

# Riverside Estates

Conceptual Scheme



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Riverside Estates Limited

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# 1. Introduction

The Riverside Estates Conceptual Scheme (CS) has been prepared as a requirement of the Springbank Area Structure Plan and establishes a comprehensive policy framework that guides the subdivision and development of an envisioned country residential community within the Springbank area of Rocky View County (RVC). The CS presents the development rationale to guide development, and a policy framework to inform decisions regarding future subdivision for these lands. Within this document, a development concept outlines proposed land uses, with details on proposed densities, as well as design elements for the site's open space, road design, water and wastewater servicing, and stormwater management. The future buildout of Riverside Estates is outlined through the implementation of the plan.

Riverside Estates proposes a lower density, appropriate for the surrounding community context and adjacency to the Bow River, and provides generous public open space to create a balanced and attractive community in the Springbank area. The Riverside Estates Conceptual Scheme adheres to the Springbank Area Structure Plan and current land use policies of Rocky View County, and is consistent with RVC's objective of supporting country residential development in emerging residential areas of Springbank.

The content and form of this Conceptual Scheme are the result of a public consultation process to address and balance the input from the community, and Rocky View County Administration.



## 2. Site Context

### 2.1 Plan Location and Ownership

The Riverside Estates Plan Area is located within the west area of Rocky View County (RVC) in the community of Springbank, approximately 1.6 kilometres north of the Trans-Canada Highway (Highway 1). The Riverside Estates site has a total area of 55.48 hectares (137.09 acres), which includes approximately 2.76 acres of road right-of-way along the northwest boundary of the site acquired from RVC in 2020. The subject property is legally described as N. ½ Sec. 1, Twp. 25, Rge. 3, W.5M and is under the ownership of Riverside Estates Limited.

The subject site is bounded by TransAlta property which makes up part of the Bearspaw Reservoir facility to the east; Calling Horse Drive to the west; Rodeo Drive to the south; and the Emerald Bay Estates development and Springbank Links Golf Course to the north. There is an existing AltaLink transmission utility right of way that crosses through the subject site, as well as a Trans Alta right of way for the purposes of the Bearspaw water reservoir at the site's eastern boundary.



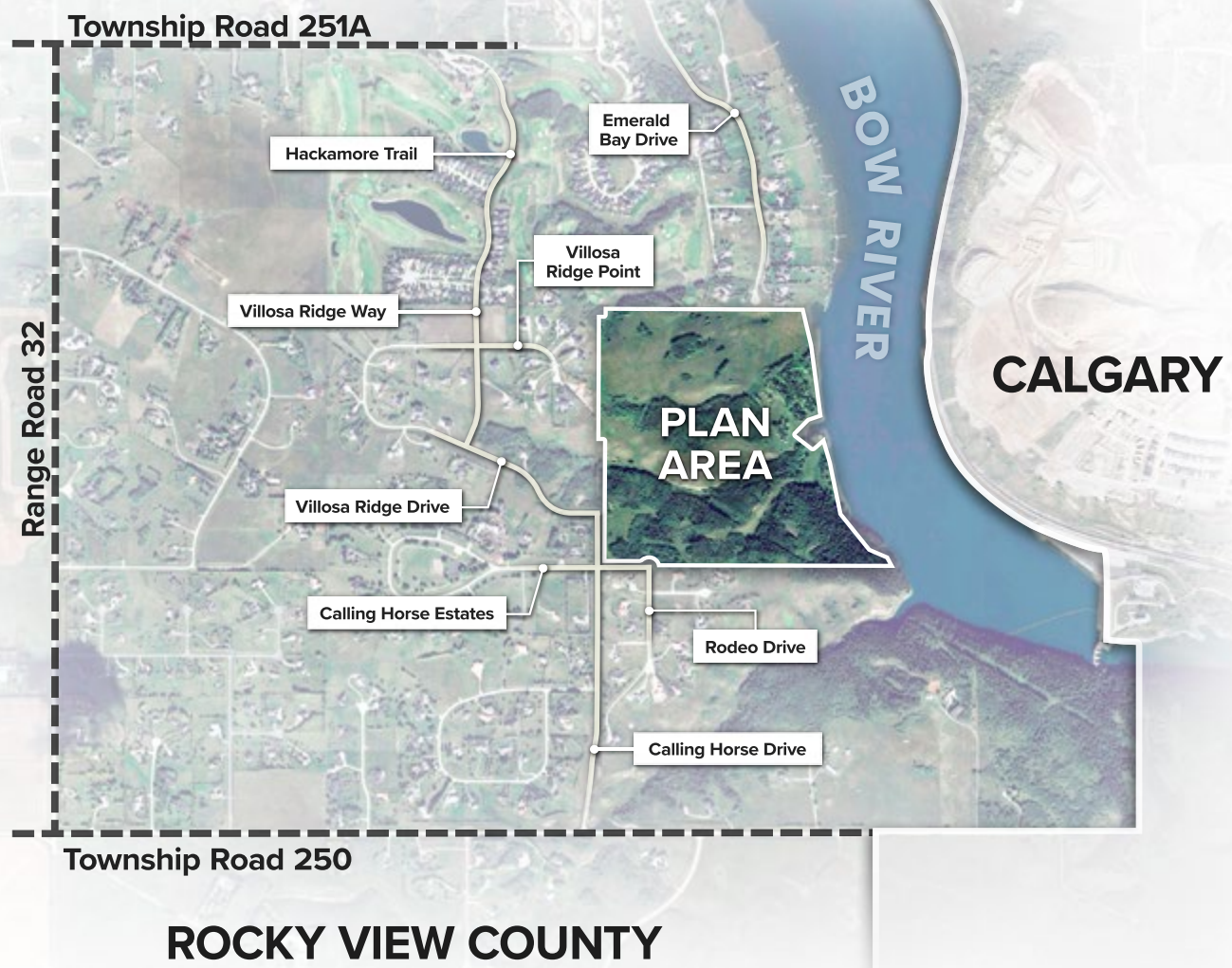


Figure 1: Regional Context Plan



Figure 2: Location Plan



Figure 3: Ownership

## 2.2 Existing and Surrounding Land Use

The Riverside Estates Plan Area is within the Springbank community which primarily consists of country residential land uses, open spaces, and the Springbank Links Golf Course (DC25, DC26). The site is currently designated as Country Residential (R-CRD) under RVC's Land Use Bylaw, which accommodates low-density, single-family country residential developments consistent with the surrounding community character. Today, the Riverside Estates site exists as one of the last undeveloped country residential quarter sections in Springbank, providing an opportunity to continue the development area as one which blends with the existing country residential community and nature. Land uses surrounding Riverside Estates are as follows:

### North:

- Springbank Links Golf Course (**Direct Control (DC)**)
- Emerald Bay Estates, developed as low-density country residential. (**R-CRD**)

### South and West:

- Calling Horse Estates, a built-out country residential community. (**R-CRD and R-RUR**)

### East:

- Bow River and Bearspaw Reservoir.



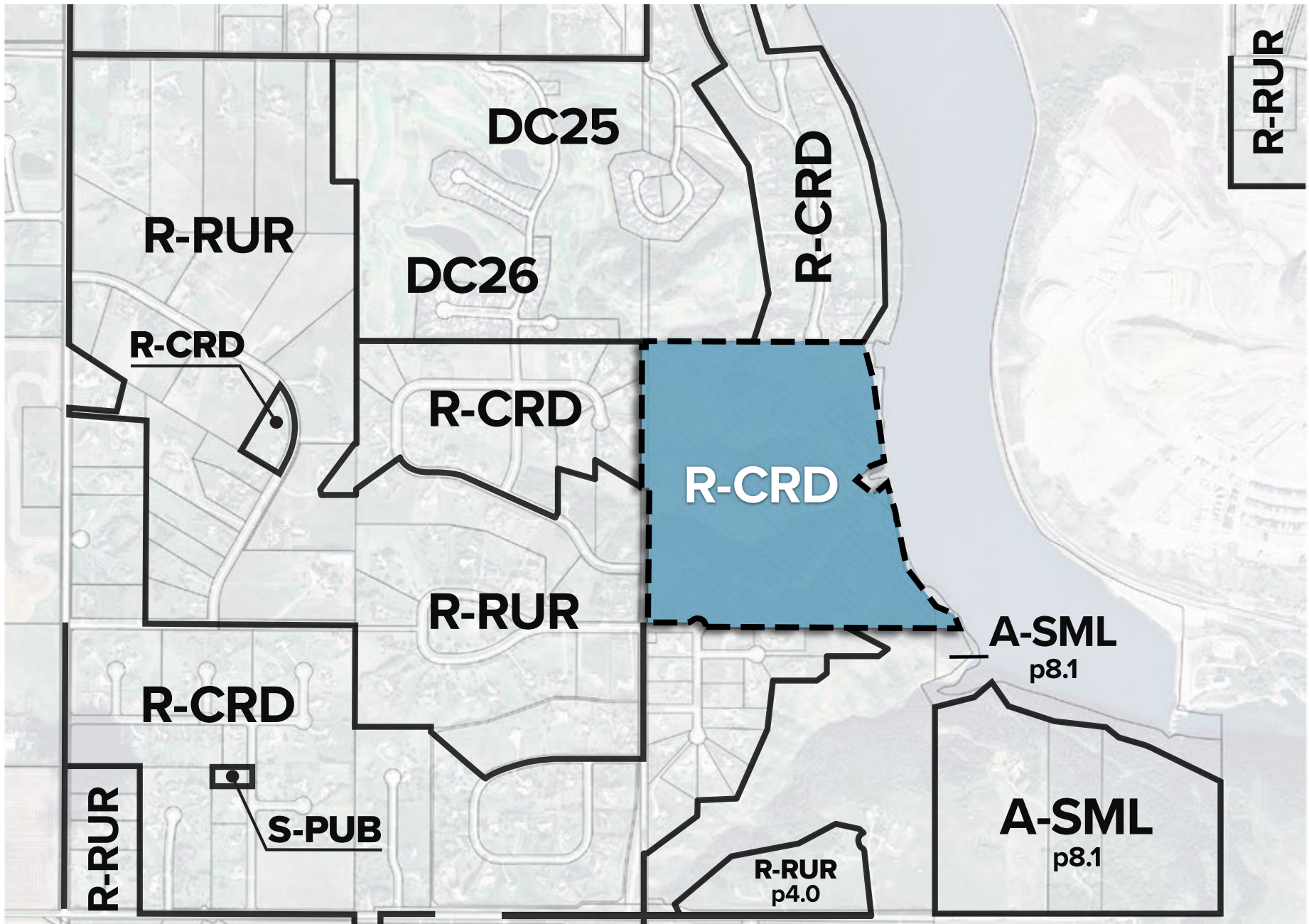


Figure 4: Existing and Surrounding Land Uses

## 2.3 Site Conditions

### Transportation

The Riverside Estates Plan Area is bordered by Calling Horse Drive, a two-way collector road to the west. Emerald Bay Drive terminates by cul-de-sac at the north boundary of the site. The site does not currently have any public road dedication through the property; however, there is an existing private gravel access road that connects from Calling Horse Drive to the east boundary of the site.

### Topography

The site features significant natural variation in elevation, sloping from the west toward the Bow River. Significant slopes and escarpments exist within the site, with a total elevation change of approximately 80 metres. This escarpment provides a defining natural feature and physically separates the north portion of the site from the south. There is no indication of rock outcrops on the slope and there are also no indications of instability in the steep slopes, nor any seepage within the slope face.

### Hydrogeological and Geotechnical Considerations

A geotechnical assessment of the Plan Area was completed in 2018 by McIntosh Lilani Engineering Ltd. including fieldwork consisting of drilling of 23 boreholes ranging in depths between 9.1 metres and 18.3 metres below grade, with one borehole advanced to a depth of 30.0 metres.

During the drilling process, seven of the 23 boreholes were noted to be wet upon completion due to seepage. Groundwater readings were recorded within the eighteen (18) standpipes installed across the site at depths ranging from 3.86 and 8.07 metres below current site grades, primarily encountered in the northern half of the site. Four piezometers were installed in the southern half of the site area; of those, one recorded groundwater at a depth of 26.2 metres while the other three remainder dry to at least 30 metres. While field investigations verified the presence of two distinct aquifers beneath the site, a direct hydraulic connection between them has not been established.

### Soils and Vegetation

The geotechnical studies completed in 2018 indicates that the soil stratigraphy of the site predominantly consists of topsoil overlying alternating layers of silt, and silty clay overlying bedrock, with variable layering of sandy gravels throughout. Silt and sand soils dominates the soil profile across the site. Silty clay soils were encountered with variable thickness throughout the site.

The Riverside Estate lands are currently undeveloped and can be generally described as previously disturbed grasslands that have been used for grazing, with topography sloping eastward toward the Bow River. The southern portion of the site contains several mature stands of trees and shrubs and natural open areas, while steeper slopes consist of a dense coverage of spruce and poplar trees, as well as shrubs and grasses.

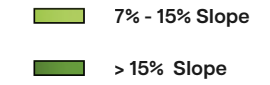


Figure 5: Topography

## Environmental Conditions

A Biophysical Impact Assessment (BIA) and Phase 1 Environmental Site Assessment (ESA) have been prepared for Riverside Estates.

Three small seasonal wetlands, associated springs, ephemeral drainages, and one intermittent to permanent watercourse are present, providing localized aquatic and riparian functions, while the Bow River corridor forms a key natural feature along the eastern boundary. Upland vegetation communities include grassland, shrubland, aspen, balsam poplar, white spruce, and mixedwood forests, supporting a diversity of common wildlife species and limited habitat for select sensitive birds. While no municipally designated environmentally significant areas occur on site, the lands are identified as provincially environmentally significant due to their ecological attributes and river valley context. Portions of the site contribute to local wildlife movement and habitat connectivity within an increasingly urbanized landscape.

The ESA identified no areas of potential environmental concern on the site or within the surrounding area, and the subject site presents a low environmental concern, and no further environmental work is recommended.

## Historic Resources

A review of Provincial historical resources records indicates that two known precontact archaeological sites are located within or in proximity to the project area, identified as EgPn-29 and EgPn-88. These sites are recognized under the Historical Resources Act and are assigned a Historic Resource Value (HRV) of 4, indicating the presence of known historic resources that may be affected by land disturbance activities.

A Historic Resources Requirements letter was received from the Province for the development of Riverside Estates in July 2019 and is included in the submission to Rocky View County. Prior to subdivision, a Historic Resources Impact Assessment, and Provincial Historic Resources Act Approval is required.

## Bearspaw Reservoir & Bow River

The Bearspaw Reservoir to the east forms part of the Bow River system. The reservoir is an important regional resource supporting irrigation, wildlife, recreation, and Calgary's raw water supply. Riverside Estates lies above the 1:100-year flood inundation area. Protection of this waterbody and its associated watershed is a guiding principle for the development, informing the stormwater, wastewater, and environmental design strategies.

## Utilities

An AltaLink transmission line right-of-way crosses through the site in a southeast-northwest alignment, with three supporting structures that were upgraded in 2017.

There is no existing oil and gas infrastructure on site.



Figure 6: Existing Site Conditions

## 3. Policy Review

### 3.1 Regional Statutory Plans

#### South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) provides high-level regional direction for land use, environmental management, and growth across southern Alberta.

The SSRP sets the stage for all planning documents to balance development with the preservation of Alberta's natural heritage and resources for future generations and requires statutory plans that fall within these land use regions to comply with the SSRP.

#### Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) was adopted in 2012 to formalize how the two municipalities plan and coordinate development along their shared boundary. Its primary purpose is to minimize land-use conflicts, promote cooperative planning and infrastructure deployment, and provide a consistent policy framework for lands within the intermunicipal area. The Riverside Estates site is situated within the Policy Area of the IDP. Lands within the Policy Area are immediately adjacent to the shared municipal boundary, which will trigger a referral process to the City of Calgary for the development of the site. Watershed Management are some of the IDP's key policies that will apply to the Riverside Estates site, being next to the Bow River and a key drinking water source. The community design described within this Conceptual Scheme

carefully considers and addresses the protection of the watershed. Additionally, Riverside Estates aligns with direction for the Bow River and Bearspaw Reservoir interface.

### 3.2 Rocky View County Municipal Development Plan (MDP)

The Rocky View County Municipal Development Plan is the County's overarching visionary planning document, adopted to guide long-term growth, land use, and infrastructure decisions throughout the municipality. The MDP shows the Riverside Estates lands are within an established Country Residential Community which supports residential development of primarily large lot sizes, low density, single detached homes. Lots within a Country Residential Community should be designed to reduce environmental impacts and preserve the remaining land as open space, pathways, trails, and Environmental Areas, and should have access to municipal services and infrastructure. The Riverside Estates lands will align with the MDP's vision to create a lower density community that is fully serviced and sensitive to the natural environment to respect the rural character of the County.

The MDP is a statutory plan that must be complied with for applications for development within the County. The Springbank Area Structure Plan (ASP) adopted in 2025 was reviewed for its compliance with the MDP. By aligning with the ASP, the Riverside Estates plan shall also comply with the corresponding vision/policies of the MDP.



### 3.3 Springbank Area Structure Plan (ASP)

Adopted by Rocky View County in March 2025, the Springbank Area Structure Plan provides an updated policy framework for guiding land use, subdivision, and development within the Springbank community. The ASP covers an area of approximately 10,012 hectares (24,741 acres), bounded generally by the Bow River to the northeast, the Elbow River to the south, and the City of Calgary boundary to the east, with the Harmony development forming the western edge. The Trans-Canada Highway bisects the plan area, providing the main regional transportation corridor through the community.

The Riverside Estates Plan Area falls within the New Residential policy area of the Springbank ASP, and within Special Planning Area 3. The ASP describes the requirement for an approved Conceptual Scheme in order to proceed with subdivision and development of lands identified as New Residential:

**Policy 8.20** *“With the exception of subdivisions which meet the criteria in Policy 8.12, no land use redesignation, subdivision, or development within the lands identified as New Residential on*

*Map 6 will occur unless a conceptual scheme in accordance with the provisions of this Plan, is approved by Council, and is appended to the Plan.”*

The following provides an overview of how the Conceptual Scheme addresses key policies pertaining to the New Residential policy area, other significant policies within the ASP, and the supplementary requirements associated with the Special Planning Area.

#### New Residential Policy Area

The New Residential Policy Area supports gradual population growth by allowing country residential lots of at least 1.98 acres, limited to single-family homes, to maintain the community’s current form. The entire Riverside Estates site falls within this policy area and will develop as a country residential community in line with the intent of the New Residential policy area. For this policy area of the Springbank ASP, Riverside Estates CS meets:

**Policy 8.05** *“Single-detached dwellings shall be the only form of residential development.*

- a) *Notwithstanding Policy 8.05, accessory dwelling units may be permitted at the discretion of the Development Authority”* by:
- Including country residential lots in the development concept that are at minimum 1.98 acres in size, and which will support single-family residential dwellings.

**Policy 8.14** *“In the preparation of a conceptual scheme, sight line conflicts should be minimized and an assessment of both on and off-site visual impacts should be conducted in order to determine the siting of new lots, their building envelopes, and the architectural style of any structures”* by:

- Identifying 1-acre contiguous building envelopes for each residential lot, and by including site development guidelines that address interface design and slope adaptive design. Architectural guidelines are to be registered on proposed lots at the time of subdivision.

### Other Relevant Springbank ASP Policies

Riverside Estates CS meets:

**Policy 15.04** *“Conceptual schemes shall enhance natural areas by retaining and integrating natural features into the subdivision design, to the County’s satisfaction”* by:

- Establishing site development guidelines designed to minimize disruption to the site’s natural topography where possible; protecting natural areas through Environmental Reserve and Municipal Reserve dedications; and, while incorporating native plantings and seedings into landscaping plans and around stormwater and wastewater facilities.

**Policy 18.04** *“Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable”* by:

- Establishing an open space network that preserves natural areas while providing passive, low-impact recreational opportunities and integrating a trail system via Municipal Reserve dedication to facilitate community connectivity, in alignment with Rocky View County’s Active Transportation Plan and the Springbank Area Structure Plan.

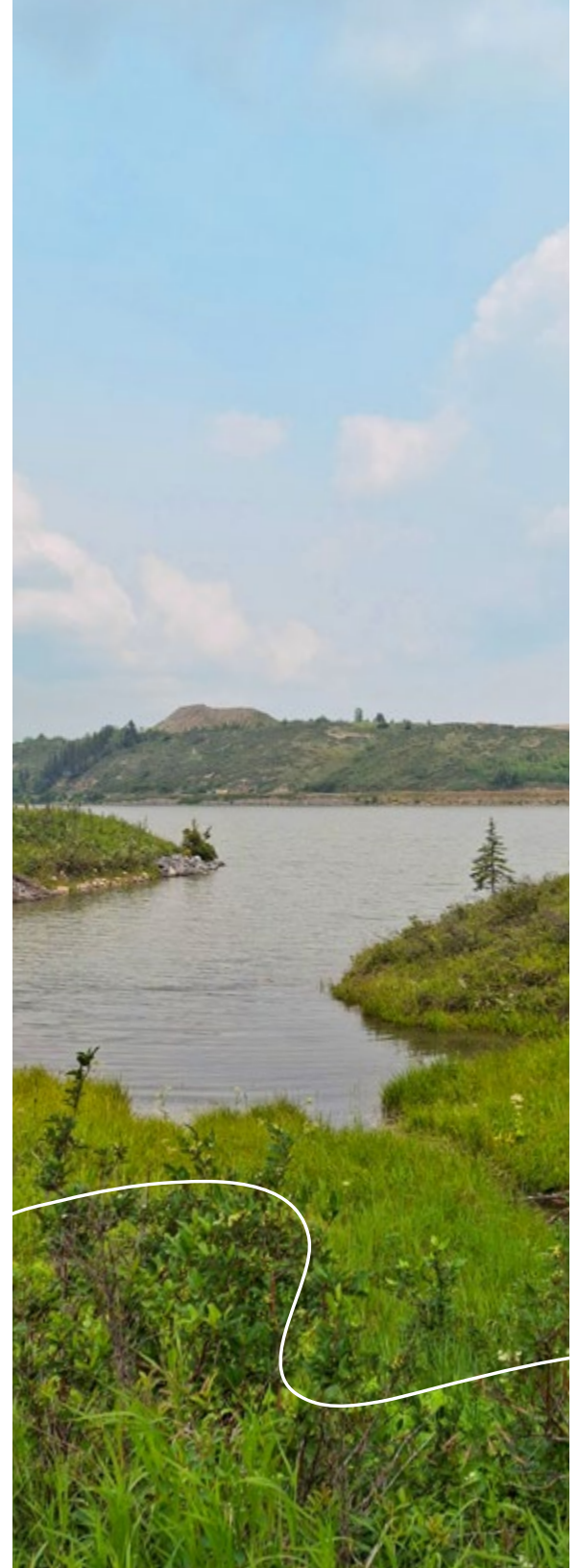
### Special Planning Area 3

The considerations for development adjacent to the Bow River outlined in the ASP’s Special Planning, and how the Riverside Estates Conceptual Scheme is addressing these considerations are included in Section 8.



## 4. Community Vision

The development vision for Riverside Estates is to establish a premier country residential neighbourhood that capitalizes on its exceptional setting overlooking the Bow River. The community will be thoughtfully designed to reflect and enhance the character and natural beauty of Springbank, with a strong emphasis on preserving the river valley's natural landscape and scenic views. By maintaining low-density development, Riverside Estates will retain its rural atmosphere and tranquility, in keeping with the established identity of Springbank.



The Riverside Estates Conceptual Scheme incorporates the following elements from the Springbank ASP vision:

To create a fully serviced country residential community that seamlessly blends in with surrounding developments, in alignment with the existing high-quality character of the Springbank community.

To develop an efficient transportation network that minimizes traffic through existing Springbank developments.

To provide publicly accessible trails that connect residents and visitors through the development from existing communities along the Bow River.

To create an extensive open space network that preserves the site's natural characteristics adjacent to the Bow River valley, while minimizing environmental impacts through effective mitigation strategies and conscientious development design.

## 5. Development Concept

The Riverside Estates community is planned to comprise two main pockets of country residential development physically separated by the natural escarpment, and connected by a road and pathway network through a significant open space area. The community concept was established through the community vision, and informed by the site's location and characteristics, proximity to the Bow River, regional context, and guiding policy documents such as the Springbank ASP. The site's natural features and undulating terrain formed the basis for development of the community concept. Topographical attributes were retained where possible to create and retain scenic vistas of the Bow River valley.



## 5.1 Community Design Considerations



### Community Input

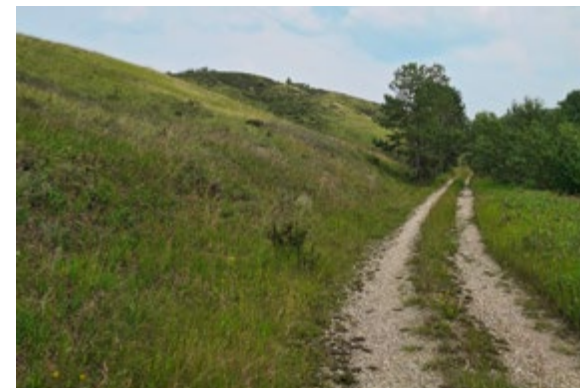
Community engagement was undertaken as part of the Conceptual Scheme process and informed the development of the Riverside Estates CS. Engagement activities included a community open house, a virtual webinar, and follow-up community consultation.

In accordance with the Springbank ASP, a summary of the community engagement activities and results is provided in Section 9.



### Compatibility with Surrounding Uses

The development is designed to seamlessly integrate with surrounding neighbours, preserving the established rural residential character that is synonymous with the Springbank community. By maintaining a low density, the development provides an appropriate transition to the significant environmental reserve lands and the adjacent Bow River. This approach not only upholds the unique rural ambiance but also demonstrates a commitment to safeguarding the integrity of adjacent natural features, ensuring that the new community harmoniously integrates with its scenic and environmentally sensitive setting. Site development guidelines contained herein provide parameters for development of individual lots that consider slope adaptive design, and appropriate buffering between Riverside Estates and neighbouring developed properties.



### Open Space and Trails

The open space system was developed in alignment with the site's natural topography, preserving key environmental features and sensitive habitats. This area offers an important visual corridor to the Bow River valley and allows homes to border the open space directly, thereby providing residents with a functional extension of their backyard. Trails have been sensibly integrated into the site design and provide an important connection through the development site for residents of Riverside Estates, and surrounding neighbourhoods.



Figure 7: Land Use Concept

## 5.2 Land Use Statistics

**Table 1:** summarizes the land use concept of Riverside Estates:

**Table 1: Land Use Statistics**

Land Use	Area (ha)	Area (ac)	Percent of Plan Area (%)
<b>Total Project Area</b>	<b>55.48 ha</b>	<b>137.09 ac</b>	<b>100%</b>
Environmental Reserve (ER)	16.00 ha	39.54 ac	28.8%
<b>Total Developable Area</b>	<b>39.48 ha</b>	<b>97.56 ac</b>	<b>100%</b>
Country Residential (R-CRD)	28.63 ha	70.75 ac	72.5%
Municipal Reserve (MR)	4.16 ha	10.28 ac	10.6%
Public Utility Lots	3.33 ha	8.23 ac	8.4%
Roads	3.36 ha	8.30 ac	8.5%

## 5.3 Residential Development

The proposed residential component comprises approximately 52% of the total Riverside Estates Plan Area. The site layout features 33 country residential lots ranging from approximately 1.98 to 4 acres oriented along quiet cul-de-sacs backing onto dedicated open space, offering residents a peaceful, rural environment. The neighbourhood will consist of single-detached, front-drive homes carefully designed to reflect the rural and country residential character of adjacent developments.

In alignment with the Springbank ASP, Riverside Estates aims to minimize the use of panhandle lots for residential access, reserving their application for locations where no practical alternatives exist. Select panhandle lots are strategically utilized to avoid public road extensions that would otherwise require major tree removal, land clearing and grading, and effect neighbouring landowners along the southern boundary of the Plan Area. The design approach recognizes that panhandles are typically discouraged as they can hinder future road network connectivity. However, given the physical constraints posed by topography, and the fact

that surrounding parcels have already been subdivided and developed, there is currently no foreseeable need for additional public road extensions beyond the Riverside Estates boundary. If required by the County, Road Acquisition Agreements will be registered at the time of subdivision to safeguard future road alignment opportunities, ensuring long-term flexibility for community growth and infrastructure planning.

### Residential Development Policies

- |   |  |  |
|---|--|--|
| <p><b>5.3.1</b> Subdivision of land within the Riverside Estates Plan Area shall be generally consistent with the land use concept shown in Figure 7: Land Use Concept. The final size, configuration and design of parcels and road system proposed through the subdivision shall be identified on the tentative plan for subdivision.</p> | <p><b>5.3.3</b> All residential lots shall be a minimum of 1.98 acres (0.8 hectares).</p>  | <p>Guidelines for residential development that reflects the character of the community, and ensures the high quality, natural aesthetic of the development.</p>                                    |
| <p><b>5.3.2</b> There shall be a maximum density of 0.26 units per gross acre within Riverside Estates.</p>   | <p><b>5.3.4</b> Residential development should be designed to be sensitive to adjacent acreage development by incorporating complementary interface and transition treatments.</p> | <p><b>5.3.6</b> If required by the County, Road Acquisition Agreements shall be registered at the time of subdivision to secure future road alignments for lots where panhandles are proposed.</p> |
|   | <p><b>5.3.5</b> At the time of subdivision, the developer shall prepare and implement Architectural</p>  |  |

## 5.4 Site Development Guidelines

Site development within Riverside Estates is guided by sensitivity to existing topography and natural features and careful consideration of how development interfaces occur between lots, roads, and adjacent communities.

The slope conditions across Riverside Estates will necessitate thoughtful application of standard development principles to minimize impact to the natural environment and support low-impact design within the residential areas of the community. Due to the land's topography, retaining walls may be required; however, detailed site design will seek to limit the use

of walls through strategic grading, and by incorporating grade transitions. Site grading will aim to respect the natural contours of the landscape, preserving the integrity of the existing topography.

Where lots are adjacent to developed areas outside Riverside Estates, particularly where neighbouring homes are situated near property lines adjoining Riverside Estates, interface design will be carefully considered to minimize the visual impact of new development. This may include strategic building placement and the incorporation of landscaping buffers.

### Site Development Policies

**5.4.1** The lot design should be specific for each lot and will be based on topography, view lines, and sun angles. Buildings should be integrated into the natural features of the site with minimal site disturbance.

**5.4.2** Professionally designed internal lot landscaping, including berms and planting, should be incorporated as a key element of site development to ensure privacy and promote a tranquil residential environment.

**5.4.3** Where lots abut existing residential development, site development shall incorporate appropriate landscape buffers to ensure privacy and minimize impacts on existing viewsheds. This should include the provision of a landscaped buffer along the west boundary of Lots 9–11 and Lots 13–14, consisting of berming and the planting of trees and shrubs to provide effective screening from the neighbouring community.

## 5.5 Open Space & Trails

Riverside Estates is envisioned with a thoughtfully integrated open space network comprised of municipal reserve, and environmental reserve, encompassing approximately 50 acres—representing over 35% of the overall Plan Area. The valley and central ravine through the parcel provide an attractive and interesting feature for the adjacent homesites and for all residents to enjoy the natural open space and trails. The continuity of the open space network within Riverside Estates allows for the maximization of the rural character of the development and the preservation of existing vegetation and natural areas to maintain corridors for wildlife movement.

Naturalized landscapes and low-impact design elements are prioritized throughout, supporting ecological health while offering residents and visitors a variety of passive and low-intensity recreational opportunities. The open space network provides direct connections to nature, panoramic views of the Bow River valley, and accessible public trails that invite exploration and foster a sense of community within Riverside Estates and for existing Springbank residents.





Figure 8: Open Space & Trails

## Trail Network

The Riverside Estates trail network is a key asset for the community, offering approximately 1.2 km of accessible natural trails that connect residents to key open spaces and amenities. Designed in accordance with the Rocky View County Natural Trail standard, the trail network features high-quality routes enhanced with seating areas, scenic viewpoints, wayfinding and interpretive signage, and waste receptacles. Selective native species planting, fencing, and signage will be used to manage access to sensitive open spaces and environmental reserves, supporting both recreation and environmental stewardship.

Rocky View County has identified a future regional trail corridor along the northern and eastern boundaries of the Plan area, while emphasizing the need to protect the Bears paw Reservoir drinking water and prevent trespassing on adjacent private property. This Conceptual Scheme aligns with that direction by providing access points and internal connections that could integrate with the County's future trail.

The trail network responds directly to community aspirations for a connected walkway system. Community input played a central role in shaping the design of these trails. Residents contributed by suggesting their preferred access points and ideal trail destinations, which were incorporated when determining access locations throughout the network. Because the Plan Area sits within an environmentally sensitive area, the trail alignment aims to minimize disruption to the natural environment by:

- Following to the extent possible, already altered areas such as the existing gravel access roadway
- Locating trails outside of tree stands wherever possible to minimize impacts to wildlife habitat
- Avoiding developing trails on native grassland communities
- Avoiding trails on steep slopes that would contribute to erosion
- Field fitting trails to avoid wetland disturbance

These initiatives ensure trails are organized to compliment existing topography and remain sensitive to existing wildlife habitat. The resulting network balances recreation, safety, and environmental stewardship while advancing the County's broader vision for connected regional mobility.

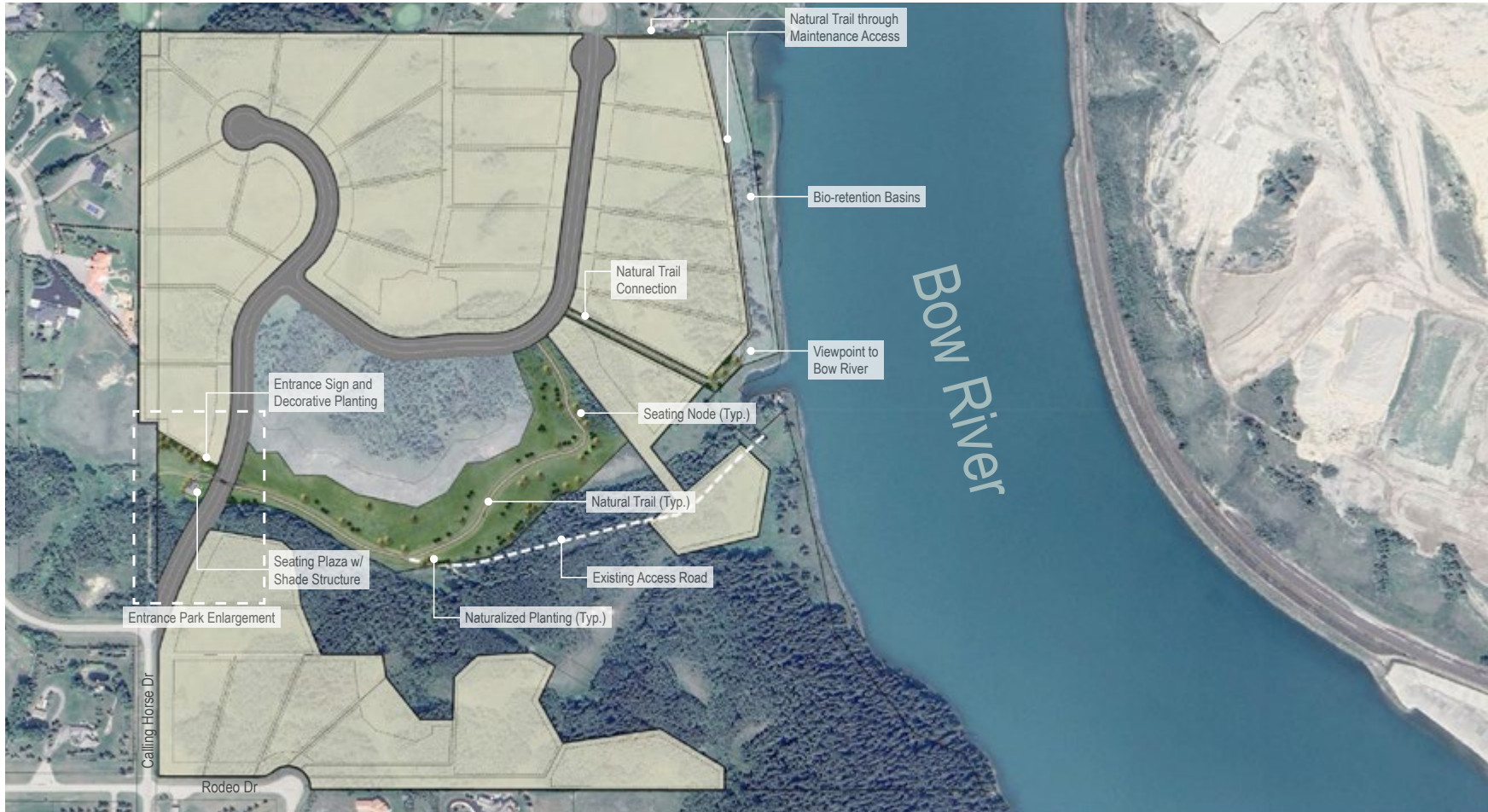


Figure 9: Open Space Concept

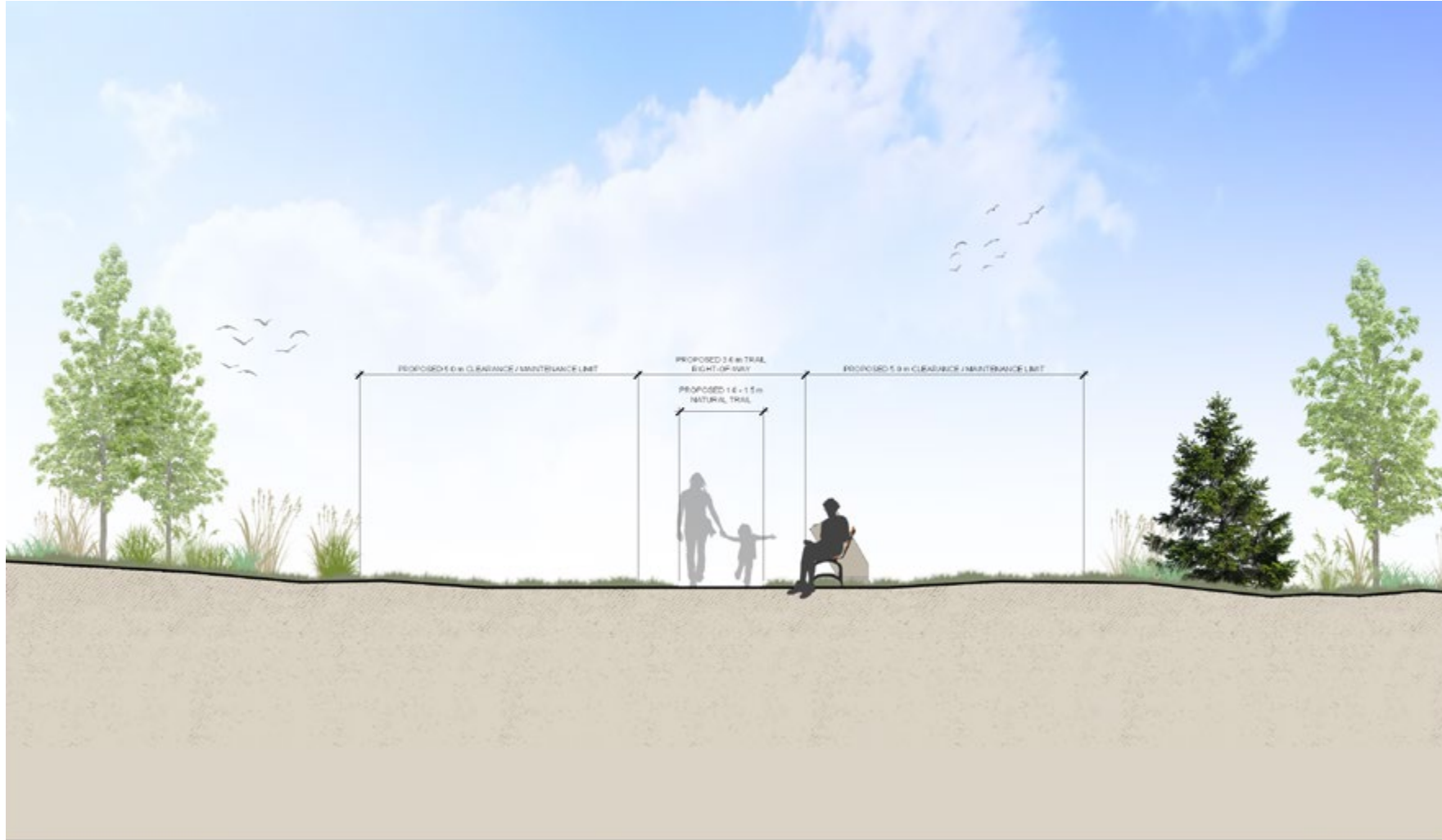


Figure 10: Natural Trail Cross-Section

## Recreation

Recreation within the open space network is intentionally low-intensity and informal, to align with the Springbank ASP local recreation and open space policies. Amenities are focused on trails, viewpoints, and naturalized spaces rather than programmed or high-impact facilities, ensuring compatibility with wildlife corridors, riparian areas, and water quality objectives.

A designated entrance park is planned at the community's entry featuring native and naturalized planting, shaded seating areas, and signage. The entrance park is intended to function as the western trailhead for the public trail network, incorporating interpretive signage, maintenance access control, and waste receptacles.



Figure 11: Entrance Park

## Natural Surveillance

Natural surveillance principles are incorporated throughout Riverside Estates to support safety, clarity, and visibility within the open space network. Roads and trails are designed with clear sightlines to reduce hidden areas and improve passive observation.

Signage will be used to indicate ownership, permitted uses, and behavioural expectations, particularly in proximity with TransAlta lands, where clarity is required to prevent trespass and ensure safe, appropriate access. Together, these measures create a legible, safe, and comfortable public realm.

## Naturalized Landscape

The naturalized landscape strategy reinforces Riverside Estates' open space network by incorporating native vegetation, riparian species, and consideration of natural wildlife movement to integrate development with existing conditions. Planting strategies within the bio-retention basin PUL will be informed by technical studies.

### Open Space & Trails Policies

- 5.5.1** A trail network shall be dedicated as Municipal Reserve at the time of subdivision and shall generally be in alignment with Figure 8 Open Space & Trails.
- 5.5.2** Municipal Reserve dedication as shown in Figure 8: Open Space & Trails is to be dedicated to Rocky View County in accordance with Section 666 of the Municipal Government Act.
- 5.5.3** The open space amenities shall be maintained by the Homeowner's Association established for Riverside Estates under an operation / maintenance agreement with Rocky View County.
- 5.5.4** The open space network should be developed to prioritize passive, low-intensity recreational uses, such as nature walking, appreciation and education, and informal use.
- 5.5.5** Trails within Riverside Estates should form part of an interconnected local and regional network, providing linkages to open spaces, viewpoints, and adjacent trail systems, while minimizing impacts to environmentally sensitive areas.
- 5.5.6** Final trail alignment should be field-fitted to avoiding tree felling and significant wetland disturbance wherever possible.
- 5.5.7** Wayfinding and property ownership signage and/or low-profile fencing may be required to appropriately inform the public of the Bearspaw Reservoir lands and TransAlta property.
- 5.5.8** All trails, signage, and public furniture (e.g. benches) shall adhere to Rocky View County standards.

## 5.6 Transportation

The Riverside Estates transportation network is designed to ensure efficient and safe access to and from the site and supports the maintenance of the community's rural character.

### External Road Network

Access to Riverside Estates from external roads will primarily be via a main entrance on Calling Horse Drive to the west. Six lots located at the southern edge of the Plan Area will have direct connections to Rodeo Drive. For emergencies, there will be a gated access point on the northern boundary that links to Emerald Bay Drive.

A Transportation Impact Assessment (TIA) was completed by Bunt & Associates to support the Riverside Estates Conceptual Scheme and has been provided to Rocky View County under separate cover. Three intersections were examined under the TIA:

- Township Road 250 at Range Road 32;
- Township Road 250 at Calling Horse Drive; and
- Township Road 250 at Old Banff Coach Road.

Township Road 250 is a two-lane undivided roadway with existing modified Type I intersection treatments at Range Road 32 and Calling Horse Drive. Illumination is not currently provided.

The TIA confirmed that all study intersections are expected to continue to operate within acceptable capacity limits for all time horizons studied (2025, 2035, and 2045). No changes to existing road geometry are required to accommodate the Riverside Estates development. Rocky View County has long-term plans to upgrade Township Road 250 to a four-lane facility – this upgrade will occur regardless of development growth in the immediate area. At that time, intersection design considerations can be re-evaluated as part of the future network upgrades.

Delineation illumination is warranted at both the intersections of Range Road 32 at Township Road 250, and Old Banff Coach Road at Township Road 250 without consideration of site development and should be considered for installation by the County.

For the long-term horizon, this development is accounted for in the background growth of the Bingham Crossing TIA and as such, the recommendations from Bingham Crossing TIA remain applicable and no further analysis of this horizon was considered necessary.





Figure 12: External Road Network

## Internal Road Network

An internal access road from Calling Horse Drive will provide the main point of entry into Riverside Estates and will provide access to a majority of the residential lots across the Plan area. The internal access road will split at approximately 400 metres into two cul-de-sacs to provide access to the lots to the northeast and northwest, with the east cul-de-sac aligning with Emerald Bay Drive to provide emergency, gated access through the north end of the site. The internal access road will be designed to a Country Residential Road standard per the County's Servicing Standards. The roadway will be lined with ditch drainage, and the water utility will be contained within the road right of way. This will serve to enhance the rural feel of the community, and functions as an important stormwater management feature.

Rodeo Drive is an established local roadway that will offer direct access to six lots located along its frontage.

Road names will be assigned during the subdivision stage in accordance with approved municipal policy, following neighbourhood branding and theming.



Figure 13: Internal Road Network

## Transportation Policies

- 5.1.1** Access to the development shall generally be in accordance with Figure 12: External Road Network.
- 5.2.2** All road systems necessary to service the development shall be constructed by the developer to the satisfaction of Rocky View County, in accordance with the County's Servicing Standards for Roadways.
- 5.3.3** All road names shall be determined at the subdivision stage and shall be named in accordance with the approved municipal addressing policy to ensure proper identification of distress calls and property locations in times of emergency.
- 5.4.4** At the detailed design stages, appropriate locations for snow storage should be investigated and incorporated into the plan, as appropriate.
- 5.5.5** A Construction Management Plan shall be prepared and submitted to Rocky View County at time of subdivision. The Construction Management Plan shall address best management practices, and measures to protect watercourses from potential sedimentation.

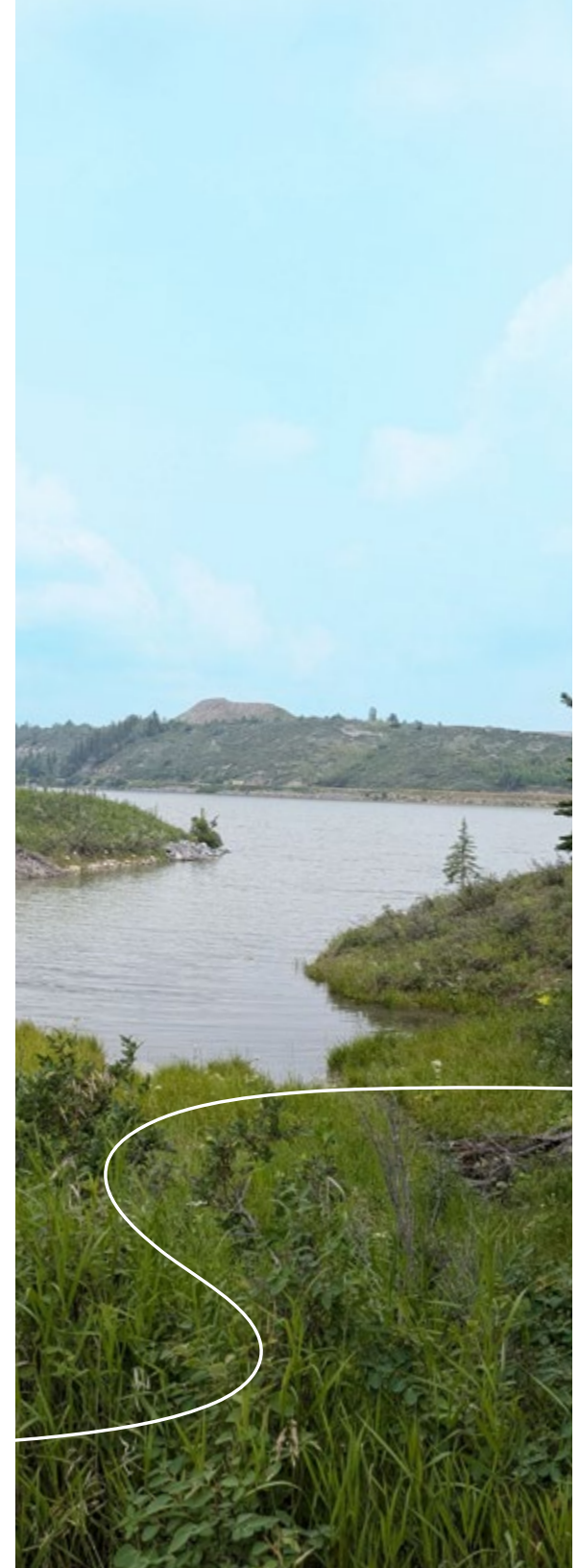
## 6. Servicing Strategy

The Riverside Estates development and associated site servicing will be planned, designed, and implemented in a manner that prioritizes the protection of drinking water quality within the Bearspaw Reservoir and the broader Bow River watershed.

To support this objective, Riverside Estates encourages development practices that minimize the risk of contamination, reduce potential adverse effects from stormwater and wastewater systems, and aligns with applicable municipal, regional, and provincial source water protection requirements. Detailed servicing strategies will be addressed at subsequent stages of development to demonstrate how drinking water protection objectives are achieved to the satisfaction of the approving authorities.

### Servicing Strategy General Policy

- 6.0.1** The development and associated site servicing shall be planned and implemented in a manner that supports source water protection objectives for the Bearspaw Reservoir and the Bow River watershed, in accordance with applicable municipal and provincial requirements and to the satisfaction of the Approving Authority.



## 6.1 Water Servicing

Riverside Estates will be serviced with potable water via regional piped water provided by the North Springbank Water Cooperative. A 200mm water main extension from the water cooperative is proposed and will feed into smaller distribution mains throughout the Riverside Estates development. From there, piped servicing will be provided to residential lots through two 150mm

extensions with a pressure release valve located at their connection. Final servicing design, including system configuration and capacity, will be confirmed at the detailed design and subdivision stages in coordination with Rocky View County.

### Water Servicing Policies

- 6.1.1** Riverside Estates shall be serviced with potable water through connection to a regional piped water supply, subject to approval by Rocky View County and the applicable service provider.
- 6.1.2** The potable water distribution system shall be designed to ensure adequate fire protection throughout the development, as per section 604 of the Rocky View County Servicing Standards. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage.
- 6.1.3** Riverside Estates shall adopt water conservation practices aimed at lowering potable water usage. These measures shall be coordinated with Rocky View County and the applicable service provider and may include:
- a) Mandatory water meters;
  - b) A requirement for all buildings to install low-flow water fixtures;
  - c) A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.

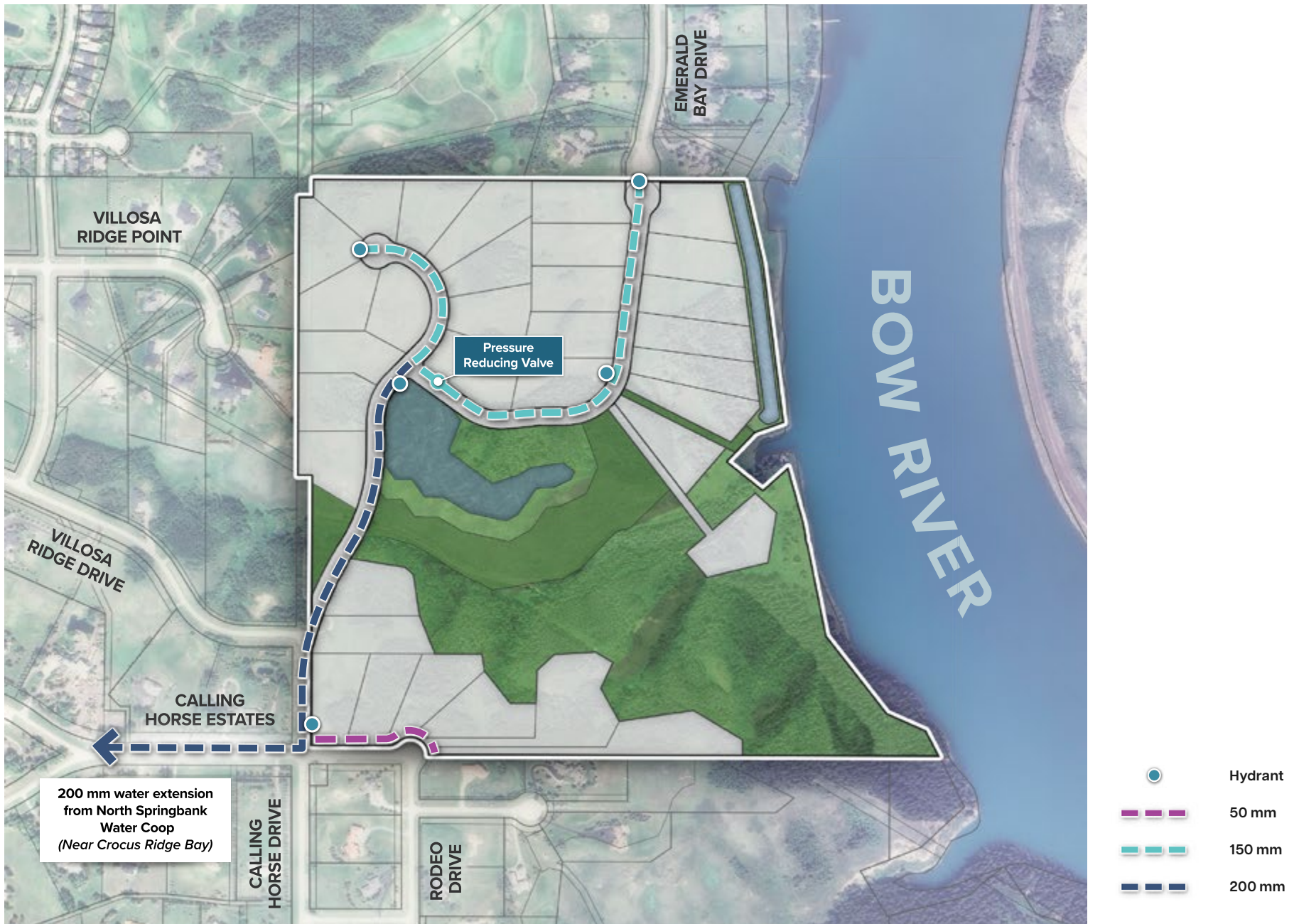


Figure 14: Water Servicing

## 6.2 Wastewater Servicing

Wastewater flows from the Riverside Estates development will be collected within a community onsite wastewater treatment and disposal system designed in accordance with all Provincial and Municipal requirements and standards. The proposed system is the Orenco AdvanTex Decentralized Wastewater Treatment System which has been successfully operating in several communities across Rocky View County and across Alberta. The system will operate under an Approval issued by Alberta Environment and Protected Areas and will be managed by a licenced operator.

The proposed wastewater system can generally be divided into three components: collection, treatment, and disposal. Collection starts with a two-compartment septic tank on each lot for solids separation and

primary treatment. Liquid effluent is then pumped to a pressurized line leading to the central treatment site where it is treated to advanced secondary standards (including nutrient removal). Following treatment, effluent flows to a dosing tank for final dispersal into the drainfield, where the water will naturally infiltrate into the soil through a series of laterals embedded in gravel or chamber trenches. The treated wastewater will receive additional polishing treatment in the soil to remove coliforms and other nutrients. Approximately two hectares have been allocated within a central Public Utility Lot (Figure 15 Wastewater Servicing) for the treatment and disposal system, which is more than sufficient for the flow, soil conditions, and required loading rates. The dispersal fields will be strategically located to meet Provincial standards, thereby safeguarding natural drainage courses and minimizing

the possibility of treated effluent reaching the Bow River and Bears paw Reservoir.

The Riverside Estates Source Water Protection report was prepared by SD Consulting in support of the Riverside Estates Conceptual Scheme in February 2026. The report found that the soils are suitable for providing the development the necessary sanitary servicing using the proposed Orenco system. While field investigations verified the presence of two distinct aquifers beneath the site, a direct hydraulic connection between them has not been established and there is no evidence indicating that groundwater from beneath the disposal area migrates toward the Bow River. Details of the wastewater system have been provided within the Source Water Protection Report under separate cover.

### Wastewater Servicing Policies

- 6.2.1** Wastewater services shall be provided by a communal wastewater system as per the County Policy #449.
- 6.2.2** The communal wastewater system shall meet or exceed engineering standards and specifications established by the County and the Province.
- 6.2.3** The ownership, operation and maintenance of the communal system shall be the initial responsibility of the Developer and then transferred to the County at no cost on a deficiency free basis in accordance with the terms set out in a Transfer Agreement.

This Transfer Agreement shall be entered into between the Developer and the County prior to subdivision approval, as per County Policy #430, Communal Wastewater System Management.

- 6.2.4** The location and type of the communal wastewater system, and final size of dispersal field shall be determined prior to subdivision approval.
- 6.2.5** The components of the communal wastewater system shall be located within individual residential lots, road Rights-of-Way and/or Public Utility Lots.

- 6.2.6** Should Riverside Estates connect to a regional piped wastewater system in the future, the developer may work with the County to consider decommissioning the existing Riverside Estates community wastewater treatment system to use the land area for alternative purposes, which may include additional residential development.



Figure 15: Wastewater Servicing

## 6.3 Stormwater

Riverside Estates is located within the Bow River watershed, upstream of the Bearspaw Water Treatment Plant intake. To ensure that the Bow River water quality is not impacted by the development, the stormwater servicing strategy is based on a zero-release concept. Post-development, discharge to the Bow River will not occur for events up to the 1:100-year return period.

The zero-release operation of the stormwater system will be achieved with a combination of Low-Impact Development (LID) strategies including vegetated roadside ditches equipped with check dams; grass swales along back of lots; and bioretention basins. This zero-release approach with large-scale LID implementation is consistent with watershed health objectives and is further detailed in the Staged Master

Drainage Plan (SMDP), prepared as a supporting document to the Conceptual Scheme.

Within the plan area, runoff from residential lots north of the ravine will be directed to a central bioretention facility through overland drainage routes. Grass swales will convey runoff to the proposed roadside ditches. Due to roadway grades, the ditches will be stabilized with vegetation along with rock check dams, enhancing infiltration and providing treatment in addition to conveyance routing. Lots south of the ravine will have on-lot bioretention areas, sized individually to contain events up to the 1:100-year return period. This will provide treatment and prevent runoff draining down the escarpment and into the ravine.

All facilities within the Plan Area are designed as bioretention basins rather than typical wet ponds. The discharge to the Bow River only occurs for extreme events, above the 1:100-year return period. Water quality objectives are met through the provision of LID “treatment train”, including vegetated conveyance systems with naturalized plantings, and engineered bioretention soils.

### Stormwater Policies

- 6.3.1** All stormwater management infrastructure shall be designed and constructed in accordance with Rocky View County’s Servicing Standards.
- 6.3.2** Low-Impact Development (LID) measures should be implemented throughout the development to enhance water quality, reduce volume of stormwater discharges, and support the sustainable nature of the community.

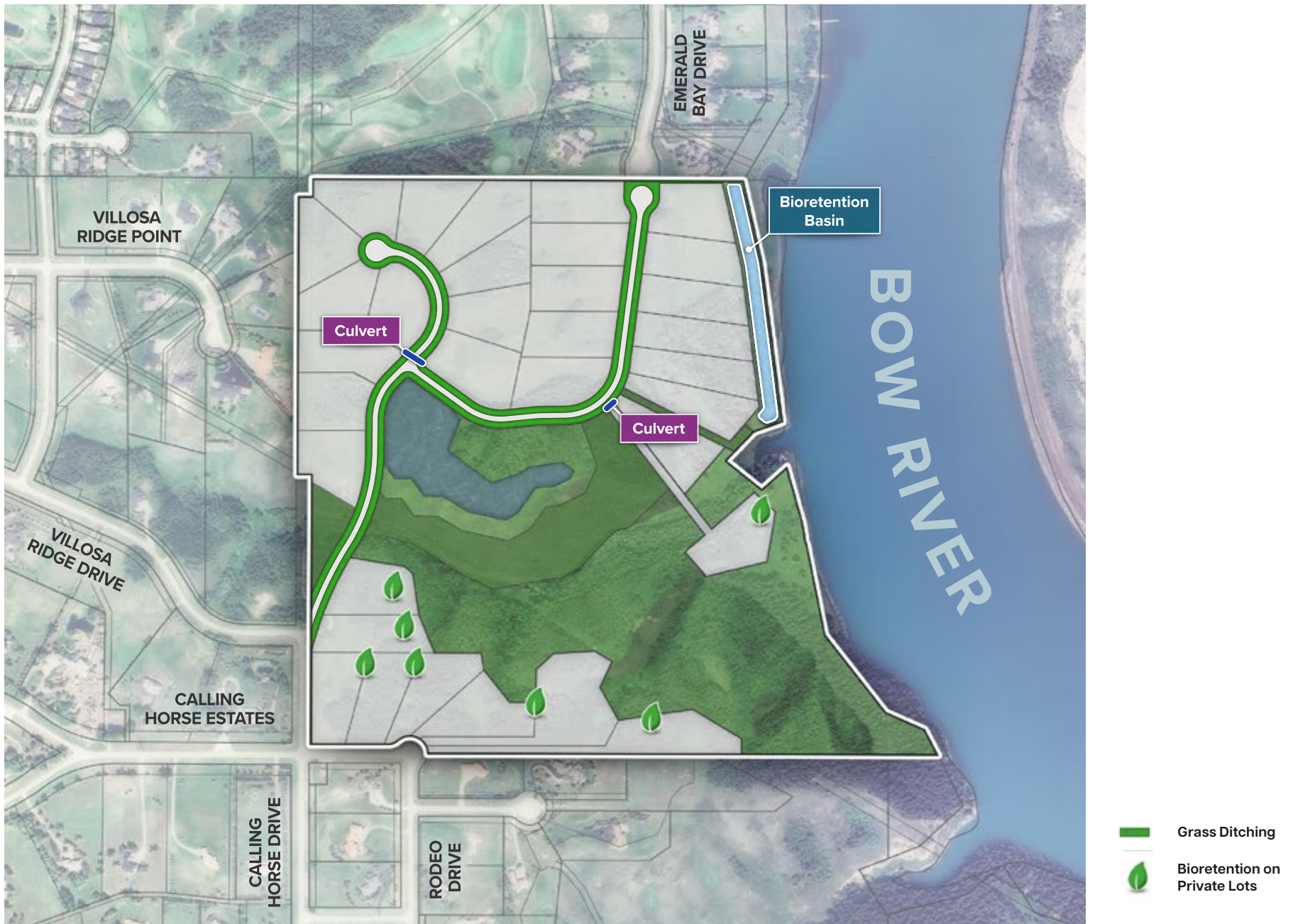


Figure 16: Stormwater Servicing

## 6.4 Solid Waste and Recycling

The Riverside Estates Homeowners Association (HOA), through a contract with a solid waste contractor, shall provide solid waste management for Riverside Estates. An onsite recycling program to divert materials such as paper, plastics, glass, and organic compost away from the landfill should be investigated by the HOA.

## 6.5 Shallow Utilities

Shallow utilities including electricity, natural gas, telephone and cable will be provided to the site through the extension of existing networks adjacent to Riverside Estates. Shallow utility feeds will be extended into the development on a phased basis and will be installed along roadways in utility rights of way (as required).

## 6.6 Protective Services

The Springbank Fire Station 102, located at 128 McLaurin Drive, is located approximately 5.3 km (3.3 mi) from Riverside Estates with direct access to Township Road 250. Fire protection at Riverside Estates will be provided through water hydrants throughout the development as shown in Figure 14 Water Servicing. Riverside Estates will also conform to Fire Smart principles in an effort to prevent the spread of wildfires.

### Solid Waste and Recycling Policies

- 6.4.1** A solid waste and recycling management plan shall be provided for Riverside Estates prior to subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or the HOA established for Riverside Estates at the discretion of Rocky View County.

### Shallow Utilities Policies

- 6.5.1** Shallow utilities shall be provided within the Plan Area at the sole expense of the developer and shall be located within the appropriate utility right-of-way established at the subdivision stage
- 6.5.2** Rights-of-ways will be established at the subdivision stage to provide for utilities to individual lots.

### Protective Services Policies

- 6.6.1** Development of the site shall include FireSmart principles, to the satisfaction of Rocky View County.

## 7. Environment & Historic Resources

A Biophysical Impact Assessment (BIA) has been prepared by Basin Environmental for the Riverside Estate lands in 2025. The BIA was prepared in accordance with Rocky View County's Servicing Standards and Provincial and Federal regulations and informed by the Environmental Constraints Review prepared in 2019 for the Springbank ASP.

A total of nine upland vegetation communities were mapped and described in the BIA, noting that approximately 40% of the existing site is either non-native or disturbed habitat. A total of 144 unique species were encountered during the early and late-season rare plant surveys. Of those, 26 were non-native - of which four are listed as regulated Noxious Weeds through the Alberta Weed Control Act. No federally or provincially protected plant species were identified.

Three provincially sensitive bird species were recorded in field surveys: Baird's Sparrow, Common Yellowthroat, and Pileated Woodpecker. All other wildlife species observed are considered to be common and no critical or restricted habitat was found within areas proposed for development.

There are two ephemeral drainage courses, one fish-bearing watercourse, and three wetlands located on the Riverside Estates lands. These features are shown in Figure 6: Existing Site Conditions.



Wetland 1, a small (0.056 ha) seasonal graminoid marsh, and a portion of its associated ephemeral drainage will be removed to accommodate the Riverside Estates development (Figure 17). To continue to facilitate flows from the adjacent spring, a drainage easement will be registered from the spring to the bio-retention pond. All other wetlands and water courses will be retained within a designated Environmental Reserve and Municipal Reserve.

An approval under the Alberta Water Act and associated Alberta Wetland Policy will be required for the removal of Wetland 1 and its associated ephemeral drainage. Wetland 1 is seasonal with no evidence of a definable bed and shore. As such, no potentially Crown-claimable waterbodies were identified in the Project area and no submissions under the Public Lands Act are anticipated to be required in support of the development.

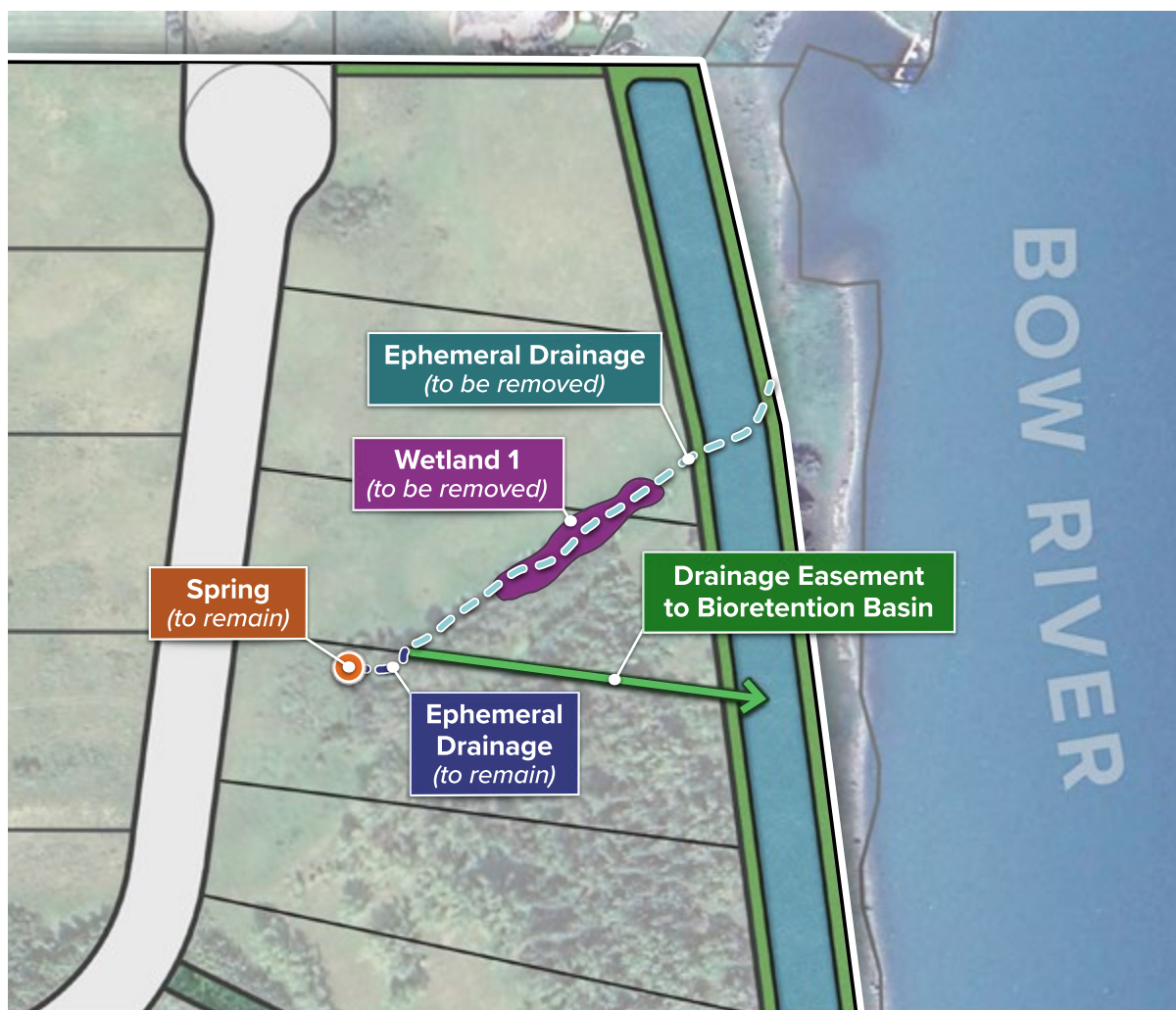


Figure 17: Impacted Wetlands and Watercourse

Mitigation measures proposed will sustain natural vegetation, wetlands and waterways, and wildlife habitat in the long term. These measures, shown in Figure 18, include:

- Maintaining wildlife habitat connectivity through significant open space retention and dedication of environmentally sensitive areas within an Environmental Reserve
- Maintaining the fish-bearing watercourse O1 with a roadway culvert crossing. The roadway crossing of watercourse O1 will be designed and constructed in accordance with the Alberta Water Act, Code of Practice for Watercourse Crossings.
- Minimizing soil disturbance and sedimentation by avoiding development of steep slopes
- Minimizing interaction between people and wildlife through native planting, and wildlife crossing road signage
- Supporting wildlife habitat and biodiversity through native seeding and planting at the bio-retention basin

The site is located within a provincially identified Environmentally Significant Area and overlaps provincial wildlife sensitivity zones associated with the Bow River valley; however, no municipally designated key wildlife or biodiversity areas occur within the project lands. With the proposed mitigation measures, most residual effects are considered minor and localized, or negligible. Retention of significant open space maintains important connections with native habitats on adjacent lands.

It is anticipated that the effects of the proposed project will be relatively low on regional habitat fragmentation, loss of regional wildlife biodiversity, and loss of regional wildlife corridor potential. Contribution to regional cumulative effects is, therefore, predicted to be low.

## Historic Resources

A review of Provincial historical resources records indicates that two known precontact archaeological sites are located within or in proximity to the project area, identified as EgPn-29 (precontact stone feature site) and EgPn-88 (precontact kill site). These sites are recognized under the Historical Resources Act and are assigned a Historic Resource Value (HRV) of 4, indicating the presence of known historic resources that may be affected by land disturbance activities.

A Historic Resources Act Requirements letter for the Riverside Estates site was received from the Province in July, 2019. Provincial direction confirms that a Historic Resources Impact Assessment (HRIA) is required to assess the relationship between proposed development activities and these sites. The HRIA must be completed by a qualified archaeologist holding a valid Provincial permit, and the results must be reviewed by Alberta Culture, Multiculturalism and Status of Women. Approval under the Historical Resources Act is required prior to any land surface disturbance or development proceeding.



Figure 18: Environmental

## Environment Policies & Historic Resources

- 7.0.1** The Developer shall implement measures to prevent the introduction, establishment, and spread of Noxious and Prohibited Noxious weeds, in accordance with the Alberta Weed Control Act and applicable municipal requirements and best practices. Weed management measures shall apply to all phases of development, including construction, landscaping, and long-term site maintenance, on both public and private lands.
- 7.0.2** Development shall avoid steep slopes where feasible to minimize soil disturbance, erosion, and sedimentation.
- 7.0.3** Riverside Estates shall retain identified wetlands, springs, and associated drainage features within Environmental Reserve or appropriate open space designations where required, and shall apply setbacks and protection measures in accordance with Provincial wetland policy and BIA recommendations.
- 7.0.4** Prior to construction activities, the development of a Wetland Assessment & Impact Report (WAIR) and associated Water Act approval will be required from Alberta Environment and Protected Areas (EPA) for the removal of Wetland 1 and its associated ephemeral drainage.
- 7.0.5** Bioretention pond design in Riverside Estates should utilize a variety of native seed mixes to establish low-wet prairie, wet meadow, and shallow marsh communities, where possible.
- 7.0.6** Riverside Estates will be developed with wildlife crossing mitigations integrated into the detailed designs for roadways.
- 7.0.7** No permanent development shall occur within the designated 1:100 -year flood level , with the exception of necessary utility servicing infrastructure.
- 7.0.8** A minimum freeboard of 1.0 metres above the 1:100-year flood level shall be incorporated into future detailed design phases.
- 7.0.9** Prior to subdivision, a Historical Resources Act approval shall be obtained from the Province of Alberta, including approval of any required Historic Resources Impact Assessments.

## 8. Special Planning Area 3

Riverside Estates falls within Special Planning Area 3 of the Springbank ASP. This area recognizes the Bow and Elbow Rivers as primary sources of drinking water for the City of Calgary, while also providing valuable wildlife habitat, recreational opportunities, both on the water and along their shores, and contributing to the overall natural beauty and tranquility of the region. The Riverside Estates Conceptual Scheme has given significant consideration for the contextual sensitivity and longevity of the area.

Table 2 outlines how Riverside Estates will address each of the Special Planning Area Considerations:



**Table 2: Special Planning Area 3 Considerations**

### Special Planning Area 3 Considerations

#### Riverside Estates addresses these considerations through:

##### Maintenance of drinking water quality and supply in the Bow and Elbow River

- Hydrogeological testing has confirmed the absence of hydraulic connectivity between the site's groundwater and the Bow River.
- Stormwater management will utilize a zero-release system designed to safeguard Bow River water quality from potential impacts of stormwater runoff discharge.

##### Consideration of fish and wildlife

- A Biophysical Impact Assessment has been completed for the site. Impacts to the site will be mitigated through wildlife crossing features; culverts to Alberta Environment standards; preservation of natural features and maintenance of large contiguous open space.

##### Preservation of vegetation cover and significant environmental areas

- Approximately 35% of Riverside Estates will be dedicated as Open Space (Municipal Reserve or Environmental Reserve). The extent and boundaries of the ER has been informed by the site's natural features including tree stands, waterways and wetlands, and topography.
- The trail network follow, to the extent possible, previously disturbed lands such as along the existing gravel access road. Final trail alignment to be field-fitted to avoiding tree felling wherever possible.
- Weed management measures shall apply to all phases of development, including construction, landscaping, and long term site maintenance, on both public and private lands.

##### Floodway and flood fringe considerations

- Development will not occur within the floodway or flood fringe.

##### Slope Stability

- A slope stability assessment has been conducted to verify the development of the site's slopes can proceed safely.
- Development setbacks from significant slopes have been accounted for in the concept design and informed by a Geotechnical Assessment prepared in support of the Riverside Estates development.

##### Consideration of River Access

- The public trails through Riverside Estates have been established in consultation with Rocky View County, Trans Alta and the public.
- Public trails through the site will allow users to enjoy river views; however direct river access is not provided.

## 9. Community Engagement

Community engagement was undertaken to inform the development of the Riverside Estates Conceptual Scheme. As required by the Springbank ASP, the methodology and results of community engagement was collated within a What We Heard Report, submitted to the County as part of the Conceptual Scheme. Engagement was designed to provide opportunities for the public to learn about the proposed development, ask questions, and share feedback.

Engagement activities included:

- One (1) in-person public open house held on December 4<sup>th</sup>, 2025, which provided an opportunity for attendees to review the Riverside Estates development concept across its various components and focus areas, ask questions of representatives of Riverside Estates, Urban Systems and technical consultants engaged by Riverside Estates, and to provide feedback by way of anonymous comment cards; and,
- One (1) online webinar held on December 11<sup>th</sup>, 2025, which offered an additional forum for information sharing and feedback for those who were or were not able to attend the in-person event.

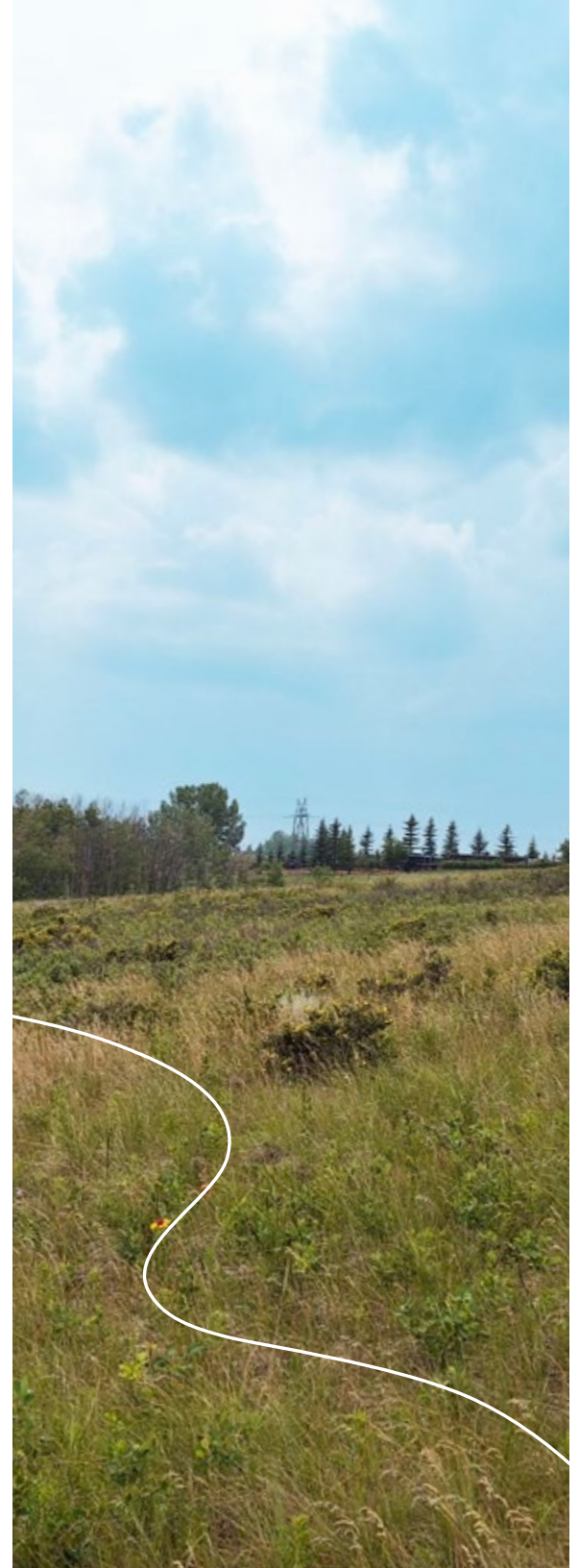
Overall, community input focused on the themes of development scale, open space and pathway location, transportation network and local traffic generation, servicing strategy, and compatibility with surrounding communities. Detailed information on engagement activities, feedback received, and how input informed the project is provided in the accompanying What We Heard Report.



## 10. Implementation

The Riverside Estates Conceptual Scheme is a statutory plan that is adopted by Rocky View County to provide policy direction for the development of the subject area. Following adoption of the Conceptual Scheme, the site will go through detailed design and a subdivision application in accordance with the County's requirements.

The lands are currently already designated for residential development under the County's Land Use Bylaw; accordingly, the Conceptual Scheme will be implemented through subsequent subdivision approvals rather than land use redesignation. Subdivision of the community is expected to occur in one phase, but may occur in additional phases depending on market conditions, and the provision of utility services.



# 11. Supporting Technical Studies

The following is a list of technical studies completed in support of the Conceptual Scheme submitted under separate cover.

- Staged Master Drainage Plan, Urban Systems Ltd., March 2026
- Phase 1 Environmental Site Assessment, Basin Environmental Ltd., September 2025
- Biophysical Impact Assessment, Basin Environmental Ltd., March 2026
- Transportation Impact Assessment, Bunt & Associates, November 2025
- Geotechnical Report, McIntosh Lilani Engineering Ltd., January 2018
- Source Water Protection Report, SD Consulting, February 5th, 2026



## 12. Policy Summary

### Residential Development Policies

- 5.3.1** Subdivision of land within the Riverside Estates Plan Area shall be generally consistent with the land use concept shown in Figure # 7 Land Use Concept. The final size, configuration and design of parcels and road system proposed through the subdivision shall be identified on the tentative plan for subdivision.
- 5.3.2** There shall be a maximum density of 0.26 units per gross acre within Riverside Estates.
- 5.3.3** All residential lots shall be a minimum of 1.98 acres (0.8 hectares).
- 5.3.4** Residential development should be designed to be sensitive to adjacent acreage development by incorporating complementary interface and transition treatments.
- 5.3.5** At the time of subdivision, the developer shall prepare and implement Architectural Guidelines for residential development that reflects the character of the community, and ensures the high quality, natural aesthetic of the development.
- 5.3.6** If required by the County, Road Acquisition Agreements shall be registered at the time of subdivision to secure future road alignments for lots where panhandles are proposed.

### Site Development Policies

- 5.4.1** The lot design should be specific for each lot and will be based on topography, view lines, and sun angles. Buildings should be integrated into the natural features of the site with minimal site disturbance.
- 5.4.2** Professionally designed internal lot landscaping, including berms and planting, should be incorporated as a key element of site development to ensure privacy and promote a tranquil residential environment.
- 5.4.3** Where lots abut existing residential development, site development shall incorporate appropriate landscape buffers to ensure privacy and minimize impacts on existing viewsheds. This should include the provision of a landscaped buffer along the west boundary of Lots 9–11 and Lots 13–14, consisting of berming and the planting of trees and shrubs to provide effective screening from the neighbouring community.

### Open Space and Trails Policies

- 5.5.1** A trail network shall be dedicated as Municipal Reserve at the time of subdivision and shall generally be in alignment with Figure 8 Open Space & Trails.
- 5.5.2** Municipal Reserve dedication as shown in Figure 8: Open Space & Trails is to be dedicated to Rocky View County in accordance with Section 666 of the Municipal Government Act.
- 5.5.3** The open space amenities shall be maintained by the Homeowner's Association established for Riverside Estates under an operation / maintenance agreement with Rocky View County.
- 5.5.4** The open space network should be developed to prioritize passive, low-intensity recreational uses, such as nature walking, appreciation and education, and informal use.
- 5.5.5** Trails within Riverside Estates should form part of an interconnected local and regional network, providing linkages to open spaces, viewpoints, and adjacent trail systems, while minimizing impacts to environmentally sensitive areas.

- 5.5.6 Final trail alignment should be field-fitted to avoiding tree felling and significant wetland disturbance wherever possible.
- 5.5.7 Wayfinding and property ownership signage and/or low-profile fencing may be required to appropriately inform the public of the Bearspaw Reservoir lands and TransAlta property.
- 5.5.8 All trails, signage, and public furniture (e.g. benches) shall adhere to Rocky View County standards.

### Transportation Policies

- 5.6.1 Access to the development shall generally be in accordance with Figure 12 External Road Network.
- 5.6.2 All road systems necessary to service the development shall be constructed by the developer to the satisfaction of Rocky View County, in accordance with the County's Servicing Standards for Roadways.
- 5.6.3 All road names shall be determined at the subdivision stage and shall be named in accordance with the approved municipal addressing policy to ensure proper identification of distress calls and property locations in times of emergency.

- 5.6.4 At the detailed design stages, appropriate locations for snow storage should be investigated and incorporated into the plan, as appropriate.
- 5.6.5 A Construction Management Plan shall be prepared and submitted to Rocky View County at time of subdivision. The Construction Management Plan shall address best management practices, and measures to protect watercourses from potential sedimentation.

### Servicing Strategy General Policy

- 6.0.1 The development and associated site servicing shall be planned and implemented in a manner that supports source water protection objectives for the Bearspaw Reservoir and the Bow River watershed, in accordance with applicable municipal and provincial requirements and to the satisfaction of the Approving Authority.

### Water Servicing Policies

- 6.1.1 Riverside Estates shall be serviced with potable water through connection to a regional piped water supply, subject to approval by Rocky View County and the applicable service provider.
- 6.1.2 The potable water distribution system shall be designed to ensure adequate fire protection throughout the development, as per section 604 of the Rocky View County Servicing Standards. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage.
- 6.1.3 Riverside Estates shall adopt water conservation practices aimed at lowering potable water usage. These measures shall be coordinated with Rocky View County and the applicable service provider and may include:
  - a) Mandatory water meters;
  - b) A requirement for all buildings to install low-flow water fixtures;
  - c) A requirement for all development to utilize drought resistant landscaping and rainwater collection systems.

## Wastewater Servicing Policies

- 6.2.1** Wastewater services shall be provided by a communal wastewater system as per the County Policy #449.
- 6.2.2** The communal wastewater system shall meet or exceed engineering standards and specifications established by the County and the Province.
- 6.2.3** The ownership, operation and maintenance of the communal system shall be the initial responsibility of the Developer and then transferred to the County at no cost on a deficiency free basis in accordance with the terms set out in a Transfer Agreement. This Transfer Agreement shall be entered into between the Developer and the County prior to subdivision approval, as per County Policy #430, Communal Wastewater System Management.
- 6.2.4** The location and type of the communal wastewater system, and final size of dispersal field shall be determined prior to subdivision approval.
- 6.2.5** The components of the communal wastewater system shall be located within individual residential lots, road Rights-of-Way and/or Public Utility Lots.

- 6.2.6** Should Riverside Estates connect to a regional piped wastewater system in the future, the developer may work with the County to consider decommissioning the existing Riverside Estates community wastewater treatment system to use the land area for alternative purposes, which may include additional residential development.

## Stormwater Policies

- 6.3.1** All stormwater management infrastructure shall be designed and constructed in accordance with Rocky View County's Servicing Standards.
- 6.3.2** Low-Impact Development (LID) measures should be implemented throughout the development to enhance water quality, reduce volume of stormwater discharges, and support the sustainable nature of the community.

## Solid Waste and Recycling Policies

- 6.4.1** A solid waste and recycling management plan shall be provided for Riverside Estates prior to subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or the HOA established for Riverside Estates at the discretion of Rocky View County.

## Shallow Utilities Policies

- 6.5.1** Shallow utilities shall be provided within the Plan Area at the sole expense of the developer and shall be located within the appropriate utility right-of-way established at the subdivision stage
- 6.5.2** Rights-of-ways will be established at the subdivision stage to provide for utilities to individual lots.

## Protective Services Policies

- 6.6.1** Development of the site shall include FireSmart principles, to the satisfaction of Rocky View County.

## Environment & Historic Policies

- 7.0.1** The Developer shall implement measures to prevent the introduction, establishment, and spread of Noxious and Prohibited Noxious weeds, in accordance with the Alberta Weed Control Act and applicable municipal requirements and best practices. Weed management measures shall apply to all phases of development, including construction, landscaping, and long-term site maintenance, on both public and private lands.
- 7.0.2** Development shall avoid steep slopes where feasible to minimize soil disturbance, erosion, and sedimentation.
- 7.0.3** Riverside Estates shall retain identified wetlands, springs, and associated drainage features within Environmental Reserve or appropriate open space designations where required, and shall apply setbacks and protection measures in accordance with Provincial wetland policy and BIA recommendations.
- 7.0.4** Prior to construction activities, the development of a Wetland Assessment & Impact Report (WAIR) and associated Water Act approval will be required from Alberta Environment and Protected Areas (EPA) for the removal of Wetland 1 and its associated ephemeral drainage.
- 7.0.5** Bioretention pond design in Riverside Estates should utilize a variety of native seed mixes to establish low-wet prairie, wet meadow, and shallow marsh communities, where possible.
- 7.0.6** Riverside Estates will be developed with wildlife crossing mitigations integrated into the detailed designs for roadways.
- 7.0.7** No permanent development shall occur within the designated 1:100 -year flood level , with the exception of necessary utility servicing infrastructure.
- 7.0.8** A minimum freeboard of 1.0 metres above the 1:100-year flood level shall be incorporated into future detailed design phases.
- 7.0.9** Prior to subdivision, a Historical Resources Act approval shall be obtained from the Province of Alberta, including approval of any required Historic Resources Impact Assessments.

