Mountain View Road



Limited Scope

Conceptual Scheme & Land Use Redesignation

October 2026

TABLE OF CONTENTS

Contents

1.0 **INTRODUCTION** 1

1.1 **PURPOSE OF THIS PLAN** 1

1.2 **PROJECT GOALS** 1

1.3 **CONCEPTUAL SCHEME OBJECTIVES** 2

2.0 **CONCEPTUAL SCHEME DESCRIPTION** 3

2.1 **LOCATION** 3

2.2 **LEGAL DESCRIPTION & MUNICIPAL ADDRESS** 4

2.3 **EXISTING LAND USE** 4

2.4 **EXISTING CONDITIONS** 5

3.0 **POLICY FRAMEWORK** 6

3.1 **ROCKY VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)** 6

3.2 **ROCKY VIEW COUNTY LAND USE BYLAW** 7

4.0 **DEVELOPMENT CONCEPT** 8

4.1 **OBJECTIVES** 8

4.2 **MVRCS STATISTICS** 9

4.3 **PHASE I ENVIRONMENTAL SITE (ESA) CONSIDERATIONS** 10

4.4 **HYDROGEOLOGICAL & GEOTECHNICAL CONSIDERATIONS** 10

4.5 **ARCHEOLOGICAL & HISTORICAL CONSIDERATIONS** 11

4.6 **TRANSPORTATION** 12

4.7 **UTILITY SERVICING** 12

4.7.1 **POTABLE WATER** 12

4.7.2 **WASTEWATER** 14

4.7.3 **STORMWATER** 14

4.7.4 **SHALLOW UTILITIES** 16

4.8 **FIRE SUPRESSION** 16

4.9 **EMERGENCY RESPONSE** 16

4.10 MUNICIPAL & ENVIRONMENTAL RESERVES 17
4.11 SOLID WASTE & RECYCLING MANAGEMENT 18
5.0 **IMPLEMENTATION** 19
5.1 SUBDIVISION 19
5.2 PHASING 20
5.3 ARCHITECTURAL & LANDSCAPING GUIDELINES 20
5.3 SHADOW PLAN 22
6.0 **PUBLIC ENGAGEMENT** 23
6.1 WHAT WE HEARD 23
7.0 **SUPPORTING TECHNICAL STUDIES** 24

FIGURES

1 Local Context 3
2 Land Uses 4
3 Surrounding Subdivision Pattern 6
4 Development Concept 9
5 Potable Water Connection 13
6 Generalized Stormwater Management Plan 15
7 Subdivision Plan 19

TABLES

1 Development Concept & Land Use Statistics 10

APPENDICES

1 Mailout to Immediate Landowners 25
2 Mailout to Landowners within 1.6km of the MVRCS parcel 27

This page left intentionally blank

1.0 INTRODUCTION

1.1 PURPOSE OF THIS PLAN

Mountain View Road Conceptual Scheme (MVRCS) establishes a comprehensive development vision, rationale, and implementation framework to support the development of a comprehensively planned country residential area in accordance with the Rocky View Municipal Development Plan (MDP). The policies of the MVRCS are intended to facilitate the immediate subdivision of a portion of the NE12-26-2 W5M located north of the City of Calgary. Any proposed residential density is expected to align with policies identified in all county documents including the Rocky View County's MDP and Land Use Bylaw. The plan's implementation framework is intended to guide the county's decision-making process regarding any applications for land use redesignation and subdivision.

1.2 PROJECT GOALS

The MVRCS contemplates a comprehensively planned country residential neighbourhood, in accordance with the following goals:

- Establish a policy framework that ensures that a future country residential subdivision respects the existing site conditions with the plan area, including topography, and surface drainage.
- Ensure new residential development is supported by appropriate improvements to the municipal transportation network.
- Ensure wastewater and water schemes align with the county's overall objectives.
- Establish a strategy to maintain positive stormwater management in accordance with the county's Servicing Standards.
- Incorporate integrated public open space into the plan area that is functional and purposeful.
- Consider planning implications of adjacent parcels without jeopardizing their present way of life but to offer the opportunity for them to develop in a similar fashion, should they wish to do so.

1.3 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the MVRCS are to:

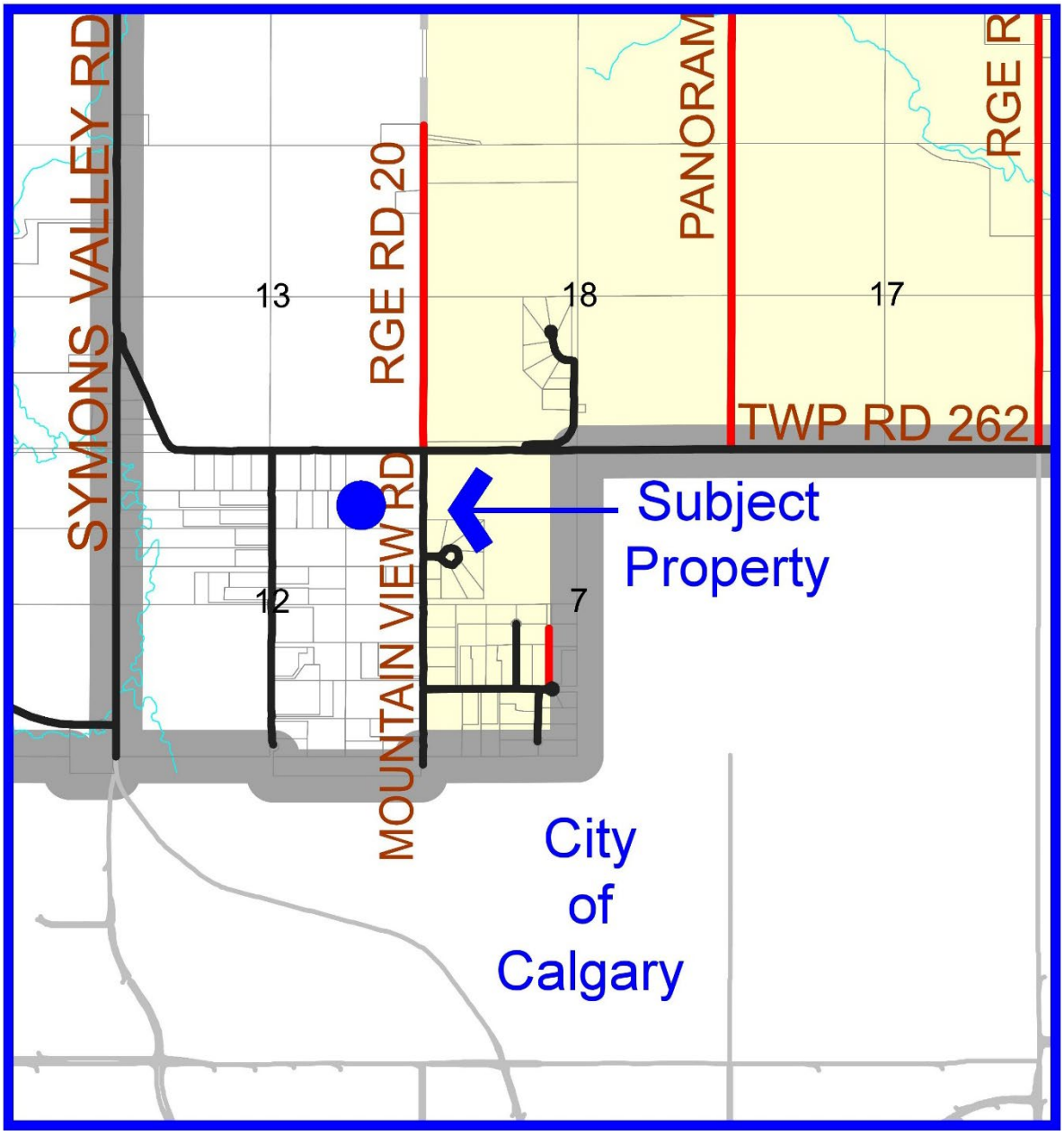
- Summarize existing conditions within the plan area to identify development opportunities and constraints,
- Establish a development concept supported by an integrated land use framework designed to facilitate a country residential development, storm pond, and open space within the MVRCS in accordance with the county's MDP and Servicing Standards,
- Establish a strategy to implement transportation, and stormwater management infrastructure as required to support country residential development,
- Establish expectations for the provision of an Emergency Response within the plan area, and
- Summarize a community consultation program implemented to inform and educate affected landowners and interested stakeholders.

2.0 CONCEPTUAL SCHEME DESCRIPTION

2.1 LOCATION

Figure 1 Local Context illustrates the MVRCS area within the broader context of the surrounding area.

Figure 1 Local Context



2.2 LEGAL DESCRIPTION & MUNICIPAL ADDRESS

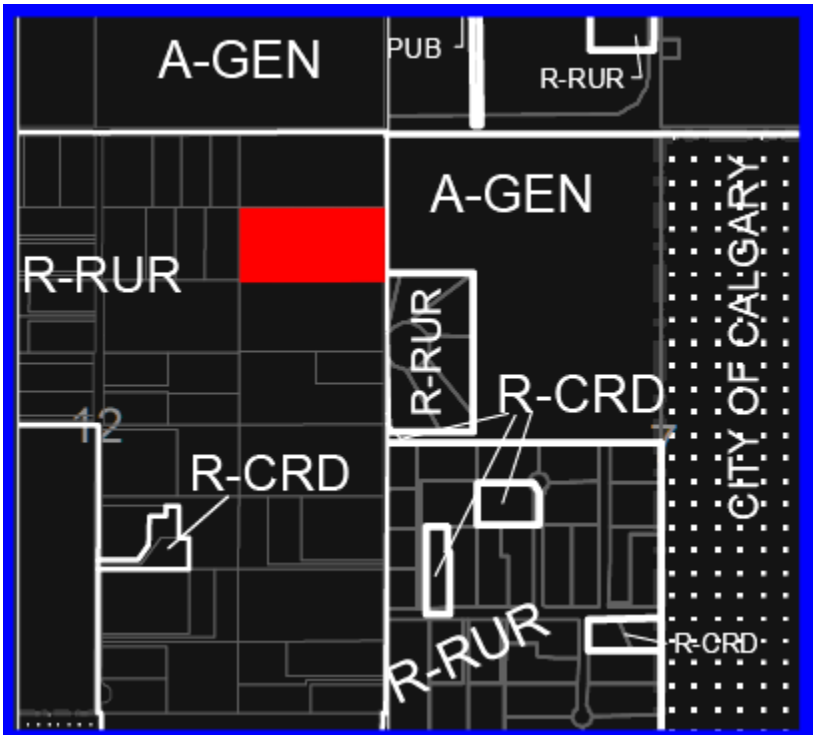
The MVRCS is legally described as a portion of the NE12-26-2 W5M and comprises 8.09 hectares or 20.00 acres.

The municipal address for this property is 261199 Mountain View Road.

2.3 EXISTING LAND USE

The current land use for MVRCS is Residential, Rural District (R-RUR),intended for the development of rural residential uses and limited agricultural pursuits, with a minimum area of 1.60 hectares or 3.95 acres.

Figure 2 Existing Land Uses



2.4 EXISTING CONDITIONS

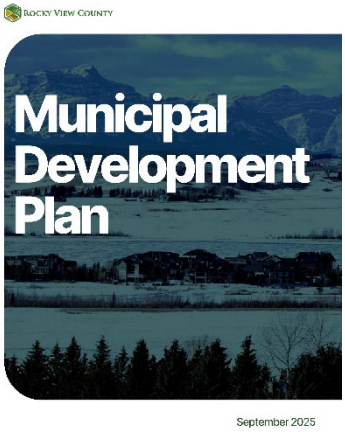
The existing character around the MVRCS area includes a mix of country residential lots and small holdings' agricultural parcels, generally described as follows:

- characterized by previously subdivided agricultural parcels to the north, northwest, west, southwest, south, and southeast. These parcels, ranging in size from two hectares to eight hectares, each contain country residential residences and associated outbuildings.
- To the east lies Mountain View Road and an agricultural parcel of 52 hectares.

MVRCS is accessed via Mountain View Road, a county grid road, comprising an eight-metre pavement width and swales on both sides.

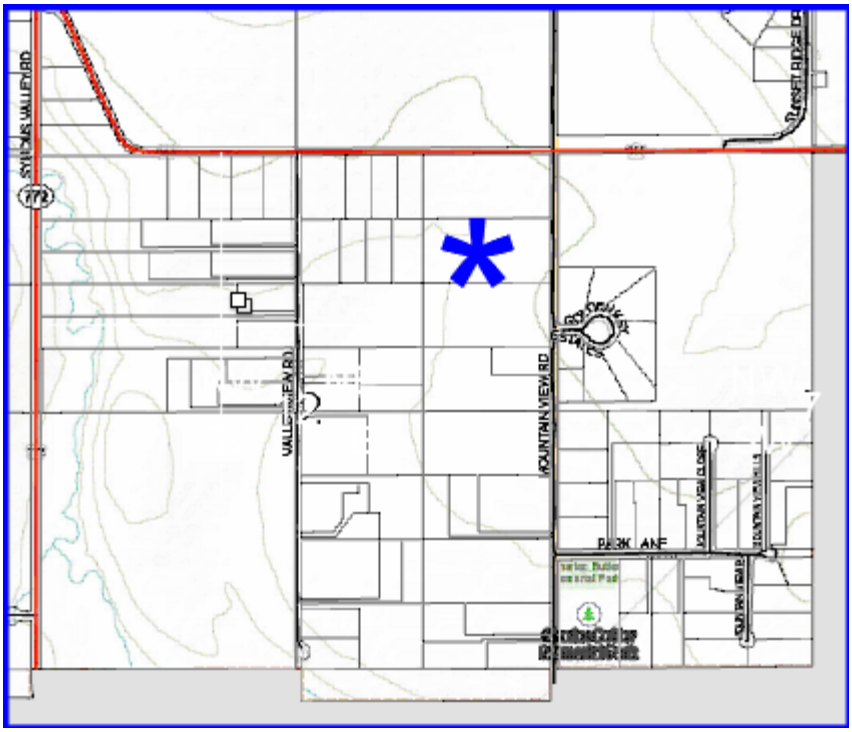
3.0 POLICY FRAMEWORK

3.1 ROCKY VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)



The MVRCS lies within a quarter-section that was previously subdivided over the years commencing in 1971 with the last subdivision occurring in 2003. A total of 18 parcels exist in this quarter-section with sizes ranging from approximately two to eight hectares. These characteristics find that the policies of ***Section 11.0 Fragmented Quarter Section*** of the MDP apply: six or more parcels in the quarter-section, further subdivision permitted of parcels no greater than 10 hectares or 24.6 acres, and an application is made for a Limited Scope Conceptual Scheme.

Figure 3 Surrounding Subdivision Pattern



Under the county's MDP, a Limited Scope Conceptual Scheme (CS) expects the following action to occur, to confirm an area for the CS:

> *"B4.0 Limited Scope Conceptual Schemes*
>
> *B4.2.a. ...The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application."*
> (Rocky View County MDP, page 139)

In June 2026, letters were mailed to all country residential landowners located adjacent to the subject parcel. As of 01 September 2026, no communication was received, allowing the area of the CS to be determined as the one parcel identified in this document.

3.2 ROCKY VIEW COUNTY LAND USE BYLAW

Rocky View County
Land Use Bylaw

The vision for MVRCS is for a country residential development. The concurrent land use redesignation application for the plan area seeks to redesignate the property from its existing Residential, Rural District (R-RUR) to Residential, Residential, Country Residential District (R-CRD), Special, Parks and Recreation District (S-PRK), and Special, Special, Public Service District (S-PUB), to accommodate single-detached residences, public open space, and a storm pond.

Although detailed design of the lots and dwellings themselves will not be determined until after both the land use redesignation and the MVRCS are approved, the proposed development complies with the provisions of the R-CRD land use district, including meeting its minimum parcel size, respecting its maximum building height, setbacks, landscaping, and servicing requirements.

4.0 DEVELOPMENT CONCEPT

As conceptually illustrated in Figure 4 Development Concept, the proponent of this parcel wishes to create seven country residential parcels, one Municipal Reserve (MR) parcel for active and passive recreational uses, and one Public Utility Lot (PUL) for a storm pond. Access to the subject site is from Mountain View Road in the east. Each new lot will be serviced by the county's wastewater and water utility system. Refer to Figure 8 Subdivision Plan for further details. Stormwater management will be provided by one storm pond, appropriately sized to capture future impervious surfaces, including buildings, driveways, and public roads. One parcel is proposed as MR. It will provide active and passive improvements including paths and seating areas. Refer to Figure 7 Landscaping Concept for further details.

4.1 OBJECTIVES

With careful respect and consideration of these design objectives, the proponent of the MVRCS is proposing a new country residential enclave with the following objectives:

1) Create a country residential enclave with seven new parcels sized in accordance with the requirements of the county's Land Use Bylaw.
2) Provide the full 10% land dedication of Municipal Reserve (MR) to enhance the open space experience, including trails for active public use.
3) Construct an internal subdivision road network designed in accordance with the county's Services Standards and Emergency Services.
4) Accommodate the extension of the local area water co-operative, to supply potable water, to serve each newly created lot.
5) Establish a comprehensive stormwater management system that promotes best management practices with low impact development methods.
6) Establish architectural and landscaping guidelines at the subdivision stage to ensure the future building sites are developed with appropriately designed architectural finishes and landscaping is abundant and appropriate to aid in greenhouse gas emission capture.

Policy 4.1.1 The MVRCS shall generally align with Figure 4 Development Concept.

Figure 4 Development Concept



4.2 MVRCS STATISTICS

Table 1 Development Concept Statistics highlights area calculations. Approximately 79% of the total developable area is allocated to the eight country residential parcels, 14.5% to roads and 6.3% to a public utility lot (storm pond). The residential density is 1.0 unit per hectare or 0.40 unit per acre and a projected population of approximately 21 persons.

Table 1 Development Concept & Land Use Statistics

PROPOSED PLAN & LAND USE STATISTICS

	existing land use	hectares	acres	percent
Residential	R-CRD	6.40	15.81	79.2%
Public Utility Lot	S-PUB	0.51	1.26	6.3%
Roads	n/a	1.17	2.89	14.5%
TOTAL		**8.08**	**19.96**	**100.0%**
Number of Lots		8		
DENSITY		**1.0**	**units/hectare**	
		0.4	**units/acre**	
POPULATION (2.7 persons per household)		**21**		

4.3 PHASE I ENVIRONMENTAL SITE (ESA) CONSIDERATIONS

A Phase I ESA is a desktop review of readily available historical records, a review of readily accessible regulatory records, a site reconnaissance, interviews, and an evaluation of information and reporting. This work is expected to be completed before the subject property is subdivided should any issue require further mitigation.

Policy 4.3.1 ***At the subdivision stage, the developer shall prepare a Phase I ESA.***

Policy 4.3.2 ***Any recommendations from the Phase 1 ESA shall be addressed prior to the county's issuance of a final plan of subdivision.***

4.4 HYDROGEOLOGICAL & GEOTECHNICAL CONSIDERATIONS

A Geotechnical Report was prepared by Almor Testing Services Ltd in December 2024. The purpose of the geotechnical study was to assess the subsoil and groundwater conditions so that the necessary engineering properties of the subject site subsurface soil conditions could be determined. It is anticipated that conventional site grading procedures, which would include stripping of the organic soils, if encountered followed by the construction of

the subgrade, are considered appropriate. As is standard practice at the building permit stage, further geotechnical work is recommended to ensure any earthmoving actions or excessive water seepage discoveries are safely addressed.

Policy 4.4.1 ***At the subdivision stage, an updated geotechnical report shall be required to provide recommendations for the construction of the stormwater pond, including liner details, in accordance with the county's Servicing Standards.***

Policy 4.4.2 ***The landowner of each parcel shall be required to provide a more detailed Geotechnical Investigation to verify sub-surface conditions are favourable for development, in terms of both slope stability and groundwater depth, in accordance with the county's Servicing Standards.***

4.5 ARCHEOLOGICAL & HISTORICAL CONSIDERATIONS



Future archeological considerations are necessary prior to any subdivision approval. This requires an Historical Resources Overview (HRO), a desktop study, to determine if there is sufficient evidence, gathered over the years, to warrant further investigation. In that case, an Historical Resources Impact Assessment (HRIA) will be recommended, that will include on-site reconnaisance to evaluate the impact the proposed development may have on any known archeoligical or historical discoveries.

Policy 4.5.1 ***At the subdivision stage, the developer shall prepare an HRO to the satisfaction of the Government of Alberta.***

Policy 4.5.2 ***Should it be required through the HRO conclusion ffrom Policy 4.6.1, an HRIA shall be completed in accordance with the regulations as determined by the Government of Alberta.***

4.6 TRANSPORTATION



A Traffic Impact Assessment (TIA) was prepared by Bunt & Associates Ltd in September 2025, in consultation with Rocky View County. The analysis was based on a total of nine country residential lots. The following recommendations were made:

- None of the proposed traffic warrants any transportation improvements, including access to the proposed site.
- Prior to the opening of the proposed development, three improvements are required at the Mountain View Road/Secondary Highway 566 intersection: 1) a Type IIb intersection configuration, 2) an illumination warrant, and 3) a Type IIIb intersection is required at the 2036 year horizon. These improvements are managed through transportation levies collected by the county from developments such as MVRCS, as these roads are grid network roads.

Policy 4.6.1 ***At the subdivision stage, the outcome(s) of any transportation report shall be addressed.***

Policy 4.6.2 ***Access to each residential parcel will be provided by an internal subdivision road designed and constructed by the developer at the subdivision stage in accordance with the county's Servicing Standards.***

Policy 4.6.3 ***At the subdivision stage, the developer shall provide applicable Off-Site Transportation Levies.***

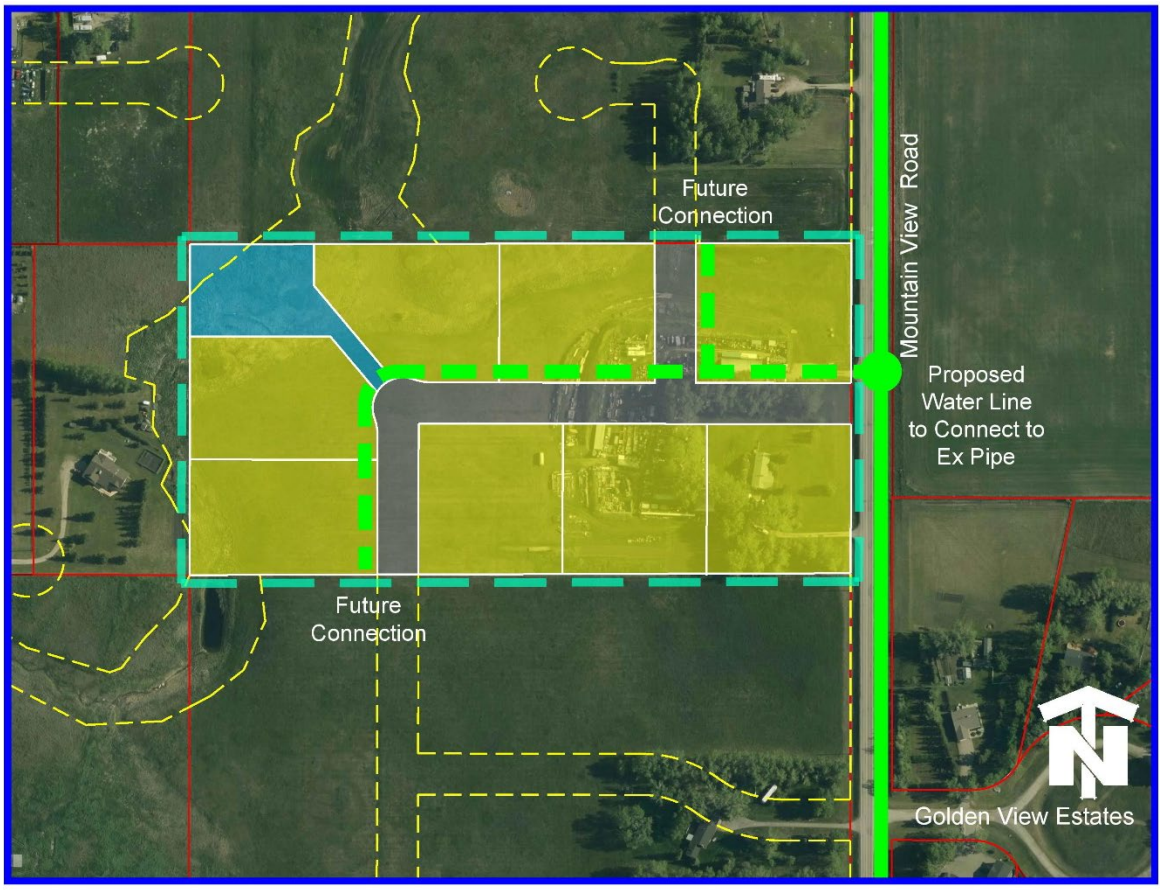
4.7 UTILITY SERVICING

4.7.1 POTABLE WATER

The urban residential development in the MVRCS will be serviced with potable water via the county's utility services. Any construction of the potable water infrastructure will be provided by the landowner, in accordance with the applicable provincial regulatory requirements and the county's Servicing Standards. The developer will extend the distribution network to its respective subdivision.



Figure 5 Potable Water Connection



Policy 4.7.1.1 ***The developer shall confirm that the Rocky View Water Co-op can service the future subdivision with potable water for domestic use.***

Policy 4.7.1.2 ***The developer shall use the Rocky View County Water Co-op water line connection(s) for a potable water source.***

Policy 4.7.1.3 ***At the subdivision stage, the developer shall extend potable water infrastructure at its cost within the developable area, in accordance with applicable provincial regulatory requirements, the county's Servicing Standards, and Rocky View Water Co-op's specifications.***

4.7.2 WASTEWATER

The provision of wastewater service within the MVRCS area will be provided via private individual wastewater treatment systems.

Policy 4.7.2.1 ***At the subdivision stage, a Phase 2 Groundwater Assessment shall be prepared by a professional engineer, in accordance with the county's Servicing Standards.***

Policy 4.7.2.2 ***Wastewater service shall be provided by a Packaged Sewage Treatment System (PSTS).***

Policy 4.7.2.3 ***At the subdivision stage, the landowner shall be required to provide a Level IV PSTS Assessment Report, in accordance with the county's Servicing Standards.***

Policy 4.7.2.4 ***Each new residential lot shall be provided with a PSTS that meets the provincial and county specifications.***

Policy 4.7.2.5 ***At the subdivision stage, the developer shall enter into a Deferred Services Agreement (DSA) with the county.***

4.7.3 STORMWATER

Topography within the MVRCS is relatively flat with no grades greater than 3.5%. In addition to the standard stormwater management requirements for any country residential development, an offsite storm runoff requirement, from the north and east to the southwest, needs to be accommodated within the MVRCS. A storm pond is proposed to accommodate the required storm runoff for the proposed MVRCS subdivision, including buildings, driveways, and public roads. Storm runoff, originating from the catchment area in the north and east, will be conveyed, via overland drainage rights-of-way (ODRW), in the form of a grass swale, along the northern and edge of the MVRCS. An ODRW is proposed to discharge. At a pre-development flow rate, from the storm pond in the northwest, southward along the naturally depressed area, to the southwest corner. Refer to Figure 6 Stormwater Management Plan for a schematic of stormwater considerations.



Figure 6 Generalized Stormwater Management Plan



Policy 4.7.3.1 ***MVRCS will be developed to ensure, as much as is practical, existing natural surface drainage features and topography are preserved.***

Policy 4.7.3.2 ***Grading shall consider existing topography and surface drainage routes to minimize impacts.***

Policy 4.7.3.3 ***Driveways shall be paired, wherever possible.***

Policy 4.7.3.4 ***Absorbent landscaping should include ground with undisturbed, existing vegetation or soft landscaping with at least 300 millimetres depth of topsoil.***

Policy 4.7.3.5 ***Revegetation of areas not developed should be encouraged.***

Policy 4.7.3.6 ***Bioretention within residential lots should be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.***

Policy 4.7.3.7 ***Other low-impact development "source control" practices should be encouraged, including rainwater capture, with methods used to be at the proponents' discretion.***

Policy 4.7.3.8 ***The total of all hard-surface areas, shall not exceed 1000 square metres per country residential lot.***

4.7.4 SHALLOW UTILITIES

Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the landowner at the subdivision stage in consultation with all applicable shallow utility providers. Tie-ins will be from the existing infrastructure for each service.

Policy 4.7.4.1 ***At the subdivision stage, all shallow utilities shall be connected to existing ones along Mountain View Road, in accordance with the industrial standards, all at the developer's expense.***

4.8 FIRE SUPRESSION

It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the county's Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as utilizing the stormwater management facilities to provide a water supply with a drafting hydrant and/or ensuring each country residential building maintains a nominal separation of greater than 30.48 metres (100 feet) in accordance with the county's Fire Suppression Bylaw C-7259-2013.



Policy 4.8.1 ***Residences shall be located a minimum of 30.5 metres or 100 feet from each other, per the county's Fire Suppression Bylaw C-7259-2013.***

4.9 EMERGENCY RESPONSE

Primary fire response falls outside the 10-minute response time to any county fire station. Balzac Fire Station # 107 is located approximately 15 kilometres east of the subject area. Secondary fire response is anticipated from the Cities of Calgary and Airdrie, subject to the terms of the applicable Intermunicipal Agreement. It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, at the

subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as ensuring each country residential building maintains a nominal separation of greater than 30.48 metres (100 feet) in accordance with the County's Fire Suppression Bylaw C-7259-2013.

Policing will be provided by the City of Calgary Police Service with support from the Rocky View County Community Peace Officers. Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the City of Calgary.

4.10 MUNICIPAL & ENVIRONMENTAL RESERVES

The developer is required, in accordance with the requirements of the Municipal Government Act (MGA), to provide up to 10% of its gross developable area for Municipal Reserve (MR) purposes. MR is defined as those lands accessible to the public without impediments and may include passive and active recreational uses. The County may consider cash-in-lieu, dedication of land, deferral of land, or a combination of all three for MR dedication at the time of subdivision.



Dedication of MR for the MVRCS is proposed as cash in-lieu payment of land, or the equivalent of 10% of the gross developable area.

Environmental Reserve (ER) or Environmental Reserve Easement (ERE) is defined under the MGA as lands that are considered undevelopable due to existing risk of flooding, slope instability, or contain some form of water body. Studies to determine would be required before subdivision is approved, before any earth works occur.

Policy 4.10.1 ***At the subdivision stage, the developer shall prepare an Environmental Screening to the satisfaction of the county.***

Policy 4.10.2 ***If determined through the findings of the Environmental Screening, the developer shall prepare a Wetland Assessment Impact Report (WAIR) to confirm any wetland areas to be disturbed and/or lost and establish replacement requirements to the satisfaction of the county and province.***

Policy 4.10.3 ***Municipal Reserve (MR) shall be provided as cash-in-lieu, in consultation with the county and in accordance with the requirements of the MGA.***

Policy 4.10.4 ***At the prescribed period in accordance with the MGA, a Market Appraisal shall be prepared to determine the monetary value for the 10% MR compensation to be made to the county, all at the developer's expense.***

4.11 SOLID WASTE & RECYCLING MANAGEMENT

Provision of solid waste and recycling management will be provided for any subdivision by a qualified solid waste management operator to be managed through a contract.



Policy 4.11.1 ***Solid waste and recycling management shall be provided by a qualified waste management operator through a contract managed by each residential lot owner.***

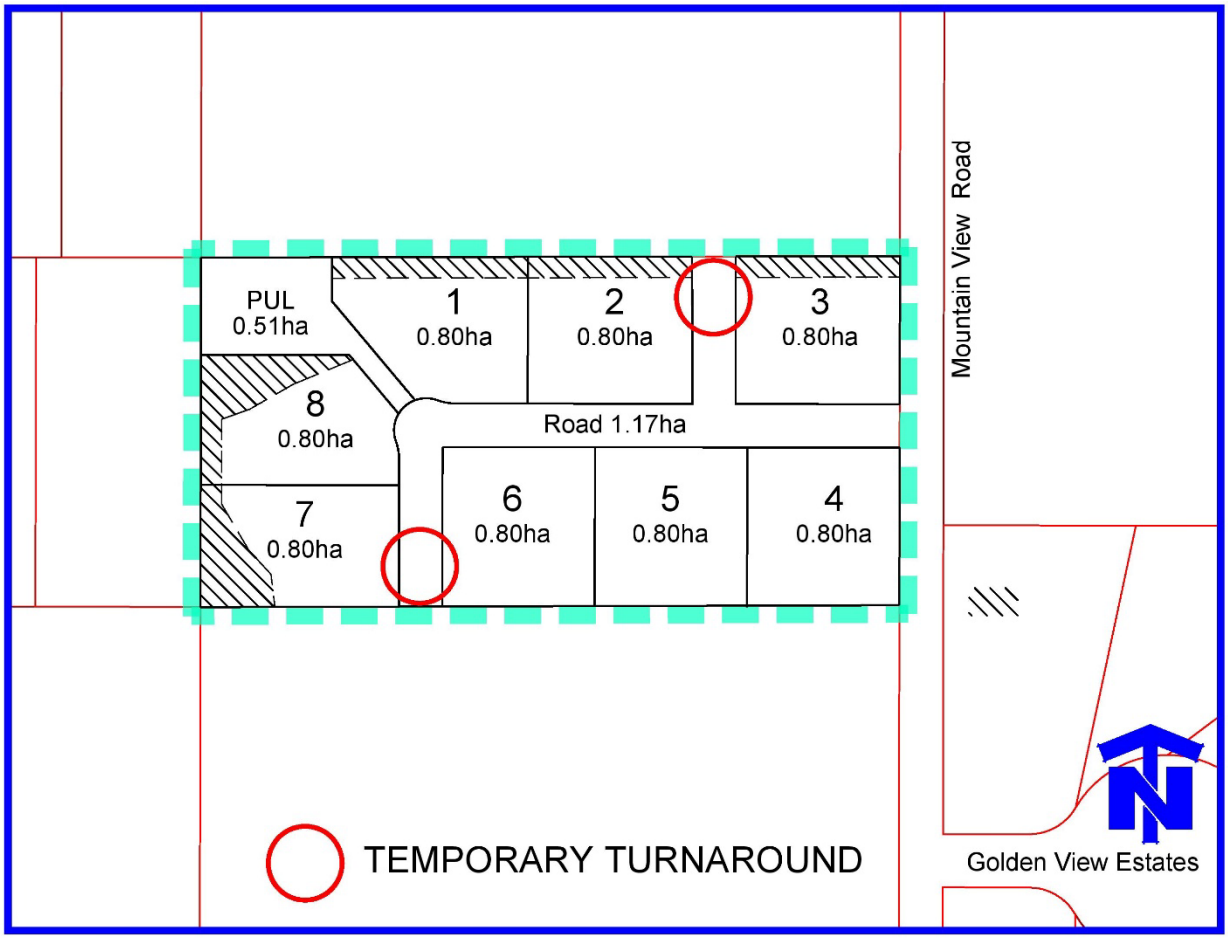
5.0 IMPLEMENTATION

5.1 SUBDIVISION

Subdivision of the MVRCS is expected to occur within the short term according to design criteria described as follows:

- Residential parcel sizes to be in accordance with the requirements of the county's applicable land use designation.
- Any MRs to be addressed as a land allocation.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by the MVRCS, in accordance with the provisions of the county's Development Agreement Process and the county's Servicing Standards.

Figure 7 Subdivision Plan



Policy 5.1.1 ***A plan of subdivision for MVRCS shall be generally shown as in Figure x.***

Policy 5.1.2 ***At the subdivision stage, any road widening requirements on Mountain View Road shall be provided in consultation with the county.***

Policy 5.1.3 ***The exact lotting scheme of the proposed subdivision may be refined at the subdivision stage.***

Policy 5.1.4 ***Temporary turnarounds shall be constructed, in the locations as illustrated in Figure 7 Subdivision Plan, by the developer to the satisfaction of the county.***

5.2 PHASING

MVRCS is expected to be developed in one phase. However, circumstances at the time of subdivision may change this direction.

Policy 5.2.1 ***No amendment to the MVRCS shall be required if more than one development phase is proposed after the approval of this Conceptual Scheme.***

5.3 ARCHITECTURAL & LANDSCAPING GUIDELINES

The developer will establish and implement specific Architectural & Landscaping Guidelines at the subdivision stage to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building criteria will be established to consider design elements, such as:

- Exterior material finishes and colours to match the palette of the natural landscaping.
- The use of natural material finishings such as stone, wood siding, Hardie board, and timber are encouraged – the use of stucco will be limited.
- Rooflines with variable peaks, gables and dormers are encouraged.
- Front entrances should be the dominant feature of the front building façade.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination will be minimized and implemented in accordance with dark sky principles.

- Areas of extensive 'manicured' exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation and maintenance requirements.

Wildfires, particularly grasses on the prairies, are detrimental to infrastructure, homes, and can be fatal to people and animals. There are certain factors that can be introduced and implemented at the development stage: sufficient fire suppression water source (use of grey water); specific distances between houses and between fire-prone vegetation; restrictive use of certain plant materials that are more flammable; and manicured spaces around homes to serve as a fire break. These components should be incorporated into the Architecture & Landscaping Guidelines, to ensure they are implemented.

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

Policy 5.3.1 ***At the subdivision stage, the developer shall establish Architectural & Landscaping Guidelines to regulate specific residential building criteria such as material finishes, colours, landscaping, and exterior illumination.***

Policy 5.3.2 ***At the subdivision stage, the developer shall register the Architectural & Landscaping Guidelines (Guidelines) on the certificate of title for each residential property, to advise the future owners of their specific development requirements relative to the Guidelines.***

Policy 5.3.3 ***Abundant soft landscaping is encouraged to reduce the effects of greenhouse gas emissions. Conversely, hard landscaping shall be minimized, wherever possible.***

Policy 5.3.4 ***The Architectural & Landscaping Guidelines shall incorporate appropriate language around the use of drought-tolerant, wind-tolerant, and hardy species native to Calgary Region Zone 3b.***

Policy 5.3.5 ***Dark sky provisions shall be aligned with both the Land Use Bylaw lighting regulations and other applicable best practice.***



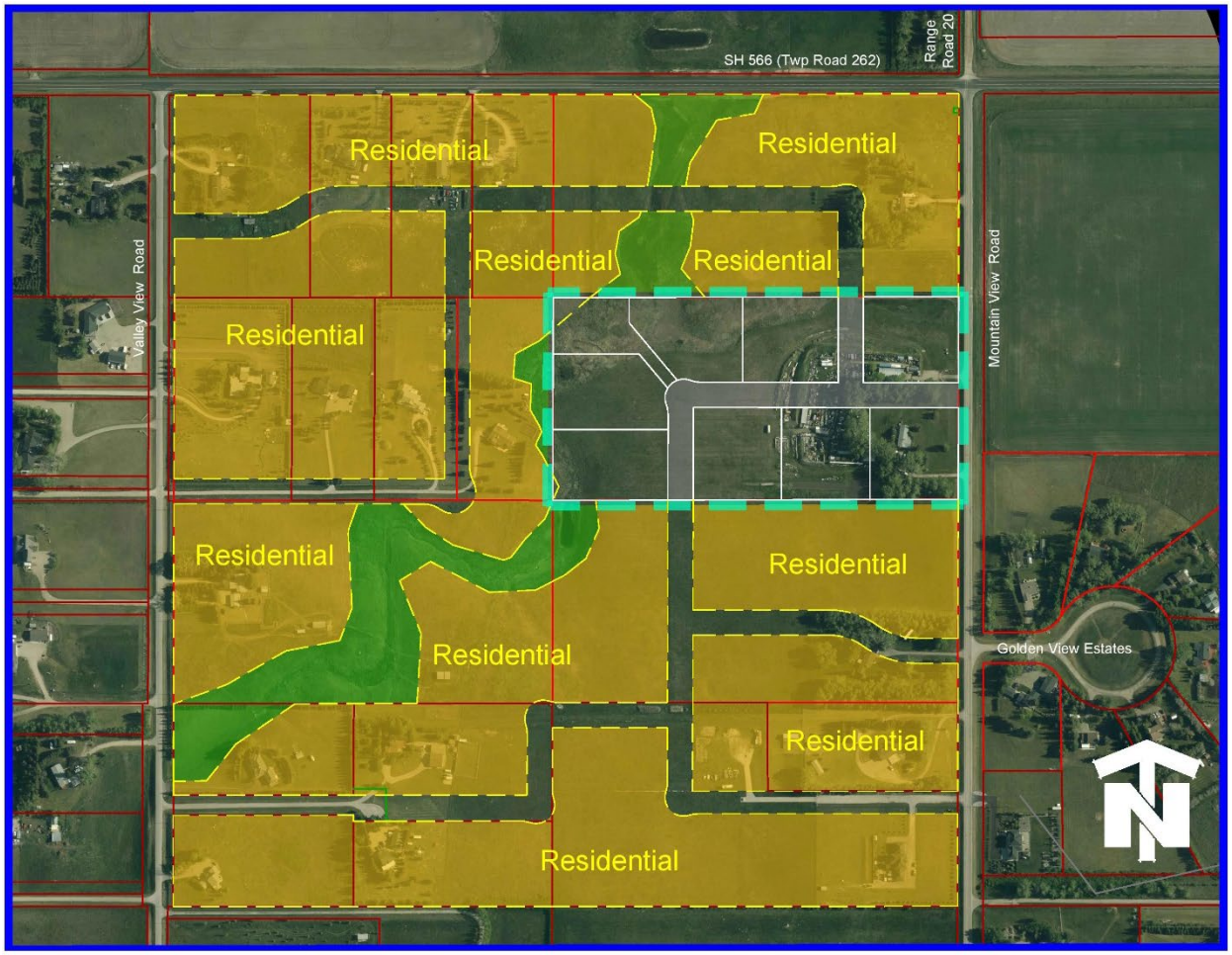


5.3 SHADOW PLAN

Figure 8 Shadow Plan illustrates how the MVRCS can be developed, independently of the balance of the quarter-section, without requiring another landowner to proceed with development at the same time. In addition, the proposed road pattern for MVRCS offers connectivity, allowing road network to connect to the north and to the south, with access to the county's grid road system to the east.

It is noted that other shadow planning is possible: this scenario is just one option.

Figure 8 Shadow Plan



6.0 PUBLIC ENGAGEMENT

In June 2026, a letter was sent to all titled landowners to the north, south, and west of the MVRCS parcel. The purpose of this action was to invite anyone who would like to be included in the Conceptual Scheme planning process. As of 23 September 2026, there were no responses to this request. See Appendix 1 for a sample letter.

In October, a letter was prepared for distribution through the county's mailout services, to include a 1.6 kilometre-radius of the subject property, or 178 recipients. See Appendix 2 for a sample letter.

6.1 WHAT WE HEARD

To be completed prior to scheduling to a Public Hearing

7.0 SUPPORTING TECHNICAL STUDIES

1. Conceptual Stormwater Management Plan, Osprey Engineering Inc, September 2026
2. Rocky View Water Co-op Letter of Capacity, December 2024
3. Geotechnical and Private Sewage Treatment System (PSTS) Assessment, Almor Testing Services Ltd, December 2024
4. Traffic Impact Assessment, Bunt & Associates Engineering Ltd, September 2025

APPENDIX 1 Mailout to Immediate Landowners

16 June 2026

Good day Neighbour!

My name is Darrell Grant and I am a Planning Consultant representing Mr. Koko Bhullar, your immediate neighbour, located at 261199 Mountain View Road (Legal Description: Portion NE12-26-2-W5M). Mr. Bhullar wishes to redesignate his property to accommodate two-acre country residential parcels (see back of page). The county requires him to submit a Conceptual Scheme for his property and to reach out to the adjacent landowners to seek if they wish to also become a part of this planning process. What this means is, as follows:

- You are not obliged to develop your property now: you can choose when you wish to subdivide, based on your own personal preferences;
- This process will get you one step closer to developing your property as you see fit;
- You will be kept informed of the progress of the planning process;
- Mr. Bhullar will have the necessary studies as requested by the county: e.g. stormwater, traffic, environmental, geotechnical, and should you wish to contribute toward those costs, that would be on your volition and not a requirement;

I am required by the county to reach out to you to seek your opinion, and I require proof that I did this. Therefore, I respectfully request that you please provide me with a response, **YES** or **NO**, so that I can move forward with Mr. Bhullar's wishes. I will wait for a period, in anticipation of your response. If I do not hear from you, I will assume you are not interested in joining us in this planning process and we will proceed accordingly.

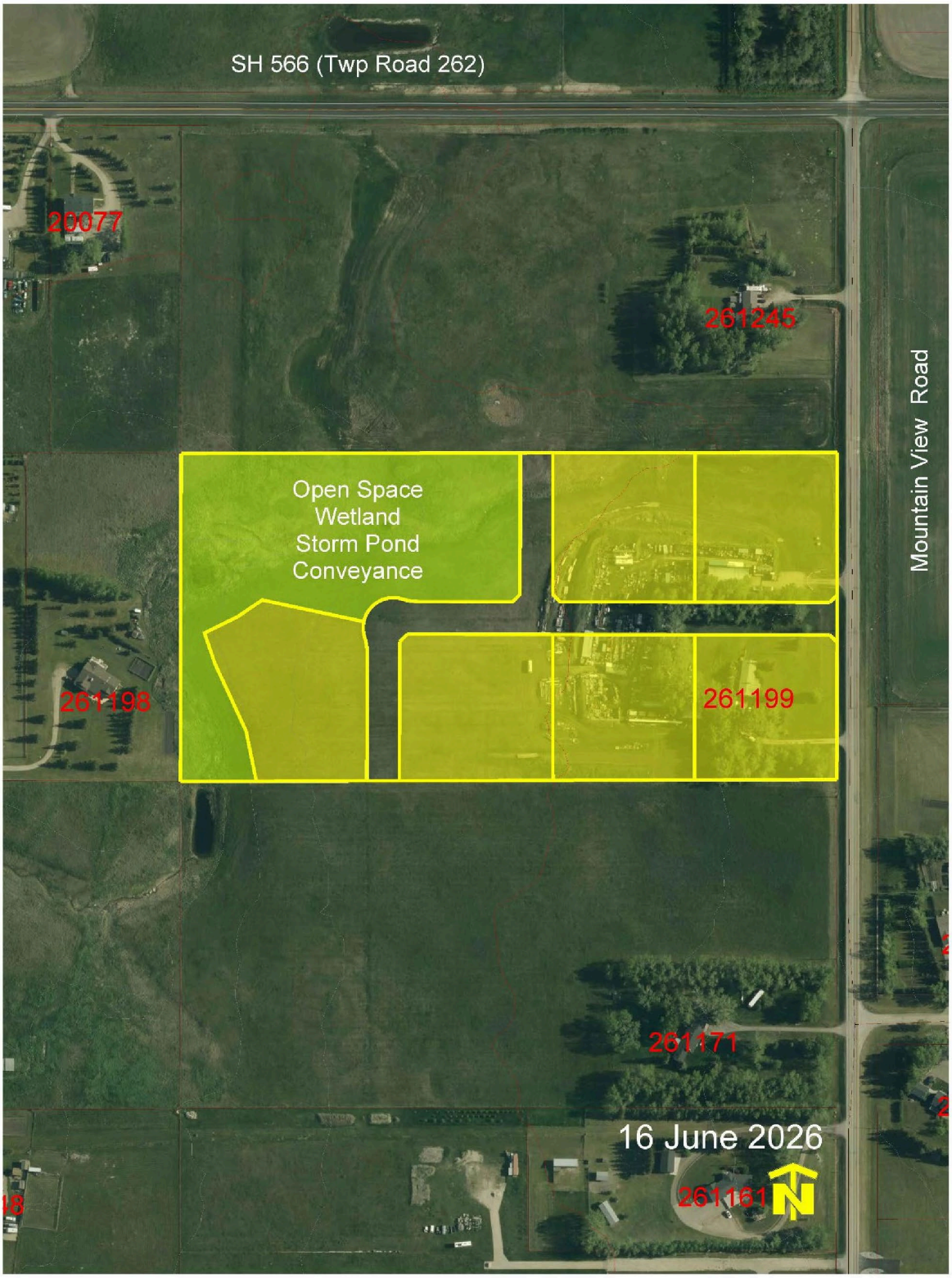
You may contact me by one of the following ways, if you have any questions and/or your response:

Email (preferred) [redacted]

Telephone (you may leave a message with your name and response) [redacted]

Regular Mail (least preferred) [redacted]

16 June 2026


SH 566 (Twp Road 262)
20077
261245
Mountain View Road
Open Space
Wetland
Storm Pond
Conveyance
261198
261199
261171
16 June 2026
261161

APPENDIX 2 Mailout to Landowners within 1.6km of the MVRCS parcel

PROPOSED

Limited Scope CONCEPTUAL SCHEME and LAND USE REDESIGNATION APPLICATIONS

261199 Mountain View Road (Portion of NW12-26-2 W5M) 07 October 2026



Good day,

On behalf of the Bhullar family, I wish to introduce you to their wish to develop 20 acres on Mountain View Road and south of Secondary Highway 566, to accommodate eight 0.8-hectare (1.98-acre) country residential parcels plus one public utility lot, to accommodate a storm pond. You may recall an application for these lands went before county council last February. At that meeting, there were strong indications that the Bhullars should re-apply after six months for a Limited Scope Conceptual Scheme. So, here we are, making good on that suggestion.

A few highlights of this proposal:

- Submission of a Limited Scope Conceptual Scheme, under the guidance of the county's Municipal Development Plan (MDP) MDP.pdf in particular, Sections 8, 11, and 18, plus B4.0.
- Submission of a Land Use Redesignation (R-RUR – Residential, Rural District to R-CRD - Rural, Country Residential District and S-PUB – Special, Public Service District)

Contact Information`

[redacted]

[redacted]

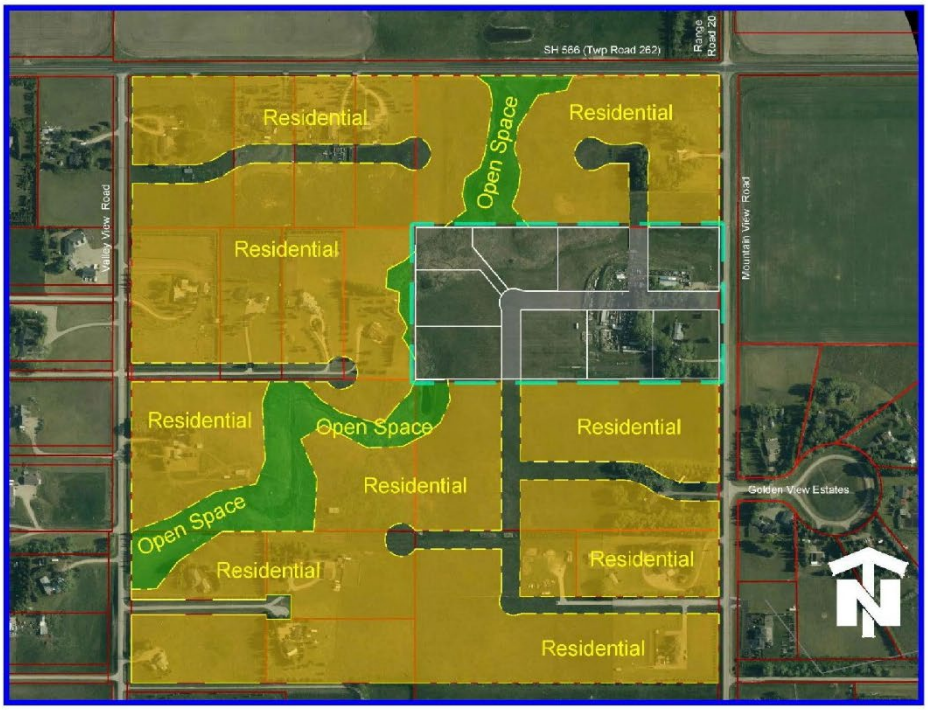
PROPOSED

Limited Scope CONCEPTUAL SCHEME and LAND USE REDESIGNATION APPLICATIONS

261199 Mountain View Road (Portion of NW12-26-2 W5M) 07 October 2026

- Submission of supporting reports: transportation assessment, stormwater management, geotechnical and private sewage treatment system evaluations, and sufficient water capacity from Rocky View Water Co-op (yes)
- County formally circulates the two applications and places the proposal on its website
- Review and address any deficiencies
- Proceed to a public hearing of council for a decision
- This entire process is expected to take from eight to twelve months.

As part of a Limited Scope Conceptual Scheme, we are required to provide a shadow plan of the potential development of the quarter-section, NW12-26-2 W5M, and one possibility is illustrated below:



This drawing is non-binding. There are no obligations by others to develop. It is intended to illustrate that the Bhullar proposal does not preclude anyone else's ability to develop their respective property in an efficient manner, should they wish to develop.

We would like to hear from you and therefore, encourage you to contact me using the specifics provided below. Your communications will form part of the public record and will be shared with the county.

Thank you and looking forward to hearing from you.

Contact Information`

[redacted]

[redacted]