indicate that the proposed new parcels are suitable for a PSTS if they are installed, operated and maintained to provincial standards.

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 requirements of the County Servicing Standards.

The County will require the owner of each new lot to enter into a Deferred Servicing Agreement to outline expectations for 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 the title to each new lot to outline each future owner's responsibilities in this regard.

POLICY 3.4.2.1	Wastewater service within the Plan area shall be provided by individual private sewage treatment systems (PSTS).
POLICY 3.4.2.2	The developer shall ensure 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.
POLICY 3.4.2.3	The owner shall enter into a Deferred Servicing Agreement with the County at the subdivision stage regarding future connection to a regional wastewater service.
POLICY 3.4.2.4	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.
POLICY 3.4.2.5	At the subdivision stage a Level IV Private Sewage Treatment System Assessment must be completed by a qualified professional in accordance with County Servicing standards.

3.4.3 Stormwater Management

The Plan area is primarily flat, with gentle slopes along the proposed internal roadway. Sloping increases progressively with drainage directed to the western, southern, and eastern edges of the site. In the eastern edge of the site, a gully form is noted that slopes towards Glenbow Road to the southeast.

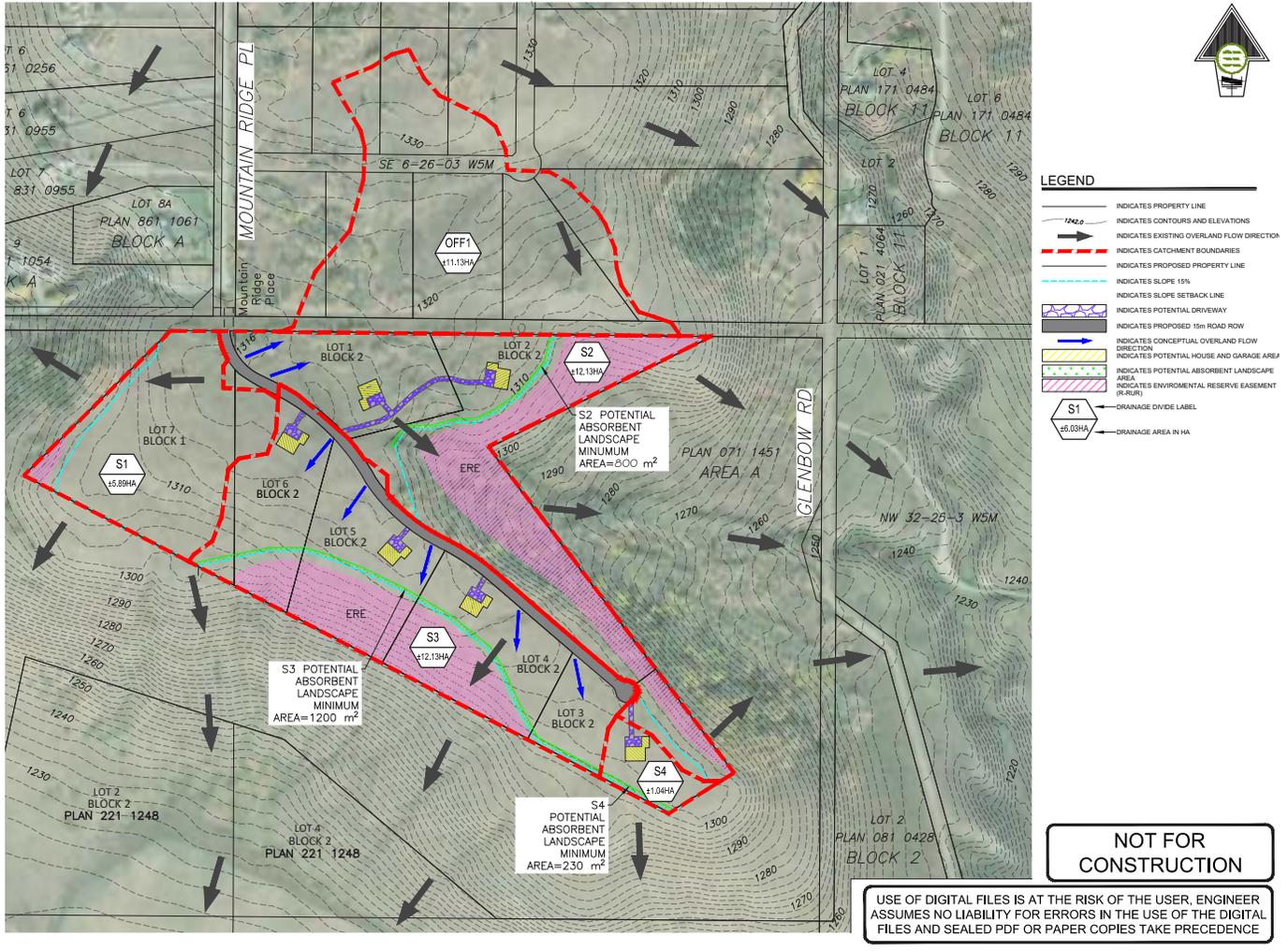
A **Conceptual Level Stormwater Management Report, Sedulous Engineering., July 2025**, was prepared in support of this Conceptual Scheme to determine the specific methods of accommodating positive drainage within the Plan area. The report, provide under separate cover, concludes that, from a stormwater management perspective, the land is serviceable through the use of source control measures, specifically absorbent landscaping.

As illustrated by **Figure 9: Stormwater Management**, the management of surface flows will be accommodated within the Plan area by a combined system of berms and absorbent landscaping that follows Low Impact Development (LID) techniques as per the Bearspaw-Glenbow Master Drainage Plan. The system will be strategically designed to most effectively receive runoff from future impervious zones, including home layouts and driveway areas. A variety of options exist for the system design which may include check dams and/or vegetated swales in addition to berms and landscaping. These details are to be determined at the time of subdivision and subsequent permits.

All new residential development will be expected to demonstrate consistency with the unit release rates and volumes as per the Bearspaw-Glenbow Master Drainage Plan. Stormwater management facilities will be provided by the owner at the subdivision stage in accordance with the County Servicing Standards.

POLICY 3.4.3.1	Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 9: Stormwater Management.
POLICY 3.4.3.2	The design of the Plan area's stormwater management system shall demonstrate consistency with the unit area release rates and volume retention control targets as per the Bearspaw-Glenbow Master Drainage Plan.
POLICY 3.4.3.3	The stormwater management system shall be constructed by the owner/developer at the subdivision stage in accordance with the recommendations of the Conceptual Level Stormwater Management Report and the County Servicing Standards.
POLICY 3.4.2.4	Detailed stormwater management strategies proposed with subsequent subdivision and development permit applications shall be designed to avoid negative impacts to the escarpment and Glenbow Ranch Provincial Park.

FIGURE 9 | STORMWATER MANAGEMENT



3.4.4 Franchise Utilities

Shallow utilities including electricity, telecommunication, and natural gas will be provided by the developer at the subdivision stage in consultation with all applicable franchise utility providers.

<p>POLICY 3.4.4.1</p>	<p>Franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.</p>
<p>POLICY 3.4.4.2</p>	<p>The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.</p>

3.4.5 Solid Waste Management

Provision of solid waste refuse management within the Plan area will be provided by a qualified solid waste management operator managed through a contract with the bareland strata.

<p>POLICY 3.4.5.1</p>	<p>Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract managed by the bareland strata.</p>
---	--



3.5 OPEN SPACE

3.5.1 Environmental Reserve Easement (ERE)

As illustrated by **Figure 10: Open Space**, the Plan area includes steep slopes along the western, southern and eastern portions of the site in addition to a gully area within Lot 2.

In accordance with Section 664(2) of the Municipal Government Act, these steep slope areas will be dedicated as Environmental Reserve Easement (ERE). The identification of these areas as ERE and their dedication as such at the future subdivision stage will ensure that development does not proceed where the natural features present a risk of injury or property damage.

**POLICY
3.5.1.1**

The owner shall dedicate Environmental Reserve Easement (ERE) at the subdivision stage as generally illustrated on Figure 10: Open Space, to the satisfaction of the County and Alberta Land Titles.

3.5.2 Municipal Reserve (MR)

A Deferred Reserve Caveat (DRC) of ± 6.173 ac remains on both existing parcels within the Plan area. The dedication of municipal reserves as land is not contemplated by the proponent of this Project and notionally agreed to by the County. As such, the disposition of outstanding reserves is expected to be provided as cash-in-lieu of land, at the subdivision stage, in accordance with Section 667(1) of the Municipal Government Act in accordance with the following table:

Table 2: Anticipated Municipal Reserve Disposition

TOTAL PLAN AREA	76.65 AC
Less Agricultural Parcel	14.92ac
Less Area of Environmental Reserve Easement (ERE) Dedication	18.73ac
Net Developable Area	43.04ac
Municipal Reserve Outstanding (10% of Net Developable Area)	4.30ac
Deferred Reserve Caveat	6.173AC
Total Municipal Reserve Outstanding	10.473AC

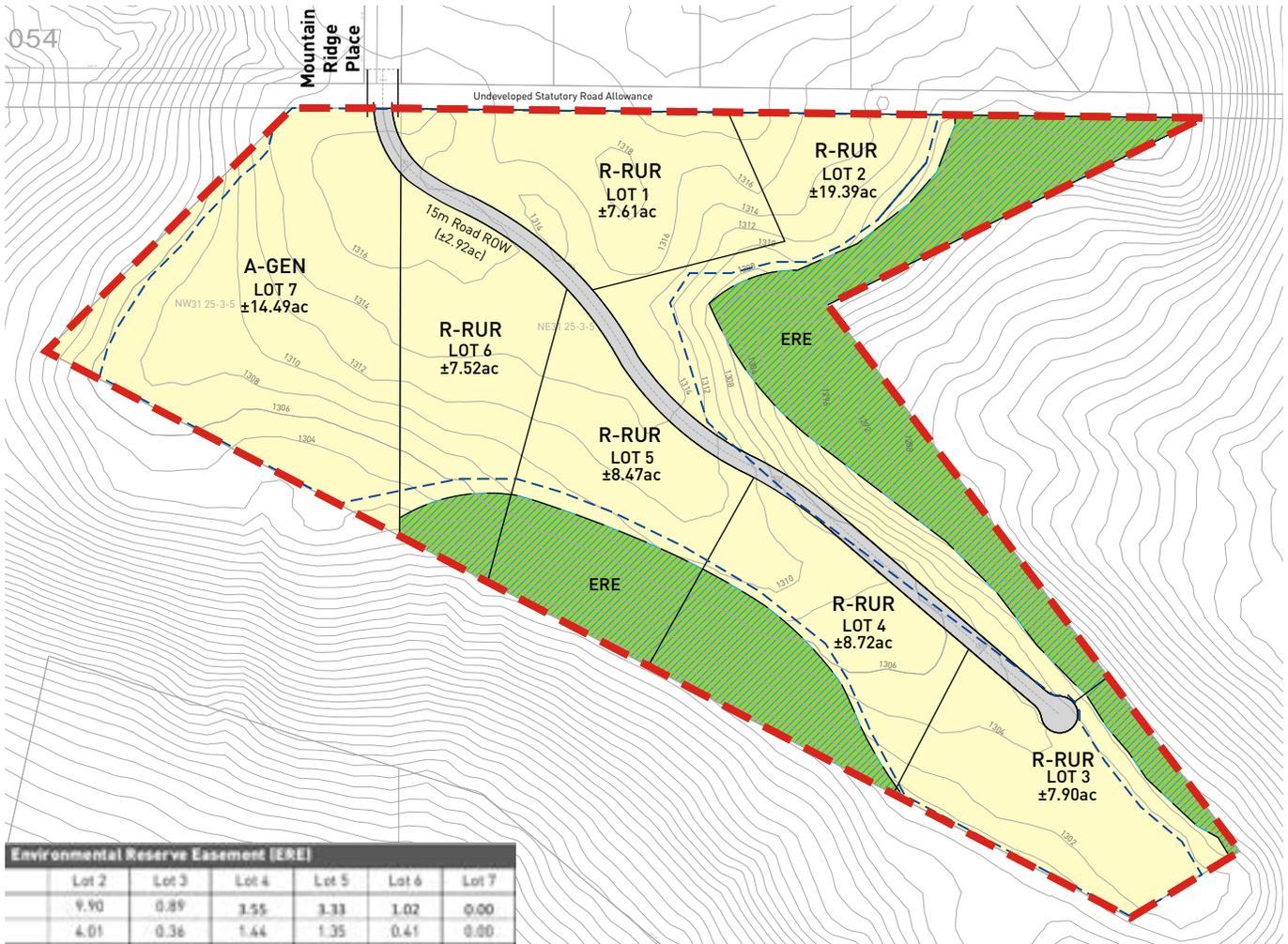
**POLICY
3.5.2.1**

The dedication of Municipal Reserve (MR) shall be provided by the developer at the subdivision stage by dedication of cash-in-lieu as generally indicated on Table 2: Anticipated Municipal Reserve Disposition.

**POLICY
3.5.2.2**

An Appraisal agreement shall be provided at the subdivision stage to determine the amount owing for the Municipal Reserve

FIGURE 10 | OPEN SPACE



- Subject Lands
- Preliminary Slope Setback Line
- Environmental Reserve Easement (R-RUR)

3.6 COMMUNITY SUPPORT SERVICES

Primary fire response will be provided from the Rocky View County Fire Station #103 located on Highway 1 east of Highway 766. Secondary fire response is anticipated from the Town of Cochrane and/or Rocky View Fire Station #102 located at the Springbank Airport.

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

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



4.1 CONCEPTUAL SCHEME BOUNDARY JUSTIFICATION

As illustrated on the Glenbow Ranch Area Structure Plan’s **Map 13 – Local Plan Boundaries**, the Plan area is located within Local Plan 2.



Conceptual Scheme Plan boundary that includes all of SE 06-26-03-W05M and portions of NE-06-26-03-W05M. However, it is noted that:

- + The proposed Bow Valley Ridge Conceptual Scheme is a stand alone project that does not require nor contemplate access to the remaining parcels indicated above.
- + The lands north of the proposed Conceptual Scheme will be under different ownership and can therefore proceed with a separate conceptual scheme should that area be developed in the future in alignment with the Glenbow Ranch Area Structure Plan. The undeveloped road ROW between the Bow Valley Ridge Plan area and the rest of Local Plan 2 to the north can still proceed without any impediment.

Instead, a modified boundary is proposed for this Conceptual Scheme to include only the subject lands in accordance with 24.8 of the Glenbow Ranch ASP which indicates:

- a. All Parcels or combination of parcels twenty acres of greater in size for residential development;

The boundary of the **Bow Valley Ridge Conceptual Scheme** is limited to the subject lands only and the following sections of the Plan have been prepared to address the specific provisions of the Glenbow Ranch Area Structure Plan, 2018.

POLICY 4.1.1	The Bow Valley Ridge Conceptual Scheme planning boundary shall be reduced from that which is illustrated on the Glenbow Ranch ASP’s Map 13 - Local Plan Boundaries in accordance with the ASP’s Policy 2.9.2(e).
POLICY 4.1.2	The Bow Valley Ridge Conceptual Scheme Plan area shall be as illustrated on Map 8: Bow Valley Ridge Conceptual Scheme Area.

4.2 PROPOSED LAND USE

Land use amendment (zoning) is expected to be assigned by Council in accordance with the Rocky View County Land Use Bylaw C-8000-2020 as generally illustrated by **Figure 11: Proposed Land Use** described as follows:

- + Residential parcels are to be designated Residential, Rural District (R-RUR).
- + Environmental Reserve Easement (ERE) will be placed as indicated in Figure 11 and be designated as R-RUR.
- + The remaining agricultural lot will remain designated as Agricultural General (A-GEN).

POLICY
4.2.1

Future land use within the Bow Valley Ridge Conceptual Scheme is expected as generally illustrated by Figure 11: Proposed Land Use.

4.3 PROPOSED SUBDIVISION

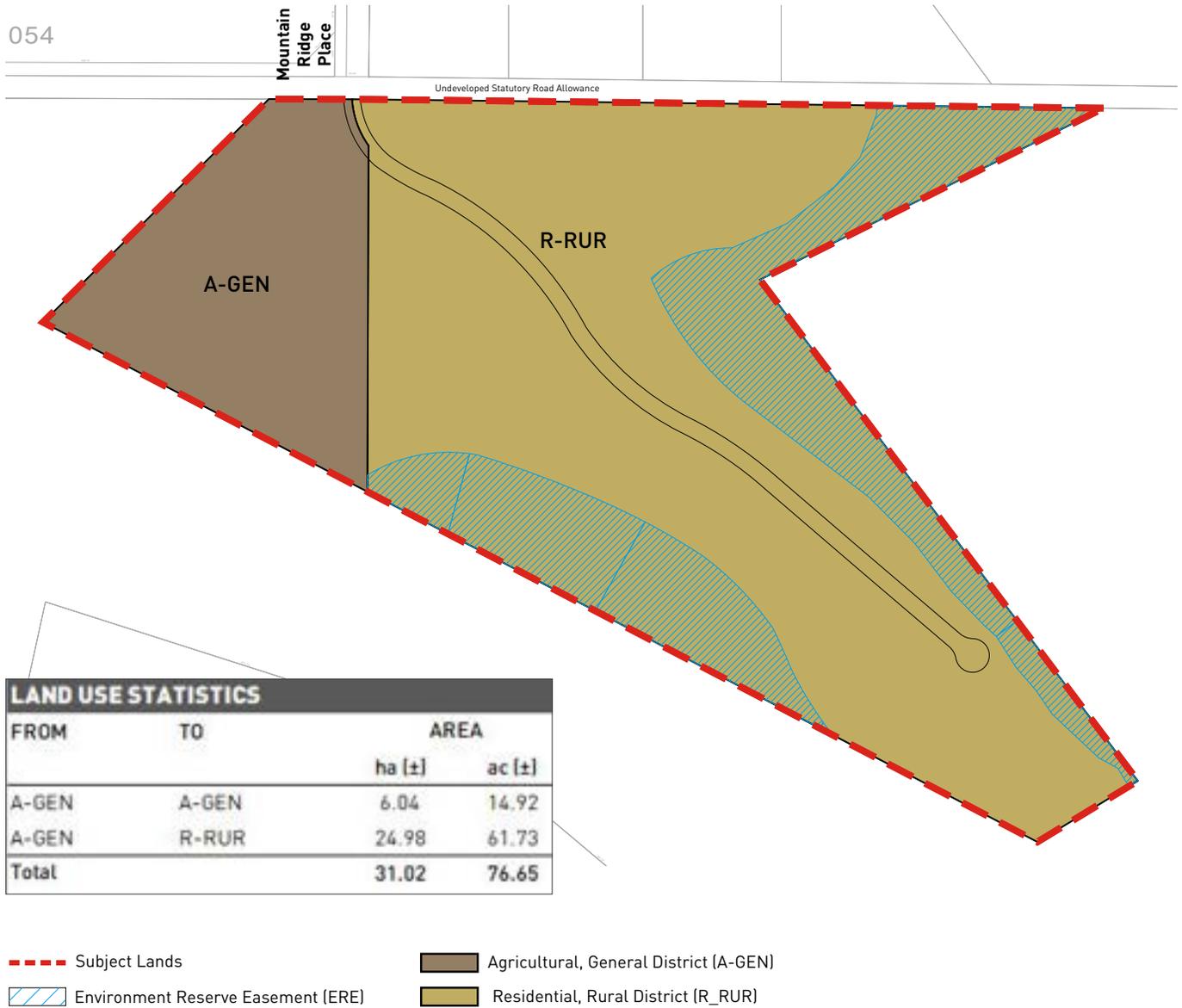
As generally illustrated by Figure 12: Proposed Subdivision according to specific subdivision design criteria described as follows:

- + Creation of six (6) new country residential parcels.
- + Dedication of Environmental Reserve Easement (ERE) in areas with steep slopes.
- + Dedication of private road ROW.
- + Implementation of all required transportation & utility servicing infrastructure in accordance with the provisions of the County Servicing Standards.
- + One remainder Agriculture-General (A-GEN) parcel.

POLICY
4.3.1

Subdivision within the Bow Valley Ridge Conceptual Scheme is expected as generally illustrated by Figure 12: Proposed Subdivision.

FIGURE 11 | PROPOSED LAND USE



4.4 NEW DWELLINGS AND POPULATION PROJECTIONS

As generally illustrated by **Figure 12: Proposed Subdivision**, the Plan area is expected to be developed with subdivision involving Residential, Rural District (R-RUR) land use with minimum ± 3.95 ac parcel sizes. As such, the Bow Valley Ridge Conceptual Scheme is expected to be developed with a total of six (6) rural residential parcels with one remainder agricultural lot. As such, the anticipated population projections for the new parcels to be created is as per the following table:

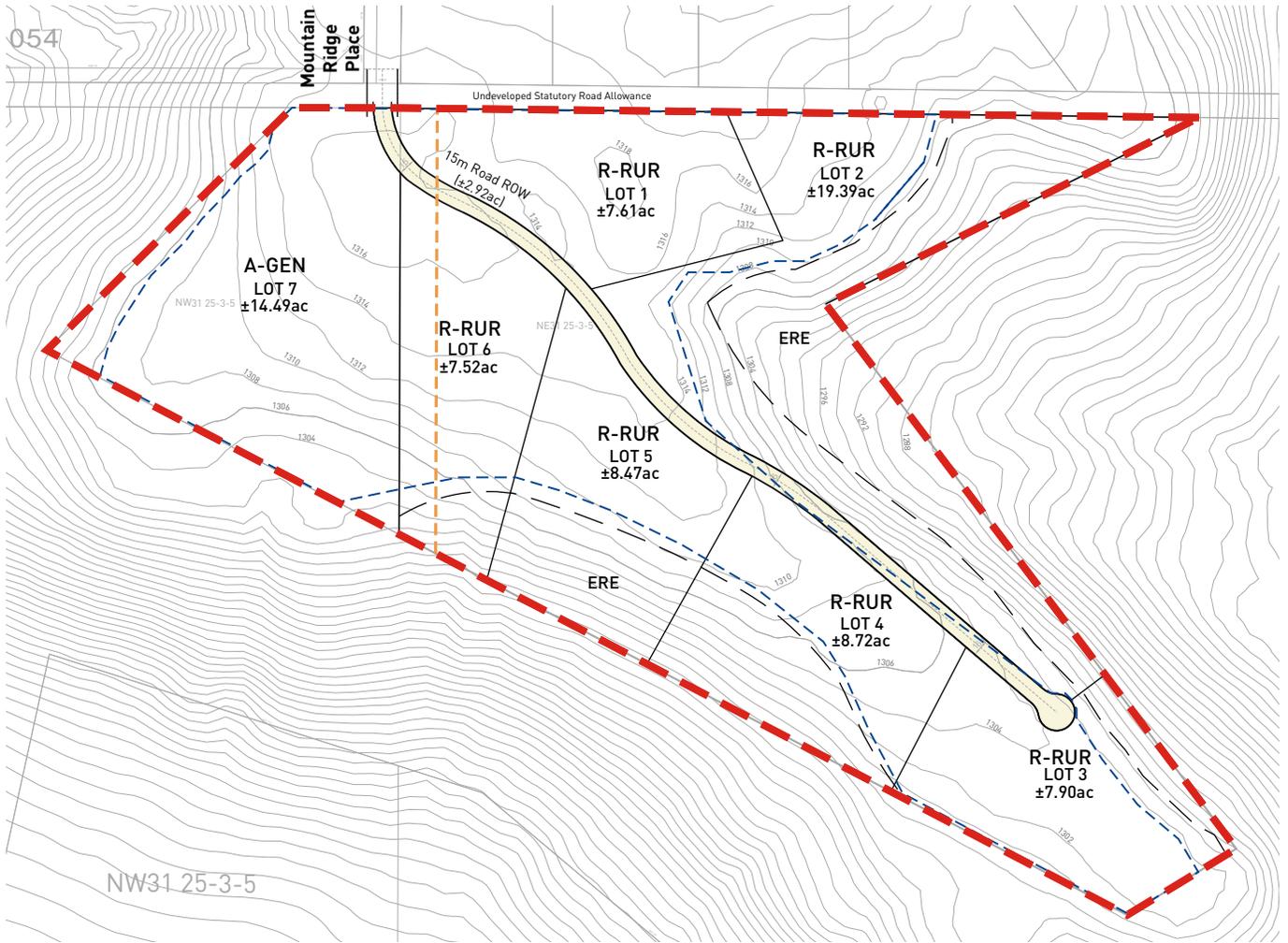
Table 3: New Dwellings and Population Projections

# NEW DWELLINGS	POPULATION PER DWELLING*	\pm INCREASE IN POPULATION
5	3.0	15
TOTAL		15

* RVC estimated average household population size = 3.0 people



FIGURE 12 | PROPOSED SUBDIVISION



- Subject Lands
- 30.0m Agricultural Boundary Setback
- Preliminary Slope Setback Line

4.5 ARCHITECTURAL DESIGN CONSIDERATIONS

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 consider design elements such as:

4.5.1 Architectural Guidelines

- + Minimum building footprint (± 2,000 ft² - ± 2,500 ft²).
- + Exterior material finishes and colours to match the palette of natural landscaping.
- + The use of natural material finishing such as stone, wood siding and timber is encouraged.
- + Garage doors should be situated to minimize visual impact from the street.
- + Roofing materials should reflect a natural colour palette.
- + Exterior illumination will be minimized and implemented in accordance with Dark Sky Principles.
- + Use of perimeter lot fencing should be minimized.

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.

POLICY 4.5.1.1	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 4.5.1.2	Architectural controls shall establish building placement criteria to minimize disturbance to mature tree stands, natural areas, native grasslands, and/ or wildlife corridors where possible.



4.5.2 Landscaping Requirements

As illustrated by **Figure 12: Proposed Subdivision**, the **Bow Valley Ridge Conceptual Scheme** area includes a cover of mature vegetation that forms part of a larger complex that follows the alignment of a gully extending from the plan area southeastward to Glenbow Road. Map 5 - Conservation Area and Build Area of the GRASP illustrates this as Undevelopable Land-Riparian Protection Area, however it is important to note that on-site analysis conducted by CIMA+ as part of the BIA did not find evidence of a riparian landscape nor the presence of vegetation or soils that would indicate running water.

The developer shall provide a landscape plan at the subdivision stage to demonstrate how the site’s existing tree cover will be sensitively managed with new vegetation. Where reasonable and practical, the developer will limit tree removal within each new residential lot.

The Landscape Plan should encourage the use of native plant materials and plants proven for the climate region.

Due to the adjacent of the Glenbow Ranch Provincial Park to the subject site, careful landscaping should be considered along all boundaries to ensure that there is a natural flow between the subject sites and the Provincial Park.

<p>POLICY 4.5.2.1</p>	<p>The developer shall provide a Landscaping Plan at the subdivision stage, prepared by a qualified professional, to illustrate how existing tree cover will be reasonably maintained each new residential lot.</p>
<p>POLICY 4.5.2.2</p>	<p>The developer shall prepare a plan showing pre-determined building sites with the goal of limiting development disturbances within each new lot to an area to include the principal dwelling, accessory buildings, private amenity space, driveway access and private sewage treatment system (PSTS). Implementation of these building restrictions will be the responsibility of the developer, to be established via architectural controls.</p>



4.6 AGRICULTURE BOUNDARY DESIGN GUIDELINES

The Bow Valley Ridge Conceptual Scheme is bounded to the north by an undeveloped Country Road Allowance north of which is an A-GEN parcel. The western remainder A-GEN parcel is also proposed to remain in its current agricultural state and may continue to be used for cattle ranging. As such, consideration of the County's Agricultural Boundary Design Guidelines needs to be applied to this proposed subdivision.

As generally illustrated by **Figure 13: Agriculture Boundary Design Guidelines**, a ± 30 m setback from the remaining agricultural parcel has been established. The location of houses will be confirmed at the development permit stage and will respect the 30m setback to be consistent with the County's Agricultural Boundary Design Guidelines.

4.7 DEVELOPMENT PHASING

Preliminary servicing and site development within Bow Valley Ridge Conceptual Scheme is expected to proceed in a single phase as generally illustrated by **Figure 14: Subdivision Phasing**.

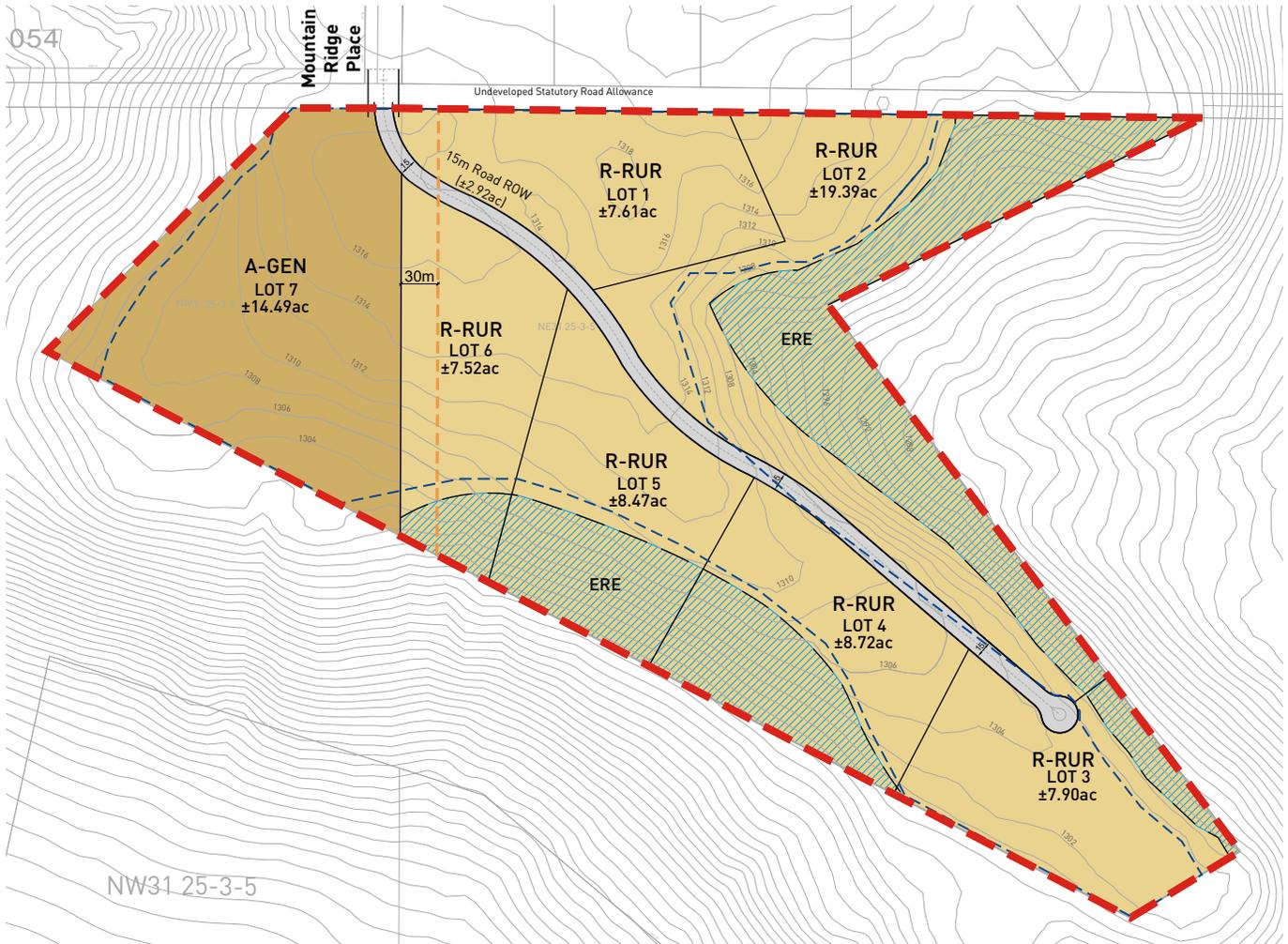
The developer shall construct the required transportation and utility servicing infrastructure at the subdivision stage as required by the County's Development Agreement process. The timing of development for each house on the residential lots is expected to occur over a three to five year period to meet the needs of the family.

**POLICY
4.7.1**

Implementation of subdivision is expected to proceed in a single phase as generally illustrated by Figure 14: Subdivision Phasing.

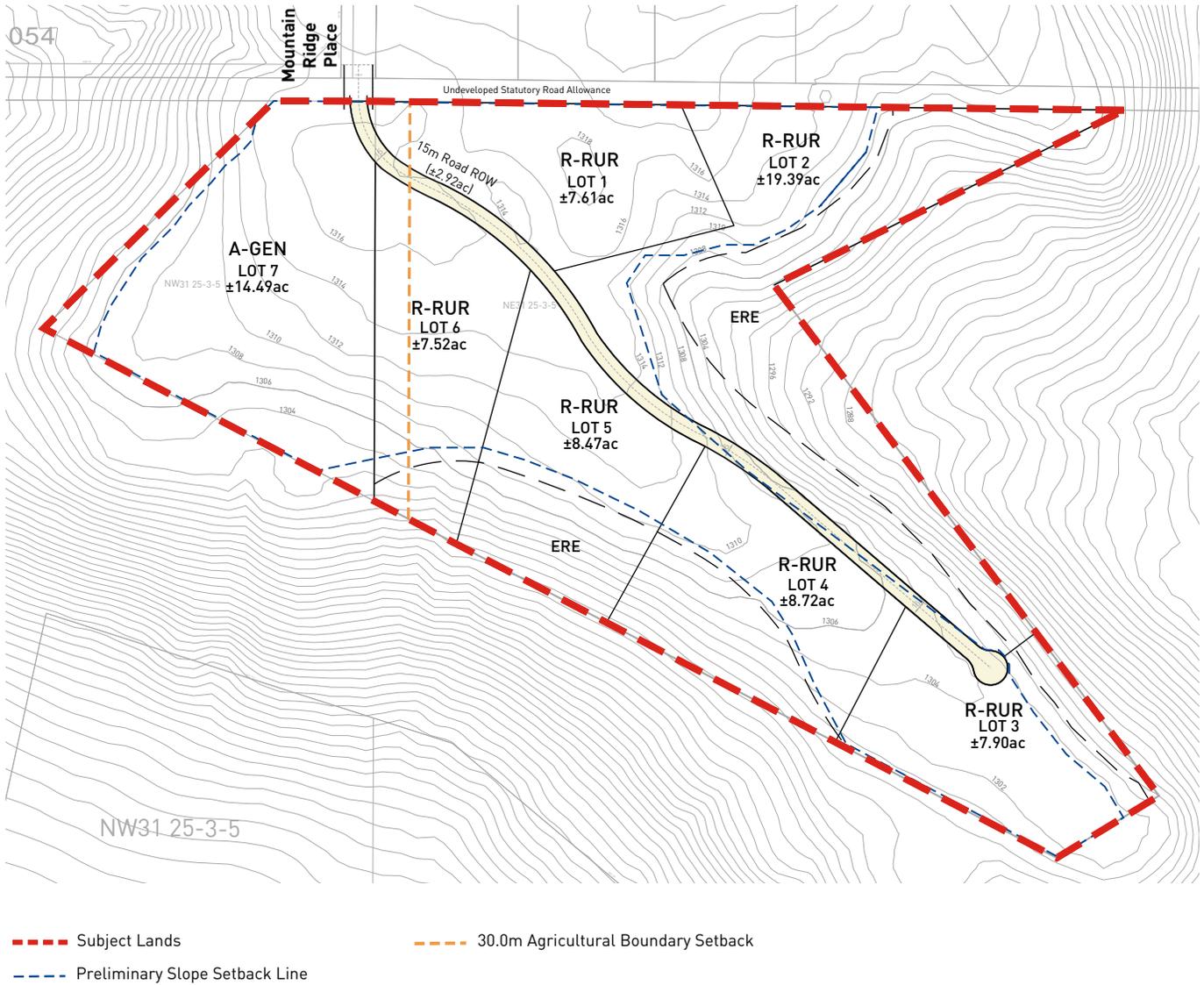


FIGURE 13 | AGRICULTURE BOUNDARY DESIGN GUIDELINES



- - - Subject Lands
- - - 30.0m Agricultural Boundary Setback
- - - Preliminary Slope Setback Line

FIGURE 14 | SUBDIVISION PHASING



5.1 THE COUNTY PLAN, 2013

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

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

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

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

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

The **Bow Valley Ridge Conceptual Scheme** proposes country residential development within an area considered appropriate by the policy provisions of the Glenbow Ranch Area Structure Plan.



5.2 GLENBOW RANCH AREA STRUCTURE PLAN, 2018

The **Bow Valley Ridge Conceptual Scheme** includes a deliberate implementation strategy to facilitate a country residential subdivision within a Conservation Area as established by the Glenbow Ranch Area Structure Plan (GRASP).

This Conceptual Scheme is prepared in accordance with Section 10: Residential Land Use, which outlines development guidelines for Non-Participating Development which includes development not participating in the voluntary Transfer of Development Credit Program. The following outlines how the proposed Bow Valley Ridge Conceptual Scheme addresses relevant GRASP policies.

GRASP POLICY	BOW VALLEY RIDGE CONCEPTUAL SCHEME RESPONSE
<p>Policy 10.3 Notwithstanding Policies 10.1, landowners not participating in the TDC Program shall be allowed to develop within the Conservation Area or Build Area subject to the policies of this Plan (see policies 9.3, 10.7, 10.8, and 10.14 to 10.18).</p>	<p>The Bow Valley Ridge Conceptual Scheme has been prepared to align with the policies listed and seeks to develop residential development within the Conservation Area in accordance with the following policies.</p>
<p>Policy 10.7 Country residential development not participating in the TDC program shall have a minimum parcel size of 3.95 acres.</p>	<p>The Bow Valley Ridge Conceptual Scheme proposed residential lots that range in size from ±7.0ac to ±19.39ac well above the 3.95ac minimum.</p>



GRASP POLICY	BOW VALLEY RIDGE CONCEPTUAL SCHEME RESPONSE
<p>Policy 10.8 The impact of residential development adjacent to Glenbow Ranch Provincial Park shall be minimized by:</p> <ul style="list-style-type: none"> a. Using buffers to physically separate residential development from the Provincial Park; b. Carefully considering dwelling placement c. Developing a stormwater management plan that minimizes run-off impacts; d. Limiting pathway access in accordance with the management goals of the Provincial Park; e. Minimizing the development of roads within the Conservation Areas; and f. Preserving viewscales from the Provincial Park. 	<p>The Bow Valley Ridge Conceptual Scheme establishes Environmental Reserve Easements that will limit the location of dwellings away from the edges of the site and will separate the houses from the Provincial Park while also preserving the viewscales from the Park.</p> <p>The single private subdivision road is proposed to limit development within the Conservation area and formal pathway access will be restricted within the plan area to limit public access to the Provincial Park through private lands.</p>
<p>Policy 10.15 Non-participating development may include:</p> <ul style="list-style-type: none"> a. the continuation of existing agricultural uses, b. institutional land uses compatible with community development or the values of the Glenbow Ranch Provincial Park, and c. country residential development. <p>Non-participation does not exclude this form of development from an obligation to minimize impacts on the Conservation Areas and sensitively integrate with the Provincial Park.</p>	<p>Proposed uses within the Bow Valley Ridge Conceptual Scheme include agricultural uses, country residential development, and private open spaces that align with the current development patterns and existing Glenbow Ranch Provincial Park.</p>
<p>Policy 10.16 Non-participating landowners shall provide a local plan for:</p> <ul style="list-style-type: none"> a. all parcels, or combination of parcels, twenty acres or greater in size for residential development; and b. any proposed institutional development. 	<p>The preparation of the Bow Valley Ridge Conceptual Scheme aligns with this policy.</p>

GRASP POLICY	BOW VALLEY RIDGE CONCEPTUAL SCHEME RESPONSE
<p>Policy 10.17 At the discretion of the County, non-participating landowners proposing residential development with a parcel size less than twenty acres may be required to prepare a local plan. Where a local plan is not required, the landowner shall provide a technical assessment of the proposed development that includes:</p> <ul style="list-style-type: none"> a. the internal road network, water supply, sewage treatment, and stormwater management; b. any other assessment required by unique area conditions, such as topography; <p>and</p> <ul style="list-style-type: none"> c. the requirements of policies 10.8 and 10.14 being addressed. 	<p>The preparation of the Bow Valley Ridge Conceptual Scheme constitutes a local and describes the servicing strategy for the proposed development, and the existing site conditions among policies to guide the deliberate and thoughtful residential development proposed.</p>
<p>Policy 10.18 In addition to the conservation requirements of policy 10.8, non-participating residential development should undertake an environmental impact assessment and be sited away from mature tree stands, natural areas, native grasslands, and / or wildlife corridors, in order to minimize impact on the Conservation Area.</p>	<p>A Biophysical Impact Assessment (BIA) was conducted for the Bow Valley Ridge Conceptual Scheme which identified the presence of one ephemeral waterbody. No riparian lands were observed. The area on site with the largest concentration of trees has been identified as an Environmental Reserve Easement within the Conceptual Scheme. The large lot sizes will further reduce the disturbance to the site's modified grassland.</p>



6.0

COMMUNITY CONSULTATION

An on-site meet-and-greet event was held on June 7th , 2025 to introduce the project to residents along Mountain Ridge Place. All residents along Mountain Ridge place were invited to the event and were notified three weeks in advance when the Bow Valley Ridge’s dropped off flyers at each house. Email invitations were also sent to the local area councillor and to the board of the Muslim Cemetery.

Approximately 30-35 people attended the meet-and-greet where members of the family and the project team were in attendance to answer questions about the development. Attendees were invited to provide their emails if they wanted to receive updates about the project. Contact information for the project teams were also provided for those interested in learning more about the project.

Information sheets with details about the project a long with a QR code to an online survey were provided at the event. One survey response was received that was in strong support of the application.

Feedback received at the event was generally positive with questions primarily concerning the following topics:

- + The Water Co-Op and water servicing
- + Maintaining unofficial access through the site
- + Lot size



SUPPORTING TECHNICAL REPORTS
(submitted under separate cover):

1. Geotechnical Investigation, Factor Geotechnical., June 2025
2. Biophysical Impact Assessment, CIMA+ Inc., July 2025
3. Level II Private Sewage Treatment System Assessment, Sedulous Engineering Ltd., August 2025
4. Conceptual Level Stormwater Management Report, Sedulous Engineering Resources Inc., July 2025
5. Traffic Impact Letter, Bunt & Associates Engineering, August 2025

BOW VALLEY

CONCEPTUAL SCHEME

RIDGE

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