

BEARSPAW KETTLELANDS CONCEPTUAL SCHEME

ENVIRONMENTALLY
SUSTAINABLE LAND DEVELOPMENT

WITHIN PLAN 8911077 BLOCK 15, SW¼ 32-25-02-W5M,
ROCKY VIEW COUNTY, ALBERTA

PREPARED FOR:



ROCKY VIEW COUNTY
PLANNING AND COMMUNITY SERVICES

ON BEHALF OF:

Amini & Rashidi Family

PREPARED BY:



**Western Water
Resources**
WWR INC.
Integrated, Sustainable
Land, Water, and Environmental Planning
From First Questions to Confident Approvals



January 9, 2026

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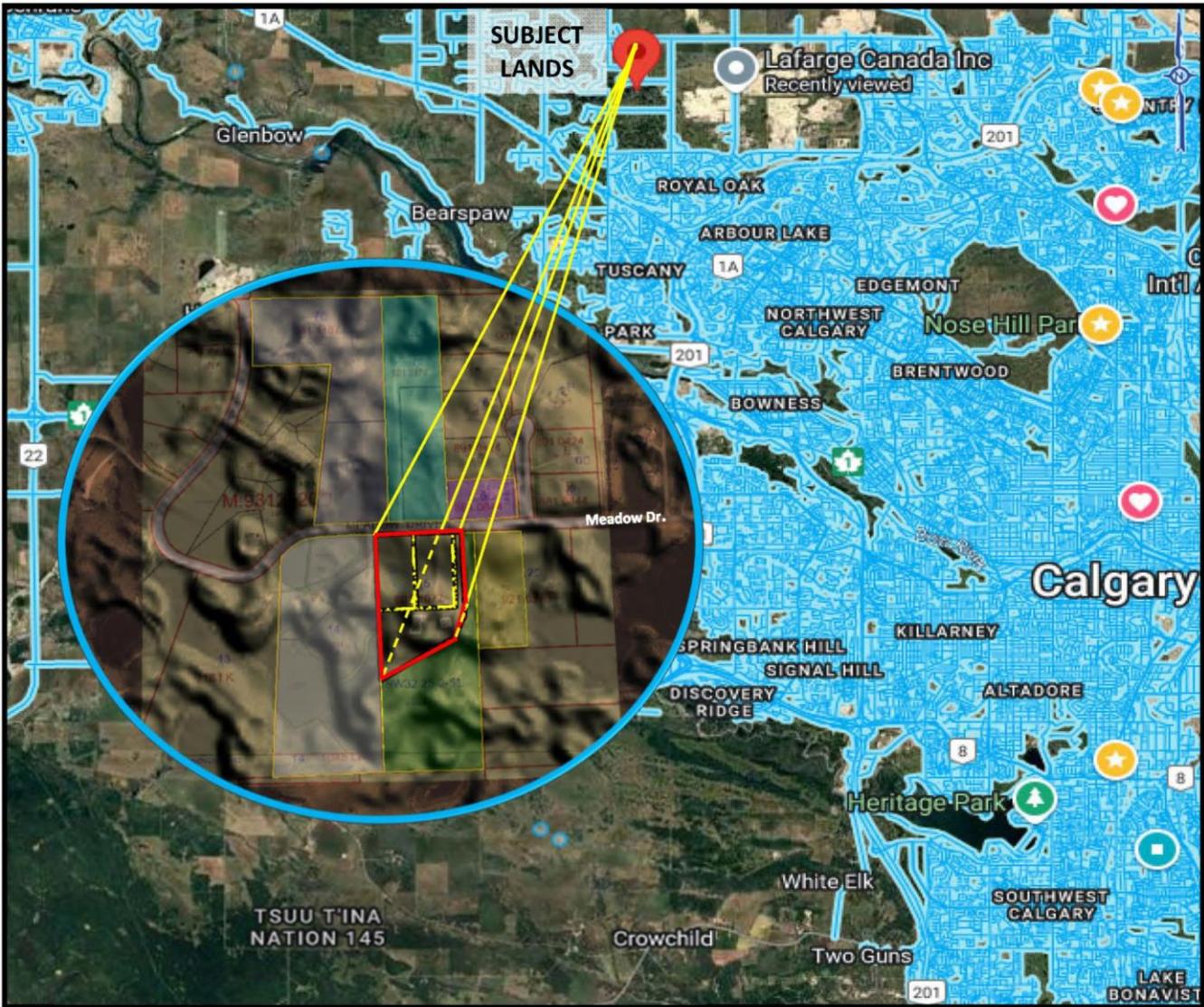
1 INTRODUCTION

The Bearspaw Kettlelands Conceptual Scheme, a conservation-oriented parkland community shaped by glacial landforms and aspen forest, sets forth a clear, thoughtful, and policy-anchored vision for the orderly evolution of a ± 2.91 ha (± 7.19 ac) parcel of land at 24141 Meadow Drive—Plan 8911077, Block 15—representing only 4.5% of SW $\frac{1}{4}$ 32-25-02-W5M, yet offering a meaningful opportunity to strengthen the fabric of the Bearspaw community. Prepared pursuant to Rocky View County’s Municipal Development Plan, the Intermunicipal Development Plan, and the Bearspaw Area Structure Plan, this Conceptual Scheme provides the rationale planning framework to guide the redesignation of the lands from R-RUR to R-CRD and enable the creation of two ± 0.81 ha (± 2.01 ac) country residential lots and one ± 1.27 ha (± 3.14 ac) remainder lot containing the existing residence, garage, and shop.

Situated within the Bearspaw ASP’s identified infill area, this proposal advances a careful and context-sensitive subdivision that reinforces existing land use patterns, directs growth where it is intended, and demonstrates responsible stewardship of land, water, and environmental resources. The plan leverages existing piped water infrastructure, minimizes new impervious surfaces to help to naturally manage stormwater, integrates seamlessly with surrounding development, and reflects the shared intermunicipal aspirations of both Rocky View County and the City of Calgary.

By harmoniously uniting sound technical analysis, strong community support, and alignment with the County’s long-range growth strategy, the Bearspaw Kettlelands Conceptual Scheme embodies a forward-looking vision: one that honours Bearspaw’s rural character, strengthens its residential fabric, and ensures that the development of these lands proceeds in a manner that is orderly, environmentally responsible, and beneficial to both current and future residents.

Figure 1 below illustrates the location of the proposed future country residential development.



 <p>Western Water Resources (WWR) Inc. Sustainable Integrated Water Resources Engineering & Environmental Solutions 179 Panorama Hills Way NW Calgary, Alberta, T3K 5N6 Phone: (403) 614-7372 : Email: info@wvrinc.ca Web: wvrinc.ca</p>	<p align="center">Site Location Map</p> 	<p align="center">PREPARED FOR:  ROCKY VIEW COUNTY Cultivating Communities ON BEHALF OF: Amini & Rashidi Family</p> <p align="center">PROJECT: Limited Scope Conceptual Development Scheme</p>
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Figure 1: Site Location Map

1.1 Purpose of Conceptual Scheme

The Bearspaw Kettlelands Conceptual Scheme is a plan that is intended to, first and foremost, provide guidance and more detailed direction for the development of the subject lands within the context of the developer's rationale and motivation to establish a new subdivision with associated land uses, while demonstrating through the technical studies required as conditions for redesignation and subdivision approval, that the proposed subdivision will be developed in a manner that is consistent with the policies and direction of the Bearspaw ASP (Approved June 17, 2025), which it is, within the higher-order planning policy framework, immediately subordinate to the Rocky View MDP (September 2025), with the understanding that because the subject lands lies within boundary lands between Rocky View County and the City of Calgary, that it must also function in harmony with the mutual interests of both jurisdictions.

The policies within this Plan have been prepared to:

- 💧 Provide guidance for concurrent and subsequent land use redesignation, subdivision, and development permit applications.
- 💧 Provide an outline of how they will be used to inform the redesignation and subdivision application process.
- 💧 Compliment, and, where opportunities may present themselves, create new policies that will help to support and advance the common overarching policies woven within each of the plans governing land development within Bearspaw, measurably ensuring that the development of the land and water resources is carried out in a manner that is consistent with the environmental stewardship objectives of the County; and where applicable, functions in harmony with any mutually-shared intermunicipal policies.

It is the intent to apply the policies and design of this plan to guide development in one phase, in due consideration of the relatively small size of the proposed development. Subdivision for the development will be applied for following the adoption of the Bearspaw Kettlelands Conceptual Scheme and approval of the land redesignation.

1.2 Conceptual Scheme Objectives

The primary objectives of the Bearspaw Kettlelands Conceptual Scheme, limited to the development of the subject lands and to those properties lying immediately adjacent to it that could potentially be affected by the proposed, are to:

- a) Provide a comprehensive summary of the existing conditions within the subject lands for the express purpose of identifying the development opportunities and any potential or real constraints limiting the development of the subject lands that could require the application of appropriate mitigation strategies to resolve the development constraint(s).
- b) Present a subdivision and development concept that complies with those policies of the BASP and the Intermunicipal Development Plan (IDP) that support and harmonize with the County's environmental sustainability and stewardship goals and that align with country residential subdivision pattern and density of the surrounding area, while simultaneously respecting the mutual intermunicipal interests of establishing policy direction, guidelines, and processes to address issues that may arise in the shared policy area.

- c) Investigate and conclude whether any post-development mitigation strategy will be necessary to address any identified or foreseeable traffic, environmental, or any other potential issues.

2 GROWTH PLANNING & POLICY FRAMEWORK

2.1 Municipal Government Act

The Municipal Government Act provides the legislative framework under which all municipalities must operate. As such, the Act, which directs the preparation of the MDP, functions at the top of the planning framework by providing broad, high-level policy direction, either to the County and/or towards the creation of an intermunicipal development plan used to co-ordinate land use and development within boundary lands between adjacent municipalities, such as Rocky View County and the City of Calgary, of which the subject lands falls into. Inherently, the structure of the Act's top-down policy framework provides the latitude to incorporate subordinate plans, such as area structure plans (e.g., Bearspaw ASP) and Conceptual Schemes, such as this Conceptual Scheme, which is a site or subject lands-specific development plan, subordinate to and developed within the framework of the area structure plan, that must operate in harmony and be compliant with the polices that equally govern those lands lying immediately adjacent to the subject lands, to ensure that they are not impacted in the wake of developing the subject lands.

2.2 Intermunicipal Development Plan

Land holdings near the fringe of the City of Calgary may fall under the policies and guidelines contained within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), which was adopted by both municipalities. The IDP identifies an area of mutual intermunicipal interest and establishes policy direction and processes to address issues that may arise in this area. In this case, the subject lands fall within the IDP Policy Area and the IDP policy and guidelines are thus applicable as shown in the Rocky View County / Calgary of Calgary Intermunicipal Development Plan, Map 2, key Focus Areas, 2012.

2.3 Rocky View County Municipal Development Plan (MDP)

The MDP sets a clear, forward-looking vision for how Rocky View County will grow over the next 20 years. Anchored by the five foundational goals, cited below, the MDP focuses the County's efforts on the key areas essential to building the future our residents expect. These goals drive the objectives and policies of the plan and are supported by measurable outcomes that define what success looks like when the MDP is consistently applied in guiding responsible, strategically aligned growth.

2.3.1 Vision



2.3.2 Goals

Goal 1: Focused Growth and Effective Services

- Focus development into areas identified for growth and encourage efficient service levels compatible with County needs and economic goals.

Outcomes:

- Majority of growth is occurring in Growth Areas
- Existing communities build-out as planned
- Focused growth enables efficient services and infrastructure
- Vibrant communities where compatible uses co-locate
- Thoughtful growth limits the fragmentation of agricultural lands outside of the County's Growth Areas and established communities
- Diversification of the agricultural sector
- Minimization of land use conflicts with agriculture

Goal 2: Celebrate the County's Diverse Communities and Lifestyles

- Celebrate the diverse communities and lifestyles that the County offers residents and businesses by ensuring future development respects the unique character of our communities. County needs and economic goals.

Outcomes:

- Communities maintain a unique identity and character as they develop
 - Planning in the County shifts from a general to community-specific approach
-

Goal 3: Support Agriculture

- Support agriculture as a core part of the County's identity by protecting agricultural lands and supporting agricultural operations.

Outcomes:

- Thoughtful growth limits the fragmentation of agricultural lands outside of the County's Growth Areas and established communities
 - Diversification of the agricultural sector
 - Minimization of land use conflicts with agriculture
-

Goal 4: Maintain Healthy Land and Water

- Protect, maintain, and connect with our natural environment.

Outcomes:

- Development minimizes and mitigates impact to Environmental Areas
 - Communities are connected through a network of parks, pathways, and open spaces
-

Goal 5: Grow Our Business Community

- Foster an expanding and diversified economy by attracting investment, supporting local businesses, and positioning the County as a key player in regional economic success.

Outcomes:

- Strategic partnerships advance economic growth
- The County's unique advantages attract investment and high-value industries
- Diverse business sectors offer a range of employment opportunities
- Local businesses are retained, supported, and expanding
- Business development is focused on Growth Areas

2.3.3 District Community Areas

Distinct Community Areas allow the County to plan each community in a way that reflects its unique landscape, character, and infrastructure, ensuring that growth aligns with local strengths and long-term potential. These areas—ranging from residential neighbourhoods to business hubs—are intended to accommodate a balanced mix of land uses and development forms that respond to both current conditions and future needs. Within this framework, the Bears paw community represents one of Rocky View County's most established and character-defining Country Residential Communities that blends country residential and rural lifestyles with its agricultural heritage.

2.3.4 Growth Management: Country Residential Communities

As one of Rocky View County’s established Country Residential Communities, Bears paw is intended to build out in accordance with its existing policy direction—which means completing its planned pattern of larger-lot, low-density residential development as set out in the Bears paw ASP, MDP, IDP, and Land Use Bylaw, without expanding its footprint or increasing its planned intensity; the proposed country residential subdivision lies within this designated Community area (Map 3, Managing Growth, RVC MDP) and aligns fully with this intent, fitting naturally within Bears paw’s established character and supporting the goals and objectives of the ASP.

2.4 Planning Rationale – Land Use Context and Compatibility

The Subject Lands are currently designated as Residential, Rural District (R-RUR). The purpose of this district classification is stated as follows in Section 317 of Rocky View County Land Use Bylaw:

“To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.”

In accordance with **Section 319** of the applicable Rocky View County Land Use Bylaw, the Residential Rural District (R-RUR) zoning prescribes a minimum parcel size of 1.61 hectares (3.95 acres). The current land use designation of the subject property, as well as the zoning of adjacent parcels, is illustrated on Township 25-2-W5M Land Use Map No. 56-North, as issued by Rocky View County and dated October 23, 2024.

The subject parcel is bounded on all sides—north, south, east, and west—by lands designated R-RUR. Although parcel sizes in the immediate vicinity vary, they are generally reflective of and compatible with the lot sizes proposed through this redesignation and subdivision application. Said Land Use Map No. 56-North provides a graphical representation of this context and the comparative lot fabric.

Importantly, lands located directly northwest and southeast of the subject parcel are designated Residential – Country Residential District (R-CRD), the same land use district sought by the applicant, acting for and on behalf of the landowner(s). This existing pattern of R-CRD development in proximity to the subject lands demonstrates a precedent for lower minimum parcel sizes and supports the appropriateness and compatibility of the proposed redesignation within the broader rural residential development framework of the area.

The proposed land use redesignation is therefore consistent with emerging land use patterns and phasing of development illustrated in **Map 5: Land Use Strategy** and stated below in **Policy 5.2.1 a)** under **Section 5.2 Phasing** of the Bears paw Area Structure Plan (Bears paw ASP) (Bylaw C-8588-2024), approved June 17, 2024; that is, the parcel of land is within the infill area.

“Policy 5.5.1 a) Residential development will continue to be prioritized within the Infill Country Residential Areas in accordance with Section 6.2.”

In accordance with **Policy 6.2.6** a Conceptual Scheme is required for the proposed residential development as not all the following conditions of this policy, stated below, have been satisfied:

“Policy 6.2.6 A conceptual scheme shall be required for residential development within the Infill Country Residential Area as identified on Map 5: Land Use Strategy, unless the following conditions are met:

- a) No more than four (4) new residential lots are being created;**
- b) There is limited potential for further subdivision both within and adjoining the subject lands; and**
- c) There are no subdivision or development matters that would benefit from being directed by Conceptual Scheme or Master Site Development Plan policies, including, but not limited to:**
 - i. homeowners’ association requirements;**
 - ii. landscape and architectural controls;**
 - iii. Environmental or Municipal Reserve requirements;**
 - iv. water, wastewater, stormwater infrastructure; and**
 - v. lot layout, emergency access and road layout.”**

2.5 Land Use District Intent and Policy Alignment

The Residential – Country Residential District (R-CRD) provides for residential development on parcels typically 1.98 acres (\pm 0.80 hectares) or larger in size, intended to accommodate country residential uses within a rural setting. This district is designed to support limited agricultural pursuits while prioritizing residential land uses in a low-density context.

A review of the applicable statutory and non-statutory planning policies, indicates that the proposed redesignation of the subject lands from Residential Rural District (R-RUR) to Residential – Country Residential District (R-CRD) is consistent with the policy direction for the area. The proposed lot sizes conform to the minimum parcel size requirements and intended character of the R-CRD district.

Furthermore, the presence of existing R-CRD parcels in the immediate vicinity establishes a clear precedent for this form of development. Accordingly, the proposed redesignation is both policy-compliant and contextually appropriate within the evolving land use pattern of the surrounding area.

2.6 Bearspaw Area Structure Plan (BPASP)

The Bearspaw ASP (Bylaw C-8588-2024), approved on June 17, 2024, provides guidance for development in its policies and corresponding figures. The ASP is intended to establish ways of evaluating and responding to proposals for change within the Plan Area, while respecting the needs of the future and the Municipality, as a whole.

The ASP establishes Council policies for the comprehensive growth management of the Plan Area in accordance with the following objectives set out below, and are thus applicable to the proposed development of the Subject Lands:

- 💧 To **establish** a future land use scenario for the Plan Area that is in alignment with sound land use planning principles that provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bears paw community.
- 💧 To **guide** growth and change within the Plan Area through the implementation of sound land use planning policies.
- 💧 To **facilitate** the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
- 💧 To **achieve** the goals and objectives of the General Municipal Plan through the implementation of sound land use planning policies.
- 💧 To **protect, conserve and/or enhance** the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts.
- 💧 To **facilitate** the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
- 💧 To **preserve** the archaeological, historical and/or cultural heritage within the Plan Area.

The ASP provides the written foundational policies, some of which are visually illustrated as figures, that, where the IDP identifies an area of mutual inter-municipal interest, respectfully factor in and work in harmony with the shared IDP policy to help establish policy direction, guidelines, and processes to address any issues that may arise in the shared policy area while developing these bordering lands. The policy elements of this foundation have been used as the metrics against which to filter, measure, and analyze whether the proposed development described within this Conceptual Scheme, harmonizes with and supports the County’s environmental sustainability and stewardship goals and country residential subdivision pattern and density within the area in which the development of this country residential subdivision is being proposed.

Policy 2.6.1

The proposed development shall conform to the goals and polices of the overarching ASP.

The plan policies, stated under each key Country Residential Land Use category heading below, were used as the metrics against which to determine whether the proposed country residential subdivision development is in conformity to the plan policies deemed, by all reasonably conceivable measures, to be relevant.

3.1 General Land Use

The following section illustrates the location of the proposed country residential subdivision within the context of the general land use policies given within the Bearspaw ASP to determine its conformity to those policies deemed to be most relevant to the proposed land redesignation application.

3.1.1 Conceptual Scheme Rationale

Pursuant to the general country residential land use policies, the Conceptual Scheme was developed to support an application to redesignate a ± 2.89 ha (± 7.19 ac) parcel of land, currently designated as “Residential, Rural District (R-RUR)”, to “Residential, Country Residential District (R-CRD)” within the Plan Area, into two ± 0.81 ha (± 2.01 ac) lots (Lots 1 and 2), with a remainder (Lot 3) of ± 1.27 ha (± 3.14 ac), having an existing residence, garage and shop.

The subject lands are situated approximately 825 metres west of Rocky Ridge Drive NW, which marks the western boundary of the City of Calgary in this area and is bounded to the north by Meadows Drive. The lands are surrounded on all sides—north, south, east, and west—by small, fragmented parcels. Meadows Drive is a county-standard paved road that offers safe sightlines in both directions, making it well-suited to accommodate future subdivision. As such, any future development would not impose additional costs or strain on County infrastructure.

County policy documents (LUB, MDP) support the subdivision.

The proposed development is located immediately adjacent to lands that have already been redesignated from Residential, Rural District (R-RUR)” to “Residential, Country Residential District (R-CRD)”.

In support of this application to redesignate the Subject Lands, Western Water Resources (WWR) Inc. completed the following studies in accordance with the Rocky View County Servicing Standards:

-  Potable Water Supply Confirmation Letter from Rocky View Water Co-op
-  Geotechnical Developable Acre Assessment (GDAA)
-  Wetland Impact Assessment (WIA)
-  Level 1 PSTS Variation Assessment
-  Level 3 PSTS Assessment
-  Stormwater Management Plan (SWMP)

A summary of the results of each of these studies along with the supporting policies to ensure adherence to the recommendations of each, are included in Section , including the potable water supply confirmation letter from Rocky View Water Co-op Ltd., as requested by Planning Services, is included in **Appendix A**.

3.2 Development Phasing

To facilitate a logical, efficient, and planned development strategy within this infill country residential plan area, the redesignation and subdivision development of the Subject Lands within the Plan Area will proceed in accordance with **Section 5.2, Policies 5.2.1 a) and c)** of the ASP. The Plan prioritizes the continued infilling of the “well-established Bearspaw area”, as shown on **Map 5: Land Use Strategy**, while factoring in the development of fragmented quarter sections in future development areas prior to more comprehensive planning by the County.

3.3 Concept Plan

The condition imposed by the County upon the applicant to provide a Conceptual Scheme was made to ensure that the proposed development of the subject lands effectively integrates with the surrounding area. This condition is aligned with the policies stated within **Section 5.2** and **6.2** of the Bearspaw ASP.

Section 4.0 of the Bearspaw Kettleland Conceptual Scheme, below, comprehensively addresses the collective objective of validating the suitability of the Concept Plan Area for the proposed country residential subdivision development.

4.1 Location and Legal Description

The subject lands are situated approximately 825 metres west of Rocky Ridge Road NW, which delineates the municipal boundary of the City of Calgary, shown as an inset as part of the Conceptual Development Plan illustrated in **Figure 2** below. The subject lands are legally described as Plan 8911077, Block 15, and are municipally addressed as 24141 Meadow Drive, Calgary, Alberta. The subject parcel encompasses an area of approximately ± 2.89 hectares (± 7.19 acres), representing approximately 4.5% of the total area of the southwest quarter of Section 32, Township 25, Range 2, West of the Fifth Meridian (SW $\frac{1}{4}$ 32-25-02-W5M).

The subject lands are bounded to the north by Meadow Drive and are contiguous on all sides (north, south, east, and west) with parcels designated as Residential Rural District (R-RUR) under the applicable land use bylaw. To the immediate northeast, the subject lands abut parcels designated Residential – Country Residential District (R-CRD), each comprising approximately ± 0.81 hectares (± 2.00 acres). These R-CRD parcels are understood to have been developed circa 30 years prior, based on verbal confirmation received from an adjacent property owner within that country residential subdivision.

4.2 Transportation

4.2.1 Access Strategy

As illustrated in Figure 2, access to proposed Lot 1 will be provided by a new paved approach from the south side of Meadow Drive connecting to a newly constructed ± 5.0 m gravel driveway, while access to proposed Lot 2 will be achieved through upgrades to the existing gravel driveway—with the remaining portion beyond the future parking area and attached garage to be decommissioned, regraded, and ecologically restored, described in Section 4.4.2 (Environmental Enhancement). Access to the existing dwelling, garage, and shop will be provided by upgrading the existing approach from gravel to a new paved approach and the existing driveway upgraded to a 5.0 m gravel driveway within a 12.5 m panhandle right-of-way in accordance to Policy 4.2.1 below, with the width of the upgraded driveway intentionally selected to reduce the impervious area and thus the associated post-development stormwater generated, this in alignment with the County’s environmental sustainability policies and the objectives of the Meadow Drive Drainage Relief Project.

Policy 4.2.1

At the time of subdivision, the developer shall enter into a Road Acquisition Agreement with Rocky View County to secure the County’s ability to acquire all or a portion of the panhandle access area for future transportation or access purposes, if and when such land is required. The Agreement shall be prepared to the satisfaction of the County and registered by caveat on the affected lands to ensure continued enforceability until such time as the lands are acquired or the County determines the Agreement is no longer required.

Further, the development of the subject lands shall conform to **Policy 4.2.1** in Figure 2 below, conceptually illustrating the location of the future residences, the proposed access points, driveway alignments and setbacks.

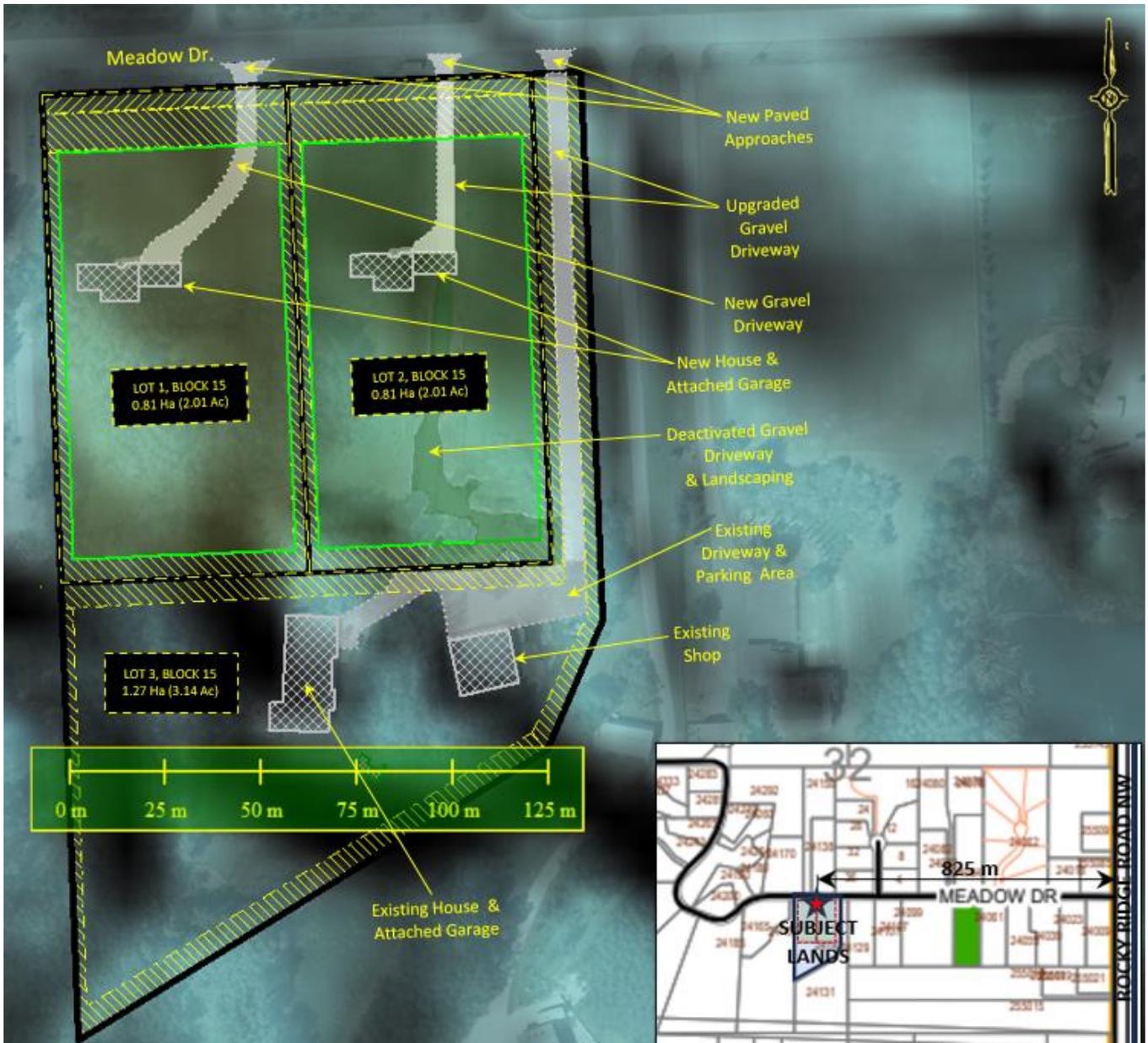


Figure 2: Conceptual Development Plan

4.3 Vegetation and Wildlife

In accordance with the MDP and Land Use Bylaw, development within ecologically important areas may be permitted where appropriate measures are taken to minimize impacts on native vegetation and wildlife habitat. The proposed development has been designed to avoid significant disturbance to the site's naturally occurring vegetation, primarily Balsam Poplar, and does not encroach upon areas commonly used by local wildlife. Given the adaptability of wildlife in the Bears paw area and the limited anticipated disturbance, the proposed redesignation is not expected to result in significant environmental impacts. As such, a Biological Impact Assessment (BIA) was not required in support of this application.

4.3.1 Vegetation and Wildlife Impact Minimization

The applicant, Western Water Resources, acting for and on behalf of the landowner(s), has developed a conceptual plan to ensure that no trees will be removed nor potential wildlife habitat disturbed, either during or following the development of proposed Lots 1 and 2. In fulfillment of these objectives, the landowner and the future owner(s) of the proposed lots, shall strictly adhere to Policy 4.3.1, cited below.

Policy 4.3.1: Vegetation and Wildlife Impact Minimization

Development proposed within ecologically significant areas shall incorporate clear and demonstrable measures to avoid, minimize, and mitigate impacts on native vegetation and wildlife habitat.

4.3.2 Environmental Enhancement and Ecological Restoration

The restored area will be replanted with native prairie grasses, woody shrubs, and indigenous tree species including *Picea glauca* (White Spruce), *Populus balsamifera* (Balsam Poplar), and/or *Populus tremuloides* (Trembling Aspen). This mitigation strategy is intended to offset the increase in impervious surface area associated with the new residence, garage, parking area, and driveway, thereby supporting a reduction in post-development stormwater runoff volumes and peak flows. In fulfillment of these objectives, the landowner and the future owner(s) of the proposed lots, shall strictly adhere to Policies 4.3.2 a) and 4.3.2 b), cited below.

Policy 4.3.2 a) Native Vegetation Restoration

*As part of subdivision and development, the decommissioned driveway area shall be restored and replanted with native prairie grasses, woody shrubs, and indigenous tree species—such as *Picea glauca* (White Spruce), *Populus balsamifera* (Balsam Poplar), and/or *Populus tremuloides* (Trembling Aspen)—to enhance ecological function, improve onsite infiltration, and offset the increase in impervious area associated with new residential construction.*

Policy 4.3.2 b) Stormwater Mitigation Through Vegetation

Restoration and replanting measures shall be designed to support a measurable reduction in post-development stormwater runoff volumes and peak flows, consistent with the County's environmental sustainability objectives and best practices for low-impact development.

4.3.2.1 Rationale

The restoration of the decommissioned driveway area provides an opportunity to enhance natural hydrology, re-establish native vegetation communities, and mitigate stormwater effects associated with new impervious surfaces. Replanting with indigenous species increases infiltration capacity, improves soil stability, and contributes to long-term ecological resilience within the Bearspaw landscape. This approach aligns with Rocky View County's environmental stewardship goals and the Bearspaw ASP's emphasis on sustainable and sensitive rural land development

4.3.2.2 Implementation Guidance

1. Restoration Plan Requirements

- A detailed planting or restoration plan shall be submitted at the subdivision or development permit stage, demonstrating species selection, planting density, and location of restored areas.

2. Species Selection and Planting Standards

- Species must be native to the Foothills Parkland Natural Subregion and sourced from local ecotypes where feasible.
- Plantings should prioritize drought tolerance, stormwater uptake, and long-term survivability.

3. Performance Expectations

- Restoration shall be designed to meaningfully reduce runoff volumes and peak flows relative to pre-restoration conditions.
- The restored area should remain in naturalized condition and not be converted to lawn or non-native landscaping.

4. Monitoring and Establishment Period

- The County may require a one- to two-year establishment period to ensure plant survival and the effective functioning of the restored area.

4.4 Lot Sizes & Density Policy Context

Lot sizes and residential density in the subject area are regulated by both the **MDP** and the **Land Use Bylaw (LUB)**. The applicable policy framework establishes a maximum residential density of one parcel per 0.80 hectares (1.98

acres). This standard applies unless the subject lands are serviced by both a piped potable water system and a piped wastewater treatment system, in which case increased density may be considered.

In this instance, while the area is serviced by a piped potable water system, no piped wastewater treatment system is available. As such, the maximum density remains at one parcel per 1.98 acres in accordance with prevailing policy.

4.5 Density and Servicing Policy

In areas where only piped potable water service is available and no piped wastewater treatment system exists; the maximum allowable residential density shall be limited to one parcel per 1.98 acres.

The subject lands comply with this policy standard.

4.6 Municipal Reserve

During any development, the developer is required to provide 10% Municipal Reserves (MR) for future pathways, parks, schools, and other public spaces. Normally MR is taken in one of four (4) possible ways:

1. Cash in lieu of 10% (established by averaged recent sales of similar undeveloped raw land sales)
2. Dedication of 10% of land (in this case 0.719 acres)
3. Deferred MR to a later subdivision
4. A combination of the above

The proposed development will require MR Contribution as per the MGA at the time of subdivision. MR is not a decision that requires approval by subdivision authority, but a requirement as per the MGA. Subdivision Authority will follow the policies found in the Subdivision Authority Bylaw.

4.7 Municipal Reserve (MR) Dedication

In accordance with the Municipal Government Act (MGA), all subdivisions shall dedicate 10% of the gross developable area as Municipal Reserve (MR). MR is intended to support future public amenities, including but not limited to parks, pathways, schools, and other community-serving open spaces.

Dedication of MR is a statutory obligation under the MGA and is not subject to negotiation or discretionary approval by the Subdivision Authority. The Subdivision Authority shall administer MR dedication and disposition in accordance with Subdivision Authority Bylaw C-8275-2022.

5.1 Potable Water Servicing

Connection to a piped water treatment and distribution system is the preferred method of servicing, where such infrastructure is available and feasible. In this instance, the subject lands benefit from direct frontage to an existing treated waterline that extends along Meadow Drive.

Based on prior development experience within this locality, it is anticipated that Rocky View County will require all newly approved parcels resulting from the proposed subdivision to be connected to this existing waterline infrastructure. In support of this servicing requirement, the landowners have submitted a letter of confirmation, dated June 24, 2022, issued by Rocky View Water Co-op Ltd, shown in Appendix A. This correspondence verifies that sufficient treated water capacity exists within the system to accommodate the projected demand associated with the proposed two (2) additional country residential lots.

Figure 3 below illustrates the alignment of the existing waterline along Meadow Drive, with directional arrows identifying its approximate location. This figure is based on an excerpt from the Treated Water distribution Key Plan provided by Rocky View Water Co-op Ltd.



Figure 3: Rocky View Water Co-op Treated Water Distribution System

Policy 5.1: Potable Water Servicing

At the time of future subdivision potable water shall be provided by connection to Rocky View Water Co-op Treated Water Distribution System.

At the request of Administration, the following engineering and environmental studies, summarized and accompanied by the supporting policy, where deemed appropriate, were completed in support of the application to redesignate the Subject Lands:

5.2 Geotechnical Developable Acre Assessment

The scope of work for the Geotechnical Developable Area Assessment included the examination of slopes equal to or greater than 15 percent, and any complex or simple wetland depressions, irrespective of the classification and water permanency, within each proposed new lot that either serves or could serve either a biological and/or hydrological function, such as the capturing, storing and attenuation of overland stormwater runoff.

Contiguous, by definition, means “without a break” (Merriam-Webster); that is, development can safely occur anywhere within at least one (1) acre, without posing any harm to humans or irreparably to the environment.

5.2.1 Slope Stability Assessment

A slope stability assessment was completed for proposed Lot 1 to confirm that sufficient developable land exists on slopes less than 15% or on steeper slopes that can be shown to be stable. The steepest areas of the site were visually assessed, and no indicators of historical or ongoing slope instability—such as surface erosion, mass movement, drainage issues, or tree deformation—were observed. Mature Balsam Poplar and dense native grasses provide strong root reinforcement and moisture regulation, further supporting slope stability.

Slopes adjacent to the Temporary [CII] Wetland range from 8% to marginally over 20%, with an average of approximately 14%, and exhibit short, uniform, planar segments that transition smoothly into the wetland. No watercourses or sensitive features are present that could be affected by sedimentation. Importantly, no tree removal, commensurate with the vegetation component of **Policy 4.3.1** cited above will be permitted; and the future residence will be located north of the poplar stand, which will remain intact to provide natural buffering, soil stability and groundwater recharge.

Overall, the site’s geomorphology, vegetation structure, and absence of instability indicators confirm a Low risk of slope failure, with minimal potential impact to the vegetation, soils, and adjacent wetland.

5.2.2 Contiguous Developable Acre Assessment

The Geotechnical Developable Acre Assessment forms part of the conditions for redesignation to ensure that there is at least one (1) contiguous acre of developable land within each proposed future lot that is free from any potential physical and/or environmental encumbrances to safeguard the protection of the environment and the future occupants.

A detailed analysis of each of the proposed new lots was undertaken to assess whether each of the proposed lots contained at least one (1) contiguous acre of developable land. The results of this analysis reveals that there is at least one (1) contiguous acre within each of the proposed new lots.

Policy 5.2.2: Contiguous Developable Acre Protection and Development Limitation

Policy 5.2.2.1 - Development Within Defined Contiguous Acre

All residential, structural, and site-disturbing development on proposed Lot 1 shall be confined to the identified contiguous developable acre confirmed through the slope stability assessment, ensuring that construction occurs only within areas demonstrating slopes equal to or less than 15% or otherwise verified as stable.

Policy 5.2.2.2 - Protection of Steeper and Environmentally Sensitive Slopes

No development, grading, tree removal, or disturbance shall occur outside of the defined contiguous developable acre, particularly within steeper slope segments or the vegetated buffer adjacent to the Temporary [CII] Wetland.

Policy 5.2.2.3 - Development Permit Compliance

The precise location of building envelopes within the developable acre areas of proposed Lots 1 and 2 shall be determined at the time of construction. All future buildings, structures, access routes, and associated site grading shall fully comply with the policies established in this Conceptual Scheme, including but not limited to Policy 5.2.2.3 and Policy 5.2.3(e).

5.3 Wetland Impact Assessment

A wetland impact assessment was completed after an unclassified wetland was identified on the subject lands. Western Water Resources (WWR) conducted a hydrogeologic and soil investigation, including two shallow test pits, to evaluate hydric soil characteristics such as mottling and gleying. These indicators, combined with observed wetland vegetation, confirmed the feature as a **Temporary (Class II) Wetland**, the lowest-functioning wetland class under the Alberta Wetland Classification System.

Although not required by Administration, WWR completed a wetland setback analysis following the provincial guidance document *Stepping Back from the Water* (Government of Alberta, 2012). This guideline recommends a minimum 10-metre vegetated setback from a Temporary (Class II) Wetland to protect ecological and hydrological

function. The proposed development on Lot 1 exceeds this minimum, approximately 11 metres from the attached garage and 18 metres from the proposed residence and is illustrated in Figure 4 below.

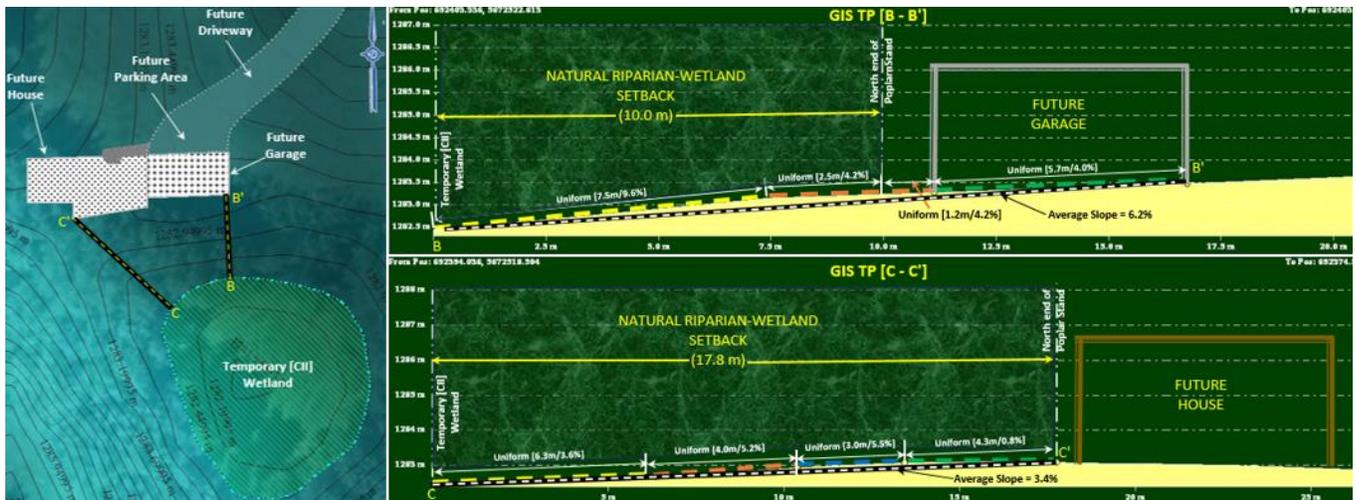


Figure 4: Wetland Riparian Protection Setback Buffer for Proposed Lot 1

The surrounding riparian area, dominated by mature Balsam Poplar and supported by diverse understory vegetation, was found to be intact, functioning, and well-suited to buffer the wetland, contributing to filtration, groundwater recharge, and habitat support. Moderate Canada Thistle infestation was noted and should be managed in accordance with *policies 5.3.4.1 and 5.3.4.2 cited under Policy 5.3.4 Invasive Species Management*.

Overall, the assessment confirms that the wetland can be protected without impacting the viability of the proposed subdivision, and that the natural riparian buffer already exceeds provincial best practices and aligns with Rocky View County’s environmental sustainability objectives.

Policy 5.3: Wetland Protection and Riparian Setback Development Policy

Policy 5.3.1: Minimum Setback Requirement

All development on Lot 1 shall maintain a minimum vegetated setback of 10 metres from the delineated boundary of the Temporary (Class II) Wetland, consistent with the Government of Alberta’s Stepping Back from the Water (2012) guideline, as illustrated in Figure 4 above.

Policy 5.3.2: No Disturbance Within the Setback

No buildings, grading, tree removal, vegetation clearing, or placement of fill shall occur within the required 10-metre setback area.

Policy 5.3.3: Protection of the Existing Riparian Buffer

The mature Balsam Poplar stand, and associated understory vegetation located between the proposed development and the wetland shall be retained as a natural riparian buffer to maintain slope stability, water quality protection, and ecological function.

Policy 5.3.4: Invasive Species Management

*Identified invasive weeds, including *Cirsium arvense* (Canada Thistle), shall be actively managed or removed within and adjacent to the wetland to protect riparian health and maintain long-term ecosystem integrity. See non-chemical invasive species management policies 5.3.4.1 and 5.3.4.2 below:*

Policy 5.3.4.1: Prohibition of Hazardous Chemical Use Near the Wetland

To protect the Temporary (Class II) Wetland and its riparian buffer, no hazardous chemical herbicides shall be used for invasive species control within or adjacent to the wetland on proposed Lot 1.

Policy 5.3.4.2: Required Non-Chemical Removal of Canada Thistle

*Canada Thistle (*Cirsium arvense*) identified within the wetland and riparian buffer shall be managed using non-chemical methods, including repeated manual cutting, hand-digging, targeted mowing, or solarization, consistent with provincial wetland protection guidelines.*

Policy 5.3.4.3: Restoration Using Native Vegetation

All invasive species removal areas shall be restored with native grasses, shrubs, or trees suitable to the Foothills Parkland Natural Subregion to prevent re-infestation and support long-term ecological function.

Policy 5.3.4.4: Wetland and Riparian Monitoring & Invasive Species Removal

Landowners shall monitor the wetland and riparian buffer annually during the growing season and promptly remove any regrowth or new invasive shoots using non-chemical methods.

Policy 5.2.5: Development Permit Compliance

At the development permit stage, applicants shall demonstrate—with a site plan or survey—that all structures, grading, and site alterations comply with the required wetland setback and riparian protection policies.

5.4 Level 1 PSTS Assessment Variation

A Level One PSTS Variation (L1PSTSV) Assessment was completed for the existing private sewage treatment system on proposed Lot 3 in accordance with Section 507.4 of Rocky View County's 2013 Servicing Standards. The assessment confirmed that the system—a two-chamber concrete septic tank and gravity-fed tile field—has been regularly maintained, pumped every six months, and consistently reported to be in good working condition. Although the tank capacity (800–1,000 US gallons) would typically be undersized for a five-bedroom home, the frequent pumping schedule ensures proper operation. All regulated setback distances comply with Alberta Onsite Wastewater Management Association (AOWMA) standards, and no concerns were observed regarding the placement of the tank or field.

Given that the system has surpassed its typical 25–30-year life expectancy, the assessment recommends quarterly inspections of the treatment field to monitor for surface breakouts or early signs of failure. With this monitoring protocol in place, the existing PSTS is considered suitable for continued use within the proposed subdivision.

Private Sewage Treatment System (PSTS) Assessment & Monitoring Policy

Policy 5.4: Existing PSTS Assessment and Ongoing Monitoring

Policy 5.4.1: System Age and Condition Monitoring

Where an existing PSTS has exceeded 25 years of age, quarterly visual inspections of the treatment field shall be required to monitor for surface breakouts, malfunction, or signs of system failure, regardless of the system's reported performance.

Policy 5.4.2: Maintenance of Undersized Tanks

Where septic tank capacity is technically undersized for the dwelling unit but ongoing functionality is supported through regular semi-annual pump-outs and inspections, the system may remain in use provided documentation of maintenance is retained and the system continues to meet public health and environmental protection standards.

Policy 5.4.3: Record Keeping and Reporting

Property owners shall maintain records of all pump-outs, inspections, and maintenance activities and provide them to Rocky View County upon request.

Policy 5.4.4: Response to System Malfunction

Any indication of malfunction, surface effluent breakout, or environmental risk shall require immediate inspection by a qualified PSTS professional, with any necessary repairs, upgrades, or replacement completed to the satisfaction of the County and in compliance with AEPA regulations.

Policy 5.4.5: Subdivision Approval Condition

Subdivisions involving an existing PSTS shall only be approved where system viability is demonstrated through the LIPSTSV Assessment, and where appropriate ongoing monitoring and maintenance measures can be implemented as conditions of approval.

5.5 Level 3 PSTS Assessment

A Level 3 Private Sewage Treatment System (L3PSTS) Assessment was completed for both proposed lots in accordance with the Alberta Private Sewage Systems Standard of Practice (2021), Rocky View County's Servicing Standards, and the provincial Model Process for subdivision using PSTS. Detailed soil profiling, grain-size analysis, and regulatory separation reviews were undertaken to confirm onsite wastewater feasibility.

For Lot 1 (West), testing identified a Clay Loam design layer underlain by a hydraulically restrictive Heavy Clay layer that does not meet the required vertical separation for a conventional treatment field. Although groundwater was not encountered and no limiting redox features were observed, the restrictive layer necessitates a mounded treatment system with pressure distribution. Adequate area exists to accommodate a system designed for a future 4-bedroom residence.

For Lot 2 (East), the Clay Loam design layer and underlying Heavy Clay provide sufficient vertical separation for either a conventional subsurface treatment field or a mounded treatment field, both receiving secondary treated effluent through pressure distribution. Soil suitability is moderate, and the available area readily supports a field sized for a 4-bedroom dwelling.

Both proposed lots are connected to regional piped water (Rocky View Water Co-op), and no shallow groundwater users exist within 0.5 miles. No environmental constraints or encumbrances were identified that would limit system siting. Final design will be completed by a certified onsite wastewater designer at the Development Permit stage.

Overall, the assessment confirms that both lots can safely and compliantly support onsite wastewater treatment systems when constructed in accordance with provincial standards and Rocky View County's servicing requirements.

Private Sewage Treatment System (PSTS) Siting & Suitability Policy

Policy 5.5: PSTS Siting, Suitability, and Development Permit Requirements

Policy 5.5.1: Demonstration of Technical Suitability

All new residential lots shall demonstrate technical suitability for an onsite private sewage treatment system through a Level 3 PSTS Assessment completed in accordance with the Alberta Private Sewage Systems Standard of Practice (2021), A Model Process for Subdivision Using PSTS, and Section 507.4 of the Rocky View County Servicing Standards.

Policy 5.5.2: Soil Profile and Design Layer Requirements

The design layer, restrictive layers, and effluent loading rates identified in the soil assessment shall guide the system design and placement. Where vertical separation is insufficient for a conventional field, a mounded treatment system receiving secondary-treated effluent from a BNQ-certified packaged treatment plant or wastewater treatment system meeting those criteria, via pressure-distribution, shall be required.

Policy 5.5.3: Lot-Specific System Requirements

- **Lot 1:** *Only a mounded field system receiving secondary-treated effluent from a BNQ-certified packaged treatment plant or wastewater treatment system meeting those criteria, via pressure distribution, is permitted due to restrictive Heavy Clay at shallow depth.*
- **Lot 2:** *Either a conventional soil-based subsurface treatment field or a mounded field system receiving secondary-treated effluent from a BNQ-certified packaged treatment plant or wastewater treatment system meeting those criteria, via pressure distribution, may be used, subject to final design confirming adequate vertical separation and effluent dispersal capacity.*

Policy 5.5.4: No Development Permit Without Design-Specific Testing

Prior to issuance of a Development Permit for any residence, design-specific soil testing and final PSTS design must be completed by an Alberta-certified private sewage designer to confirm that the selected system location complies with siting, sizing, and separation requirements.

Policy 5.5.5: Compliance With Environmental and Separation Requirements

All PSTS installations must comply with minimum horizontal and vertical setbacks to buildings, property lines, waterbodies, and natural features as required under the Alberta Standard of Practice and County Servicing Standards.

Policy 5.5.6: Required Documentation

Final PSTS system design drawings, effluent loading calculations, and soil logs shall be submitted to Rocky View County with the Development Permit and maintained in the County's servicing record for the lot.

5.6 Stormwater Management Plan

Western Water Resources (WWR) Inc. completed a Stormwater Management Plan to support redesignation and subdivision of the subject lands. Field investigations and GIS hydrologic analysis confirmed that the property is fully contained within nine (9) internally drained subcatchments and does not discharge to the West Nose Creek watershed. As a result, the site is not subject to the 0.99 L/s/ha release rate of the Bearspaw-Glenbow Master Drainage Plan or the Meadow Drive Drainage Relief Project; instead, stormwater must meet the Alberta requirement of no net increase in runoff volume or peak flow for the 1:100-year event.

A site-specific hydrology model (EPA SWMM5) mapped natural drainage features—including a Temporary (Class II) Wetland in Lot 1 and an Ephemeral (Class I) topographic depression in Lot 2—which provide substantial natural stormwater storage, attenuation, and infiltration capacity. These features function as natural Low Impact Development (LID) systems and can be enhanced (e.g., rain gardens, native vegetation) without triggering Water Act approvals.

Both future residences will direct roof runoff into tall prairie grasses and natural vegetated buffers, with surface runoff retained within their respective internally drained subcatchments. Upgraded gravel driveways will be crowned and outsloped to direct runoff into pervious vegetated areas where infiltration and evapotranspiration occur. Decommissioning portions of old driveway surfaces and revegetating them with native grasses, shrubs, and poplar saplings will further increase pervious area, depression storage, and vegetative roughness, offsetting the new driveway areas required for subdivision access.

The SWMM model and field observations confirm that each internally drained subcatchment has more than sufficient storage capacity to safely manage post-development runoff volumes. With natural LID features preserved and enhanced, the proposed subdivision fully satisfies provincial stormwater criteria and aligns with Rocky View County's environmental stewardship objectives.

Internally Drained Stormwater Management Policies

Policy 5.6: Internally Drained Development Standard

All development within the subject lands shall maintain the internally drained nature of the nine (9) identified subcatchments. Stormwater shall not be directed off-site and must remain within the established hydrologic boundaries.

Policy 5.6.1: Net-Zero Runoff Requirement

Post-development stormwater runoff volumes and 1:100-year peak flows shall not exceed pre-development conditions, consistent with Alberta Environment requirements for internally drained catchments.

Policy 5.6.2: Use and Protection of Natural Low Impact Development (LID) Features

Existing natural depressions, Temporary (Class II) wetlands, and Ephemeral (Class I) wetlands shall be preserved as primary LID storage and attenuation features. Enhancements—such as native plantings or shallow storage improvements—may be used to increase abstraction, infiltration, and retention capacity without requiring a Water Act approval.

Policy 5.6.3: Vegetation-Based Stormwater Management

Native prairie grasses, shrubs, and trees shall be used to increase surface roughness, depression storage, and evapotranspiration within all stormwater management areas. Areas of decommissioned driveway shall be scarified and restored with native vegetation to increase pervious surface area.

Policy 5.6.4: Roof Runoff Dispersion

Roof runoff from all future residences and garages shall be directed to vegetated pervious areas, including tall native grasses and riparian buffer zones, to promote infiltration and prevent concentrated flows.

Policy 5.6.5 – Gravel Driveway Drainage Requirements

All new or upgraded gravel driveways shall be fully outsloped (minimum 2% crossfall) to direct runoff into adjacent vegetated areas for infiltration rather than channelized conveyance.

Policy 5.6.6– No Water Act Trigger

Stormwater storage within Temporary or Ephemeral wetlands, in their natural state or enhanced as LID features, shall be managed in a manner that does not trigger Water Act approval, consistent with provincial definitions and allowances.

6 NEIGHBOURING SUPPORT LETTERS

One of the most critical aspects of the land development process is the garnering constructive feedback and support from the closest neighboring landowners. As such, we met with a total of twelve (12) of the closest neighbours to go over the proposed conceptual development plan and ask for their constructive feedback and support. *All twelve (12) neighbours signed our development support letter* and are included in **Appendix C**.

7 CITED REFERENCES

- 1) BEARSPAW AREA STRUCTURE PLAN, Bylaw C-8588-2024, Approved JUNE 17, 2025, Rocky View County.
- 2) Rocky View County / City of Calgary. Intermunicipal Development Plan. The City of Calgary Bylaw 14P2011 – 2012 January 9. Rocky View County Bylaw C-C7078-2011 2012 February 28
- 3) Rocky View County Municipal Development Plan, September 2025.
- 4) Rocky View County – COUNTY PLAN, BYLAW C-7280-213, AMENDED NOVEMBER 6, 2023

APPENDIX A

*****Rocky View Water Co-op Ltd.**

Potable Water Supply Confirmation Letter***



June 24, 2022

Mr. Sam Amini
24141 Meadow Drive
Rocky View County, AB T3R 1A7

Dear Mr. Amini,

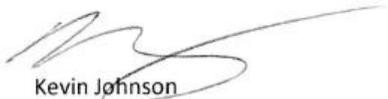
Thank you for your enquiry regarding potential subdivision of the parcel at 24141 Meadow Drive.

In regards to your subdivision proposal, we confirm that Rocky View Water Co-op Ltd has the capacity to service two additional lots at 24141 Meadow Drive, Rocky View County.

Confirmation of this supply is contingent on the purchase of the required 10,000 Class B Shares per lot with the Co-op. Prior to providing service, you will also be required to enter into a Water Services Agreement with RVWC.

All Rocky View Water Co-op standards must be followed, and all the water lines will be inspected during installation and at completion. Please contact me for any further information.

Kind Regards,



Kevin Johnson
Operations Manager

APPENDIX B

Land Title Certificate



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0011 015 063 8911077;15 141 097 720

LEGAL DESCRIPTION
 PLAN 8911077
 BLOCK 15
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 2.91 HECTARES (7.19 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;2;25;32;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 891 168 133

REGISTRATION	DATE (D/M/Y)	REGISTERED OWNER(S)		CONSIDERATION
		DOCUMENT TYPE	VALUE	
141 097 720	25/04/2014	TRANSFER OF LAND	\$851,000	CASH & MORTGAGE

OWNERS
 SAM AMINI
 AND
 MANSOUREH RASHIDI
 BOTH OF:
 24141 MEADOW DR
 CALGARY
 ALBERTA T3R 1A7
 AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3913LE .	19/11/1971	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - ENMAX POWER CORPORATION. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 951123737) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001365066)
6446LJ .	14/09/1972	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
141 097 721	25/04/2014	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. HOME EQUITY CLOSING CENTRE/PSC TORONTO 10 YORK MILLS RD TORONTO ONTARIO M2P 0A2 ORIGINAL PRINCIPAL AMOUNT: \$851,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF MARCH,
2025 AT 07:50 P.M.

ORDER NUMBER: cZDjQC7Sg

CUSTOMER FILE NUMBER:



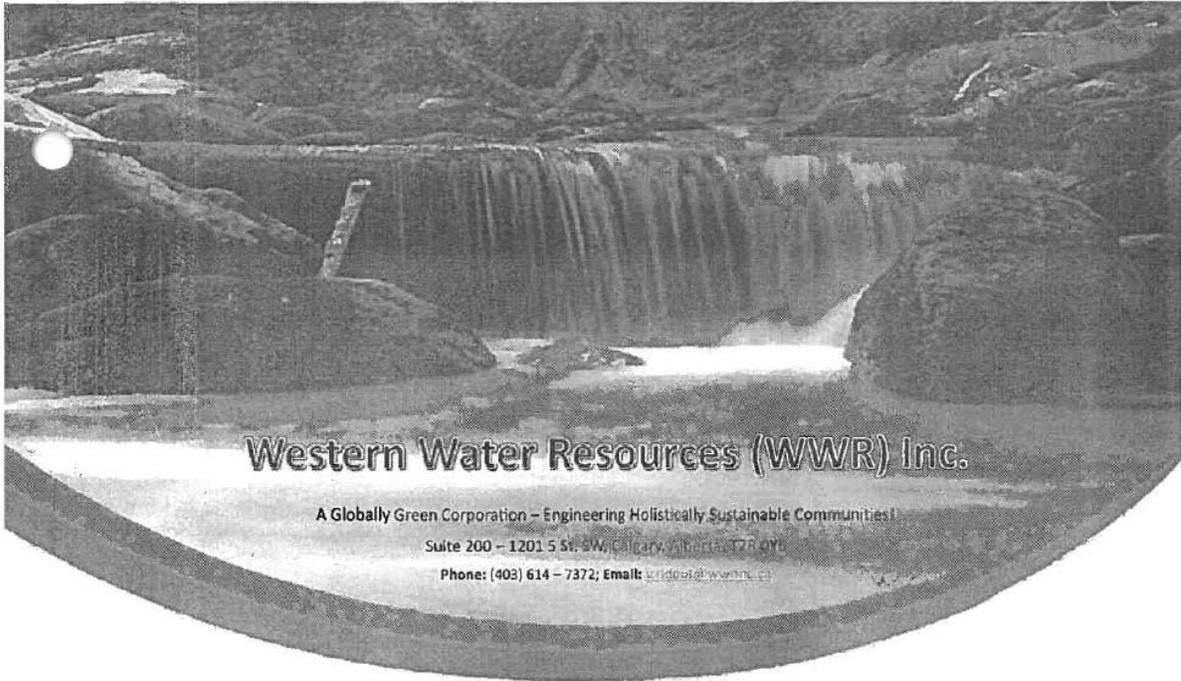
END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

APPENDIX C

*** Adjacent Landowner Support Letters ***



LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

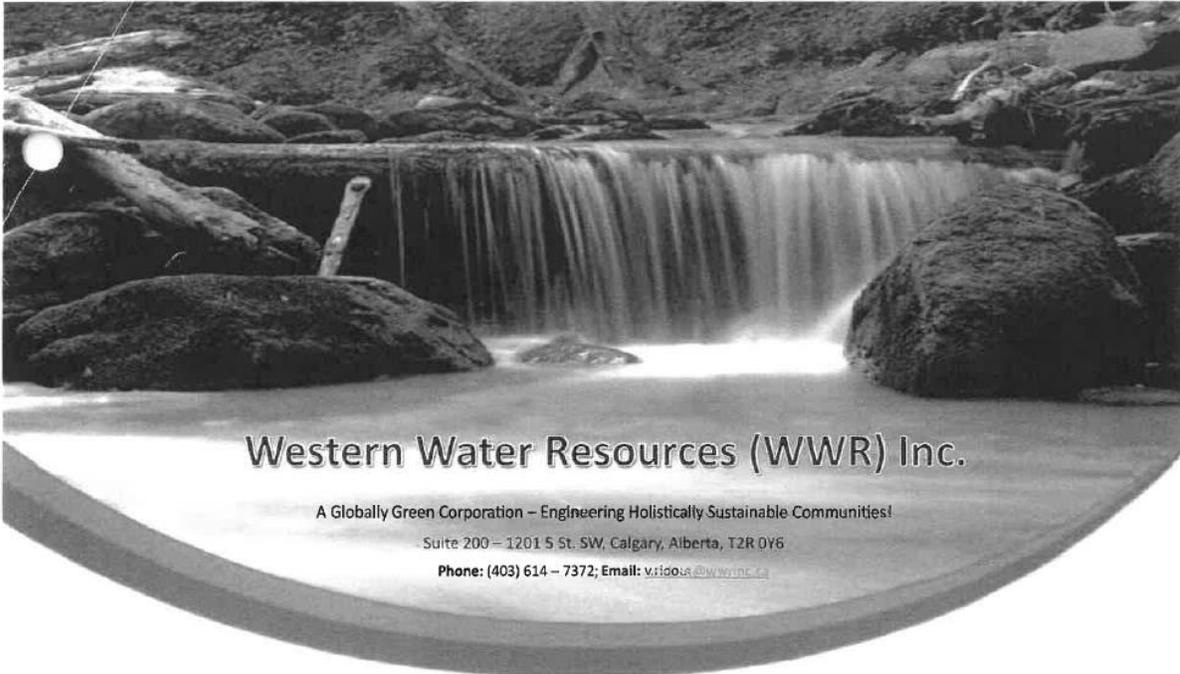
Dear Neighbour:

This letter is to inform you that your neighbour, Sam Amini, is proposing to redesignate their property, situated at 24141 Meadow Dr. NW, with Legal Address of Lot 2, Block 14, Plan 121 2864, Rocky View, County, Alberta, from R2 to R1, to accommodate subdividing their land into 3 lots, as illustrated below.

As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Isaac Saylos (full name), am a landowner at
24185 Meadow Drive (address), and I have no objection to this land use
redesignation application.

Signature: [Handwritten Signature] Date: July 21 2023



Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

Phone: (403) 614 – 7372; Email: various@wwrinc.ca

LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

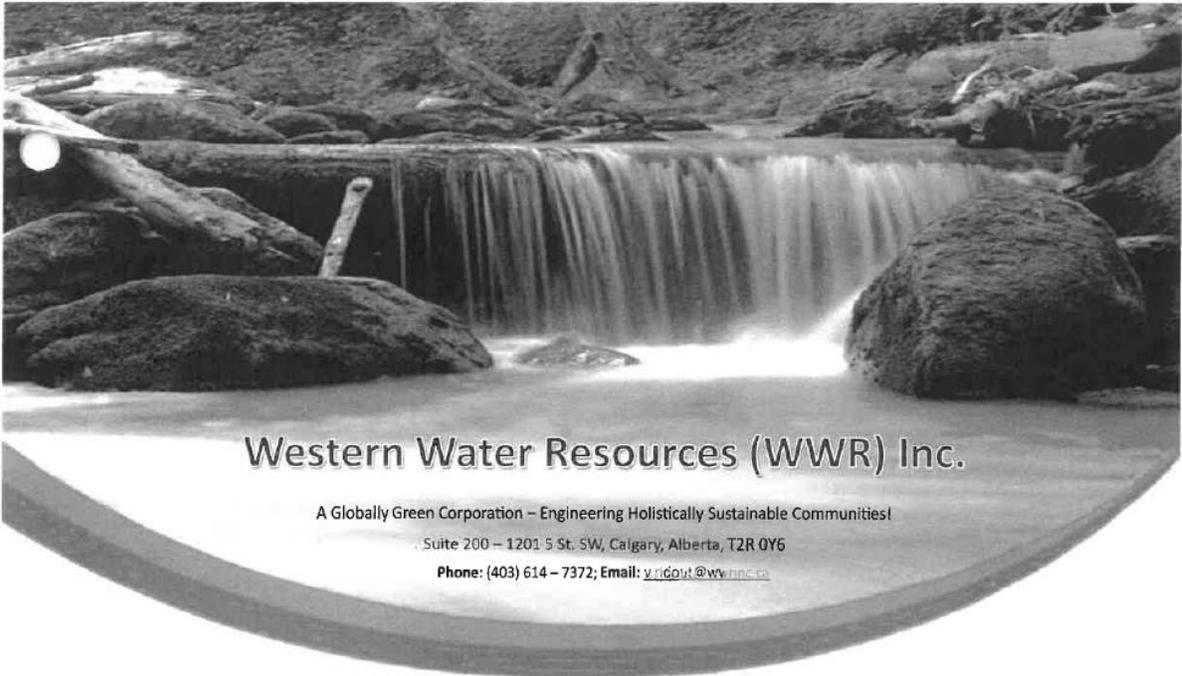
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, DAVE & LESLIE SCABAR (Full name), am a landowner at
24131 Meadow Drive (address), and I have no objection to this land use
redesignation application.

Signature: [Signature] Date: Aug 10/23

1 | Page



Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

Phone: (403) 614 – 7372; Email: info@wvrinc.ca

LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

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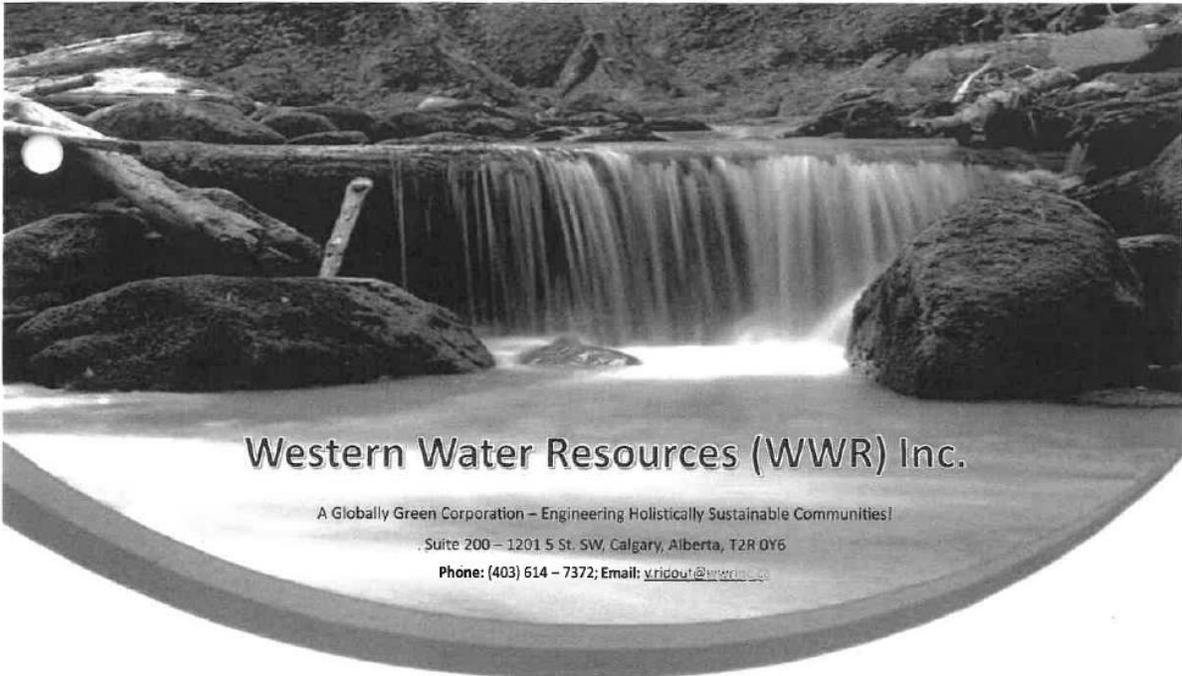
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, SIMONE FOSTER (Full name), am a landowner at
24170 MEADOW DRIVE (address), and I have no objection to this land use
redesignation application.

Signature:  Date: Aug 27 / 23

1 | Page



Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

Phone: (403) 614 – 7372; Email: vrkout@wwr.ca

LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

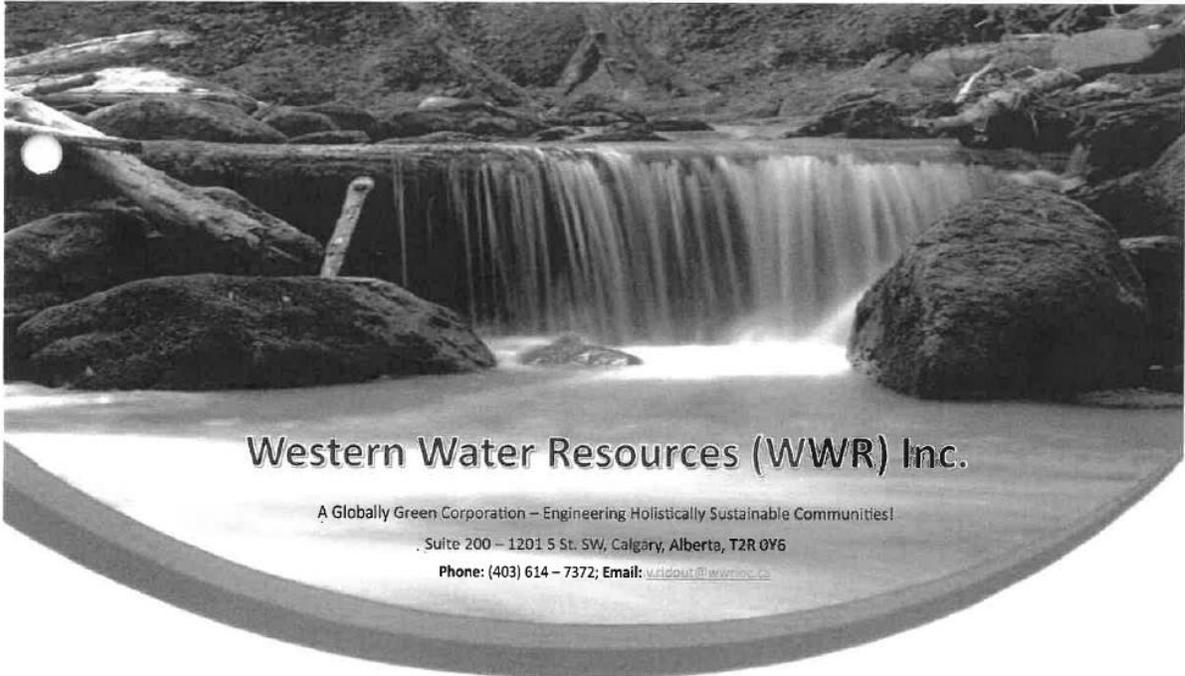
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, K. Bruce Richards (Full name), am a landowner at 24064 Meadow Dr NW (address), and I have no objection to this land use redesignation application.

Signature: [Handwritten Signature] Date: July 17/23



Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

Phone: (403) 614 – 7372; Email: info@wwrinc.ca

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July 6, 2023

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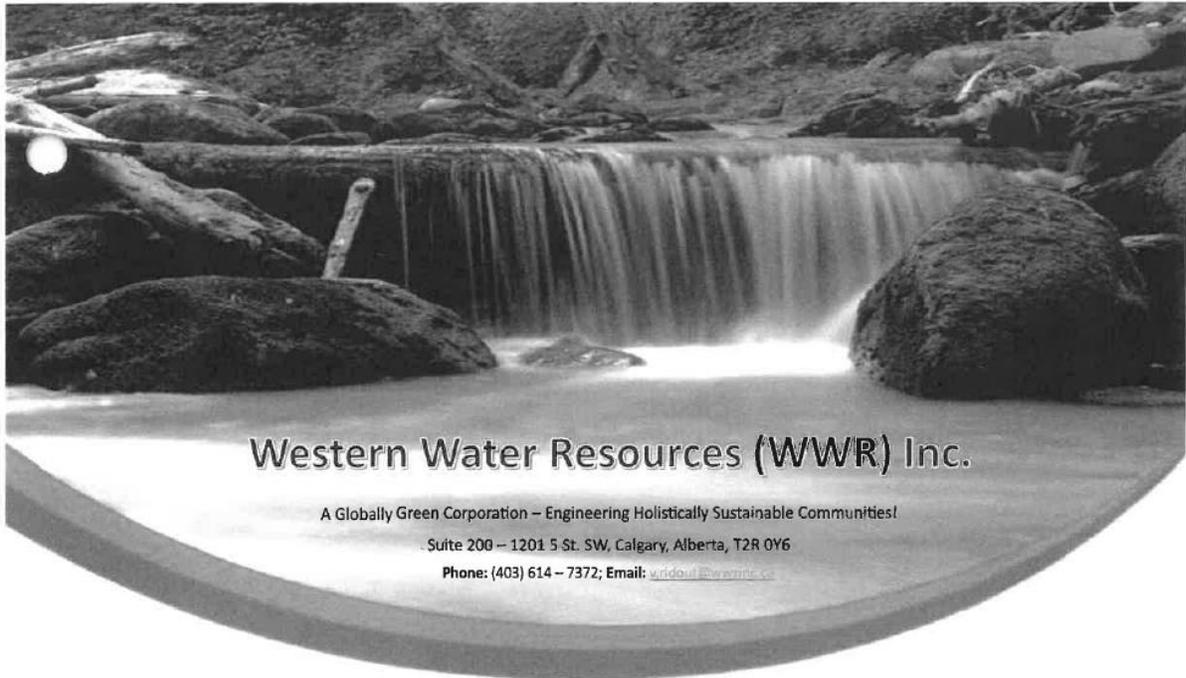
Amanjit Sandhu (Full name), am a landowner at
24129 Meadow Dr Rockyview (address), and I have no objection to this land use
redesignation application.

Signature: _____

Date: _____

July 12 2023

1 | Page



Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

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LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

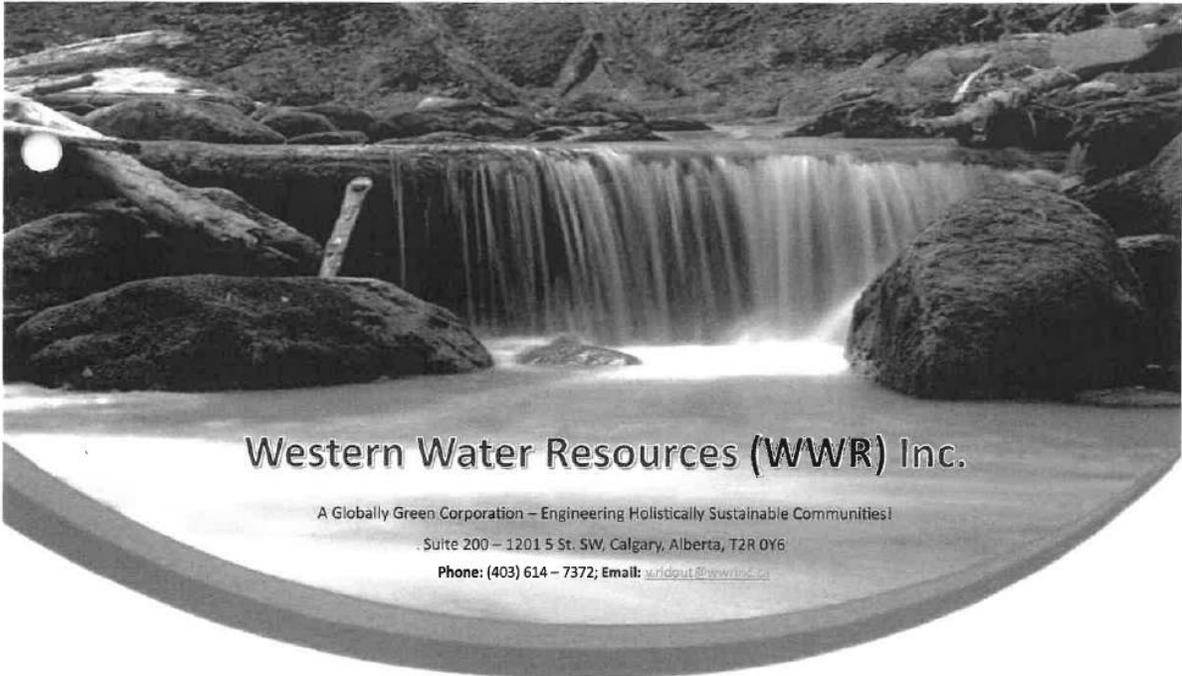
This letter is to inform you that your neighbour, Sam Amini, is proposing to redesignate their property, situated at 24141 Meadow Dr. NW, with Legal Address of Lot 2, Block 14, Plan 121 2864, Rocky View, County, Alberta, from R2 to R1, to accommodate subdividing their land into 3 lots, as illustrated below.

As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Richard Cummings (Full name), am a landowner at
24138 Meadow Dr (address), and I have no objection to this land use
redesignation application.

Signature: [Signature] Date: 11 July 2023

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Western Water Resources (WWR) Inc.

A Globally Green Corporation – Engineering Holistically Sustainable Communities!

Suite 200 – 1201 5 St. SW, Calgary, Alberta, T2R 0Y6

Phone: (403) 614 – 7372; Email: wrldgout@wwrinc.ca

LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

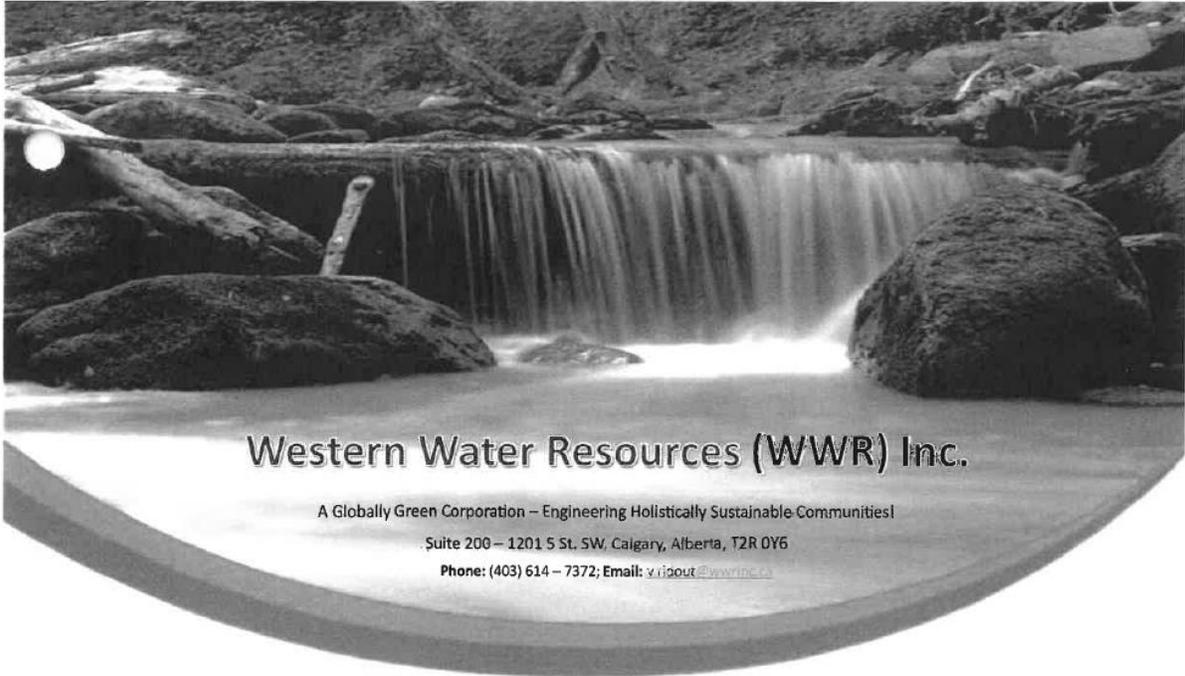
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, DON HEISLER (Full name), am a landowner at
8 MEADOW BAY (address), and I have no objection to this land use
redesignation application.

Signature: [Signature] Date: JULY 11, 2023

1 | Page



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LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

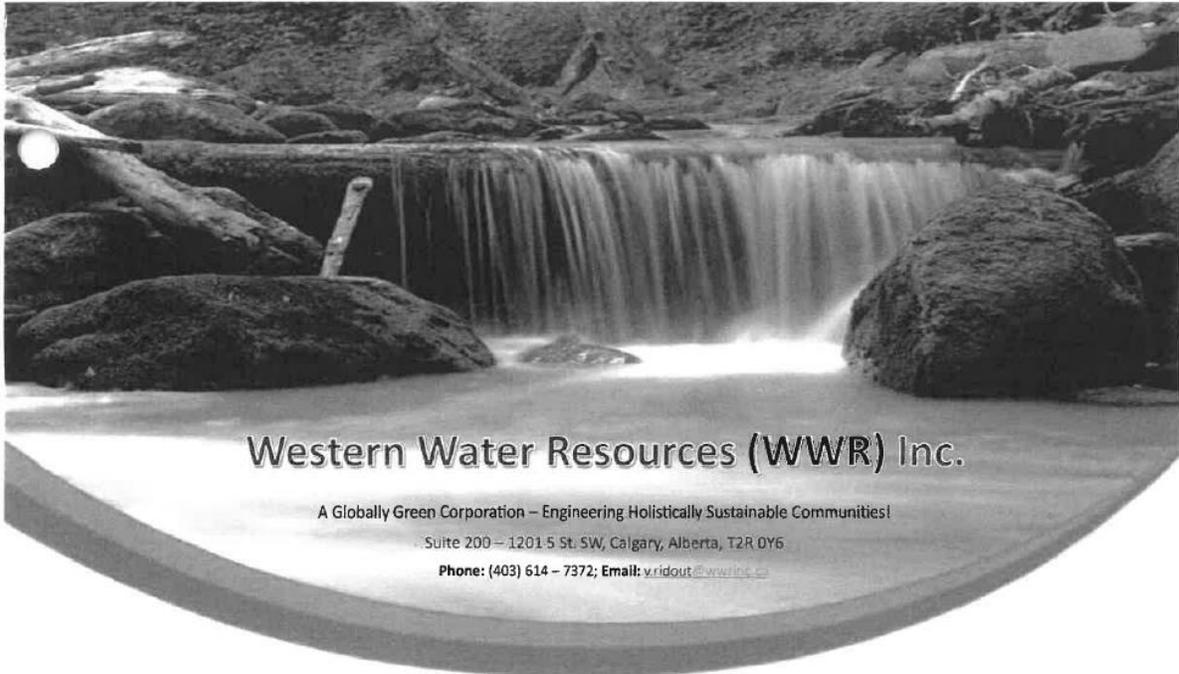
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Dominic Urban (Full name), am a landowner at
30 Meadow Bay (address), and I have no objection to this land use
redesignation application.

Signature:  Date: July 11/23

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LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

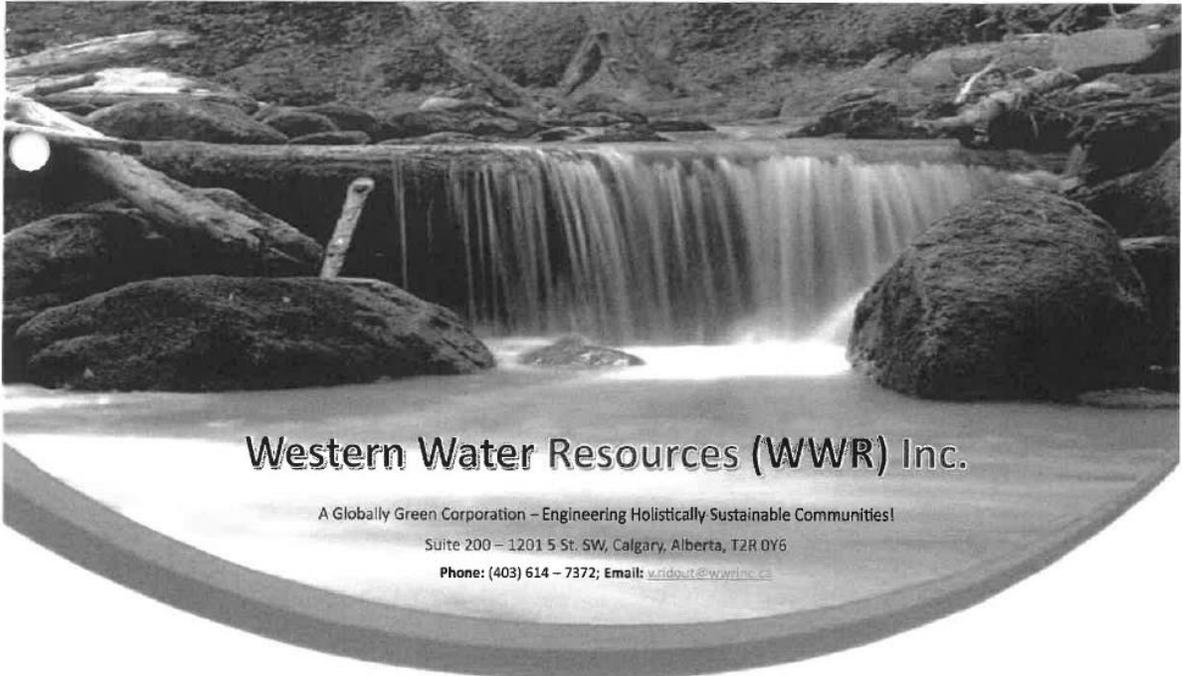
Dear Neighbour:

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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Maia Bassani (Full name), am a landowner at
24200 Meadow Drive (address), and I have no objection to this land use
redesignation application.

Signature: Bassani Date: Jul. 2023



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LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

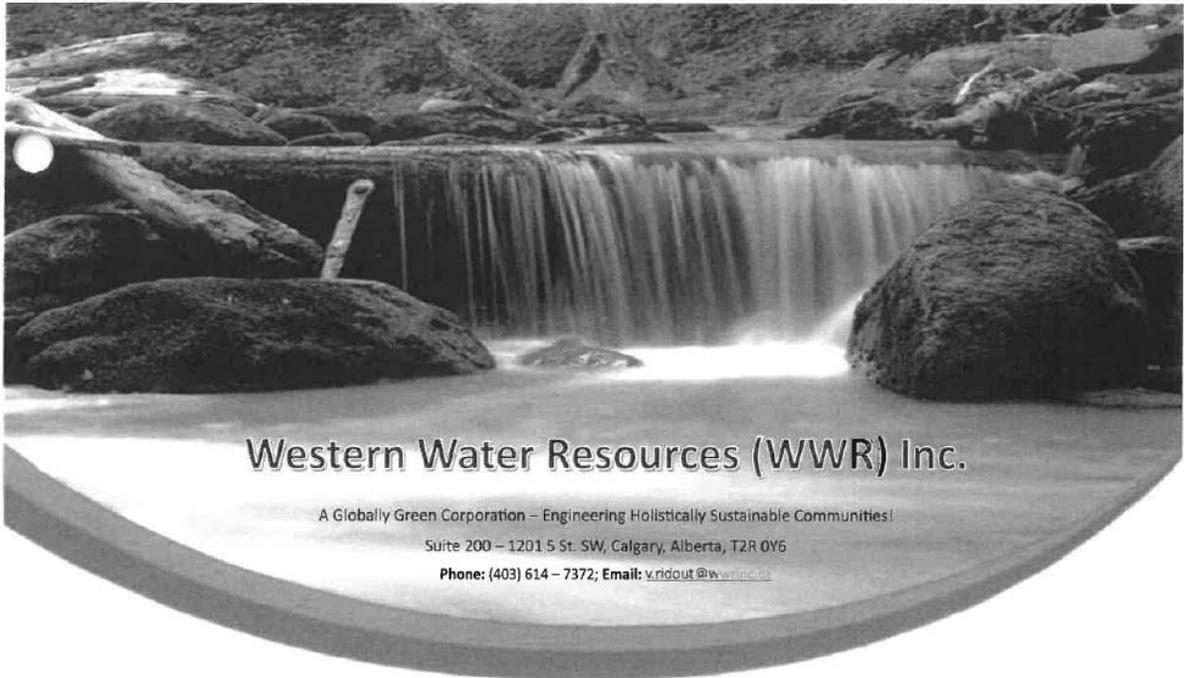
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Shannon Gwynn (Full name), am a landowner at
24157 meadow Drive (address), and I have no objection to this land use
redesignation application.

Signature: Shannon Gwynn Date: July 11/23

1 | Page



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Phone: (403) 614 – 7372; Email: v.ridout@wvrinc.ca

LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

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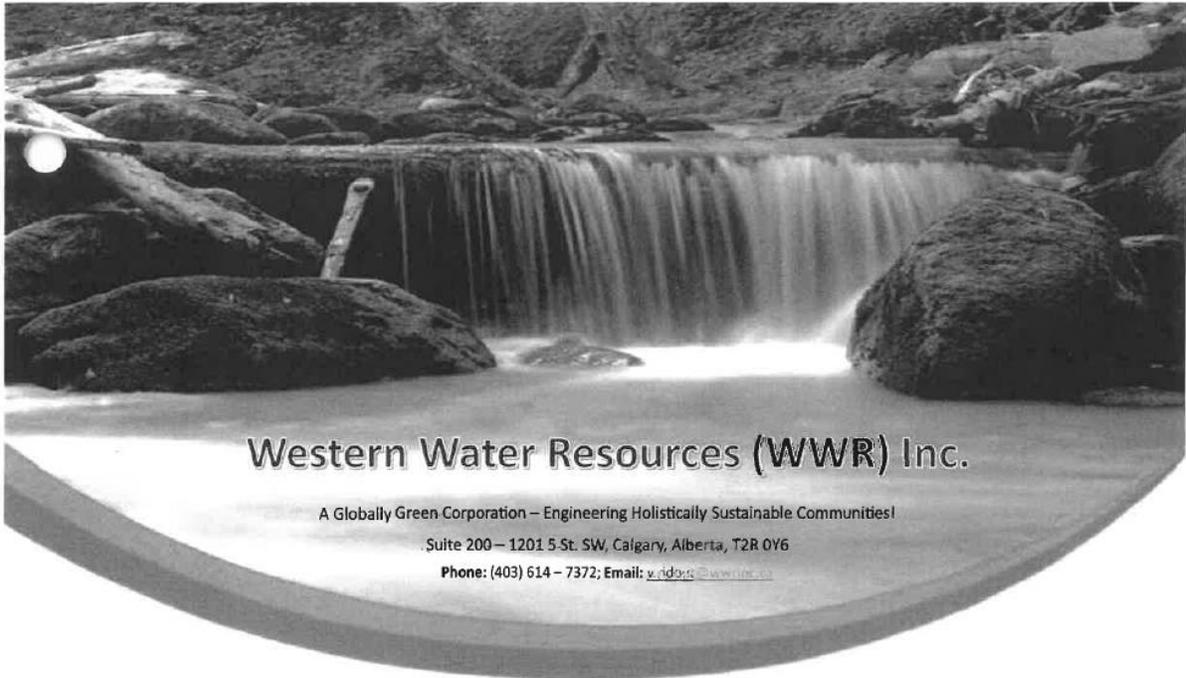
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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, Robert Morrow (Full name), am a landowner at
24165 meadow drive (address), and I have no objection to this land use
redesignation application.

Signature: Robert Morrow Date: July 11/23

1 | P a g e



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LAND USE REDESIGNATION NEIGHOUR SUPPORT LETTER

July 6, 2023

Dear Neighbour:

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As such, Sam Amini would greatly appreciate your support by filling in your name and address below and signing and dating it.

I, ABDUL-SALEH (Full name), am a landowner at
24107 MEADOW DR (address), and I have no objection to this land use
redesignation application.

Signature: Abdul Saleh Date: July 6-2023