

Bluffs of Bearspaw Conceptual Scheme

NE-24-26-03-W5M



DRAFT - July 2026

Prepared for:



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Consulting Support:



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1.0 Introduction

1.1 Conceptual Scheme Purpose

The Bluffs of Bearspaw Conceptual Scheme (BBCS) intends to inform Rocky View County (County) Council and Administration, as well as Bearspaw residents, on the proposed integration of planning policy, design guidelines, residential land use, and flexible phasing of subdivision of +/- 57.7ha (+/- 142.5ac) comprising parts of the NE ¼ of Sec. 24-26-03-W5M.

Strategies herein outline a systematic pathway for development. The BBCS provides for a cohesive and thoughtfully planned country residential neighbourhood. In compliance with the current Bearspaw Area Structure Plan (Bearspaw ASP) and Municipal Development Plan (MDP), the BBCS promotes an integration of physical, environmental, social, and fiscal components of rural development addressing elements such as:

- Goals and objectives of the development concept
- Topographical challenges
- Infrastructure servicing
- Agricultural / Residential interaction
- Co-ordinated independent subdivision development

The BBCS is intended as a non statutory plan to be adopted by either resolution or bylaw.

1.2 History

Originally homesteaded by Charles Grey, this quarter section remained in the Vincent family for over 125 years. In 2007, 145 acres was separated from the original quarter section and subdivided into 6 parcels, each serviced with piped potable water, paved roadways and underground electrical and telecommunications utilities. This created a unique quarter section in the northern agricultural transition area of Bearspaw.

1.3 Conceptual Scheme Considerations and Objectives

The goal of the BBCS is to support the dream of families wanting to live affordably on their own land connected to nature and Alberta's agricultural history. The opportunity to live, and enjoy, life much as the Vincent family have over the past century. The objectives of the BBCS are to:

- clearly identify lands included in the Plan Area and those lands adjacent to the project;
- review impacts and where appropriate establish policy, or mitigation strategies to negate potential negative impacts;
- inform council and the public on how the scheme conforms to applicable County policies and principles outlined in relevant statutory and non statutory documents;
- assess the existing infrastructure servicing and present recommendations from professional consultants confirming the ability of the Bluffs of Bearspaw to be serviced;

- identify existing environmentally sensitive areas and highlight implementation strategies to sustainably integrate them into the community; and
- establish subdivision phasing policies to allow each landowner the flexibility to develop at their own pace, while protecting cost recovery opportunities for those who upfront development costs deemed to be beneficial to all landowners.

2.0 Plan Area Description

2.1 Location and Context

The BBCS is generally located between the City of Calgary and the Town of Cochrane, within the boundary of the Bearspaw ASP, as shown in Figure 1: Location & Regional Context. It includes +/- 57.7ha (+/- 142.5ac) of land within NE ¼ of Sec. 24-26-03-W5M, as shown in Figure 2: Plan Area, and the Plan Area is bounded by:

- Rocky Butte Rd and agricultural land outside the Bearspaw ASP to the north;
- Bearspaw Rd and agricultural land outside the Bearspaw ASP to the east; and
- Agricultural lands within the Bearspaw ASP to the west and south, including the Rocky Butte Ranch and a confined feeding operation.

2.2 Land Ownership and Legal Descriptions

The NE-24-26-03-W5M is comprised of 7 titled parcels, while the BBCS Plan Area includes 6 of these parcels. Legal descriptions and areas for all parcels are shown in Figure 3: Land Ownership & Legal Descriptions and Table 1 below. The original Vincent homestead, Lot 1 Block 1 Plan 0311832, is not included in the BBCS, but is referenced and illustrated throughout the document should the landowner choose to move forward with future development. All lands are privately owned, apart from the existing road, Vincent Bluffs Crescent, which is a public road.

Table 1: Legal Descriptions

Parcel Number	Legal Description	Parcel Size (±)
Parcel 1	Lot 1, Block 2, Plan 1112512	8.10ha (20.02ac)
Parcel 2	Lot 2, Block 2, Plan 1112512	8.10ha (20.02ac)
Parcel 3	Lot 3, Block 2, Plan 1112512	13.23ha (32.69ac)
Parcel 4	Lot 4, Block 2, Plan 1112512	8.10ha (20.02ac)
Parcel 5	Lot 5, Block 2, Plan 1112512	8.21ha (20.29ac)
Parcel 6	Lot 6, Block 2, Plan 1112512	8.10ha (20.02ac)
Total Area*		±53.84 ha (±133.06 ac)

*Total area does not include existing public road right-of-way

Figure 1 - Location & Regional Context



Legend

-  Bluffs of Bearspaw CS Boundary
-  Bearspaw ASP Boundary
-  Municipal Boundaries

Key Plan

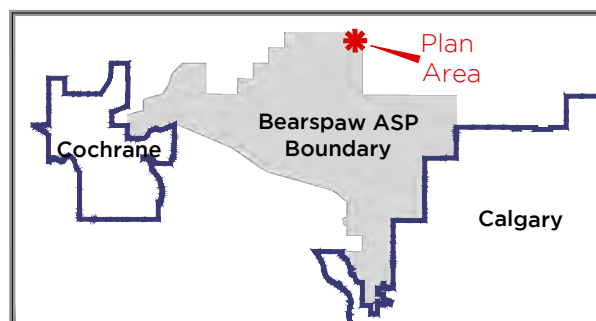


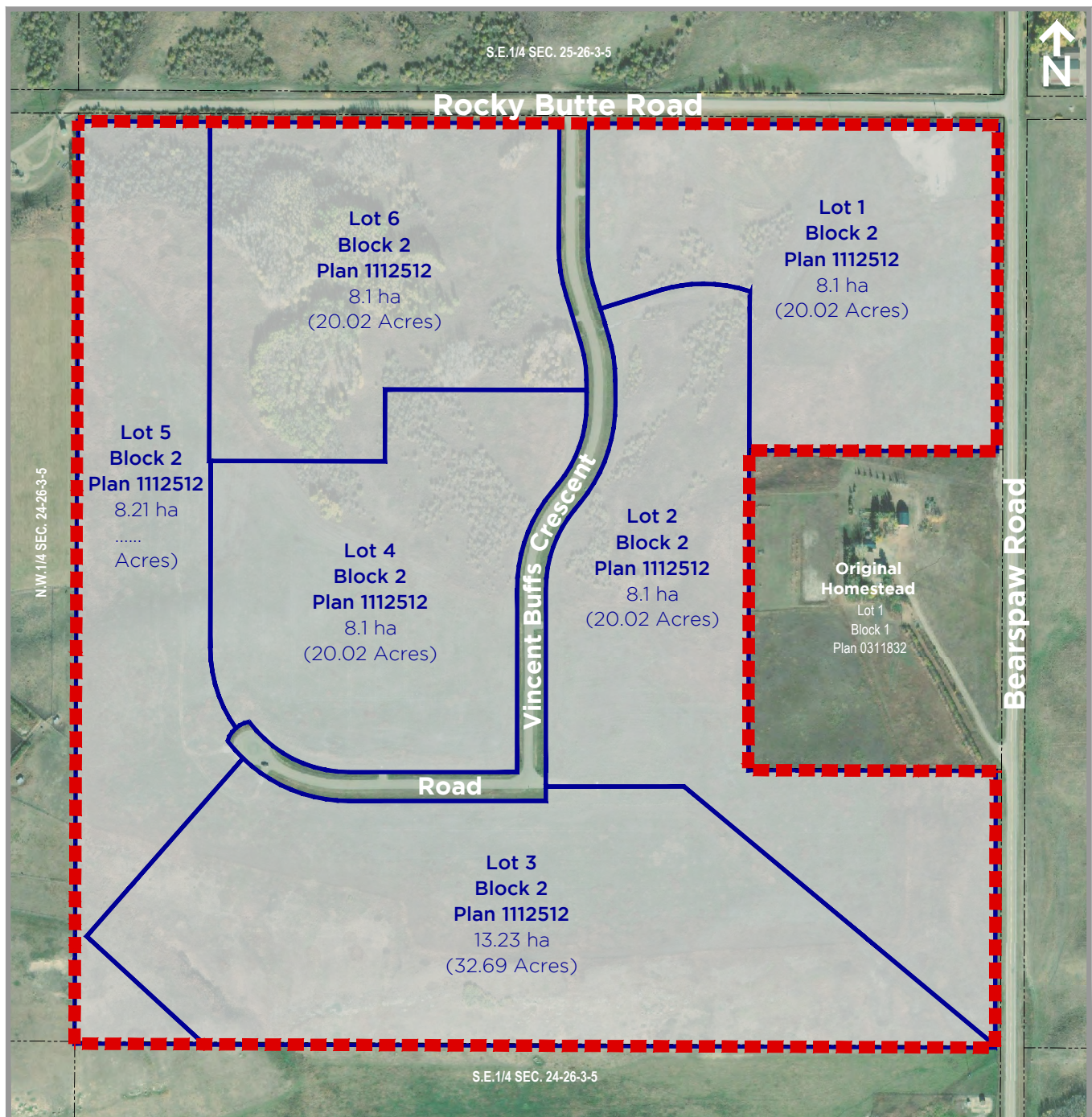
Figure 2 - Plan Area



Legend

- ■ ■ Bluffs of Bearspaw CS Boundary

Figure 3 - Land Ownership & Legal Descriptions



Legend

- Private Ownership
- Bluffs of Bears paw CS Boundary

2.3 Existing Land Use

In accordance with the County's Land Use Bylaw C-8000-2020 (LUB), and as shown in Figure 4: Existing Land Use, lands within the Plan Area are currently designated as Agricultural, Small Parcel District with a minimum parcel size modifier of 8.1 (A-SML p8.1). The purpose of this district is to accommodate a range of agricultural practices on small to mid-sized parcels.

Lands immediately adjacent to the Plan Area are designated as Agricultural, General (A-GEN), which includes the remaining parcel in NE-24-26-03-W5M (Lot 1 Block 1 Plan 0311832) and several unfragmented quarter sections. Further south and west, within the Bearspaw ASP, there are several existing country residential subdivisions with lands designated as Residential, Rural District (R-RUR) and Residential, Country Residential District (R-CRD).

2.4 Existing Site Conditions

2.4.1 Structures

Within the Plan Area, there are 3 existing structures including a single detached dwelling that was recently constructed on Parcel 4 and an oil storage tank and pumphouse located on Parcel 1, as shown on Figure 5: Existing Site Conditions.

2.4.2 Access

Regional access to the BBCS is provided from Bearspaw Rd. As shown in Figure 5: Existing Site Conditions, direct access to the Plan Area is provided from Rocky Butte Rd from the north to Vincent Bluffs Cres, which is an existing paved road that was constructed following previous subdivision approval. Access to the existing single detached dwelling on Parcel 4 is provided by a recently constructed private driveway off Vincent Bluffs Cres.

2.4.3 Utilities

As condition of the previous subdivision approval, potable water and underground utilities (electricity, telecommunications, and gas) were installed through a utility right-of-way (Plan 1112513) along Vincent Bluffs Cres and through Parcel 3, as shown in Figure 5: Existing Site Conditions. Water is provided by Rocky View Water Co-op Ltd. to all 6 parcels.

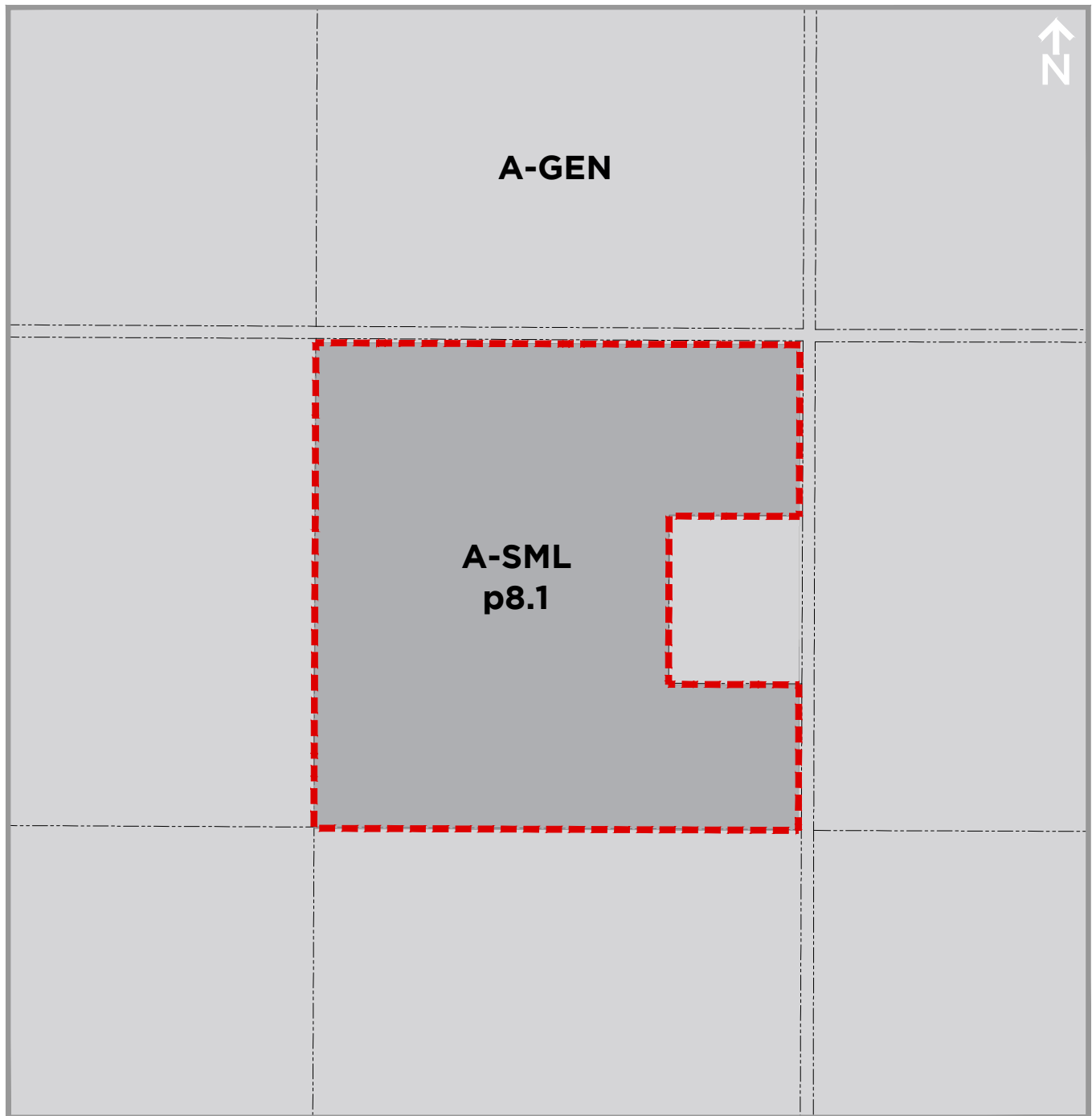
2.4.4 Oil and Gas Infrastructure

Within Parcel 1, as shown in Figure 5: Existing Site Conditions and in the northeast corner of the Plan Area, there is an existing wellsite with 1 suspended oil well and associated infrastructure including an aboveground storage tank. There are 3 additional wells located on 2 well sites directly west and south of the Plan Area.

Policy 2.4.5 (a)

Development will comply with Alberta Energy Regulator (AER) requirements for development setbacks from wells, pipelines, and facilities.

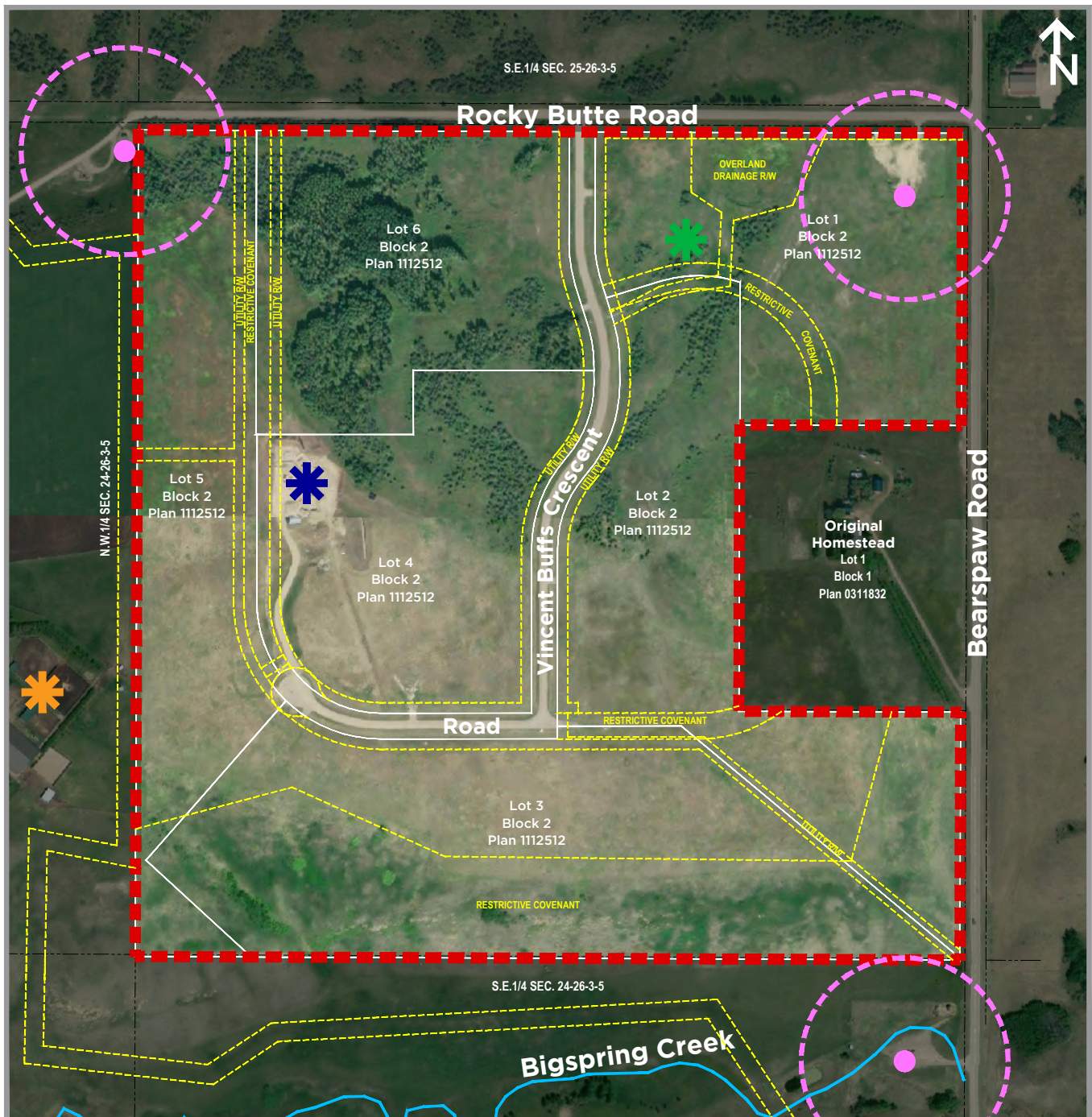
Figure 4 - Existing Land Use



Legend

- ■ ■ Bluffs of Bearspaw CS Boundary
- (A-GEN) Agricultural, General District
- (A-SML) Agricultural, Small Parcel District

Figure 5 - Existing Site Conditions



Legend

- Easements, Rights-of-Way, and Restrictive Covenants
- ✱ Existing Dwelling
- ✱ Rocky Butte Ranch
- ✱ Potential Wetland
- Active Well Location and 100m Buffer
- ~ Bigspring Creek
- Bluffs of Bearspaw CS Boundary

2.4.5 Topography & Surface Drainage

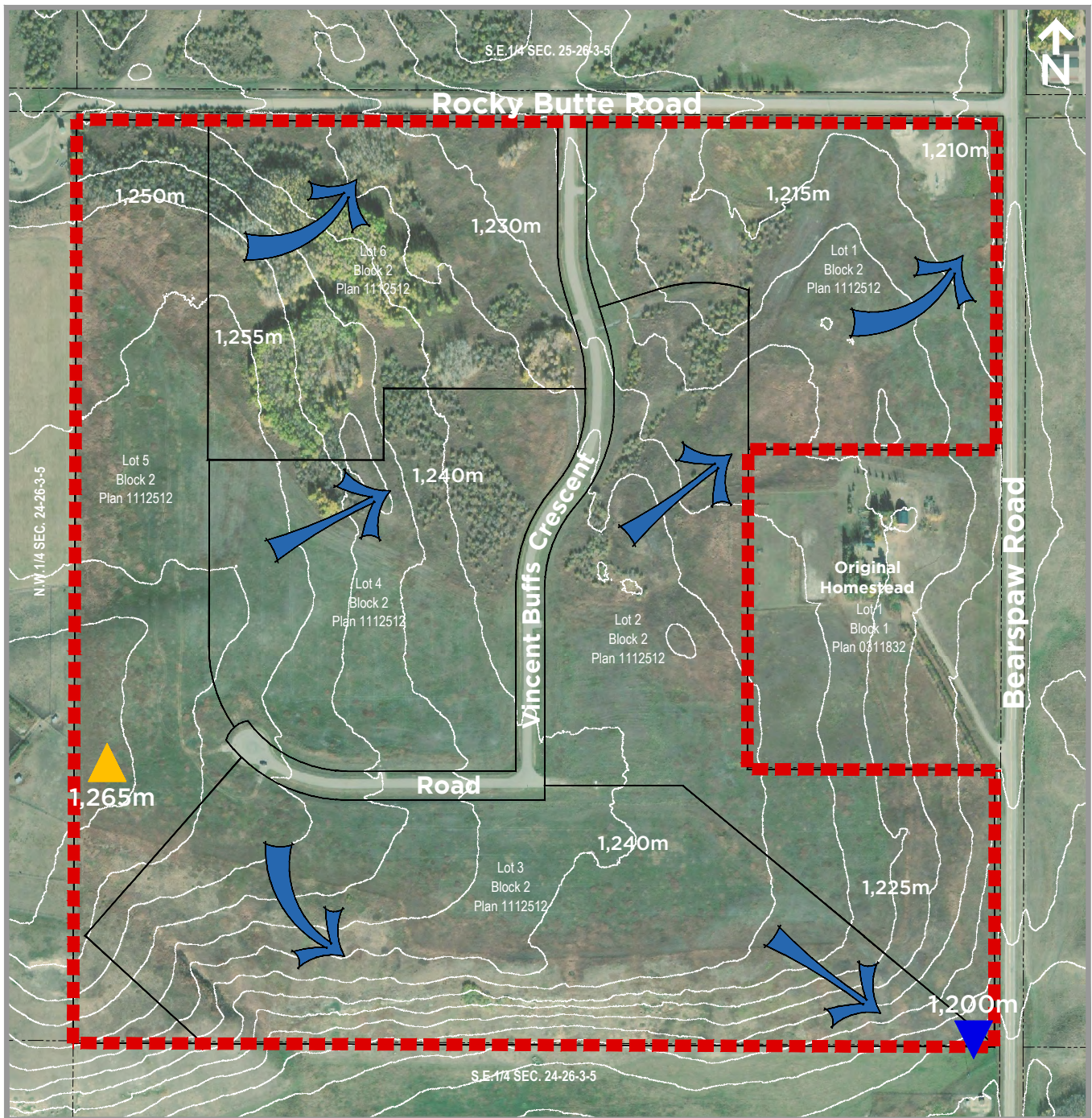
The Plan Area has knob and kettle topography, consistent with the region, with distinctive hills and depressions throughout the site. As shown in Figure 6: Topography & Surface Drainage, elevation ranges from 1,256.0m to 1,197.5m largely due to a steep facing south slope (maximum slope ~38%) along the south boundary. Generally, topography is highest in the west part of the Plan Area and lowest in the southeast.

The existing drainage pattern generally flows from west to north, east, and south. Flows paths are influenced by existing roads, ditches, and culverts that directs surface water to a previously approved and constructed stormwater dry pond through an overland drainage channel (Plan 1112514). External runoff into the Plan Area is very limited and only occurs over a small portion of the parcel to the west (NW-24-26-03-W05M).

The Plan Area is divided into two drainage areas based on runoff exit locations:

- North drainage: Runoff flows overland through culverts and ditches north, towards two waterbodies on SE-25-26-03-W05M.
- South drainage: Runoff flows overland and through culverts and ditches south, towards Bighill Creek.

Figure 6 - Topography & Surface Drainage



Legend

- ▲ High Points
- ▼ Low Points
- ➔ Drainage Direction
- ■ ■ Bluffs of Bears paw CS Boundary

2.4.6 Geotechnical

A geotechnical investigation (shallow subsoil and groundwater assessment) was completed by Almor Testing Services Ltd. to assess the subsurface conditions in support of the BBCS. After discussions with County Engineering, Almor drilled a total of 18 boreholes across the Plan Area, in addition to the 15 that were drilled in 2006 in support of the previous subdivision. Almor drilled to depths ranging from 4.0m to 6.6m, with only two locations producing groundwater readings. The results of the investigation show that the soil and groundwater conditions are favourable for the construction of the proposed residential subdivision, including support for traditional septic tank and field as well as PSTS. Analysis was also incorporated into infrastructure designs and installation, slope stability, and stormwater. It is recommended that geotechnical field review is carried out to assess the actual subsurface conditions of each residential lot.

Additionally, Geo-Engineering (M.S.T.) Ltd. completed a slope stability assessment to assess slopes greater than 15%. Within the southernmost portion of the Plan Area, the most southerly facing slopes are 30m to 40m high and moderately steep to steep, ranging from 10 to 20 degrees on the western and eastern sides and 20 to 25 degrees in the central area. A restrictive covenant was placed on Lots 2 and 3, Block 2, Plan 111251, which restricts development along the south facing sloped area and requires development setbacks ranging from 10m to 15m from the 13-degree break-in-slope.

2.4.7 Historic Resources

The Listing of Historic Resources has assigned a Historic Resource Value of 5a for the Plan Area, which indicates the lands have a high potential to contain a historic resource. If required, an application will be made to the Ministry of Arts, Culture and Status of Women at subdivision.

2.4.8 Environmental and Biophysical

A desktop Biophysical Inventory was completed by Trace Associates to assess existing environmental conditions, identify environmentally significant areas (ESAs), and propose mitigation measures in support of the BBCS.

The Plan Area contains largely non-native grassland within the central, southern, and northeastern portions due to historical cultivated hay operations. The southernmost area is a steep slope with bedrock outcrops that has remained undisturbed, while the northern portion contains areas of interspersed shrubland and deciduous forestland. Based on Trace's analysis, the southern sloped area was given an ESA score of very high and the uplands shrubland and deciduous forestland scored between high and very high.

The general soil profile in the Plan Area consists of surficial organics underlain by silty clay till overlaying bedrock. Soils are poorly suited to agricultural production due to heat, slope, and drainage. Potential for water erosion is generally low across the Plan Area and moderate on areas of slope great than 9%. No naturally occurring watercourses were identified; however, one potential wetland was identified in the northern area overlapping parcels 1 and 2. If required, future environmental studies can be completed to confirm the wetland and the required setbacks to development from the potential wetland boundary.

3.0 Policy Context

The BBCS has been created in alignment with higher order statutory plans including the Rocky View County Municipal Development Plan (MDP) and the Bears paw Area Structure Plan (Bears paw ASP).

3.1 Rocky View County Municipal Development Plan

The purpose of the MDP is to guide growth and development in the County over a 20-year timeframe. Under Section 4.0 Distinct Areas, the BBCS is located within the Bears paw Distinct Community Area, which is primarily intended to accommodate Country Residential Communities characterized by lower density residential development within a rural landscape context. Within Section 5.0 Managing Growth, Bears paw is further classified as an existing Country Residential Community. The MDP, through Section 8.0 Country Residential Communities, establishes objectives and policies that support efficient residential subdivisions that reinforce the rural living experience while ensuring viable servicing, integrated transportation networks, and environmental best practices.



Bears paw

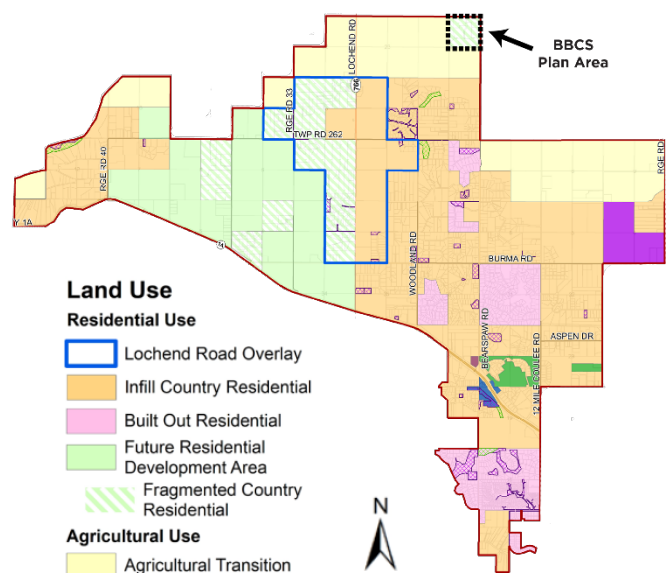
Bears paw is an established *Country Residential Community* that blends country residential and *rural lifestyles* with its agricultural heritage.

The BBCS aligns with the MDP by implementing a country residential community within the Bears paw ASP that reinforces low-density rural living through larger lots for single detached dwellings, respects and buffers adjacent agricultural uses, and preserves existing environmental features in accordance with the MDP's goals, objectives, and policies.

3.2 Bears paw Area Structure Plan

The Bears paw ASP establishes a framework and land use strategy for comprehensively planned country residential development, in alignment with the MDP. Located along the northern boundary of the Bears paw ASP, the BBCS lands are identified as Fragmented Country Residential within the Future Residential Development Area. While development is restricted in the Future Development Area, there is policy support for subdivision, redesignation, and development of fragmented quarter sections, like the BBCS Plan Area, subject to an approved Conceptual Scheme (Bears paw ASP Policy 6.4.6). The proposed BBCS aligns with the Fragmented Country Residential policy requirements, including Policy 6.4.6, through the preparation and approval of this Conceptual Scheme.

Figure7: Bears paw ASP Land Use Concept



3.3 Agricultural Policy Design Guidelines

The Agricultural Policy Design Guidelines have been established by Rocky View County to mitigate conflicts between agricultural land uses and operations with non-agricultural land uses and development. The guidelines establish a 300m boundary on either side of the property line between agricultural and non-agricultural land uses to examine for potential conflicts.

While the parcels directly adjacent to the Plan Area are designated A-GEN, existing agricultural operations are limited to parcels directly west and south, within the Bearspaw ASP boundary. The parcels to the north and east are currently not cultivated. The Rocky Butte Ranch is immediately adjacent to the west, within 300m of the BBCS boundary, and there is a confined feeding operation and cultivated agricultural lands to the south. The confined feeding operation is beyond the 300m threshold, while portions of the cultivated agricultural operations are within 300m.

The subdivision design incorporates the steep slope within the Plan Area, which provides sufficient buffering to the agricultural operations to the south. Topographical and geographical changes between the parcel to the west also provides natural buffering to Rocky Butte Ranch. Additionally, a 15m rear lot setback will be incorporated along the west boundary of the Plan Area and should include edge treatments such as landscaping and fencing to minimize conflicts between residents, their pets, and agricultural operations.

Policy 3.3 (a)

The rear yard setback will be increased to 15.0m for lots bordering NW ¼ of Sec. 24-26-03-W5M.

4.0 Bluffs of Bearspaw Development Concept

4.1 Concept and Statistics

The Bluffs of Bearspaw development concept proposes a new country residential community along the northern boundary of the Bearspaw ASP. As shown in Figure 8: Development Concept, the 6 existing parcels could be subdivided into 45 country residential lots, creating a low-density rural community integrated into the rolling hills of the Bearspaw landscape. Located at a prominent high-elevation site, the Bluffs of Bearspaw capitalizes on views of the Rocky Mountains while maintaining a development pattern that reflects the area's rural and agricultural context. The intent is to develop a multigenerational community where landowners can develop single detached homes and accessory dwelling units on individual lots. Lots ranging from approximately 2 to 4 acres are planned, allowing for development setbacks, preservation of natural features, and appropriate separation from surrounding agricultural uses. Table 2 below provides an overview of the development statistics.

Table 2: Development Statistics

	Area (+/- ha)	% of NDA
Conceptual Scheme Area	57.7	
Non-Developable Area		
Environmental Reserve	6.7	
Existing Public Road Right-of-Way	2.2	
Net Developable Area (NDA)	48.8	100%
Residential	45.2	92.6%
Public Utility Lot	1.0	2.0%
Road Acquisition	2.6	5.4%

4.2 Population and Dwellings

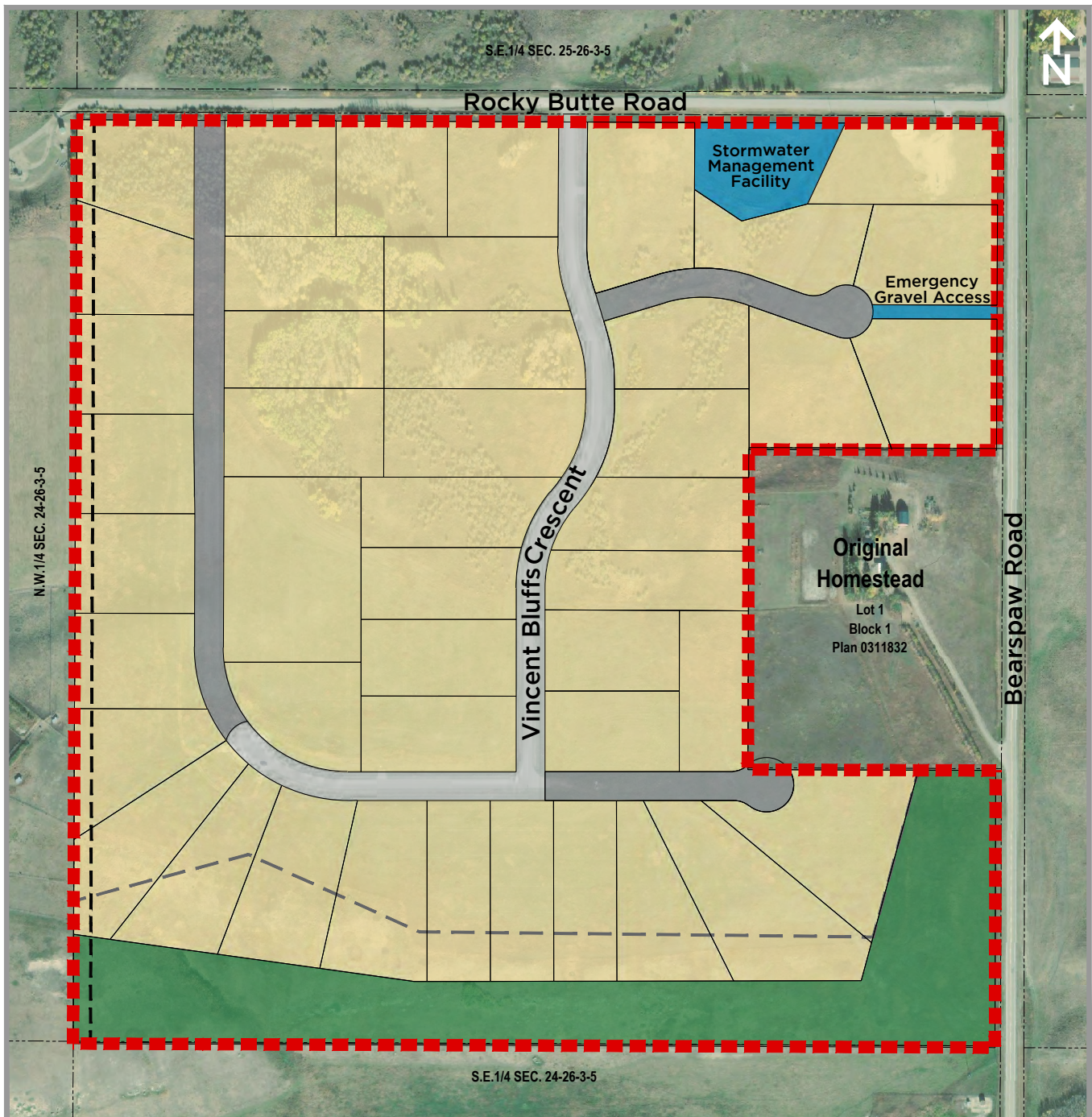
As shown on Figure 8: Development Concept, and in further detail in Figure 14: Subdivision, the existing 6 lots in the Plan Area could be subdivided into 45 lots, depending on future phases of subdivision that are to be determined by the 6 existing landowners. It is anticipated that each lot will consist of 1 single detached dwelling. The total anticipated unit count and population are shown in Table 3 below.

Table 3: Population and Dwellings

Dwelling Type	Dwelling Count	PPDU*	Population
Single Detached Dwelling	45	3.1	140
Total	45		140

*PPDU derived from the Municipal Development Plan Figure 3. Rocky View County's Demographic Profile

Figure 8 - Development Concept



Legend

- | | |
|--|---|
| Residential | Existing Road |
| Public Utility Lot | Road Acquisition |
| Environmental Reserve (ER) | |
| Agricultural Boundary Setback | |
| Steep Slope Setback | |
| Bluffs of Bearspaw CS Boundary | |

4.3 Open Space Network

The open space network consists primarily of the southern facing steep slope area. Reserve dedications are discussed in more detail below.

4.3.1 Municipal Reserve

As a condition of previous subdivision, Municipal Reserve (MR) was deferred proportionately to all 6 parcels by Caveat and remains outstanding. At the time of subdivision, it is anticipated that MR will be provided as cash-in-lieu by each landowner at the time of subdivision for each parcel, as shown in Table 3 below.

Table 4: Outstanding Municipal Reserve Dedication

Parcel Number	Legal Description	Net Developable Area (NDA)	MR Outstanding
Parcel 1	Lot 1, Block 2, Plan 1112512	8.10ha (20.02ac)	0.81ha (2.00ac)
Parcel 2	Lot 2, Block 2, Plan 1112512	6.33ha (15.65ac)	0.63ha (1.57ac)
Parcel 3	Lot 3, Block 2, Plan 1112512	8.87ha (21.93ac)	0.89ha (2.19ac)
Parcel 4	Lot 4, Block 2, Plan 1112512	8.10ha (20.02ac)	0.81ha (2.00ac)
Parcel 5	Lot 5, Block 2, Plan 1112512	7.64ha (18.88ac)	0.76ha (1.89ac)
Parcel 6	Lot 6, Block 2, Plan 1112512	8.10ha (20.02ac)	0.81ha (2.00ac)
Total Area*		47.1ha (116.5ac)	4.71ha (11.65ac)

Policy 4.3.1 (a)

Outstanding Municipal Reserve (MR) will be provided by cash-in-lieu payment by each landowner at the respective time of subdivision, in accordance with Section 667 of the Municipal Government Act.

4.3.2 Environmental Reserve

In alignment with Bearspaw ASP Policy 14.1.8, the Slope Stability Assessment and Biophysical Inventory assessed the southernmost steep slope area as largely undisturbed, containing native vegetation and a locally significant exposed bedrock landform. At the time of subdivision, this area will be dedicated as Environmental Reserve (ER) to preserve natural features and existing drainage patterns into Bigspring Creek.

Policy 4.3.2 (a)

Environmental Reserve (ER) will be provided as generally illustrated in Figure 9: Open Space, in accordance with Section 664 of the Municipal Government Act.

4.4 Transportation

4.4.1 Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was completed by Bunt & Associates in support of the BBCS. The TIA assessed post-development traffic volumes and analyzed their impacts on the surrounding local and regional transportation network. Intersection capacity analysis and daily volume analysis identified that all study intersections, Bearspaw Rd, and Rocky Butte Rd will operate acceptably and within guidelines for traffic volumes. No upgrades to the regional transportation network are required to facilitate the subdivision and development of the BBCS.

4.4.2 Local & Regional Roads

Regional access to the Plan Area is from Highway 1A at the intersection of Bearspaw Rd. Bearspaw Rd is a paved municipal road that is identified as a Network A Road with an 11.4m paved surface and 36m ROW in the Regional Off-Site Levy Bylaw C-8549-2024. Road dedication for the future expansion of Bearspaw Rd was provided following previous subdivision approval, and no further ROW dedication is anticipated to support the proposed development concept.

Additionally, both Rocky Butte Rd and Vincent Bluffs Cres are paved municipal roads that are identified as a Low Volume Roadways. Access to Vincent Bluff Rd is from Rocky Butte Rd on the north boundary of the Plan Area. The full extent of Vincent Bluff Cres is not yet constructed, and it is anticipated an initial phase of subdivision will proceed prior to construction of the remaining road right-of-way. There is a restrictive covenant on the titles of Parcels 4, 5, and 6 for future Road Acquisition to loop Vincent Bluff Cres, which will be constructed in subsequent phases of subdivision and development. A second internal road and cul-de-sac will be constructed to facilitate the subdivision of 5 parcels on Lot 1 and to provide emergency access.

Policy 4.4.2 (a)

The internal road network will be constructed as generally illustrated in Figure 9: Transportation Network.

Policy 4.4.2 (b)

Payment of the Regional Transportation Off-Site Levy will be provided by each landowner at the respective phase of subdivision.

Policy 4.4.2 (c)

The first phase of subdivision will be limited to lots with existing road frontage.

Policy 4.4.2 (d)

Subdivision applications proposing lots without existing road frontage will require the staged extension and construction of the internal road network, in accordance with Rocky View County Servicing Standards.

Policy 4.4.2 (e)

A Road Acquisition Agreement for the extension of Vincent Bluffs Crescent will be registered against each affected lot at the time of subdivision.

Policy 4.4.2 (f)

Where Road Acquisition Agreements are required, a Restrictive Covenant against each of affected lot will be registered referencing the required building setback in accordance the County's Land Use Bylaw.

Policy 4.4.2 (g)

Costs required for Road Acquisition and the construction of the internal road network may be subject to a Cost Recovery Agreement, at the subdivision stage, in accordance with Infrastructure Cost Recovery Policy #C-406 and the County Servicing Standards.

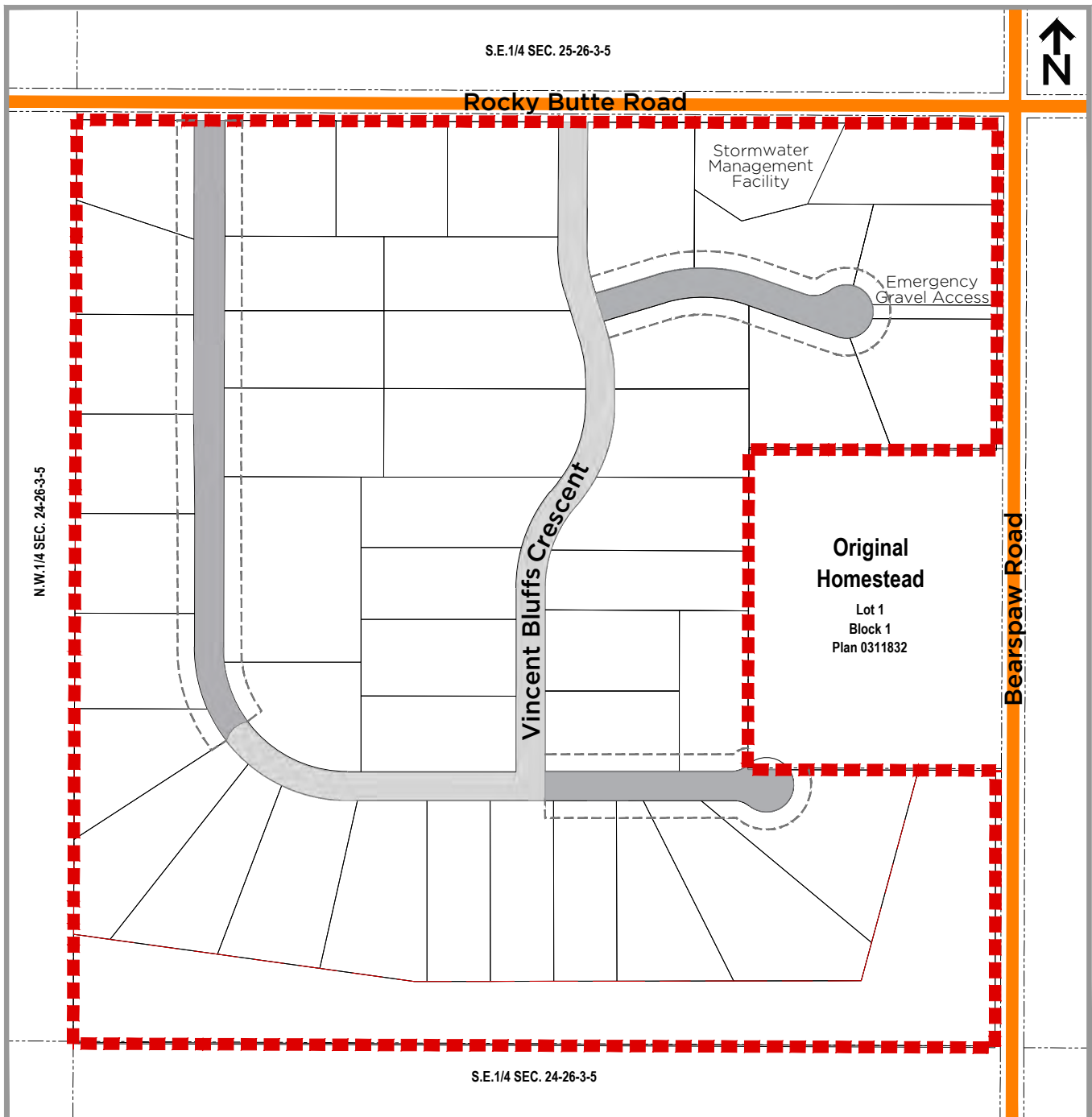
4.4.3 Emergency Access

Following the first phase of subdivision, which is expected to be below the County's threshold for secondary access, an emergency access to Bearspaw Rd will be provided for future stages of subdivision. Due to topographical and geographical constraints, it is anticipated that this emergency access will be constructed from the proposed cul-de-sac on Lot 1, should the intersection of Rocky Butte Rd and Bearspaw Rd be inaccessible during emergency.

Policy 4.4.3 (a)

An emergency access will be constructed with access to Bearspaw Road for a future phase of subdivision that results in 30 lots or greater, in accordance with Rocky View County Servicing Standards.

Figure 9 - Transportation Network



Legend

- Existing Road (25m)
- Road Acquisition (25m)
- Restrictive Covenant (15m)
- County Roads
- Bluffs of Bears paw CS Boundary

4.5 Stormwater Management

A Master Drainage Plan was prepared by CIMA+ in support of the BBCS to analyze stormwater drainage and management within the Plan Area. This report serves as an update to and builds upon the Bluffs of Bearspaw Stormwater Analysis Report completed by Eclipse Geomatics and Engineering in 2007, which supported the previous subdivision approval. The Master Drainage Plan further provides guidance for site development, allowable release rates, and storage requirements, which references the requirement for minor pond sizing upgrades to contain the statistical 1:100-year event.

To manage stormwater in the Plan Area, the existing system of ditches or culverts will be expanded to convey flows to the existing stormwater dry pond, as shown in Figure 10: Stormwater Servicing. Due to challenging topography, areas along steep slopes will drain directly offsite east and south. While the existing stormwater pond contains the 1:100-year volumes within the High-Water Level (HWL) and meets the peak allowable release rate in the Nose Creek Watershed Water Management Plan (2018), a Subdivision Stormwater Management Report will be required to confirm final pond design and configuration.

Policy 4.5 (a)

The stormwater management system will be provided as generally illustrated in Figure 10: Stormwater Servicing.

Policy 4.5 (b)

A Subdivision Stormwater Management Report will be required at the first phase of subdivision, in accordance with Rocky View County Servicing Standards and the Nose Creek Watershed Water Management Plan.

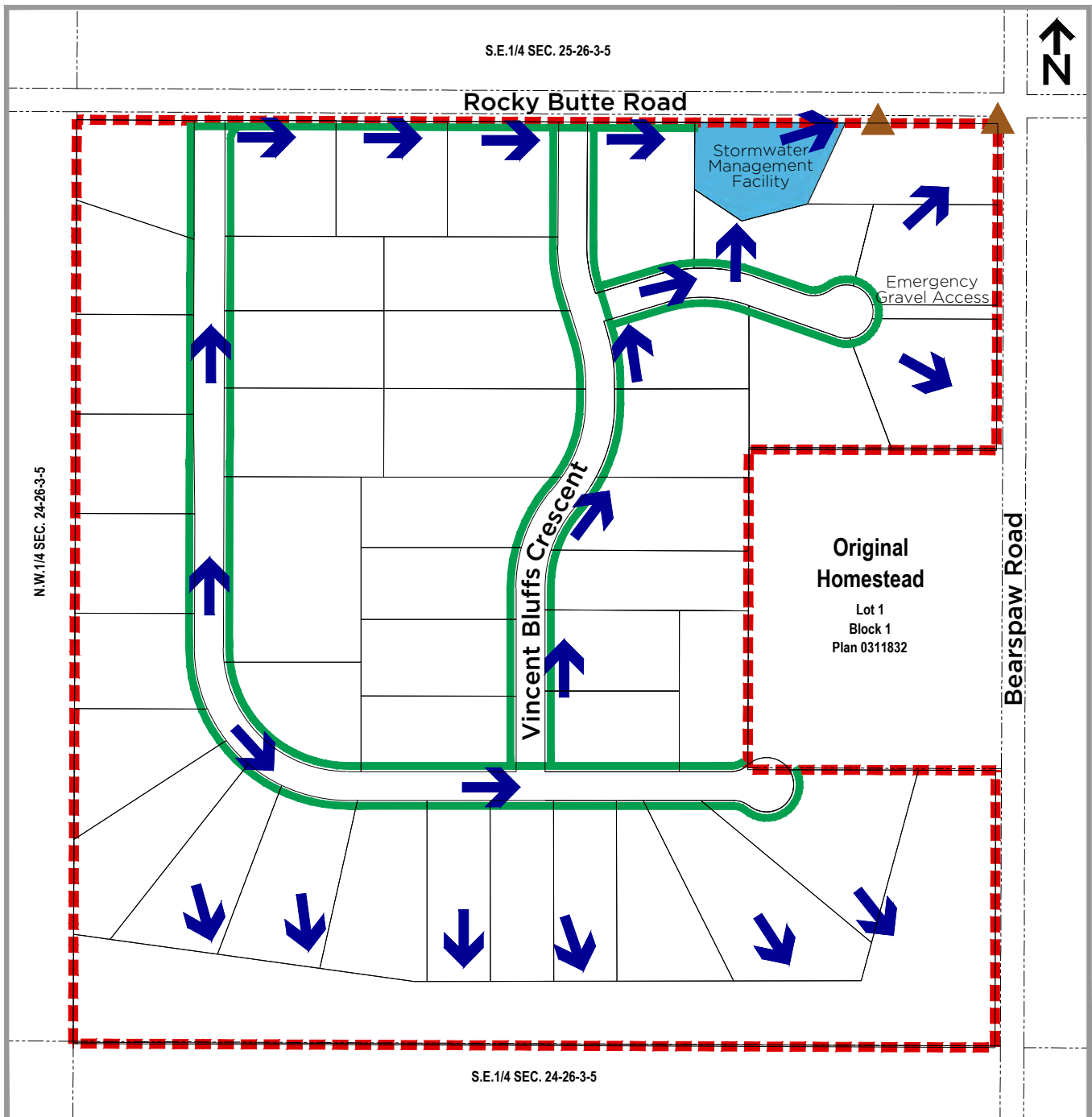
Policy 4.5 (c)

The existing stormwater management facility will be dedicated within a Public Utility Lot at the first phase of subdivision.

Policy 4.5 (d)

Maintenance of the stormwater management facility will be managed by the Homeowner's Association.

Figure 10 - Stormwater Servicing



Legend

-  Public Utility Lot (SWMF)
-  Drainage Direction
-  Drainage Ditch
-  Outfalls
-  Bluffs of Bears paw CS Boundary

4.6 Servicing and Utilities

4.6.1 Water Servicing

As a condition of previous subdivision, piped water servicing is provided to all 6 existing parcels by a 150mm watermain serviced by Rocky View Water Co-op. To accommodate the proposed subdivision, the watermain will be extended throughout the Plan Area, as shown in Figure 11: Water Servicing. A letter from Rocky View Water Co-op was obtained and submitted under separate cover to confirm capacity for all 45 lots.

Policy 4.6.1 (a)

Water servicing in the Plan Area will be generally provided as illustrated in Figure 11: Water Servicing.

Policy 4.6.1 (b)

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

4.6.2 Fire Suppression

While Rocky View Water Co-op does not have capacity to provide minimum fire flow requirements that meet County Servicing Standards, alternative methods of fire suppression will be investigated at the subdivision stage.

Policy 4.6.2 (a)

Fire suppression will be provided in accordance with County Servicing Standards and the Fire Hydrant Water Suppression Bylaw C-7259-2013.

4.6.3 Wastewater Servicing

Wastewater servicing will be provided through individual private sewage treatment systems (PSTS). The Level IV PSTS Assessment completed by Almor Testing Services confirms the subsurface conditions are suitable for individual packages sewage treatment plants with soil-based dispersal fields. At the subdivision stage, each lot owner will be required to provide a Level IV PSTS Assessment to confirm lot conditions.

Although the Bearspaw ASP references a shift from private wastewater systems to piped municipal services, a regional system of wastewater lines and treatment facilities is not currently available in Bearspaw.

Policy 4.6.3 (a)

Wastewater servicing in the Plan Area will be provided by individual PSTS on each residential lot.

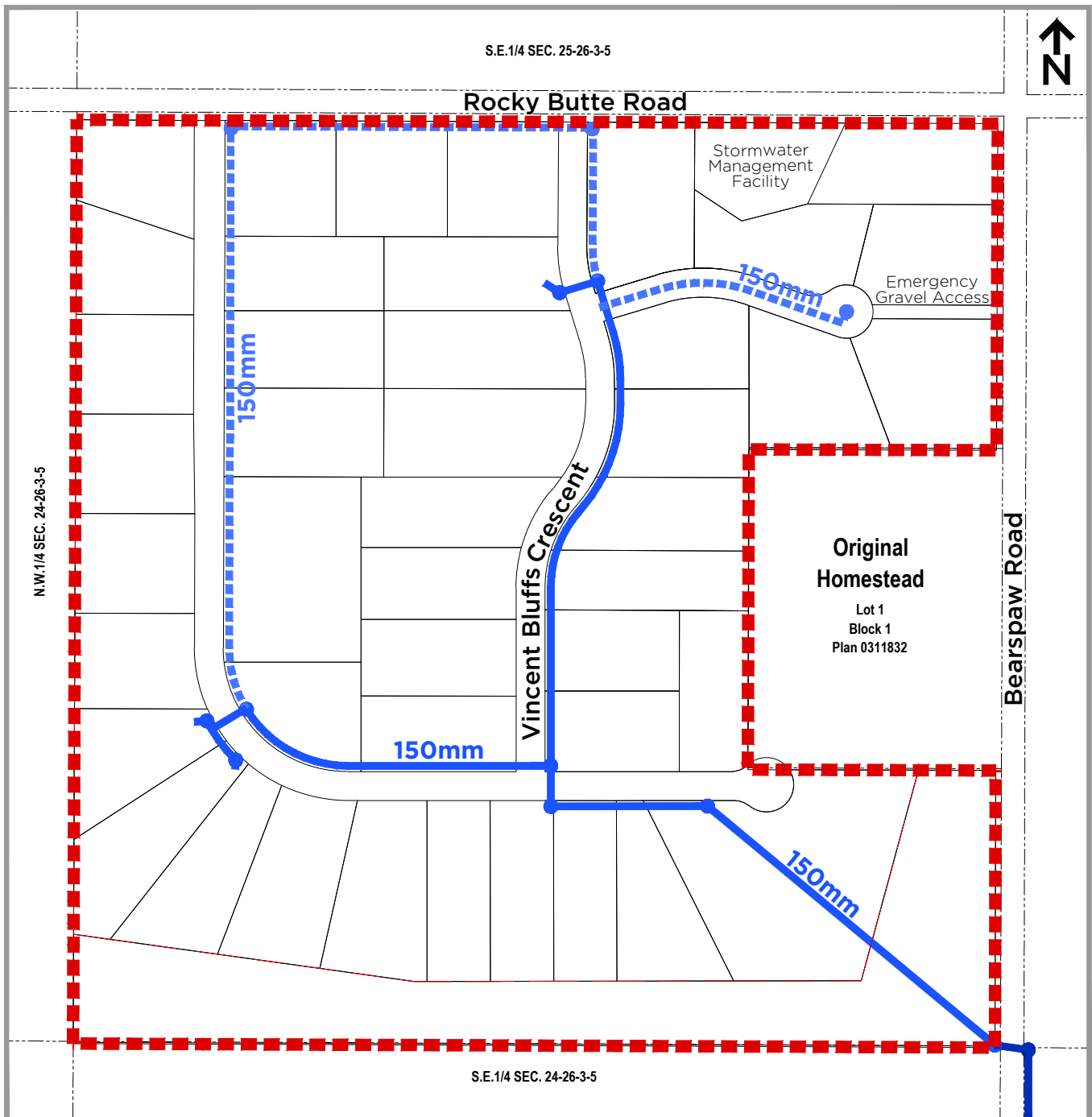
Policy 4.6.3 (b)

Each lot owner will be required to provide a Level IV PSTS Assessment at the time of subdivision, in accordance with Rocky View County Servicing Standards.

Policy 4.6.3 (c)

As a condition of subdivision, each lot owner will enter into a Development Agreement (Site Improvements / Services Agreement) with the County to install a packaged private sewage treatment plant system, in accordance with Rocky View County Servicing Standards and County Policy #449: Requirements for Wastewater Treatment Systems.

Figure 11 - Water Servicing



Legend

- Future Watermain
- Existing Watermain
- Rocky View Water Co-op Watermain
- Bluffs of Bearspaw CS Boundary

4.6.4 Franchise Utilities

Following previous subdivision approval in the Plan Area, and as shown in Figure 5: Existing Site Conditions, shallow franchise utilities including, electricity, telecommunications, and natural gas, were installed through easements along Vincent Bluffs Cres (right-of-way plan 1112513) and currently service all existing parcels. Since the easement has already been provided to service the remainder of the Plan Area and future lots, no further easements are expected to be required. All remaining utilities will be constructed at future subdivision stages to extend franchise utilities to throughout the Plan Area, in coordination with utility providers.

Policy 4.6.4 (a)

Shallow franchise utilities will be provided to each residential lot through right-of-way plan 1112513 at the time of subdivision.

4.6.5 Solid Waste Management

The Homeowner's Association will be responsible for contracting a solid waste management company and coordinating solid waste management for all residential lots.

Policy 4.6.5 (a)

Solid waste management will be provided by a qualified waste management company and managed by the Homeowner's Association.

4.7 Emergency Services

Police services will be provided from the Town of Cochrane RCMP detachment, emergency medical services (EMS) will be provided from ground ambulances operated by Alberta Health Services from dispatch facilities in Calgary and Cochrane, and fire services will be provided by Bearspaw Fire Station 103 on Lochend Rd.

5.0 Implementation

5.1 Land Use Redesignation

As shown in Figure 12: Land Use, it is anticipated that the majority of the Plan Area will be redesignated to Residential, Country Residential District (R-CRD) to accommodate the subsequent subdivision of 45 residential lots. The stormwater management facility will be redesignated to Special, Public Utilities District (S-PUB) and the ER to Special, Natural Open Spaces District (S-NOS).

Policy 5.1 (a)

Land use redesignation within the Plan Area will generally follow the future land uses illustrated in Figure 12: Land Use.

5.2 Subdivision

As shown in Figure 13: Subdivision, subdivision within the Plan Area is expected to result in the creation of 45 new country residential parcels, the dedication of 1 Public Utility Lot (PUL) for the stormwater management facility, dedication of the remaining internal public road right-of-way (Vincent Bluffs Cres), and the extension of existing water servicing and utility infrastructure along the dedicated utility rights-of-way. At the time of subdivision, MR deferred from the previous subdivision will be provided via cash-in-lieu payment.

Policy 5.2 (a)

Subdivision within the Plan Area will generally follow the lotting as illustrated in Figure 13: Subdivision.

Policy 5.2 (b)

Final lot sizes and layouts will be finalized at the subdivision stage.

5.3 Phasing

Due to the partial construction of the internal road network, stormwater management facility, water servicing network, and utility infrastructure for the previous subdivision, it is expected that the Plan Area will be further subdivided and developed in a phased manner. As shown in Figure 14: Phasing, phase 1 is expected to include +/-21 lots that have existing access to the Vincent Bluffs Cres, water servicing, and shallow utility availability. All additional lots will be constructed in future phases and require road acquisition in addition to the construction of Vincent Bluffs Cres, water infrastructure, and utilities. This phasing strategy allows the 6 existing landowners to time the future subdivision and development of their lands independently of each other, while respecting the overall vision of the BBCS including future infrastructure and servicing strategies. The phasing strategy is preliminary and subject to change depending on timing of infrastructure.

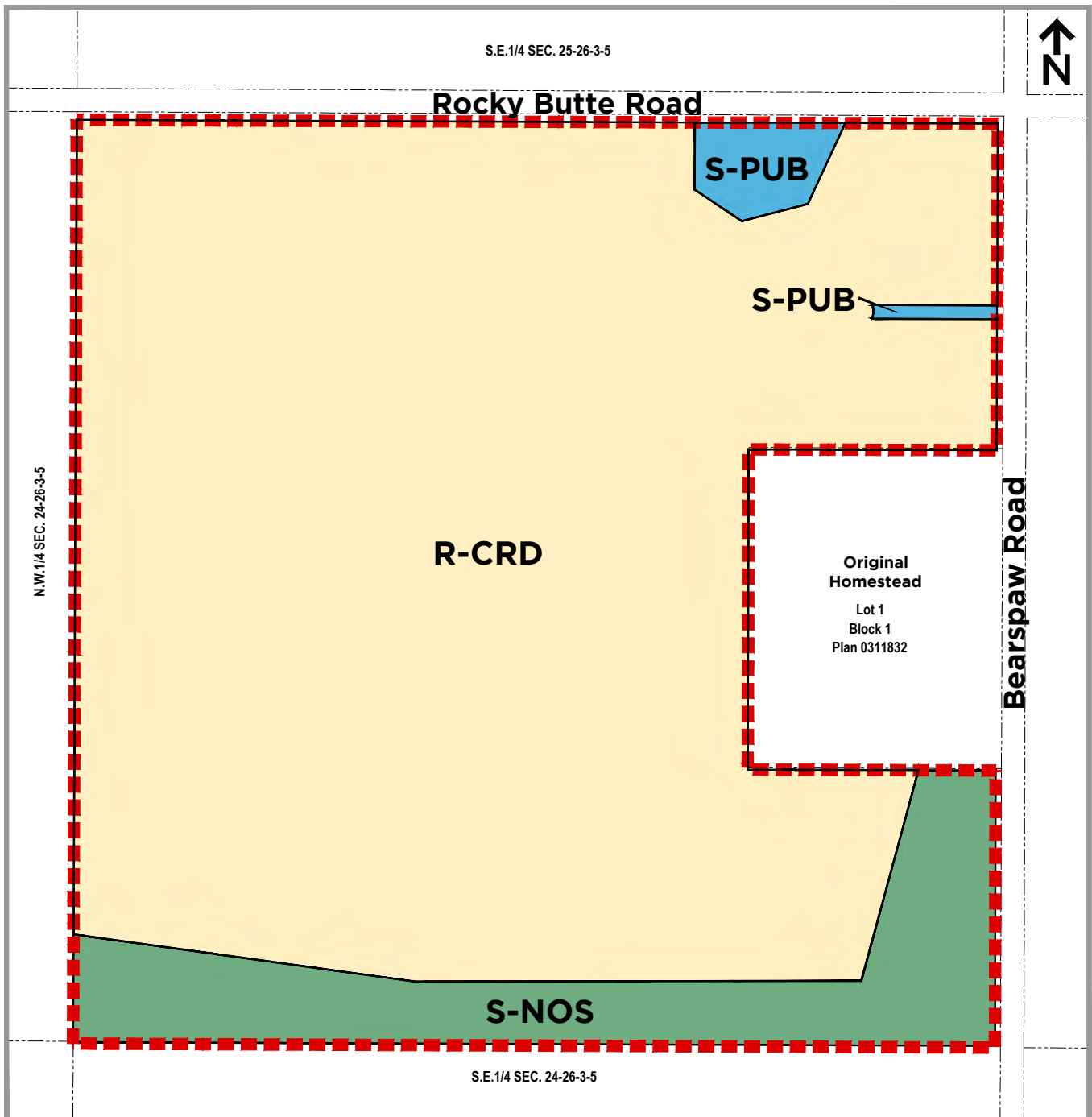
Policy 5.3 (a)

Subdivision and development within the Plan Area are expected to generally occur as illustrated in Figure 14: Phasing.

Policy 5.3 (b)

An alternate phasing approach may be pursued if infrastructure availability and capacity can be demonstrated.

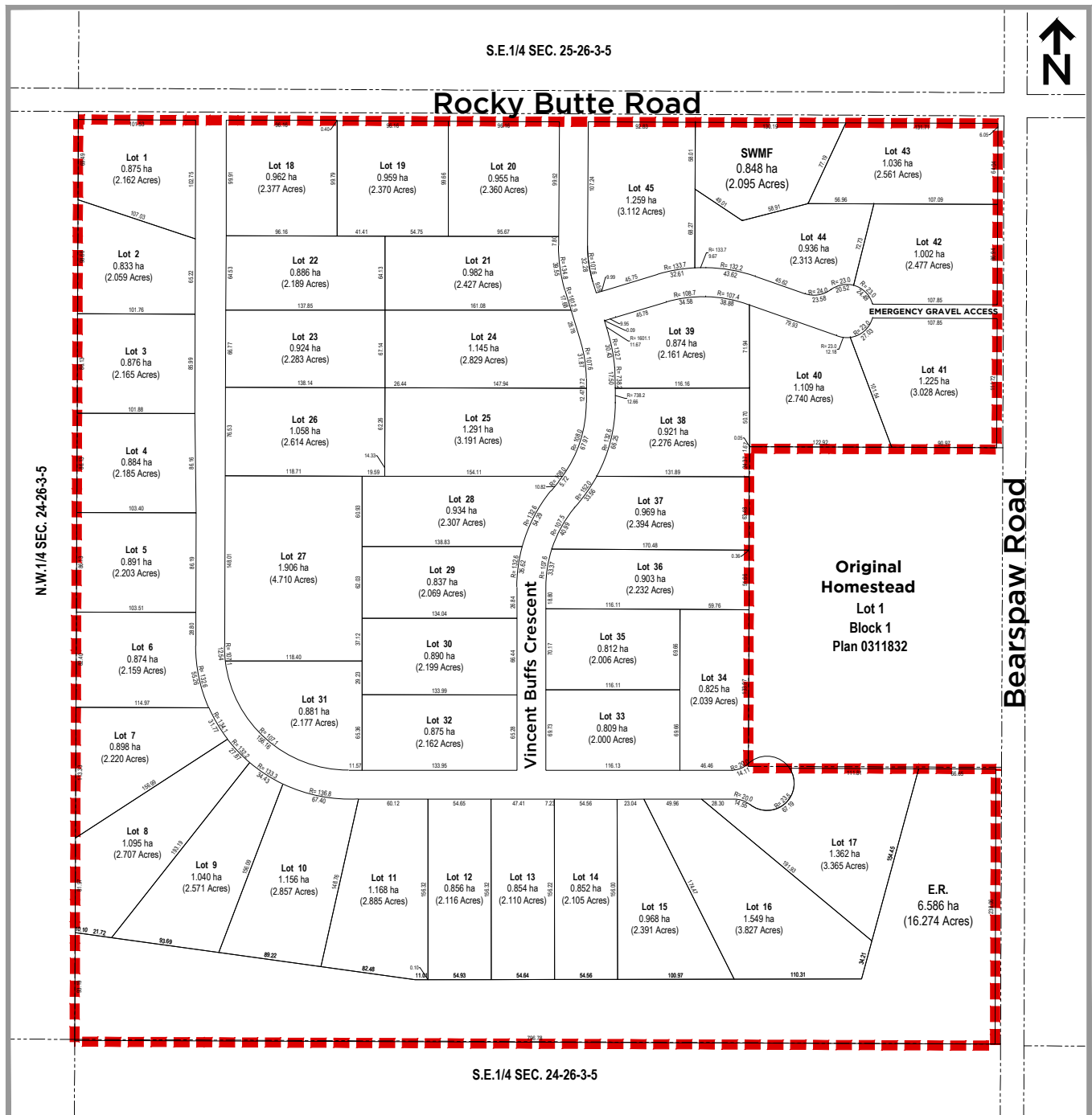
Figure 12 - Land Use



Legend

- Residential, Country Residential District (R-CRD)
- Special, Public Service District (S-PUB)
- Special, Natural Open Space District (S-NOS)
- Bluffs of Bearspaw CS Boundary

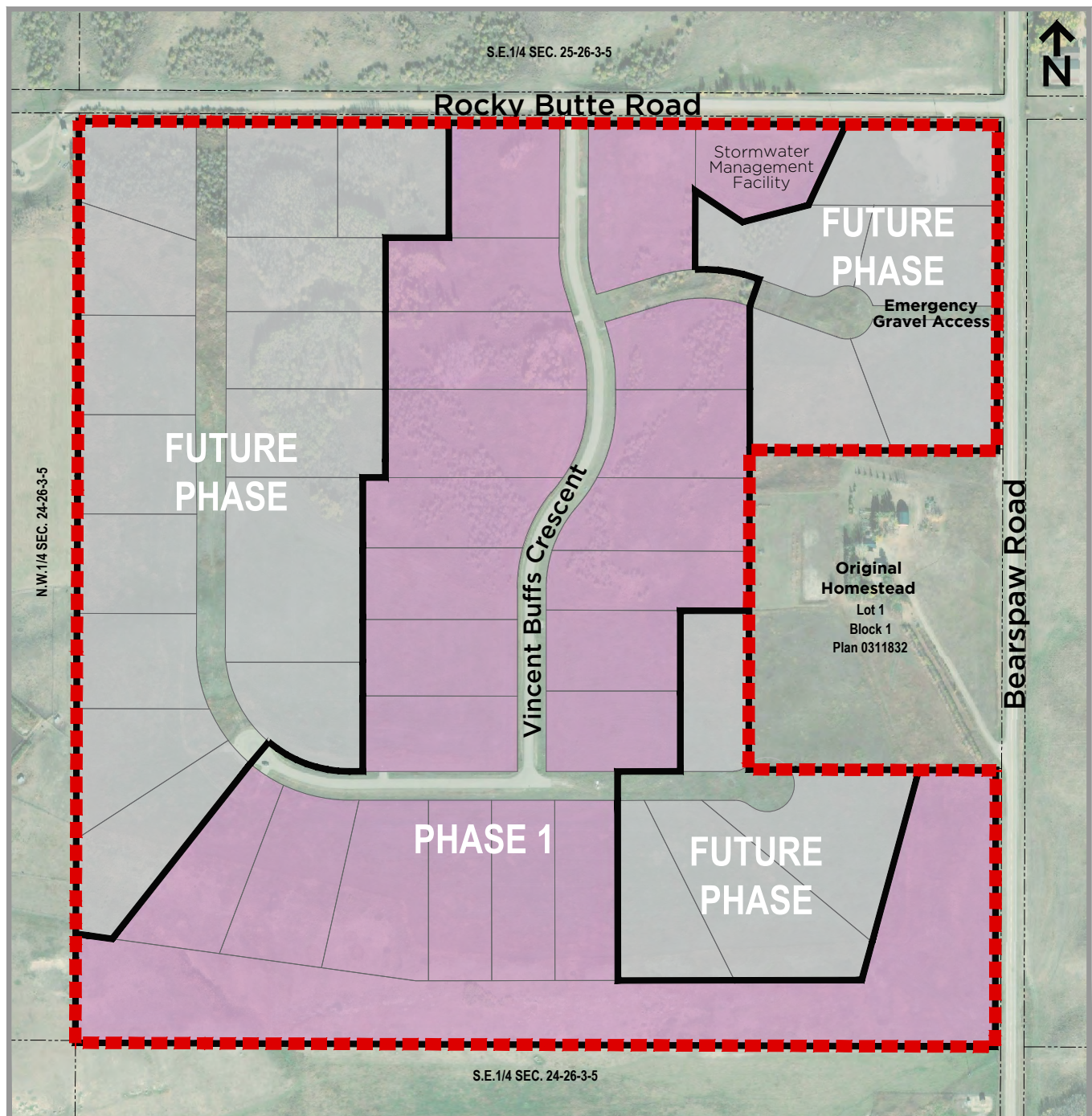
Figure 13 - Subdivision



Legend

- Bluffs of Bears paw CS Boundary

Figure 14 - Phasing



Legend

-  Phasing Boundary
-  Bluffs of Bearspaw CS Boundary

5.4 Design Principles

The following design principles are established to respect the Plan Area’s agricultural roots and the greater context of the Bearspaw community.

1	Respect Rural & Agricultural Character	Architectural styles, materials, and colours should reflect the surrounding agricultural landscape including simple forms, durable natural materials (wood, stone, metal), and muted earth tones. Avoid suburban detailing. Fencing, outbuildings, and accessory structures should remain low-impact and consistent with farm-inspired design.
2	Establish Clear Building Envelopes and Setbacks	Building envelopes should be defined to maintain spacious rural character, protect view corridors, and ensure compatibility between neighboring lots. Generous setbacks from roads, property lines, and environmentally sensitive areas should be used to reinforce openness, privacy, and the agricultural context of the subdivision.
3	Dark-Sky & Rural Lighting	Exterior lighting should be minimal, warm-toned, and downward-directed to maintain dark skies and the rural night-time character. Street lighting should be limited, with an emphasis on private, low-level lighting for safety rather than illumination.
4	Native & Agricultural Landscaping	Landscaping should prioritize zeroscaping, native grasses, trees, and shrubs adapted to the foothills climate. Front yards should remain open and informal rather than manicured. Tree planting should minimize the blockage of views between lots, reduce wind exposure, and visually integrate homes into the broader agricultural setting.
5	Design with the Natural Landform	Development should respond to the existing topography rather than reshaping it. Building sites, roads, and driveways should align with natural contours to minimize grading and soil disturbance. Site design should avoid prominent cut-and-fill slopes, large retaining walls, and alteration of natural drainage patterns, ensuring the landscape remains visually and ecologically intact.
6	Support Multi-Generational Living Arrangements	Development should support multi-generational living by allowing secondary suites, garden suites, or separate accessory dwellings where appropriate. These additional living spaces should be designed to remain visually subordinate to the primary dwelling, maintaining rural character while enabling families to accommodate aging parents, adult children, or extended family on-site over time.

5.5 Homeowner's Association

To oversee the operations and maintenance of several aspects of the Bluffs of Bearspaw, a Homeowner's Association (HOA) will be established. This includes maintaining the proposed stormwater management facility and managing solid waste collection.

Policy 5.5 (a)

A Homeowner's Association will be established at the first phase of subdivision to oversee the operations and maintenance of the stormwater management facility and to manage solid waste collection.

6.0 Public Engagement

Public engagement is expected to be completed at various stages of the Conceptual Scheme development and approval process. The first phase of public engagement included a landowner notification letter that was sent to 18 properties within an 800m radius of the Plan Area in July 2026. The purpose of the letter was to inform neighbouring landowners of the Bluffs of Bearspaw CS project, provide high-level information about the development concept, and invite landowners to discuss the project further.

Following first submission and review by Rocky View County, it is expected that additional letters will be sent to landowners within a 1,600m radius of the Plan Area. The purpose of this letter will be to inform additional area landowners of the project and provide details regarding a potential future public open house or landowner meetings, which will be hosted prior to Public Hearing.

Appendix A: Supporting Technical Reports

The following list of technical reports and letters in support of the BBCS were submitted under separate cover.

1	The Bluffs of Bearspaw Master Drainage Plan CIMA+
2	Bluffs of Bearspaw Transportation Impact Assessment Bunt & Associates
3	Desktop Biophysical Inventory Trace Associates
4	Geotechnical Investigation (Shallow Subsoil & Groundwater Assessment) Almor Testing Services
5	Slope Stability Assessment Geo-Engineering (M.S.T.)
6	Water Capacity Confirmation Letter Rocky View Water Co-op
7	Phase II Environmental Site Assessment PHH ARC Environmental
8	Level IV PSTS Almor Testing Services