

ASCENSION

CONCEPTUAL SCHEME

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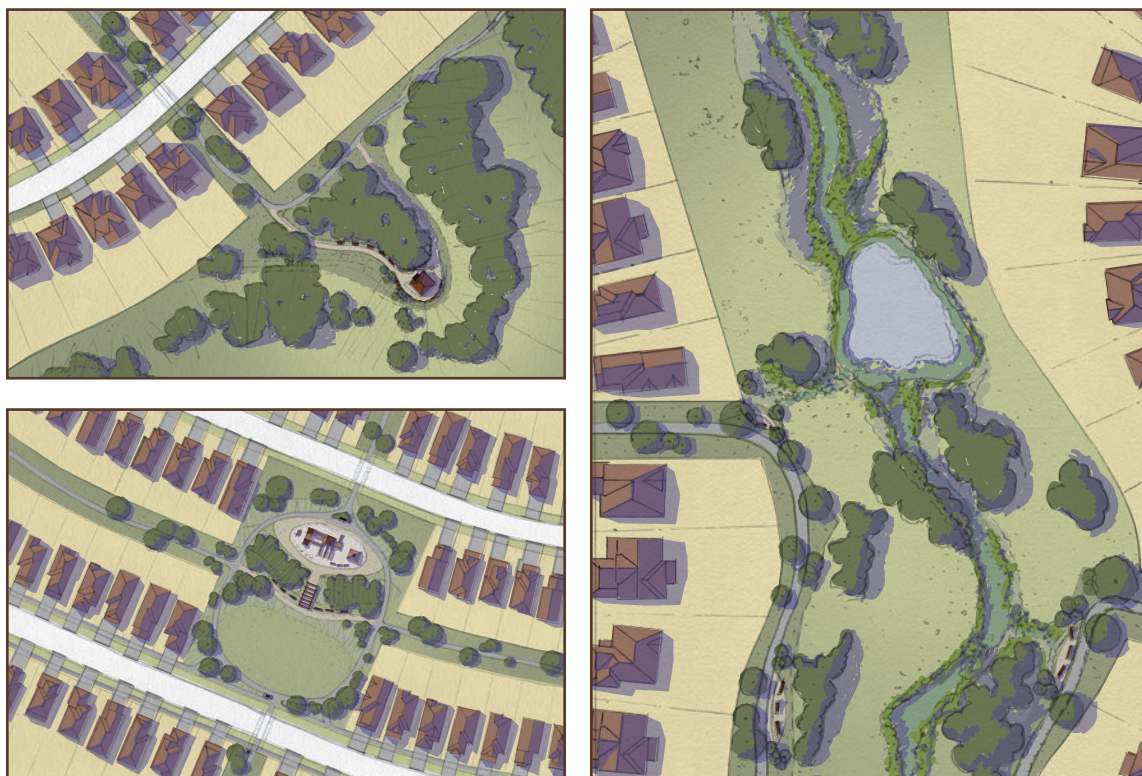
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1 Introduction

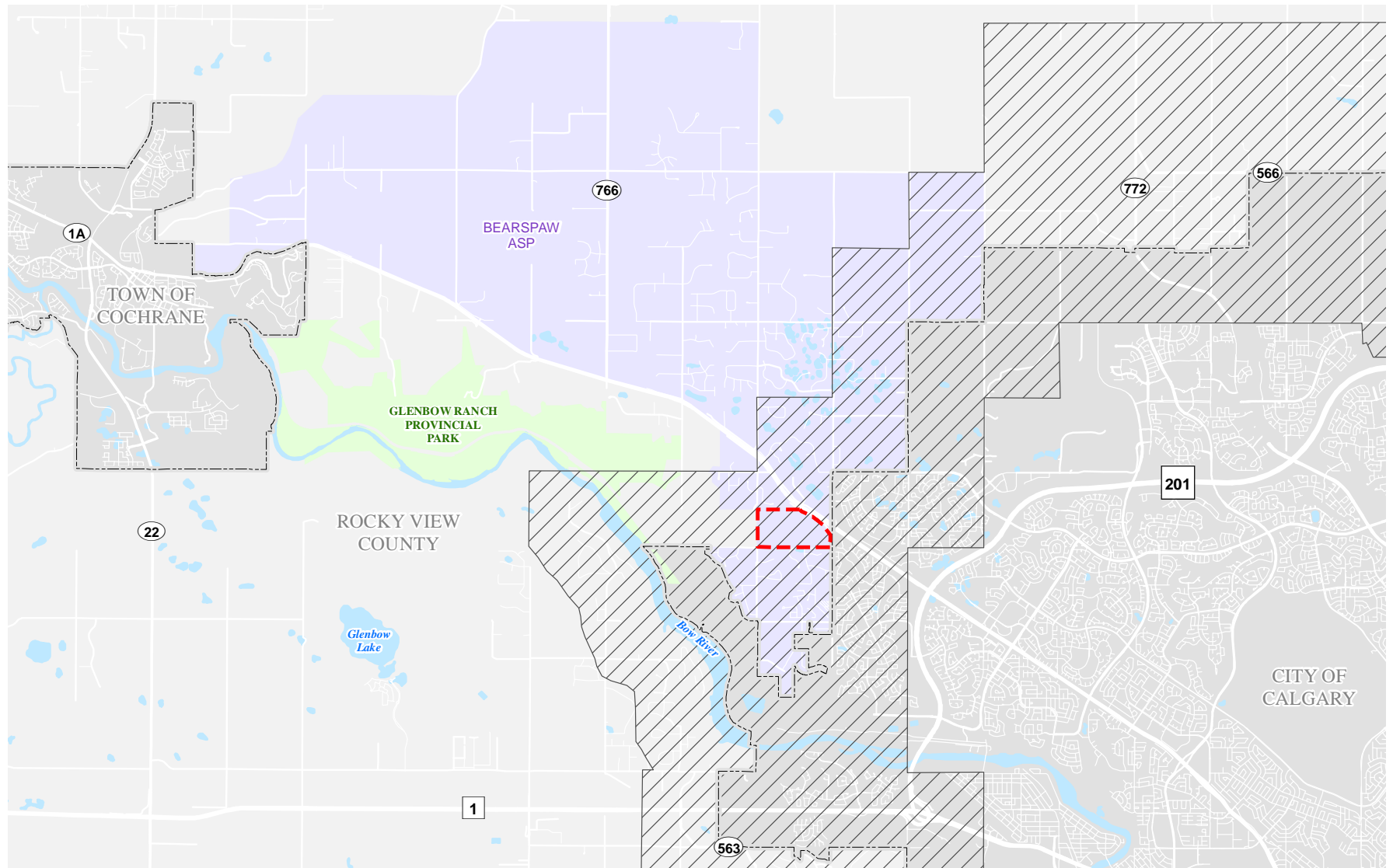


1.1 Purpose of this Conceptual Scheme

The purpose of this Conceptual Scheme is to provide a comprehensive framework for the future subdivision and development of the subject lands guided by policy direction outlined in the Bearspaw Area Structure Plan, Rocky View County Plan, the Rocky View County / City of Calgary Inter-municipal Development Plan and the Calgary Metropolitan Region Board Interim Growth Plan.

This Conceptual Scheme is intended to be added as an appendix to the Bearspaw Area Structure Plan.

Figure 1 - Regional Context



- Subject Land
- Bears paw Area Structure Plan
- Provincial Park
- Calgary Rocky View County Intermunicipal Development Plan Area
- Municipality Boundary
- Waterbody



2 Project Overview

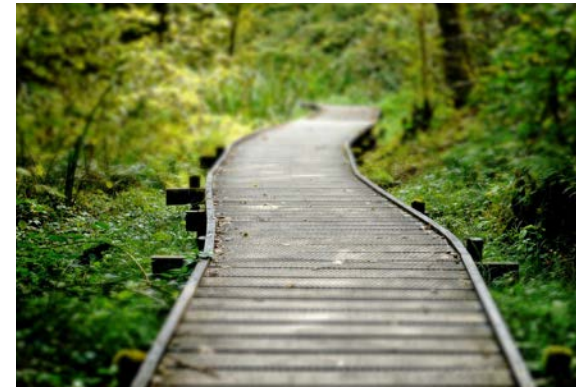
2.1 Project Vision

Nestled on the gateway into Bearspaw and Northwest Calgary, we find a piece of land that effortlessly connects urban amenities with an unrivaled rural residential lifestyle. The community is inspired by its breathtaking views and rolling topography that makes it a comfortable place to call home.

The community is an exclusive development encapsulated by nature and spectacular views. Inspired by other Bearspaw neighbourhoods, residents will appreciate a range of quality housing types and parcel sizes, many of which back onto community pathways or take advantage of views of the Rocky Mountains. Natural features such as ponds, rolling hills and a creek that gently meanders its way into a stunning ravine and valley, are amenity spaces that will enhance resident's connection with nature.

Celebrating its agricultural and farmstead roots, neighbours are connected via natural pathways that provide a 'walk-in-the-woods' experience. Within the community is a thriving yet intimate Market Place with a mix of boutique and high-quality businesses and services without having to travel to the city. The design is reminiscent of a local gathering spot – where you can shop and settle in for an afternoon.

The community will be a destination unto itself for residents and the broader Bearspaw community. Whether you enjoy casual walks along scenic pathways or enjoy the convenience of retail amenities, the community has it all. It's a place where you can escape from the bustle of everyday life and enjoy nature or relax with family and friends.



2.2 Guiding Principles

In accordance with the Community Vision, Guiding Principles have been identified to set the foundation for subsequent community design and development objectives.

The Project Guiding Principles are:

1. Residential development that respects the existing topography and takes advantage of spectacular views of the Bow Valley and mountains to the west.
2. Provides a range of housing choices of varying scales, types and densities.
3. Establishes a Market Place of supportive and complementary commercial uses to serve the plan area, Bearspaw area and broader communities.
4. Preserves natural ravines, watercourses and environmentally significant areas for the benefit of wildlife and passive recreation opportunities for Bearspaw residents.
5. Encourages a comprehensive open space and active transportation network linking residents within and outside the neighbourhood.
6. Provides safe and convenient links for residents of south Bearspaw to the Bearspaw School and Bearspaw Lifestyle Centre.
7. Promotes financial sustainability of existing County utilities, through the provision of a substantial non-residential tax base and a variety of housing options.



2.3 Project Objectives

**The following objectives
have been set to fulfill
the project's development
principles.**



2.3.1

Sustainable Living with Plenty of Open Space

Ascension achieves the best of both worlds - serene residential living with retail conveniences and accessibility to the city. Through integrated architectural guidelines, thoughtful road design and interconnected pathways, the community pays homage to its Bearspaw roots.

- Overall residential densities lower than those mandated through City of Calgary planning policy documents.
- Residential density will be varied throughout the plan area, to provide a variety of housing options and remain sensitive to the surrounding context. Higher densities will be achieved closer to the Market Place.
- The plan area is designed to effectively transition between the suburban densities in the City of Calgary to the East and the Country Residential densities to the South and West.
- Best practices in responsible stormwater management will be embraced.



2.3.2

Marketplace

Inspired by varying topography and stunning views, the Market Place will be a unique destination where conveniences and social connectedness intersect and enrich Ascension and the Bearspaw community. It will create an environment that invites patrons and community members to 'linger longer' by creating a multitude of reasons to visit the area. This will be combined with attractive public gathering places, thoughtful circulation and integration of uses and tenant types. The Market Place will be 'Designed & Built for Bearspaw', and include:

- Retail and convenience goods and services, coupled with unique food and beverage operators and leisure/entertainment experiences to meet the daily needs of residents and the surrounding Bearspaw community,
- Office spaces providing employment opportunities to the Bearspaw community.
- Interesting streetscapes with a fine grained network of sidewalks and buildings that reflect human scale and embrace the pedestrian experience. Easy safe walkable streets with ample trees and green spaces and carefully crafted amenity spaces.
- Development reflecting 'best in class' architectural control standards that are complimentary to the residential and respectful of traditional Bearspaw values.
- Creative building and site design strategies that manage the transition of topography
- Mixed-use areas that provide opportunities for strategically located residential to add to vibrancy and viability of the Market Place.



2.3.3

Respect Natural Environment & Features

Ascension's greatest asset is its natural features – forest, natural ravine and wetlands, sloped topography and views. Instead of reshaping the environment, these natural features are highly valued, reminiscent of the larger Bearspaw community and form the basis of the Ascension concept design.

- Respect and maintain the land's greatest assets, natural ravine and overland watercourse as well as all environmentally significant wetlands (identified according to Provincial criteria).
- Minimize the grading of land within the low density residential areas to embrace topography and views. Avoid retaining walls where possible and use the natural landscape as a buffer between parcels on steeper slopes.
- Alternative lotting features and residential enclaves based on natural features.
- Road design that reflects the natural contours - Curvilinear vs grid road design.
- Preserve key viewsheds to and from the site.



2.3.4

Diverse Housing Styles & Lots

The residential areas have been strategically designed and located in key areas that can best respect and leverage the land's natural features and topography.

- **Strategic Groupings & Locations** – Hillside residential that leverage views and close-knit residential enclaves – villages within a village that allow for logical connections and linkages with natural pathways and local amenities.
- **Complement of Housing Product** – Range of residential scales including acreage estates, single family dwellings, townhomes and medium density stacked or walk-up condominium buildings located within walking distance to the Market Place.
- **Senior Housing** – Provide opportunities for seniors' housing that is sensitively integrated into the community in close proximity to the Market Place and allows Bearspaw residents the opportunity and choice to age-in-place.



2.3.5

Open Space Network

The development has an expansive open space network that encourages a 'walk-in-the-woods' experience within seconds of your doorstep. You will find special open spaces within varying corridor widths that incorporate and compliment the contours of the land.

- An inter-connected open space network that links neighborhoods to one another through a meaningful and diverse pathway system.
- Natural pathways using the contours of the land.
- Connects and links the community to existing regional pathways and trail networks in the Bearspaw area.
- Designated meeting spaces nestled within the open space network. These spaces will be designed to encourage community interaction and socialization.

3

Regional Context & Policy Overview

3.1

Regional Context

Recent changes to provincial planning legislation mandate compliance with a higher level regional planning framework in the Rocky View County – Calgary region, through the Calgary Metropolitan Region Growth Board (CMRB). Growth within the larger region is coordinated through regional land use and transportation plans and policies. The Conceptual Scheme area is ideally positioned within the region to capture growth, being located on the fringe of a rapidly growing urban municipality. The current Bearspaw Area Structure Plan, written in 1994 and currently under review, recognizes the eventual need for growth in this direction by virtue of being located along the major Hwy 1A transportation corridor. The site is recognized as a designated growth corridor by the Rocky View County / City of Calgary Intermunicipal Development Plan.

The subject land is located within the south eastern portion of the Bearspaw community, in an established urban/rural residential transitional area. It is the last remaining significant raw land asset within this transitional area and is wholly owned

and controlled by a local ownership group. The scale of this asset, and policies within the Bearspaw Area Structure Plan call for a comprehensively planned project instead of piecemeal development. The lands are also a key gateway between northwestern Calgary and the greater Bearspaw area at the intersection of Highway 1A and 12 Mile Coulee Road. This requires careful planning given its strategic location at the entrance to both municipalities.

The site benefits from excellent exposure to traffic on the highway which presents unique opportunities for the complementary market place, which can fulfill the area's need for amenities and services. It is important that the area be developed in a way that is sensitive to the needs of Rocky View County residents and provides a gradual transition from the urban area of northwest Calgary.

Alignment with Regional Growth Management Principles

This development represents an opportunity for Rocky View County to implement a sustainable

community in accordance with the direction of growth management policy in the County Plan. Elements of the plan have been prepared in consideration of economic, social and environmental principles of a sustainable community.

Transitional Density

The density of the proposed development will transition between the urban densities within the City of Calgary, the existing acerages within the southern communities of Bearspaw and the future Glenbow Ranch development. It will thoughtfully integrate a diverse range of housing opportunities with the natural landscape, through preservation of slopes, wetlands and natural corridors throughout the plan area.

Natural Systems

The proposed development concept has been designed to flow with the natural topography with some site grading where necessary. The Conceptual Scheme preserves the natural watercourse, ravine and wetlands through environmental reserve

designation and retaining these features as an integral asset for the residents of Bearspaw. In addition, a separate storm pond will be constructed to accommodate storage of overland drainage.

Agriculture

The Conceptual Scheme embraces the agricultural nature of the area and is committed to minimizing impacts to any existing agricultural operations by incorporating tools and best practices into the design guidelines for the Conceptual Scheme area from the County's Agricultural Boundary Design Guidelines.

The addition of supportive retail and office uses to the tax base will lessen reliance on agricultural and residential taxes, allowing Rocky View farms to remain economically viable and less susceptible to disruption and development pressures.

Land Use and Infrastructure

The Conceptual Scheme responds to demand for growth moving beyond the City of Calgary. The Conceptual Scheme area is surrounded to the east, north and south by development. With roads and servicing already in place in the surrounding area, development at this location is a logical extension to existing growth. Moderate density is considered appropriate in this location given its proximity to major transportation infrastructure and existing regional servicing in the existing neighbourhoods of south Bearspaw.

The storm water management plan prepared in support of the Conceptual Scheme will integrate best practices in facility design and application

of low impact development as required. A comprehensive stormwater management plan and wastewater system that ties into current infrastructure will help maintain reliable drinking water for residents of Rocky View. Potable water will be provided by Blazer Water Systems, which currently services the south Bearspaw area.

Community & Housing

The proposed Conceptual Scheme has been consciously designed to respect the undulating topography of the land and incorporates open vistas west of Calgary and to the mountains. The importance of the rural landscape is emphasized through integration of several viewpoints into the pedestrian trails and open spaces to promote place making and social interaction. Design guidelines will create a built environment that is high quality and reflects the existing rural character of the area. Community and sense of place are created through the pedestrian trails and open spaces, while retail opportunities create a gathering place for local Bearspaw residents.

A mix of housing will provide options for Bearspaw residents of all ages including those who wish to age in place. The Conceptual Scheme will guide the creation of a community where people live, work and play, adding vibrancy to Bearspaw.

Economic Competitiveness

The developer will bear proportional on-site and off-site improvements necessary to support the Conceptual Scheme as negotiated through development agreements with the County.

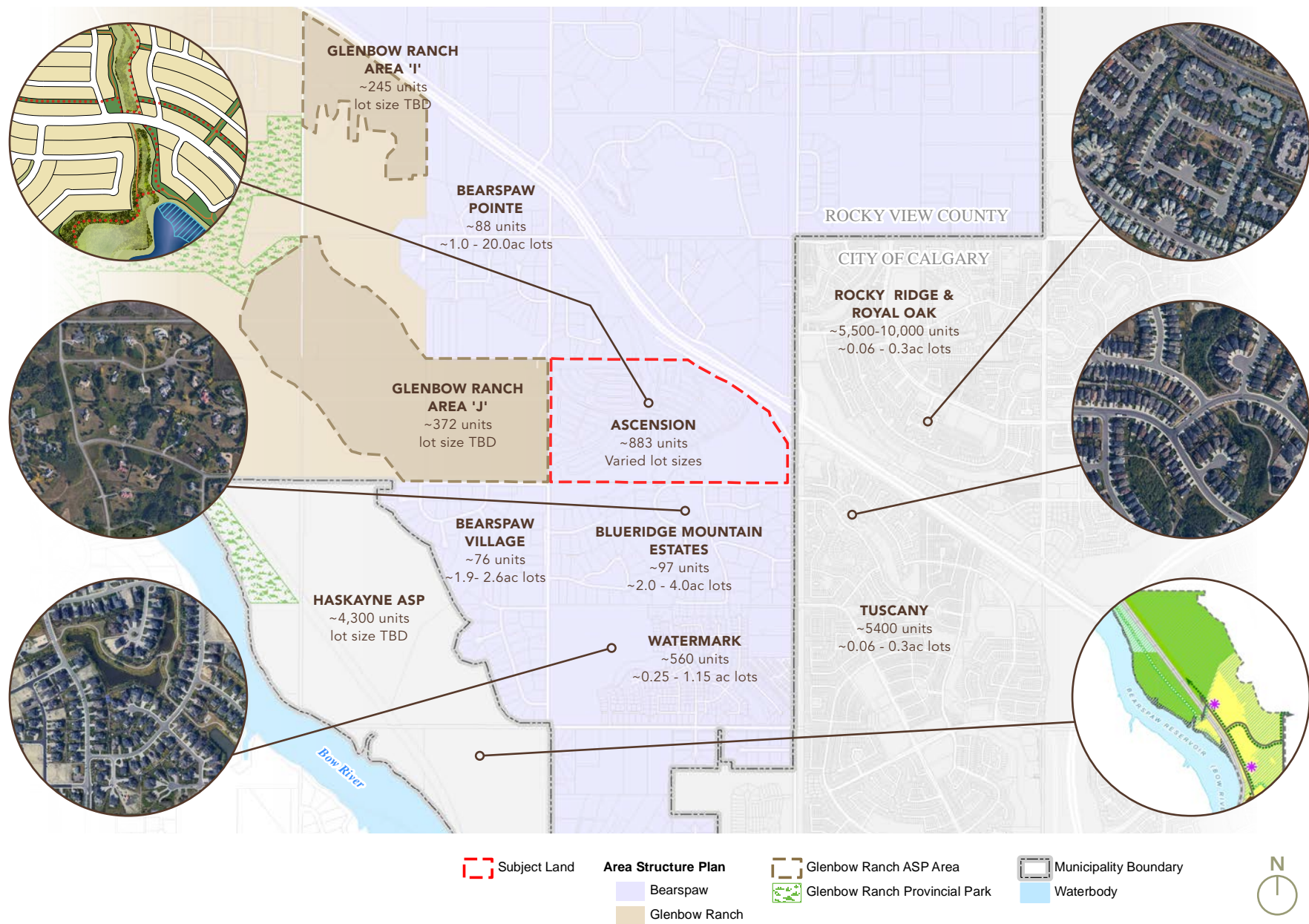
A market demand analysis for the Conceptual Scheme concluded there is demand for commercial development at the intersection of Highway 1A and 12 Mile Coulee Road. Although not located adjacent to commercial areas identified in the ASP and County Plan, the proposed Market Place is not anticipated to detract from other planned commercial areas.

The Plan supports job creation through the addition of retail and office space. These uses will provide rental spaces for start-up businesses and will provide options for Bearspaw business owners to relocate their operations out of the City and into the County. Further, the inclusion of retail commercial use will not only provide amenities to the immediate neighbourhood but also to the broader Bearspaw community and portions of northwest Calgary. This provision of a non-residential tax base is in accordance with the County Plan's financial sustainability objectives and Council Policy C-197: Assessment Base Diversification Policy.

Transportation Systems

The Bearspaw area will benefit from the provision of transportation upgrades to the Highway 1A/12 Mile Coulee Road intersection. The local road network has been designed to accommodate a curvilinear road pattern, reflecting the rural character of the area and connecting to the surrounding community. The plan also incorporates a network of open space, pathways and viewpoints that encourage walking and healthy lifestyles.

Figure 2 - Regional Residential Context



3.2

Calgary Metropolitan Region Board Interim Growth Plan

The Calgary Metropolitan Region Board (CMRB) was formed in January 2018 following an update to the Municipal Government Act. "The CMRB is mandated to promote the long-term sustainability of the Calgary Metropolitan Region, ensure environmentally responsible land-use planning and growth management, coordinate regional infrastructure investment and service delivery, and promote the economic wellbeing and competitiveness of the Region". The Interim Growth Plan was prepared to guide growth and development until a formal plan is adopted (expected by January 2021).

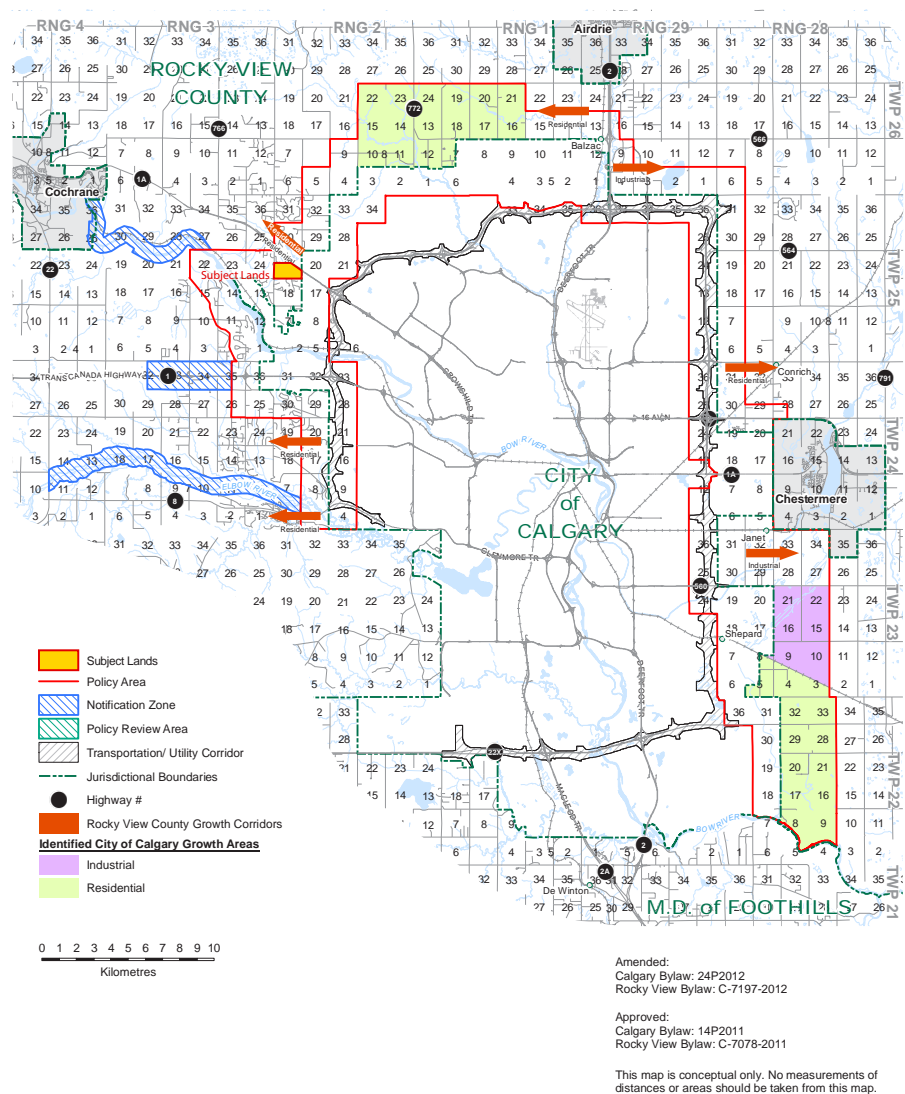
Both the City of Calgary and Rocky View County are members of the CMRB and their statutory plans and amendments to statutory plans are subject to CMRB approval, through the Interim Regional Evaluation Framework (IREF). As the proposed Conceptual Scheme would be approved as an amendment to the Bearspaw Area Structure Plan, the application is subject to CMRB approval.

The proposed development is in alignment with many of the principles outlined in the Interim Growth Plan. The strategic location at a major intersection, the integration of the Market Place and the transitional density proposed between typical City of Calgary suburban areas and Rocky View County acreages supports the objectives to "encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service where applicable", as well as "ensure settlement areas are planned and designed to encourage higher densities appropriate to the local scale and context". This area does support higher densities than are typical within the Bearspaw area but are warranted due to the location, the proximity to a regionally significant mobility corridor and the transitional nature of the site. In addition, the proximity to existing development encourages the efficient utilization of services and infrastructure, consistent with the objectives to "optimize the use of existing infrastructure when accommodating growth" and "promote the efficient use of land and cost-effective development".

Overall, the Conceptual Scheme represents a development concept ideally suited to it's regional context.



Figure 3 - Intermunicipal Development Plan Growth Corridors



3.3 Rocky View County / Calgary Intermunicipal Development Plan

Prepared in accordance with the Municipal Government Act, the Intermunicipal Development Plan (IDP) with the City of Calgary identifies a land use strategy for County land adjacent to the City boundary. (see **Figure 3 - Intermunicipal Development Plan - Growth Corridors**).

The IDP identifies the subject lands within the Highway 1A Growth Corridor as acceptable for development within the County and the City. According to the IDP, growth within the County Growth Corridors should be developed in accordance with the Rocky View 2060 Growth Management Plan and other local area plans (i.e. the BASP).

The IDP open space objectives look to facilitate intermunicipal connections between existing and future parks, coordinate a contiguous open space system and promote coordination of recreational amenities and services.

Coordination for the planning of major transportation links should occur between both municipalities in consultation with Alberta Transportation when located along provincially administrated transportation links. Preliminary discussions regarding the impact on and from regional transportation infrastructure have taken place between the City of Calgary, Rocky View County and Alberta Transportation during development of this Conceptual Scheme.

As for utilities and servicing, both municipalities should collaborate in the development of Master Drainage Plans / Regional Drainage Plans on a drainage basin scale where feasible. Either municipality may extend sanitary, water and stormwater services to the adjacent municipality according to its respective policies.

Watershed Management policies require that both municipalities should manage for the long-term quality and quantity of municipal drinking water supplies including groundwater and surface water sources.

3.4 Rocky View County Plan

The County Plan is a statutory plan that provides high level strategic growth direction as well as guidance for planning and service delivery policy.



The following principles form the basis for County Plan policies:

- ✓ **Growth and Fiscal Sustainability** – direct new growth to designated development areas and in doing so it will remain fiscally responsible.
- ✓ **The Environment** – develop and operate in a manner that maintains or improves the quality of the environment.
- ✓ **Agriculture** – respects, supports, and values agriculture as an important aspect of the County’s culture and economy.
- ✓ **Rural Communities** – support the development and retention of well-designed rural communities.
- ✓ **Rural Service** – strive to provide an equitable level of rural service to its residents.
- ✓ **Partnerships** – maintain a strong web of partnerships to help extend the range of services it provides to its residents.

The County Plan's **Section 5.0 Managing Residential Growth** establishes the municipality's strategic 'Growth Management Strategy' which directs the overall objective to accommodate a moderate increase in residential population within preferred areas over the next 10 – 12 years. The Bearspaw community is recognized in the County Plan as an identified area within which residential development is encouraged in accordance with the provisions of the adopted area structure plan, which will be reviewed in the following section.

The County Plan's **Section 6.0 Financial Sustainability** directs the County to ensure new growth is planned in accordance with a financial strategy that ensures development costs are primarily the responsibility of the developer and the County's business assessment base is expanded so as to reduce the reliance on the residential tax base. This Conceptual Scheme includes specific policy direction to ensure specified development costs are addressed by the developer. The specific mix of land uses, particularly the opportunity for commercial development, will ensure the project improves the County's net fiscal position and increases the municipality's percentage share of non-residential development in accordance with the County Plan's financial sustainability objectives and Council Policy C-197: Assessment Base Diversification Policy.

The County Plan's **Section 7.0 Environment** encourages opportunities where private development responsibly manages the quality of the natural environment, provides safe and secure utility servicing (water, wastewater and stormwater), protects environmentally sensitive areas and retains rural landscapes and open vistas. This Conceptual Scheme includes various

policies to direct the preservation of regionally significant environmental features which will preserve existing sensitive habitat areas, and it ensures the new development will be comprehensively serviced by appropriate water, wastewater and stormwater management infrastructure with the overall objective of managing the potential impacts to the watershed. This Conceptual Scheme is consistent with the County Plan's environmental objectives.

The County Plan's **Section 10.0 Country Residential Development** encourages the development of new residential communities that provide safe, healthy and attractive communities, and in some instances, accommodate an alternative residential development form that retains rural character and reduces the overall development footprint on the landscape. This Conceptual Scheme proposes higher residential development densities than traditional country residential communities; however, much less dense than what is typical immediately adjacent within the City of Calgary. As such, this form of residential development is considered a 'made in Rocky View' approach to balance the expectations of both neighbouring suburban and rural communities. It is a demonstration of a transitional density, appropriate for its location and adjacent development.

The County Plan's **Section 12.0 Parks, Open Space, Pathways and Trails and Section 13.0 Reserves** promotes the opportunity for new development to accommodate a variety of public and private open spaces designed to connect communities and accommodate local recreational and cultural needs. This Conceptual Scheme includes specific policies to ensure a comprehensive public and private open space network is provided within

the project to ensure pedestrian connections within and through the development area to facilitate passive and active recreation opportunities and promote social gathering. This Conceptual Scheme is consistent with the County Plan's parks, open space and reserve land objectives.

The County Plan's **Section 14.0 Business Development** directs new development to accommodate opportunities to provide local and regional employment and services that contribute to the County's non-residential tax base and improve the overall financial viability of the municipality. This Conceptual Scheme includes provisions for a commercial centre which will include a comprehensively planned mix of non-residential development that will service the needs of the development area and wider Bearspaw community. This Conceptual Scheme is consistent with the County Plan's business development objectives.

The County Plan's **Section 16.0 Transportation and Section 17: Utility Services** directs that new development will accommodate safe, efficient, cost-effective and fiscally sustainable supporting infrastructure. The development proposed by this Conceptual Scheme will utilize and enhance existing water and wastewater infrastructure that services existing adjacent development. As such, the extension of this existing infrastructure into the Conceptual Scheme area is consistent with many smart growth objectives. This Conceptual Scheme includes specific policies that outline how this development will provide transportation and utility services in accordance with the County Plan's parks, transportation and utility servicing objectives.

The County Plan's **Section 20.0 Emergency Services** directs that new development must be provided with efficient fire and protective services in accordance with existing municipal service capacities and in collaboration with neighbouring municipalities. This Conceptual Scheme is located within the service area of the existing Bearspaw Fire Station #103 and within the service reach of the RCMP detachment in Cochrane. As such, this Conceptual Scheme is consistent with the County Plan's emergency services objectives.

The County Plan's **Section 22.0 Solid Waste** encourages new development to be serviced with cost effective and environmentally responsible solid waste management services. The development proposed by this Conceptual Scheme will be serviced with an appropriate solid waste management service in accordance with the County Plan's solid waste objectives.

The County Plan is currently under review and update by Rocky View County and therefore, some policies are subject to change.



3.5

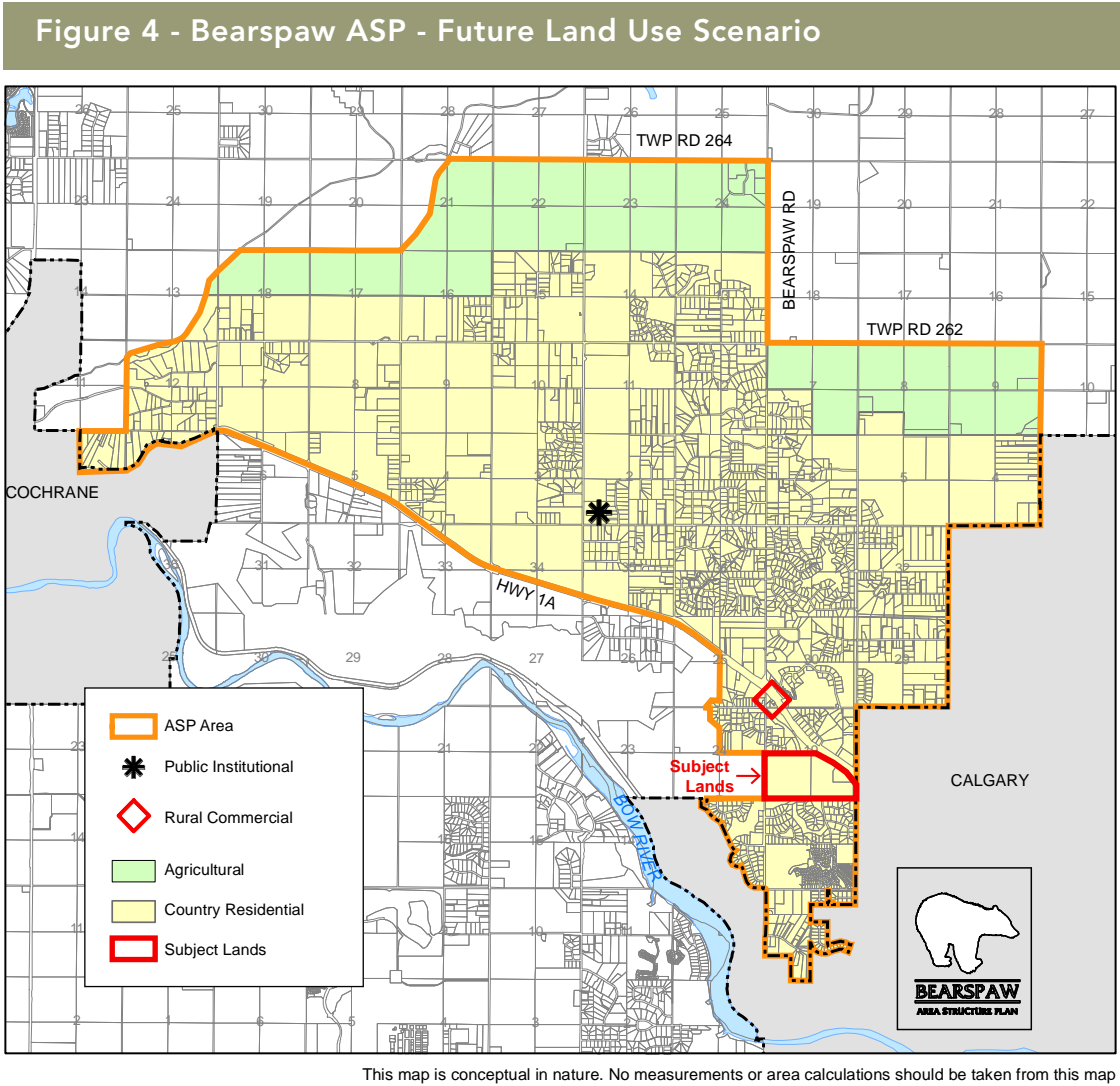
Bearspaw Area Structure Plan

The Conceptual Scheme lands are within the boundaries of the Bearspaw Area Structure Plan (BASP) adopted in 1994, and is currently undergoing review and update by Rocky View County.

Within the current BASP, the plan area is identified on the Future Land Use Scenario (see **Figure 4 - Bearspaw ASP - Future Land Use Scenario**) as appropriate for country residential.

As demonstrated in **Figure 5 - Bearspaw ASP - Concept Plans**, the BASP identifies the subject land within development priority area 3 requiring a concept plan submission with a development proposal. According the BASP, Concept Plans are an important component of long range planning generally focused at the quarter section scale. Concept Plans facilitate efficient and comprehensive development by encouraging innovative subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities.

According to BASP Policy 8.1.20, the minimum parcel size should not be less than four (4) acres, however, this policy is subject to Policy 8.1.21 which reads:



"Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider Redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan."

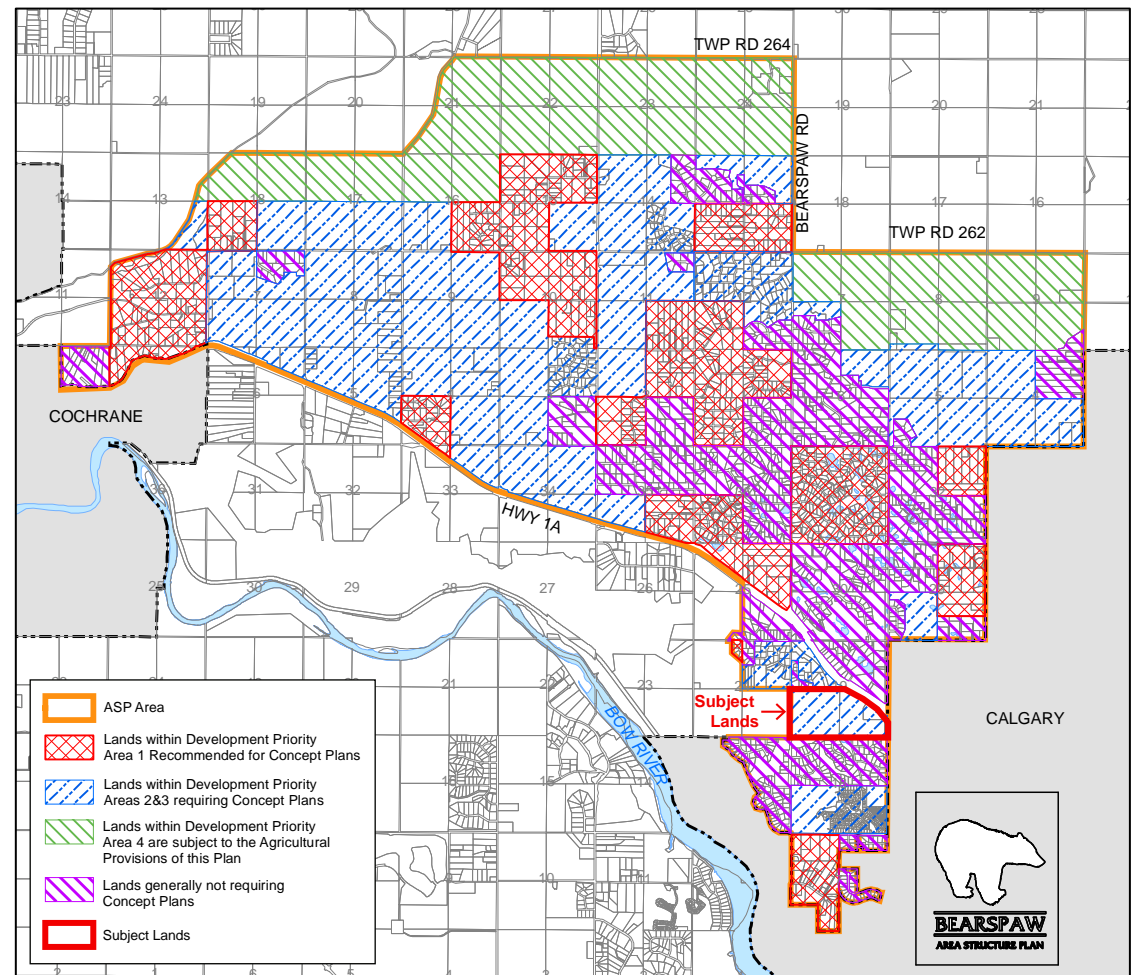
Similarly, the Conceptual Scheme includes a rural commercial area at the southwest corner of 12 Mile Coulee Road and Highway 1A intersection. Figure 6 shows a rural commercial area along Highway 1A further west. However, according to Policy 8.2.10, Council may consider an additional area for approval:

"Notwithstanding policy 8.2.9, where the Municipality at it's sole discretion, considers specific lands within the Plan Area that have not been identified for rural commercial land uses, to be appropriate for subdivision to accommodate rural commercial uses, an amendment to this Plan shall be undertaken prior to subdivision approval."

From a transportation point-of-view, Policy 8.5.2 indicates the County favours the long term maintenance of the existing grid network for all Major and Minor Collector Roads. All internal roads must integrate with the County's Transportation Network. This policy is achieved within the Conceptual Scheme.

This Conceptual Scheme is being submitted with the intent of it being approved by Council and added as an appendix to the Bearspaw Area Structure Plan.

Figure 5 - Bearspaw ASP - Concept Plans



This map is conceptual in nature. No measurements or area calculations should be taken from this map

4

Plan Area Description



4.1 Location

The subject lands are located at the east end of Bearspaw, south of Highway 1A and west of 12 Mile Coulee Road. The property extends south to Blueridge Rise and west to Bearspaw Road.

The surrounding lands consist of residential subdivisions that have developed over a number of decades and have transitioned the area from agricultural to recreational, country residential and higher density residential uses. North of Highway 1A is the Bearspaw Golf Course while the Lynx Ridge Golf Course is located approximately 3 kilometres to the south. Several existing country residential developments comprising of two to four acre parcels are within close proximity to the north and south. Also within close proximity are higher density residential developments, including Lynx Ridge, Lynx Meadow and Watermark to the south. To the east is the City of Calgary community of Tuscany which has been developed to urban densities while a small cattle feedlot, May-Ruben Thermal Solutions Inc. and agricultural lands reside to the west.

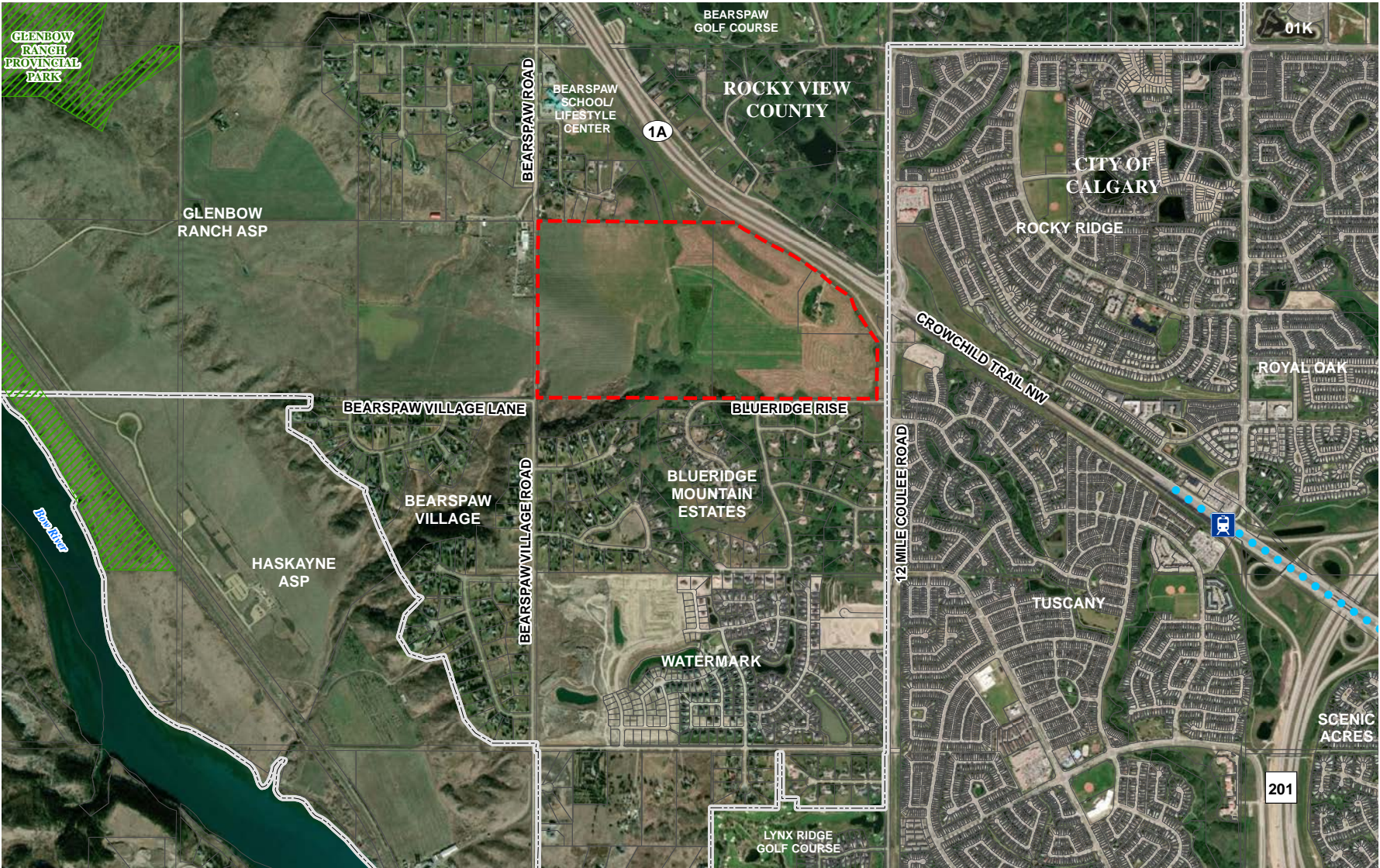
The site enjoys spectacular views of the Rocky Mountains, the Bow River Valley, the Glenbow Ranch Provincial Park and the City of Calgary skyline.

4.2 Legal Descriptions & Ownership

The subject lands contain approximately 112 ha (278 ac) legally described as portions of SE & SW 19-25-2-W5M and Block A, Plan 921 2196. Ownership consists of 1797669 Alberta Ltd. and Maxima Developments Inc. Parcels 4 & 5 have been included in the ownership totals in order to accommodate a roundabout on 12 Mile Coulee Road but are not assigned a use nor included within the conceptual scheme area.

Parcel	Legal Description	Owner	Area	Existing Land Use District
1	SW19;25;2;W5M	1797669 Alberta Ltd.	64.750 ha (160.000 ac)	A-GEN
2	SE19;25;2;W5M excepting thereout: a) Block A; Plan 9212196 b) Road Plan 0711928	1797669 Alberta Ltd.	40.323 ha (99.637 ac)	A-GEN
3	Block A; Plan 921 2196	Maxima Developments Inc.	6.443 ha (15.920 ac)	A-GEN
4	Block 6; Plan 8710757	1797669 Alberta Ltd.	1.775 ha (4.386 ac)	R-CRD
5	Block 8; Plan 9011448	1797669 Alberta Ltd.	0.866ha (2.14 ac)	R-CRD

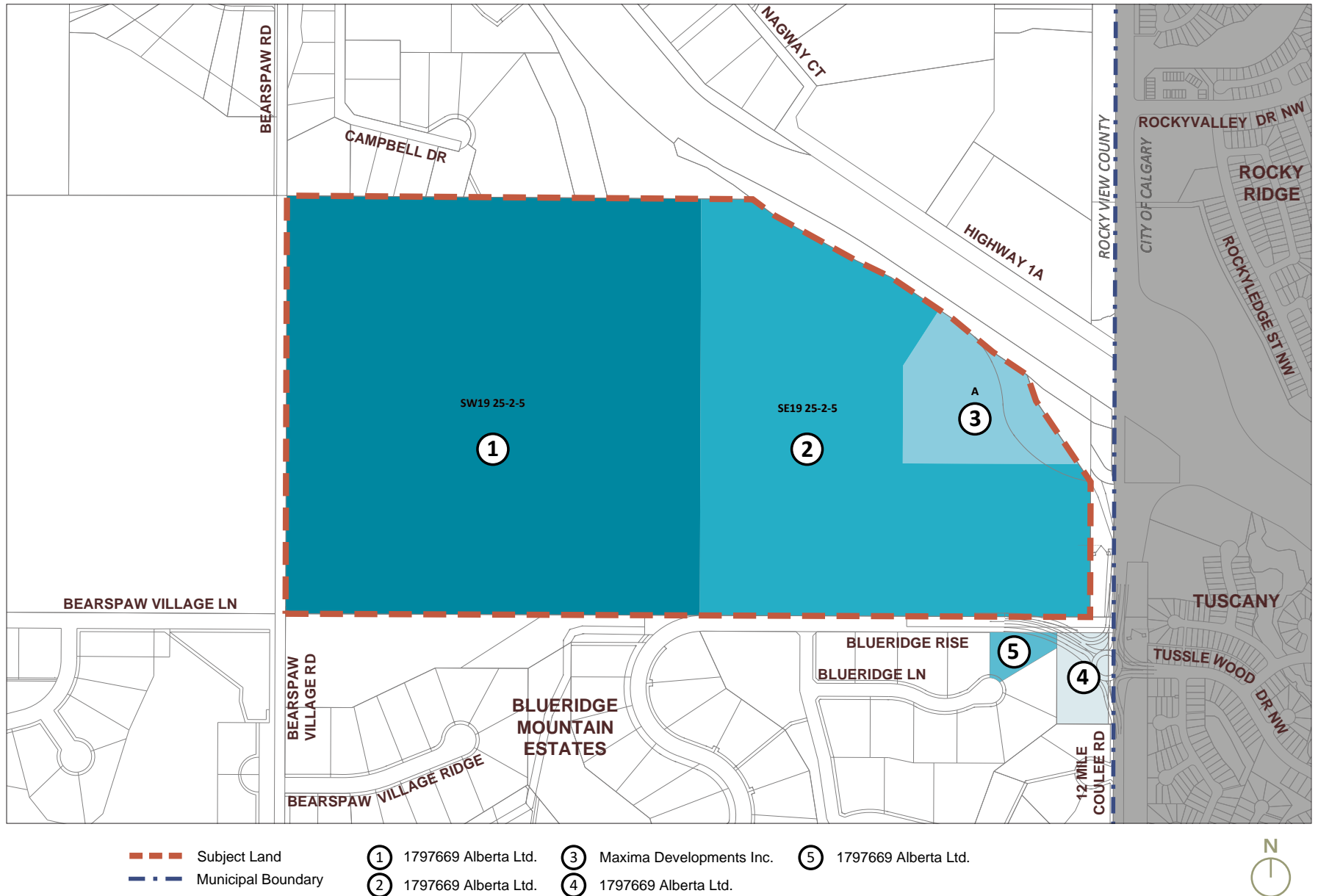
Figure 6 - Location



- Subject Land
- Parcel Boundary
- LRT Station
- Municipality Boundary
- LRT Route
- Provincial Park



Figure 7 - Titled Ownership Parcels



4.3 Topography & Drainage

The land is situated on a high slope overlooking the Bow River valley. Terrain conditions are variable with rolling uplands, wetlands and a natural watercourse running north-south through the centre of the site **(see Figure 8 - Existing Site Conditions)**. The watercourse enters the site from the north as a low open swale and then develops into a relatively steep narrow ravine as it drains south and west off the site.

The east half of the site drains toward the centrally located watercourse and a permanent shallow open water wetland that is bisected by Blueridge Rise at the south end of the property. The west portion of the site drains from north to south into the centrally located watercourse.



4.4 Existing Development

The property has been historically operated as farmland and cultivated for hay and barley as well as cattle grazing and dairy production. The farmyard, which has belonged to the Hawkwood family for many years, is located in the eastern portion of the property and has been subdivided out of the quarter section as Lot A, Plan 921 2196. The farmyard consisted of a residence, garage and shed, with the remnants of several barns/sheds, all of which have since been removed from the site.

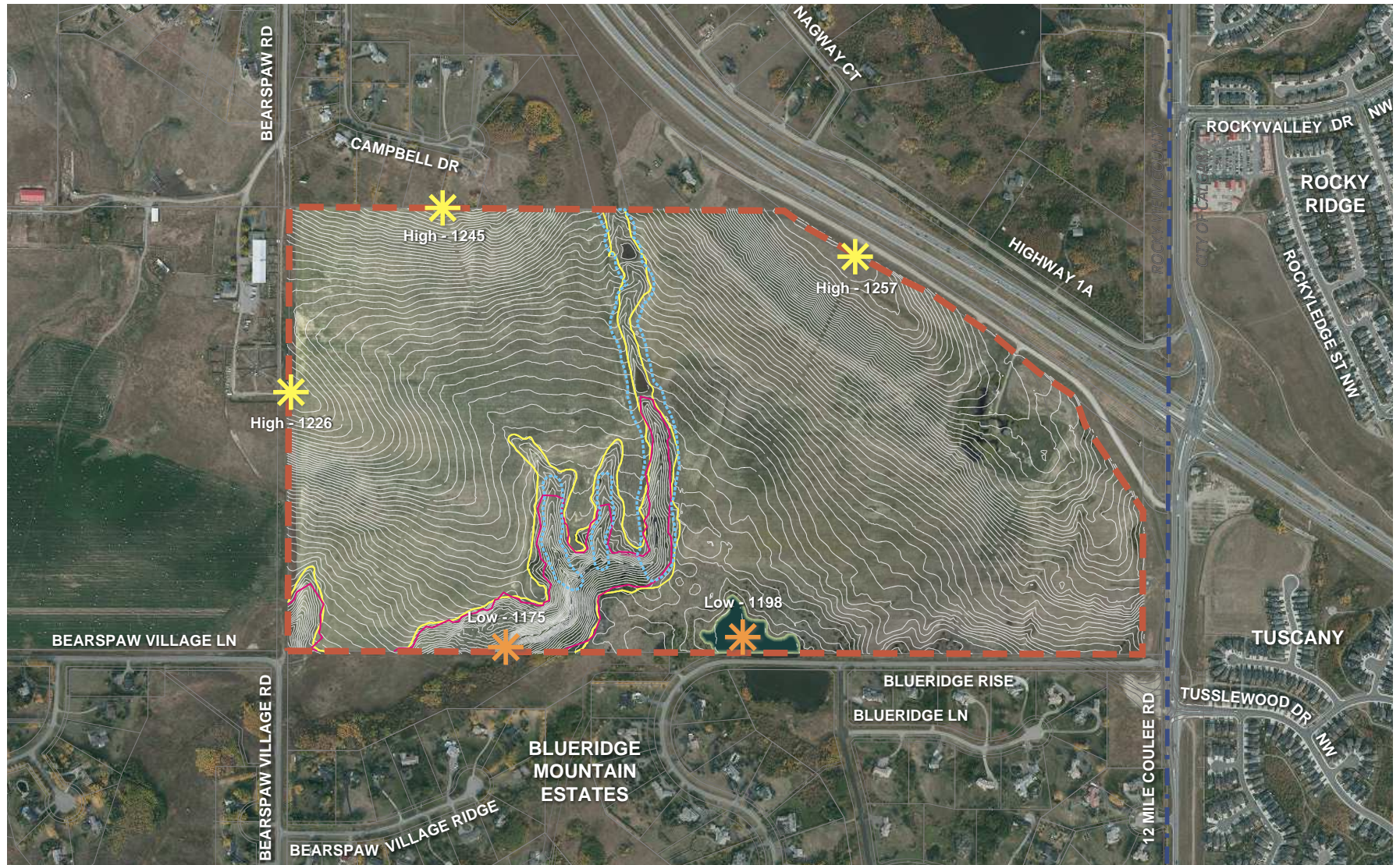


4.5 Existing Land Use

The farmyard is designated as Farmstead District (F) while the remainder of the site is designated as Ranch and Farm District (RF).



Figure 8 - Existing Site Conditions



- | | | |
|----------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------|
| --- Subject Land | --- Top of Break | Existing Wetland |
| --- Municipal Boundary | --- Slope Crest | * High Point |
| | --- Watercourse Setback | * Low Point |



5

Site Assessment

5.1

Environmental Site Assessment

GHD Limited (GHD) was retained to conduct a Phase I Environmental Site Assessment (ESA). The Phase I ESA identified that the current farmyard consisted of a residence, garage and shed. Various drums containing engine oil, hydraulic oil and gear oil were stored outdoors while other containers of oils, paints, gasoline and solvent were observed in the garage and shed within the farmyard.

The Phase I ESA identified the historical operation of the farmyard, including the historical handling, use and storage of chemicals, and waste management practices, as potential sources of environmental impairment to the property. No concerns were raised about the balance of the land. Based on the results of the Phase I ESA, completion of a Phase II ESA was recommended. Site work for the Phase II ESA will occur at a later date as required prior to stripping and grading.

5.2

Historical Resource Overview

A Historical Resource Overview (HRO) has been conducted and submitted to Alberta Culture and Tourism by Bison Historical Services Ltd. The lands have been assigned a Historic Resource Value (HRV) of 5a with LSD 7 of 19-25-2-W5M assigned an HRV value of 4a. The report recommended an Historical Resources Impact Assessment (HRIA) for this project based on the presence of previously recorded historic structures (farm buildings greater than 50 years of age) and a historic resource site (EgPn-406) within the project footprint.

The province has reviewed the HRO and did grant Historical Resources Act approval in relation to the historic structures on site. It also noted that there are no Historical Resources Act requirements associated with either paleontological resources or Aboriginal traditional use sites of a historic resource nature. The HRO did confirm the need for an HRIA involving field work.

HRIA field work was conducted in the spring of 2017 consisting of foot reconnaissance on the upper ridge and subsurface hand shovels tests in areas of deeper sedimentation. The findings of the field work confirmed the possible location of

cairn and stone circle sites on the northern ridge (EgPn-406) and findings of fire broken rock, flakes and multi-directional rocks in close proximity to the wetland at the south end of the site (EgPn-771). The recommendation of the HRIA is for avoidance of these two areas. If these sites cannot be avoided, then a Historical Resource Impact Mitigation (HRIM) is required. The HRIA recommended that the project be given clearance to proceed for those areas outside EgPn-406 and EgPn-771 site boundaries.

The HRIA report was submitted to Alberta Culture and Tourism (ACT) (now known as the Historic Resources Management Branch (HRMB)) in 2017 for review and a regulatory response. The August 25, 2017 response stated that Historical Resources approval is granted for the majority of the plan area subject to certain conditions. Avoidance or additional studies are required for the two sites noted above (EgPn-406 and EgPn-771), and the studies are to be carried out prior to the initiation of any land surface disturbance activities. This requirement has been specified in Policies 5.5.3 and 5.5.4. Sites that cannot be avoided will undergo additional study and mitigation. ACT approval for the remaining sites will be obtained prior to stripping and grading.

5.3 Geotechnical Assessment

A geotechnical investigation, comprising of twenty-nine (29) borehole wells, was completed by exp Services Inc. as summarized in a geotechnical report dated November 18, 2016. The report has been included as a supplement to the Conceptual Scheme submission.

Subsurface soil conditions encountered were generally found to consist of topsoil overlying lacustrine clay and/or clay till atop bedrock (depth to bedrock varies across the site). Based on the information obtained during geotechnical explorations, the site soil and groundwater conditions are considered suitable for the proposed development in compliance with the report recommendations.

Permanent groundwater control/drainage should be reviewed and provided as deemed necessary for the proposed development, as a shallow groundwater table may be encountered and pose some construction challenges during excavation at

certain locations. Weeping tile is recommended for all below grade structures.

Conventional strip and spread footings are recommended for residential house structures. High plastic clay soils were identified sporadically within the boreholes; thus, conformance testing of the clay soils in the vicinity of proposed foundation bearing soils or within road sub-grades should be undertaken during construction. Additional geotechnical recommendations may be required if high plastic clay soils are encountered. Further field review and testing is expected during the construction phase.

There are no geotechnical concerns with development on the proposed lands from a slope stability perspective subject to recommendations. Slope stability adjacent to the crest of a slope with gradient greater than 15% requires a minimum setback of 6.0m from the crest of slope to edge of a structure.

A post-grading Slope Stability Report and an erosion and sedimentation control plan will be submitted at a later date for review and approval by Rocky View County, as per policies 5.5.4 and 5.5.5.



5.4 Biophysical Considerations

A Biophysical Impact Assessment (BIA) was conducted in the Fall of 2016 and Spring 2017 by Westhoff Engineering Resources, Inc. The study has been included as a supplemental report to this Conceptual Scheme submission.

The property is located within the Parkland Natural Region and Foothills Parkland Natural Sub-region. The native grassland associated with the Sub-region is no longer represented within the site due to cultivation. Conditions include mainly rolling uplands, wetlands near the south property line and a natural watercourse running north/south through the middle of the site.

A diversity of wildlife species have the potential to occur within the site, including some that have been Provincially-identified and /or Federally-listed as species of conservation concern. Twenty one

(21) incidental observations of wildlife species were recorded during field surveys, all of which are listed provincially as Secure Wildlife. Wildlife are likely to use the central watercourse ravine as a travel route through the site however Highway 1A and 12 Mile Coulee Road represent barriers to wildlife movements beyond the north and east boundaries of the site.

Based on a desktop review, the central watercourse, its associated wetland and riparian zone is considered an Environmentally Significant Area because it is a natural watercourse and because it provides natural habitat conditions for wildlife. Cumulative effects on wetlands and water resources will be managed through the retention of significant wetlands within the site coupled with the application of provincially approved wetland replacement measures.

The proposed development is not expected to contribute to cumulative adverse effects on water resources in the sub-basin as a whole. Rather, the presence of these significant environmental areas on the site provides an excellent opportunity to develop in harmony with the natural amenities of the land and maintain natural ecological functions, as per policy 5.5.6.



5.5 Implementation of Technical Studies

Environmental Site Assessment

Policy 5.5.1

All remediation recommendations of a Phase 2 Environmental Site Assessment shall be enacted prior to the endorsement of the affected subdivision or release of a development permit impacting the area under application. The release of a phased stripping and grading development permit may be granted subject to applicable site remediation.

Historical Resources

Policy 5.5.2

The requirements of the Statement of Justification as set out by Alberta Culture and Tourism shall be completed prior to stripping and grading of the area under application.

Policy 5.5.3

All sites containing high archaeological potential as identified by the Historical Resources Impact Assessment shall be mitigated to the satisfaction of Alberta Culture and Tourism.

Geotechnical

Policy 5.5.4

Prior to subdivision approval, the developer must submit a post-grading Slope Stability Report, prepared by a qualified Geotechnical Engineering Consultant, to the acceptance of Rocky View County.

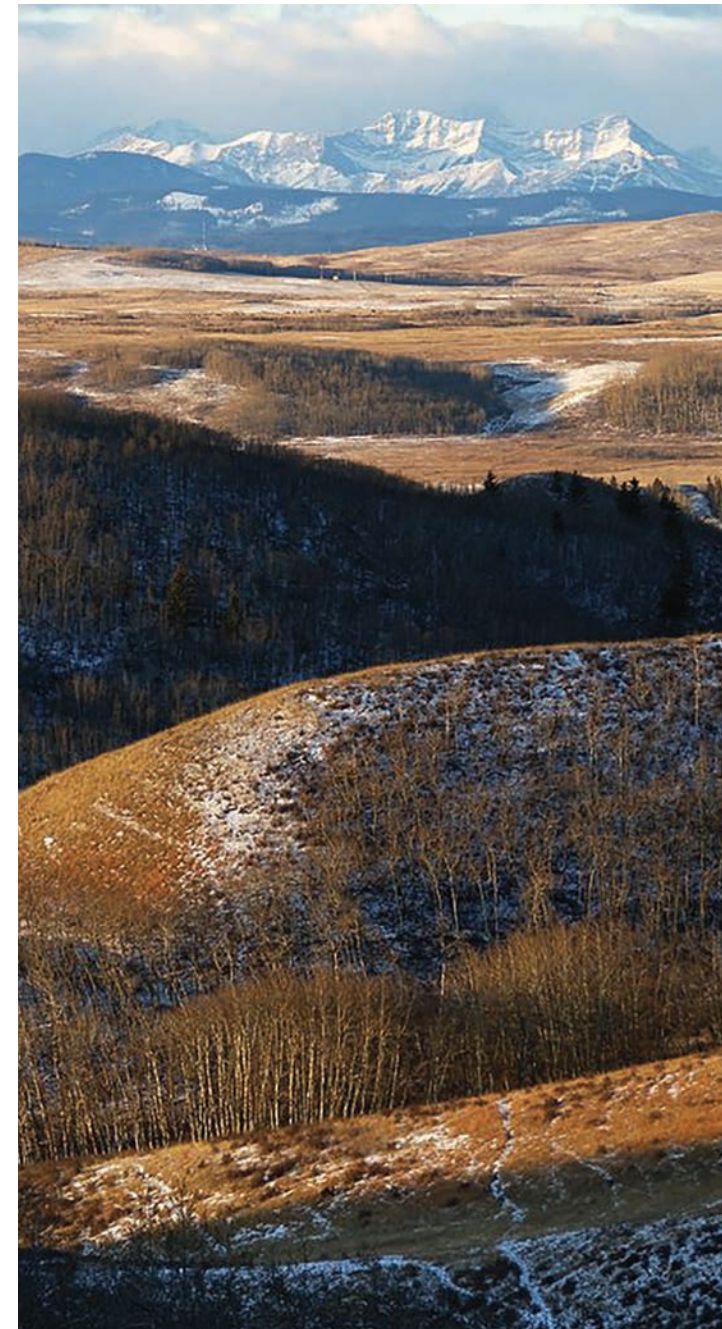
Policy 5.5.5

Prior to approval of stripping and grading, an erosion and sedimentation control plan for the area under application is to be submitted to Rocky View County for review and approval.

Biophysical Impact Assessment

Policy 5.5.6

In compliance with provincial and municipal policies and regulations, strategies shall be implemented to mitigate potential negative impacts of the development identified within the Biophysical Impact Assessment.



6 Development Concept

The development concept was created through a comprehensive design process that was guided by conservation principles, defined by environmental methods and will be ensured through community stewardship.



This development will establish a benchmark for the extent to which a holistic community approach can be taken to blend the natural environment with the built environment. Respecting the natural landscape was a key element of the design, as the project conserves more than twenty percent of the site as open space for trails, parks, storm ponds and environmental reserve. The remaining fully-serviced development area is divided between a mix of single-detached and comprehensive residential units and a commercial Market Place, which may also contain additional comprehensive residential.

Residential development on the site has been shaped to the natural topography where possible, with some site grading planned. The efficient curvilinear road pattern is also interconnected by a network of trails and pathways. Opportunity for comprehensive multi-unit residential has been advantageously located in close proximity to both the market place and wetland feature.

The Market Place will be a unique retail and entertainment destination for the Bearspaw area that will provide shopping, pedestrian scale streetscapes, plazas, parkettes and high-quality urban design inspired by the Rocky Mountains and rural character of the surrounding Bearspaw community. The Market Place may also integrate some additional comprehensive residential.



Figure 9 - Development Concept



6.1 Land Use Concept and Statistics

The Development Concept has been prepared to meet the criteria of the County Plan and the Bearspaw ASP. The following **Table 1 - Gross Developable Area** and **Table 2 - Land Distribution** identifies the land use distribution of the Development Concept Plan.

Table 1 - Gross Developable Area

	Hectares	Acres	% of land area
Total Area	111.63	275.83	100%
Environmental Reserve (ER)	15.08	37.26	13.51%
Road Widening	1.60	3.95	1.43%
Total Undevelopable Area	16.68	41.21	14.94%
Gross Developable Area	94.95	234.62	85.06%

Table 2 - Land Distribution

	Hectares	Acres	% of land area	% of developable area
Internal Roads	15.22	37.61	13.64%	16.03%
Market Place	19.34	47.80	17.33%	20.37%
Single-detached Residential	48.50	119.85	43.45%	51.08%
Comprehensively Planned Residential	1.15	2.83	1.03%	1.21%
Municipal Reserve / Open Space	9.60	23.71	8.60%	10.11%
Public Utility Lots / Storm Ponds	1.14	2.82	1.02%	1.20%
Gross Developable Area	94.95	234.62	85.06%	100.0%

6.2 Residential Policy Area

Table 3 - Residential Unit Calculations

	Average Lot Width	# of units	ha	ac
Single-detached Residential	22 m (72 ft)	540	48.50	119.85
Comprehensively Planned Residential (CPR) @15 units per acre	N/A	43	1.15	2.83
Market Place Residential (*Potential 300 unit Seniors Residential)	N/A	300	N/A	N/A
Total		883	49.65	122.68

Residential Density

The residential aspects of the development will be predominately high quality single-detached residential units, mixed with a blend of comprehensively planned residential units within walking distance of the market place.

The overall development density for the entire site is anticipated to be approximately 9.30 dwelling units per ha (3.76 UPA). A total of 883 residential units are proposed, with an approximate 60/40 split between single-detached and multi-unit dwellings – with 540 single-detached units, 43 units within the

comprehensively planned area, and approximately 300 seniors residential units within the Market Place residential area. Excluding the Market Place seniors residential from the calculation, development density is anticipated to be approximately 6.14 dwelling units per ha (2.49 UPA).

The residential development density has been designed as an ideal transition between adjacent Calgary developments (e.g. Tuscany & Rocky Ridge) at typical suburban densities and the nearby Bearspaw acreages. This is achieved through a



transition of density across the site itself, and thoughtful transitions with existing acreages. At a density of 9.30 units per hectare (3.76 UPA), the development is higher than traditional Bearspaw densities; however this is offset by an abundance of open space and amenities within the development.

The abundance of open space within the site will also assist in creating a compatible development to nearby Bearspaw acreages as well as creating a feeling of spaciousness and connectivity to the natural landscape.

Table 4 - Residential Density and Population Projections

	# of units	Population	ha	ac
Single-detached Residential	540	1620 (3 ppl/unit)	48.50	119.85
Comprehensively Planned Residential @15 UPA	43	95 (2.2 ppl/unit)	1.15	2.83
Market Place Residential (*Seniors)	300	660 (2.2 ppl/unit)	N/A	N/A
Totals	883	2375	49.65	122.68
Gross Developable Area			94.95	234.62
Overall Site Density		9.30 units per hectare / 3.76 units per acre		

Interpretation: The above table has been included for convenience and purposes of determining expected density and housing type range. Final lot widths, housing type distribution, and lot counts will be determined at the subdivision stage in accordance with the residential policies of this conceptual scheme.

*Excluding the Market Place Seniors Residential from the calculation the density is anticipated to be approximately 6.14 units per hectare / 2.49 units per acre

Policy 6.2.1

The land use, road and block layout should generally conform with **Figure 9 - Development Concept**. Specific subdivision design details may vary without requiring a Conceptual Scheme amendment provided the concept and lot specifications outlined in **Table 4 - Residential Density and Population Projections** are respected.

Policy 6.2.2

Single-detached dwellings shall be the predominant building type with an appropriate range of lot dimensions to meet the overall project density.

Policy 6.2.3

Housing options of varying scales, types and densities shall be allowed to ensure provision of housing for a variety of age and lifestyle needs.

Policy 6.2.4

Seniors’ housing and higher density residential building forms shall be located within the Comprehensive Residential Area or Market Place, in close proximity of the Market Place and open space amenities.

Policy 6.2.6

Architectural guidelines that reflect the foothills-parkland natural region context, compatible massing, style and building materials, shall be registered on title as a condition of subdivision endorsement.

Policy 6.2.7

Lighting shall conform to Rocky View County Dark Sky policies and be designed in a manner that is sensitive to adjacent subdivisions.

6.3 Market Place Policy Area

The Market Place is planned to be a unique multi-purpose, amenity, retail and entertainment destination for the Bearspaw area where people can shop, live and work.

A report prepared by Global Retail Strategies Inc. foresees a mix of residential, retail and office opportunities on the site. The site has the potential to be an exciting destination that appeals to the defined trade area customer seeking convenience goods and refined merchandise, food and leisure experience. From an office perspective, the report identifies there is a demand for small to medium sized businesses in the professional and personal service fields.

The design of the Market Place will draw inspiration from the surrounding landscape, including the Rocky Mountains, foothills and local ravines. This unique natural sense of place will include a safe, walkable main street, intimate public realm and mews with seating, special lighting, terraces and vegetated boulevards. Special attention will be given to the design of the facades, storefronts, signage and way-finding through a high-quality architectural and urban design theme within the Market Place.

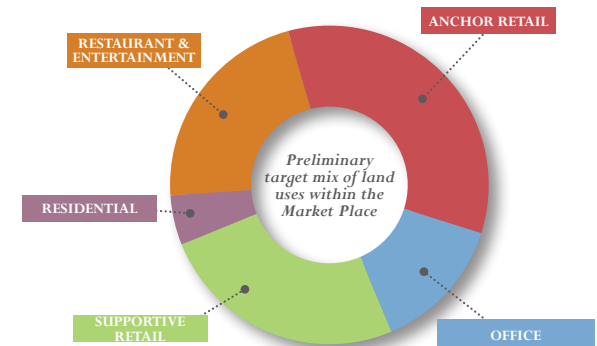
Opportunities for additional strategically located residential will add to vibrancy and viability of the Market Place. In particular, there is an opportunity to provide age-in-place housing for the Bearspaw community (currently assumed to contain approximately 300 units).

Figure 10 - Market Place Conceptual Site Plan



Furthermore, the Market Place will create an enhanced shopping experience that invites patrons and community members to 'linger longer' by creating multiple reasons to visit the area. There will be a mix of anchor and smaller supportive retail, combined with attractive public gathering places, thoughtful circulation and integration of suitable tenant types.

The concept shown in **Figure 10** demonstrates the approximate service mix, and possible pockets of uses while allowing the flexibility to respond to future market conditions.



Policy 6.3.1

The location of the Market Place should generally conform with **Figure 9 - Development Concept**.

Policy 6.3.2

The Market Place should be developed to accommodate anchor commercial and a variety of neighbourhood scale retail goods and services, including: food, beverage and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities, and some comprehensive residential, in accordance with the policies of this Plan.

Policy 6.3.3

Opportunities for pedestrian and cycling linkages between residential and commercial blocks shall be identified at the subdivision or development permit approval stage.

Policy 6.3.4

Development of the Market Place shall conform to the Commercial, Office and Industrial Guidelines for Rocky View County.

Policy 6.3.5

Garbage enclosure and loading areas should be appropriately screened from adjacent residential properties.

Policy 6.3.6

Architectural controls to ensure development of high quality and visual compatibility with the surrounding residential development that incorporates screening and landscaping elements shall be registered on title as a condition of subdivision endorsement.

Policy 6.3.7

All maintenance and operational obligations related to the Market Place commercial development shall be assumed by a dedicated property management team.

Policy 6.3.8

Consideration should be given to the lighting details in the development of the Market Place to prevent light spill or waste light, and be dark-sky compliant.

Policy 6.3.9

Principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated in the design and development of the Market Place.



The Market Place will provide:

- A unique shopping experience with a diverse mix of retailers
- Abundantly landscaped streetscapes
- Attractive plazas and parkettes to gather
- High-quality urban design that is reflective of the Bearspaw area

Conceptual Renderings of Market Place

6.4 Trails, Parks & Open Space Policy Area

The Trails, Parks and Open Space Network as detailed on **Figure 11 - Trails, Parks and Open Spaces Plan** covers over one quarter of the entire site and builds on the aesthetic of the surrounding landscape through sympathetic landforms, an extensive trail network and the strategic placement of gathering nodes and parks. Approximately 20% of the total site is open space – composed of trails/pathways, natural areas and environmental reserve land (**see Table 5 - Open Space Statistics**).

Public feedback informed the design of the open space plan, which includes:

- ✓ Respect for the natural landscape and topography;
- ✓ Protection of key vistas;
- ✓ Extensive walking trails and pedestrian connections;
- ✓ Sensitivity to adjacent land uses;
- ✓ Trail connectivity within and outside the site; and
- ✓ Preservation of wildlife corridors and habitat.

The trails and open space system includes an extensive network of pathways, parks, corridors, multi-use trails, and interpretive features that are integrated with the surrounding network of proposed and existing trails and pathways. The

development is designed to provide continuous green spaces that harmonize with nature and support connections throughout the community and to the surrounding areas. Four (4) types of gathering areas and parks will be created. These include: internal corridor parks, ravine corridor green spaces, wetland green spaces and gathering nodes. This open space network will be connected through a wide pedestrian network, which is shaped by three key trail/pathway types: Regional Pathway, Internal Corridor Pathway / Trail, and Lasso, Ravine & Wetland Trails.

The Regional Pathway traverses the length of the development and will be the main pedestrian and cyclist travel corridor. The Internal Corridor Trails draw connections between the community, the Regional Pathway, and the natural environment. The Lasso, Ravine and Wetland Trails are well-signed interpretive trails that educate users about natural habitats and the local ecosystem.

County Open Space Standards

The Conceptual Scheme provides an exceptional amount of open space, trails and parks for the enjoyment of residents and to the benefit of natural systems and wildlife. The County's Parks and Open Space Master Plan cites an aspirational standard of 20 acres of open space per 1,000 people.

This Conceptual Scheme exceeds this standard by providing approximately 25.67 acres (10.39 ha) of open space per 1,000 people based on estimated population targets for the development (**Table 5 - Open Space Statistics**).

Table 5 - Open Space Statistics

	Hectares	Acres	% of land area
Total area	111.63	275.83	100%
Environmental Reserve (ER)	15.08	37.26	13.51%
Municipal Reserve / Open Space / Trails	9.60	23.71	8.60%
Total Open Space	24.68	60.97	22.10%
Total Estimated Population		2375	
Open Space Per Capita	25.67 acres (10.39 hectares) / 1,000 people*		

*Including the storm pond PUL space within the calculation brings the Open Space Per Capita to 26.86 acres (10.87 hectares) / 1,000 people

Figure 11 - Trails, Parks & Open Spaces Plan



Subject Land

Municipal Boundary

Municipal Reserve

Environmental Reserve

Stormpond

Stormpond Forebay (PUL)

Dry Pond (PUL)

Wetland

Pathway / Trail Type

Regional Pathway

Internal Corridor Pathway / Trail

Ravine / Wetland Trail

Lasso Trail

Park / Open Space Type

1 Internal Corridor Park

2 Ravine Corridor Green Space

3 Wetland Green Space

4 Gathering Node

N

ASCENSION | HIGHFIELD LAND MANAGEMENT

Policy 6.4.1

The location of trails, pathways and open spaces should generally conform with **Figure 11 - Trails, Parks and Open Spaces Plan**

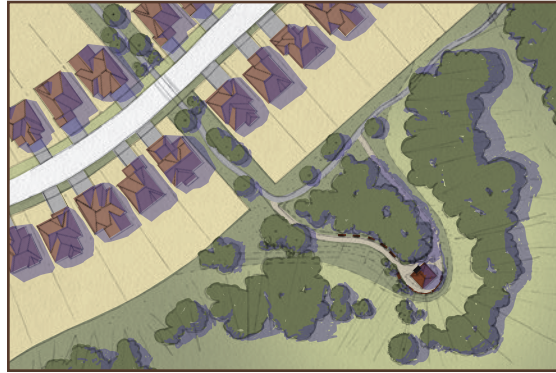
Policy 6.4.2

Internal Corridor Parks shall include pathways / trails, way-finding, seating and act as a community gathering node. The design for interior corridor parks will meet County standards for a Greenway, Pocket Park, or Natural Area.

1 Internal Corridor Park



2 Ravine Corridor Green Space



Policy 6.4.3

Ravine Corridor Green Spaces shall include trails and amenity nodes along high ridge lines, way-finding, interpretive signage and native vegetation. The design for this area will meet County standards for a Natural Area.

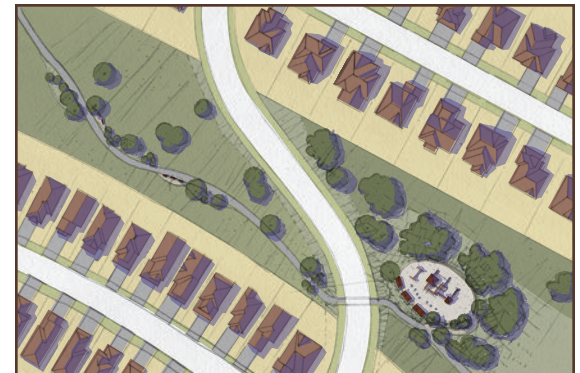
3 Wetland Green Space



Policy 6.4.4

Wetland Green Spaces shall include resting and viewing nodes, transitional landscapes blended with native vegetation and will help maintain the health and viability of the existing ecosystems. The design for this area will meet County standards for a Special Use Area or a Natural Area.

4 Gathering Node



Policy 6.4.5

Gathering Nodes shall include recreational, resting and viewing nodes, transitional landscapes blended with native vegetation and will help maintain the health and viability of the existing ecosystems. The design for this area will meet County standards for a Special Use Area, Neighbourhood Park and/or Natural Area.

4 Regional Pathway



Policy 6.4.6

Parks, open space, pathways and trails will be owned by the County as Municipal Reserve or Environmental Reserve. However, the Homeowners Association shall be responsible for all maintenance, servicing, and liabilities established through formal Agreement with the County, in accordance with Rocky View County Policy 319: Inspection and Maintenance of Pathways and Trails located within County Lands and Policy 320: Inspection and Maintenance of County Lands.

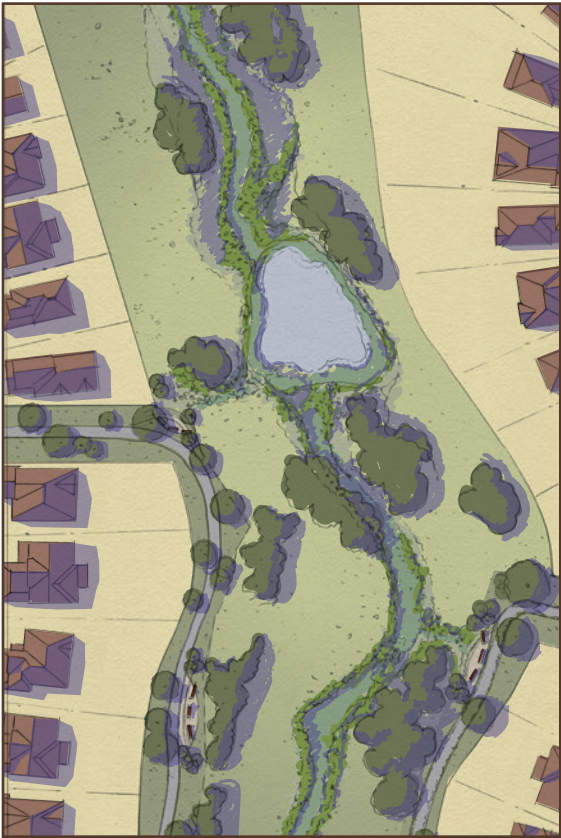
Policy 6.4.7

The **Regional Pathway** will be the main pedestrian and cyclist travel corridor and will include appropriate landscaping and signage to ensure high-quality aesthetics, mobility, and safety. The Pathway design will meet County standards for a Regional Pathway.

Policy 6.4.8

Internal Corridor Pathways / Trails will connect the community with the natural environment. Interior corridor trails will include naturalized clusters, trees and a mix of grassed areas to create flexible, low-maintenance spaces. The trail design will meet County standards for a Local Pathway / Trail.

2 Ravine & Wetland Trail



4 Internal Corridor Pathway / Trail



Policy 6.4.9

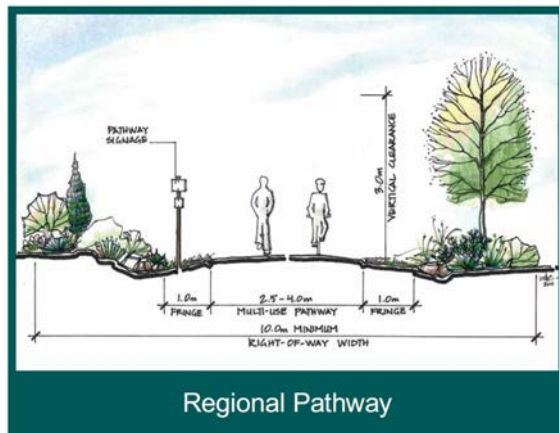
The **Ravine and Wetland Trails** will be well-signed with feature interpretive elements that educate users on natural habitats. The trails will include edge treatment for the ravine corridor trail and the wetland area that will reflect the natural landscape. The trail design will meet County standards for a Local Pathway / Trail, Natural Trail or Wetland Boardwalk.

Policy 6.4.10

Trails, pathways, sidewalks and open spaces shall be addressed during stages of development and ensure alignment with the County's Parks and Pathways: Planning, Development and Operational Guidelines and the County's Parks and Open Space Master Plan.

Policy 6.4.11

The proposed open space and trails systems shall be coordinated with wetland and stormwater conveyance and facilities. Pathways and/or trails located adjacent to engineered stormwater facilities are to be located above the recognized high water line.



Parks and Pathways Planning Development and Operational Guidelines, Rocky View County

Policy 6.4.12

Principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated in the design and development of trails and open space.

Policy 6.4.13

A range of greenways, pathways, and trails will be provided to accommodate walking, cycling and other active transportation modes and recreation and designed to meet Rocky View County standards. Final trail and pathway types, location, and design standards will be established at the subdivision approval stage.

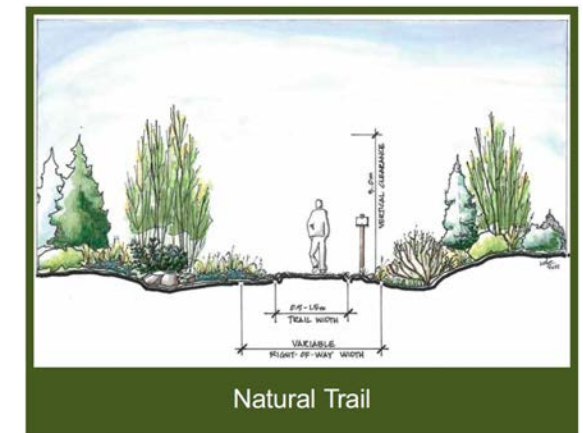


Policy 6.4.14

Pathways throughout the plan area shall be designed and constructed according to the Regional Pathway, Local Pathway and Trail, or Natural Trail standards, as defined in the County's Parks and Pathways: Planning, Development, and Operational Guidelines.

Policy 6.4.15

Pathways and sidewalks throughout the plan area and within the Market Place shall be designed and constructed to provide accessibility for a variety of users, including wheelchairs, strollers and mobility-limited individuals.



6.5 Schools Assessment

The Conceptual Scheme area is situated within the jurisdiction of the Rocky View Schools Division (RVSD) and Calgary Catholic School District (CCSD). The RVSD has already indicated that a school site is not warranted. The CCSD requires additional time to evaluate the requirements for school sites on a larger context given the approval of the Glenbow Ranch Area Structure Plan. Further consultation with CCSD will be required.

Students within the RVSD will attend the Bearspaw School (K-8) and Cochrane High School (9-12). Students attending school within the CCSD will attend Holy Spirit (K-6), and St. Timothy (7-12) in Cochrane.

Policy 6.5.1

Further consultation with the Rocky View Schools or Calgary Catholic School District shall take place at the land use stage to determine school requirements.

6.6 Reserve Analysis

A reserve analysis has been prepared to determine the amount, type and use of reserves owing within the Conceptual Scheme area. Typically, the amount of land to be dedicated for municipal reserve (MR) shall be 10% of the Gross Developable Area of the titled parcel(s) in accordance with Section 666 of the Municipal Government Act. It is estimated that approximately +/-9.50 hectares (+/- 23.46 acres) is required to meet the 10% dedication.

Ascension Conceptual Scheme proposes to dedicate +/- 9.60 hectares (+/- 23.71 acres) of MR land, equaling 10.11% of the developable land area. The dedication meets provincial and County requirements and has been programmed to meet the needs of the Bearspaw community. The extensive open space network consisting of trails

and naturalized areas support the intent of the County plan. In addition, portions of this extensive open space network include +/- 15.08 hectares (+/- 37.26 acres) of Environmental Reserve.

Future maintenance and liabilities associated with the Municipal Reserve dedication will not be an operational burden to the County as the Home Owners Association will adopt all obligations of maintaining the MR in perpetuity.

Policy 6.6.1

Municipal and Environmental Reserve shall be provided as per the Reserve Analysis in **Table 6**, and be confirmed at the time of subdivision.

Table 6 - Reserve Analysis				
	Hectares	Acres	% of total area	% of developable area
Total area	111.63	275.83		
Environmental reserve (ER)	15.08	37.26	13.51%	N/A
Road Widening	1.60	3.95	1.43%	N/A
Gross Developable Area	94.95	234.62	85.06%	100%
Municipal Reserve Owing	9.50	23.46	8.51%	10.00%
Municipal Reserve Dedicated	9.60	23.71	8.60%	10.11%

6.7 Boundary Interface Considerations

Consideration was given to the varying types of land uses adjacent to the Conceptual Scheme area on all sides. Six different interfaces were identified to ensure appropriate landscaping and boundary treatment in alignment with the specific needs of each interface (see Figure 12 - Boundary Interfaces)

- 1 **Tuscany Interface**
- 2 **Highway 1A Interface**
- 3 **West Interface**
- 4 **Bearspaw Pointe Interface**
- 5 **Blueridge Mountain Estates Interface (East)**
- 6 **Blueridge Mountain Estates Interface (West)**

Various transitional tools (as outlined in section 6.1.6 of the Calgary Rocky View County IDP) will be utilized to mitigate impacts on existing development. Transitional landscaping plays a vital role in the design of the Conceptual Scheme. Views of the neighbouring developments will be screened by road, right-of-way and grade separation, and replicating and capitalizing on existing local features such as varied topography and vegetated clusters. Of primary consideration is the careful selection of native plant species and how they are organized.

1 Tuscany Interface

The Tuscany interface is located on the east side of the site and is located adjacent to the community of Tuscany in the City of Calgary, which is built out at an urban density. Between the Market Place and the Calgary community of Tuscany are a 30 metre wide 12 Mile Coulee Road right-of-way and a 45.15 metre wide city parcel all within the city boundary. Within Rocky View there is an additional 36.41 metre wide transmission line right-of-way providing further development separation and interface between city and county uses. There is also a significant grade difference between the existing community and proposed Market Place providing additional separation.

A common interest between the Conceptual Scheme area and Tuscany is the level of traffic travelling along 12 Mile Coulee Road. This interface contains the main access into the site along Blueridge Rise. This interface will serve as a transition from urban densities in Calgary to the rural acreage area in Bearspaw.

Policy 6.7.1

The Market Place will be screened appropriately through transitional landscaping and a separation provided by the utility-right-of-ways and 12 Mile Coulee Road.

Policy 6.7.2

Views from the Marketplace of adjacent properties in Tuscany to the east will be respected and screened appropriately through the use of topography and a transitional landscaping inspired by local native plant species.

Policy 6.7.3

Portions of the community in the Tuscany interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

2 Highway 1A Interface

This interface is located on the northeast boundary of the site, between the subject lands and Highway 1A. Highway 1A is under the jurisdiction of Alberta Transportation and upgrades to the intersection at 12 Mile Coulee Road will be required sometime in the future.

A portion of the subject lands will be required by Alberta Transportation for the future intersection upgrade and the design of this conceptual scheme has accommodated for this need.

Policy 6.7.4

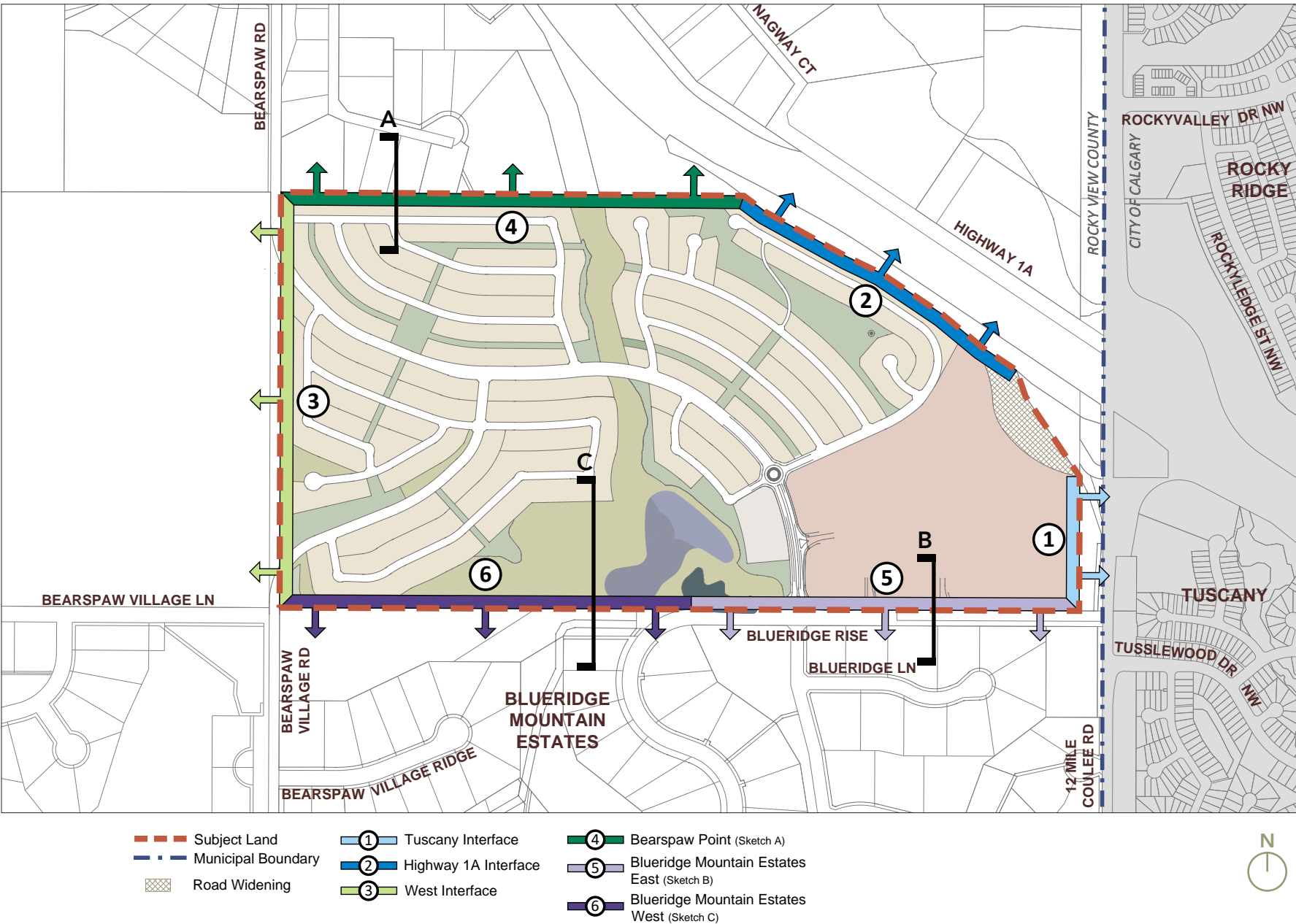
Design consideration should be applied to minimize the impact of road noise on the residential community. Existing and future landforms and tree clusters will act as natural visual and sound barriers.

Policy 6.7.5

Sound attenuation along this interface, if deemed required, will be addressed at the subdivision stage.



Figure 12 - Boundary Interfaces



3 West Interface

The west interface is adjacent to lands that are currently under agricultural use and contain a small cattle feedlot, which is not identified as a Confined Feeding Operation on the Natural Resources Conservation Board online search engine. These lands are identified for future residential use as 'Build Area J' within the proposed Glenbow Ranch Area Structure Plan (ASP). Area J is proposed to contain approximately 372 units on 1.0 acre lots.

To address compatibility with this interim agricultural use, this area of the Conceptual Scheme has been identified as a later phase to coincide with the build out of the Glenbow Ranch ASP. Moreover, the residential land use in the Conceptual Scheme is separated by an undeveloped road right-of-way and rolling topography which jointly provides a 20m buffer strip between the properties.

Policy 6.7.6

Where applicable, natural elements like rolling hills, meandering trails and forested stands will maximize natural views and minimize sight lines to residential properties.

Policy 6.7.7

Pedestrian networks will be designed to encourage and respect shared use.

Policy 6.7.8

Portions of the community in the West Interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

4 Bearspaw Pointe Interface

The north interface is located between the Conceptual Scheme area and several acreage communities known as Bearspaw Pointe, which include the Bearspaw School (K-8) and the Bearspaw Lifestyle Centre. Approximately five to six acreage lots directly about the north boundary of the Conceptual Scheme and compatibility is a key consideration. Views of the neighbouring developments will be screened by replicating local features such as the varying topography and the dense vegetated clusters.

As such, a residential buffer is proposed as shown in **Interface Sketch A: Bearspaw Pointe Interface** containing a buffer with planting. The large elevation drop on the adjacent acreages to the north from the back of the houses to the rear property line creates a suitable distance between existing and proposed houses.

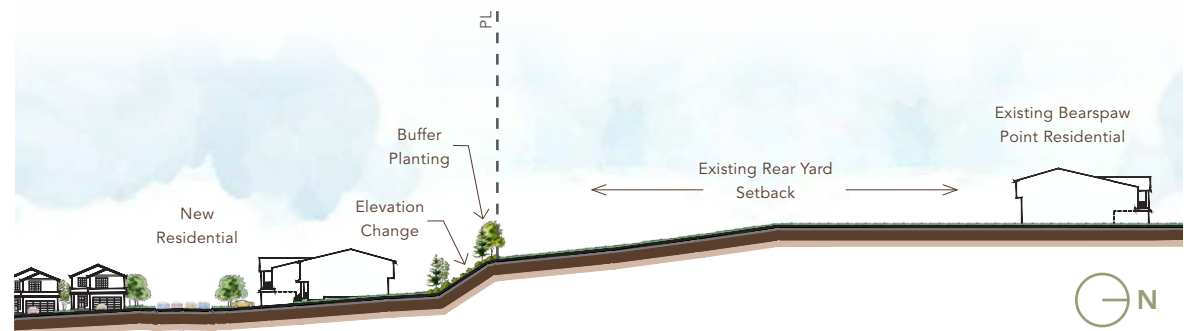
Policy 6.7.9

Views of adjacent properties to the north will be respected and screened appropriately through the use of topography and a transitional landscape inspired by existing plant species as shown in **Interface Sketch A: Bearspaw Pointe Interface**.

Policy 6.7.10

Portions of the community along the Bearspaw Pointe Interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

Interface Sketch A: Bearspaw Pointe Interface



5 **Blueridge Mountain Estates Interface (East)**

Two south interfaces have been identified between the Conceptual Scheme area and Blueridge Mountain Estates – a west interface and an east interface (see **Figure 12 – Boundary Interfaces**).

The Blueridge Mountain Estates east interface is adjacent to the Conceptual Scheme area, and is separated by a roadway (Blueridge Rise). The north-south collector road for this development and an entrance into the Market Place connect from this road. To mitigate potential traffic or land use incompatibility concerns from residents of Blueridge Mountain Estates, a landscape buffer is proposed as shown in **Interface Sketch B: Blueridge Mountain Estates Interface (East)**. The road right-of-way along with a landscaped and tiered slope provides screening and a buffer space between the existing residences to the south and the Market Place.

Policy 6.7.11

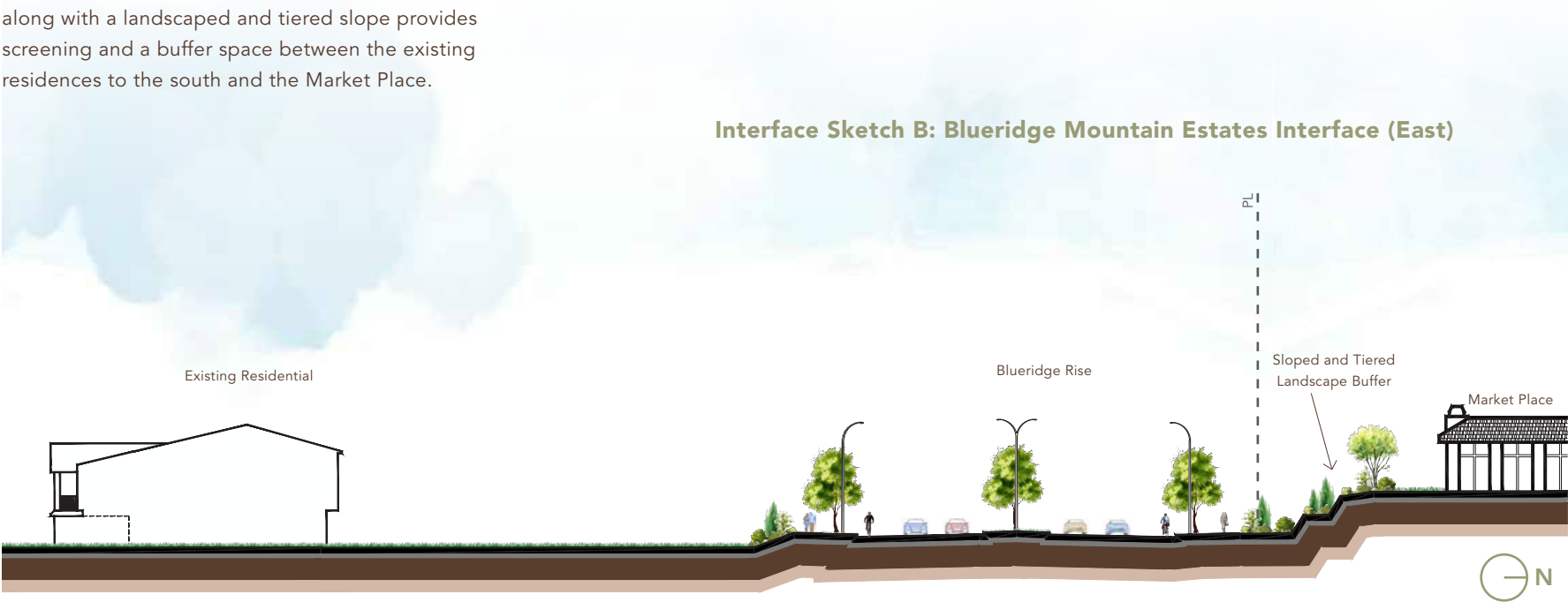
Views from the Marketplace of adjacent properties in Blueridge Mountain Estates to the south will be respected and screened appropriately through the use of topography and a transitional landscaping inspired by local native plant species, as generally shown on **Interface Sketch B: Blueridge Mountain Estates Interface (East)**.

Policy 6.7.12

Portions of the community in the Blueridge Mountain Estates interface that border existing developments will feature berms where appropriate and clustered tree stands to provide a suitable transition.

Policy 6.7.13

Sound attenuation along this interface, if deemed required, will be addressed at the subdivision stage.



6 Blueridge Mountain Estates Interface (West)

The Blueridge Mountain Estates Interface – West includes the wetland and adjacent natural areas that provide a wide setback to existing residences. The wetland interface treatment is shown on **Interface Sketch C: Blueridge Mountain Estates Interface (West)**. Views of the neighbouring developments will be screened by replicating local features such as varied topography and dense vegetated clusters.

Policy 6.7.14

Portions of the community in the Blueridge Mountain Estates Interface (West) will incorporate the wetland and adjacent natural areas as a setback from existing development.



Interface Sketch C: Blueridge Mountain Estates Interface (West)



6.8 Architectural and Landscaping Design Guidelines

Architectural guidelines will be developed to ensure a cohesive and unified design for residential and commercial developments. Architectural guidelines are intended to create a development that is inspired by the unique surrounding landscape and rural heritage of the area. Guidelines will reflect a 'designed and built for Bearspaw' theme. The guidelines will ensure that each residence contributes to the overall development vision. Detailed landscaping and water conservation guidelines will be developed to ensure water conservation through best management practices and low maintenance landscaping.

The west interface is expected to contain a similar style of residential development as per the proposed Glenbow Ranch Area Structure Plan.



The following design principles will be considered in the drafting of the Architectural and Landscaping Guidelines:

- ✓ Exterior material finishes and colours should match the palette of natural landscaping;
- ✓ Use high quality material exterior finishes, such as stone, wood siding or composite, and timber (no vinyl siding permitted);
- ✓ Roofing materials should reflect a rustic 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 & maintenance requirements;
- ✓ Crime Prevention Through Environmental Design (CPTED) principles should be included in guidelines for the public use, commercial and multi-unit residential areas.

Policy 6.8.1

As part of the application for the first subdivision, the Developer shall submit for consideration and approval by Rocky View County, a set of Architectural and Landscaping Guidelines to regulate specific residential and commercial building criteria. These guidelines shall address: exterior building finishing and colours, landscaping, water conservation, building size, exterior illumination, and any additional considerations deemed necessary to uphold the commitment to provide high quality, valued built form. All architectural and landscaping guidelines shall be registered by caveat on each lot.

Policy 6.8.2

Lots adjacent to an existing agricultural use should implement proper edge treatment design, with guidance from the County's Agricultural Boundary Design Guidelines, such as incorporation of appropriate landscaping and fencing.

Policy 6.8.3

Architectural and Landscaping guidelines will address boundary interface considerations as identified in Section 6.7 Boundary Interface Considerations of this Conceptual Scheme.

6.9 Environmental & Historical

Policy 6.9.1

The wetland identified on **Figure 9 - Development Concept** shall be preserved and incorporated into the design methodology of the proposed development and open space concept.

Policy 6.9.2

Conservation and effective management of riparian areas and wetlands shall be in accordance with Provincial and County policy guidelines.

Policy 6.9.3

Riparian protection areas should be guided by the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region."

Policy 6.9.4

All Water Act approvals shall be obtained from AEP for the disturbance of any wetland areas prior to entering into a Development Agreement with the County.

Policy 6.9.5

Impacts on any of the identified wetlands shall be minimized or compensated for in accordance with Alberta Environment and Parks approvals.

Policy 6.9.6

Wetland compensation/mitigation proposal shall be based on the Alberta Wetland Mitigation Directive to the satisfaction of Alberta Environment and Parks.

Policy 6.9.7

Value of the wetlands shall be established based on the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A) Manual to the satisfaction of Alberta Environment and Parks.

Policy 6.9.8

As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, identifying ESC measures to be taken to protect on-site wetlands and municipal infrastructure (where applicable).

7

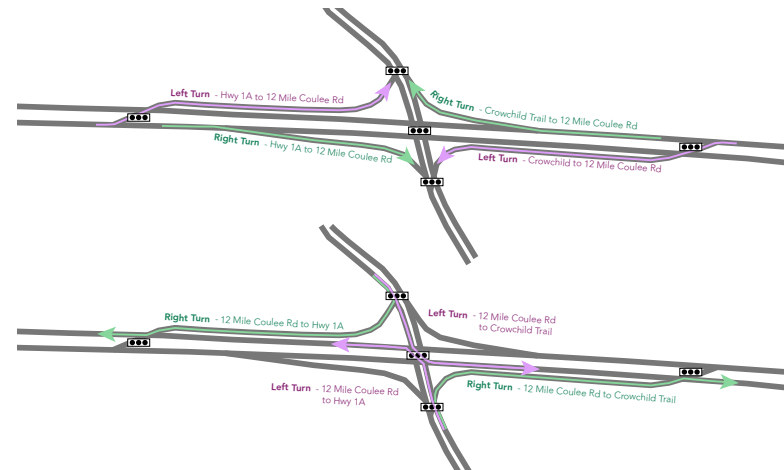
Transportation

7.1 Regional Transportation Network

Primary access points to the site are from 12 Mile Coulee Road via Blueridge Rise in the southeast and Bearspaw Road in the northwest (see **Figure 13 - Regional Transportation Plan** and **Figure 14 - Internal Transportation Plan**). Intersection improvements at these access points will be developer funded as required.

A second access to the southwest to Bearspaw Village Road will provide residents of south Bearspaw with an alternative route through the development area to the Bearspaw School and Highway 1A. This route will also provide a secondary emergency access route for residents of south Bearspaw.

A Transportation Impact Assessment (TIA) was prepared by Bunt and Associates in July 2017, and updated in August 2020. The primary objective of the study was to review and assess interim (2028) and long term (2039) road network impacts resulting from the development of the site and to identify mitigation measures necessary for it to be accommodated. The TIA included analysis of the vehicular roads and intersections surrounding the site as well as the pedestrian, cyclist and transit networks. The findings of the TIA include the following design solutions:

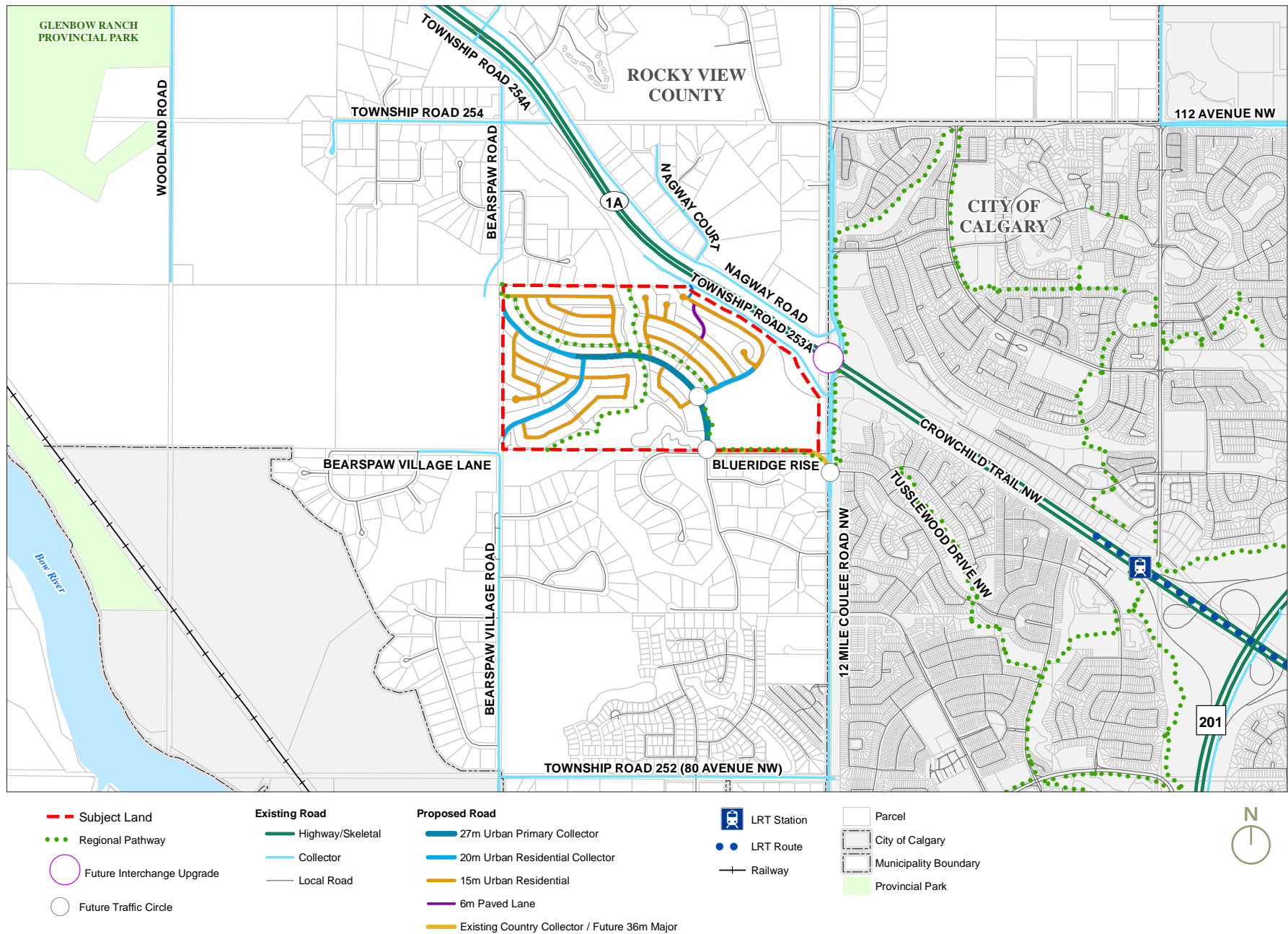


Continuous Flow Intersection (CFI) Turning Movements Diagram

Interim Continuous Flow Intersection (CFI): The ultimately planned interchange at Crowchild Trail and 12 Mile Coulee Road can and should be preceded by the development of a modified at-grade intersection as a Continuous Flow Intersection (CFI). This interim solution will provide additional capacity to the at-grade condition and delays the need for a full grade separated interchange. It is noted that this CFI improvement is warranted to accommodate the development of the Glenbow Ranch ASP with or without consideration of site generated traffic.

12 Mile Coulee Road Roundabout: The operation of Tusslewood Drive and Blueridge Rise on 12 Mile Coulee Road is challenging given the offset nature of these two intersections. Growth in background traffic results in the need for signalization, but the addition of site traffic on the west leg (Blueridge Rise) in particular, results in the need for a further upgrade, which is proposed to be addressed by a new roundabout. The proposed roundabout will accommodate the combined background and site traffic volumes through to 2039. This solution allows for safe and efficient transportation access to and from the subject lands as well as onto Highway 1A / Crowchild Trail, and adequate distance has been provided to accommodate the future interchange improvements (based on a preliminary design). The land required for this roundabout is owned by the proponents of this Conceptual Scheme and enables a solution to a problematic intersection alignment. The roundabout will be developer funded.

Figure 13 - Regional Transportation Plan



7.2 Internal Road Network

Policy 7.1.1

The Regional Transportation Network will be upgraded in accordance with the approved TIA when triggered by the development within the Plan Area, to the satisfaction of the City of Calgary, Rocky View County and Alberta Transportation.

Policy 7.1.2

The costs to upgrade all required off-site transportation network deemed necessary by the Rocky View County, City of Calgary and Alberta Transportation to support the proposed development, shall be the responsibility of the developer.

Policy 7.1.3

Cost recovery for Regional Transportation Network upgrades as required by the approved TIA will be negotiated and any benefiting users and/or landowners will be required to share in construction cost.

The internal road network for this Conceptual Scheme shall consist of a Grand Boulevard (27m Urban Primary Collector), three collector roads (20m Urban Residential Collector) and local residential roads (15m Urban Residential) (**see Figure 14 - Internal Transportation Network**). The roads within the Market Place will be specified at the subdivision and development permit stage.

The road network has been designed to follow the rolling topography of the site. The Grand Boulevard is the key spine within the development and has been designed to include a landscaped boulevard and median to provide a parkway driving experience. The Grande Boulevard will have two feeder collector roads, one to the north of the market place and one west of the ravine, and transition to a collector towards the Northwest of the plan area and its connection to Bearspaw Road. The remaining roads are primarily double-loaded residential. Traffic control systems will consist of roundabouts and stop sign controlled intersections.

All roads have been designed to Rocky View County Standards, as per the 2013 County Servicing Standards.

Policy 7.2.1

Supplementary updates to the Transportation Impact Assessment may be required as part of the subdivision application for each phase as deemed necessary.

Policy 7.2.2

The internal transportation network shall generally follow **Figure 14 – Internal Transportation Network** and be designed to support an interconnected road and pedestrian system that allows for a range of travel options.

Policy 7.2.3

Roads, pathways, and trails shall connect to adjacent neighbourhoods and open space and accommodate a range of users where suitable opportunities exist and in consultation with adjacent residents and landowners.

Policy 7.2.4

All applicable transportation off-site levies shall be collected upon endorsement of each phase of subdivision.

Policy 7.2.5

All internal roadways shall be designed and constructed by the Developer to the satisfaction of Rocky View County.

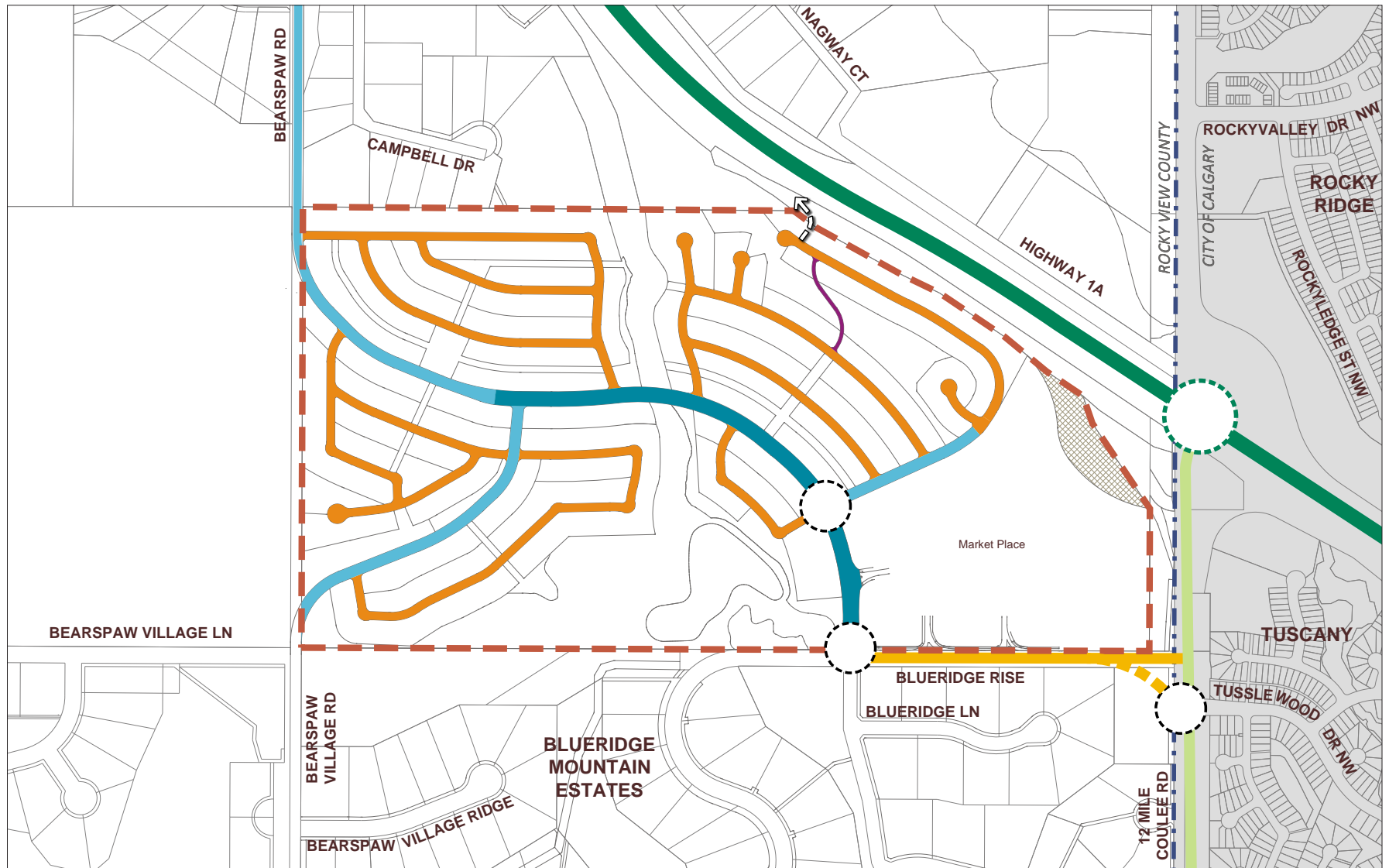
Policy 7.2.6

Roadside signage and street lighting shall meet or exceed minimum Rocky View County Servicing Standards and shall be compatible with the character of the community.

Policy 7.2.7

Roads within the CS should be designed to satisfy future transit service through the use of a well connected street collector network with no dead end roads. Transit should have the ability to connect through the site into other portion of Rocky View County either by through extended City service or Rocky View County localized transit.

Figure 14 - Internal Transportation Plan



--- Subject Land
 --- Municipal Boundary

○ Traffic Circle
 ○ Interim CFI / Future Interchange

➔ Potential Future Access to Farmstead to North

Highway / Skeletal
 12 Mile Coulee Road
 Existing Country Collector / Future 36m Major (4-Lane Divided)

27m Urban Primary Collector
 20m Urban Collector
 15m Urban Residential
 6m Paved Lane
 Future Road Alignment



7.3 Internal Road Design

The development contains three different road designs as illustrated on **Figure 14 – Internal Transportation Plan**.

These three road designs reflect the desire to have a 'made in Bearspaw solution', including Rocky View County road designs that respect the surrounding rural and country residential context and reflect challenges imposed by natural topographic features.

Policy 7.3.1

In accordance with **Figure 14 - Internal Transportation Plan**, the following road right-of-way widths and Rocky View County classifications should be observed:

1. Grand Boulevard: 27m Urban Primary Collector
2. Collector Road : 20m Urban Residential Collector
3. Residential Road: 15m Urban Residential

with final design specifications to be determined at the subdivision approval stage.

Policy 7.3.2

The design for the Grand Boulevard should be guided by **Figure 15 - 27m Urban Residential Collector**, in alignment with Rocky View County classifications.

Policy 7.3.3

The cross-section design for Collectors should be guided by **Figure 16 - 20m Urban Residential Collector**, in alignment with Rocky View County classifications.

Policy 7.3.4

The cross-section design for residential road right-of-ways should be guided by **Figure 17 - 15m Urban Residential**, in alignment with Rocky View County classifications.

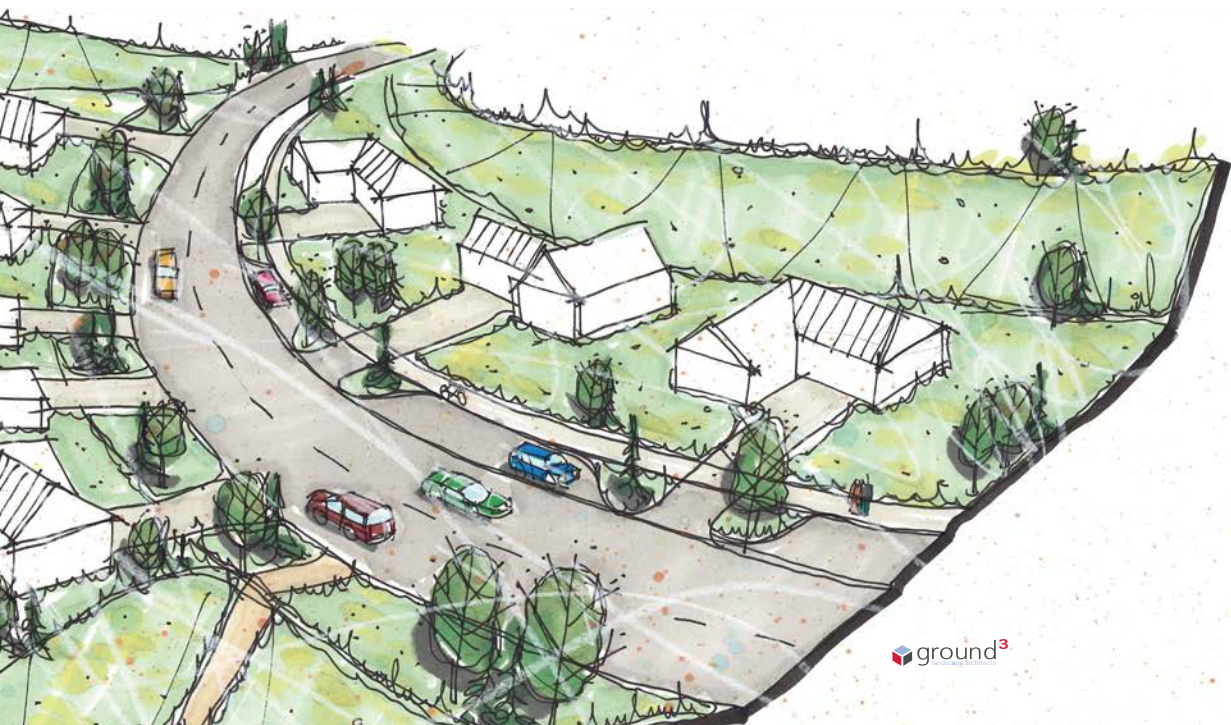


Figure 15 - 27m Urban Primary Collector

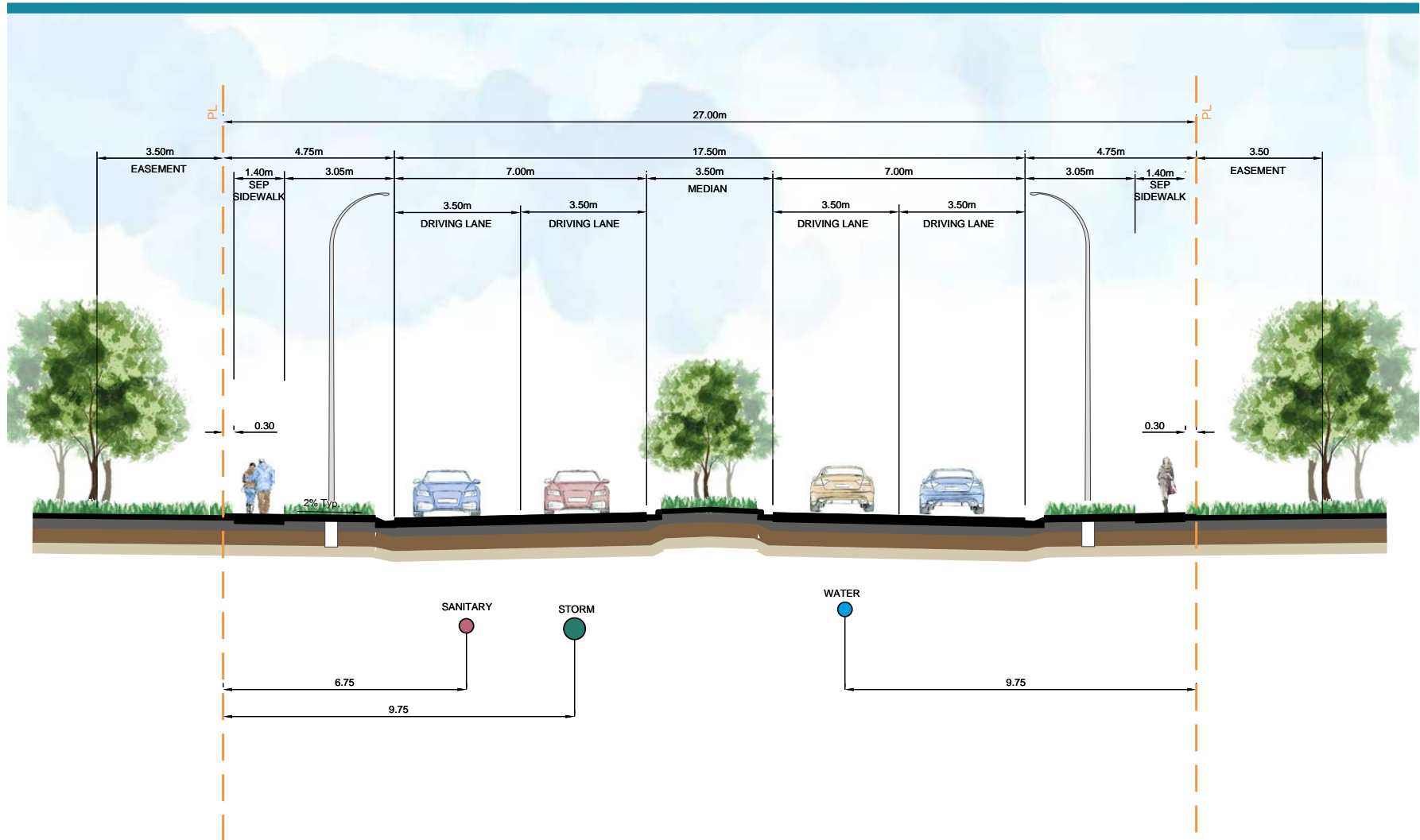


Figure 16 - 20m Urban Residential Collector

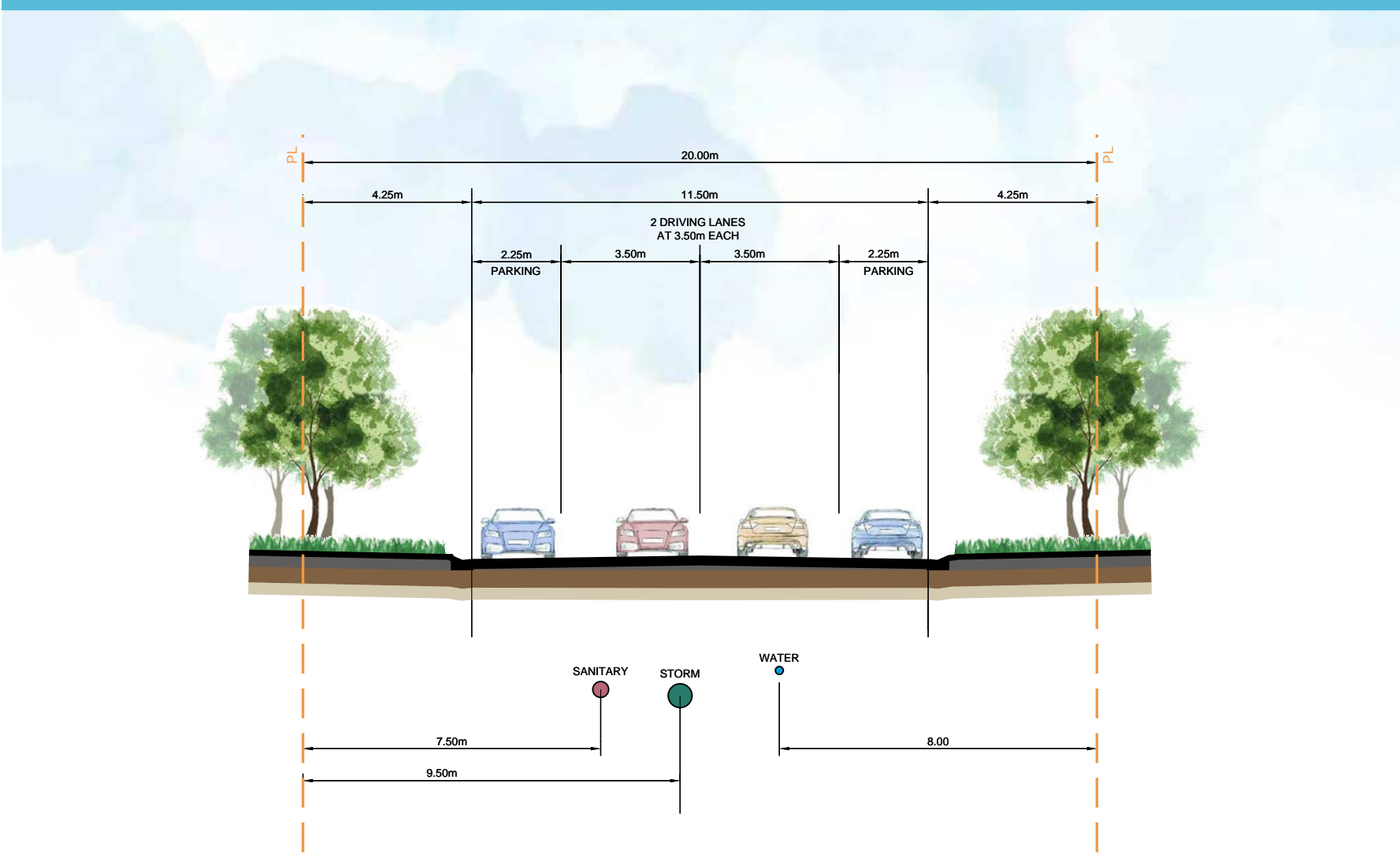
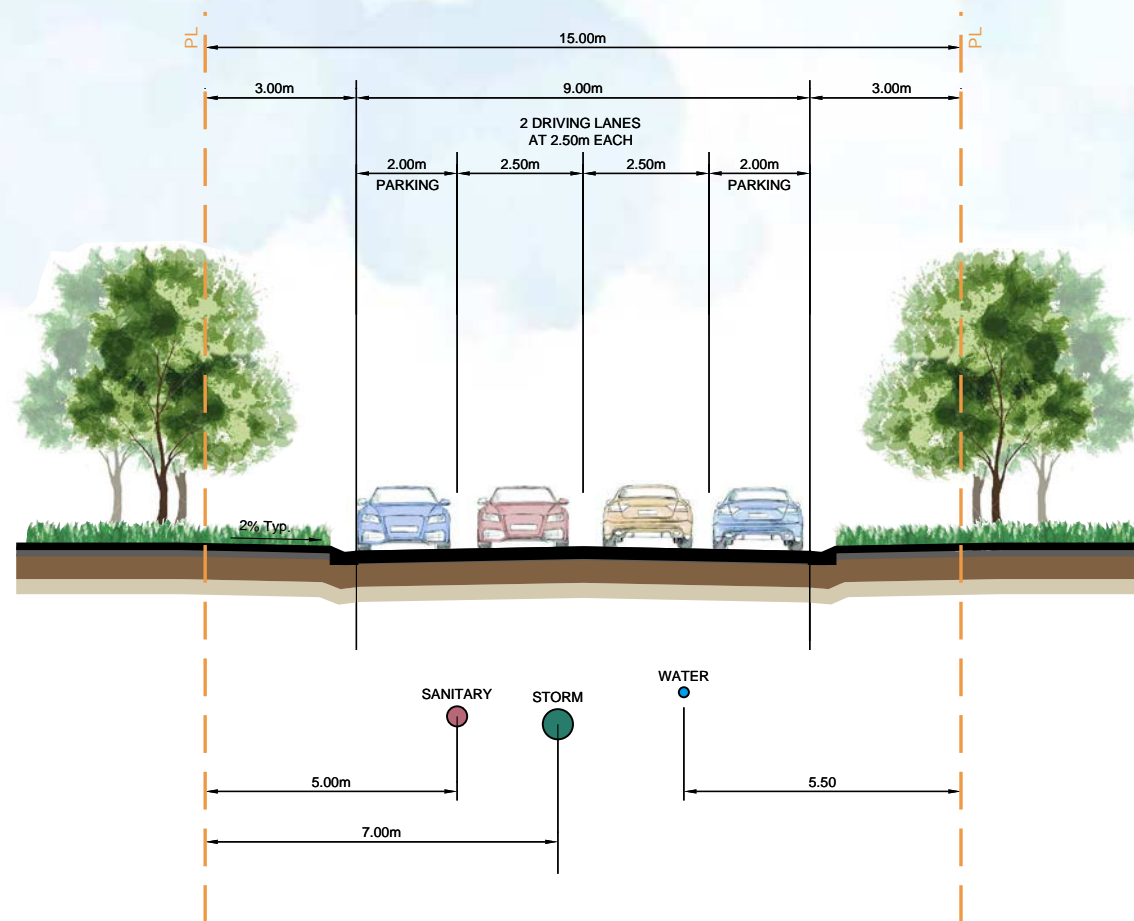


Figure 17 - 15m Urban Residential



8

Stormwater Management



8.1 Stormwater Management

Storm runoff generated by the development will be conveyed to the proposed stormwater management facilities by a storm dual system composed of overland and underground pipe systems (see **Figure 18 Regional Storm Water Servicing Plan** and **Figure 19 - Internal Storm Water Servicing Plan**). The main proposed stormwater management facility will be designed to look like a natural wetland; this will be accomplished by landscaping the facility surroundings with local plant species. The stormwater management facilities will be sized in a way that controls the discharge to the levels established in the Bearspaw - Glenbow Master Drainage Plan. Stormwater discharge from the storm ponds will not exceed pre-development volume and flows rates

Water quality levels specified by Alberta Environment will be achieved by the use of oil grit separators and forebays. A hybrid approach

will combine best management practices with conventional site engineering practices to meet Alberta Environment water quality targets. The development will endeavor to mirror the most appropriate techniques to create healthy landscapes and the optimal use of resources while maintaining ecological integrity in a predictable, sustainable maintenance regime.

During detailed design and wherever possible and practical, the development will incorporate Low Impact Design (LID) measures and Best Management Practices (BMP) to further reduce the runoff volume and improve the water quality being discharged. Examples of LIDs and BMPs include increased depth of topsoil, water reuse in the form of irrigation, rain gardens, bioswales and other design features integrated with storm water management planning.

Policy 8.1.1

All proposed subdivision applications shall be supported by a Stormwater Management Plan in accordance with the approved Master Drainage Plan, County Servicing Standards, County Development Plan and Provincial regulations.

Policy 8.1.2

Stormwater management facilities shall be designed and constructed in accordance with the approved Master Drainage Plan, County Servicing Standards, County Policy and Provincial regulations.

Policy 8.1.3

Wherever possible and practical, Stormwater management should include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) in subdivision and development designs.

Policy 8.1.4

Stormwater design should provide wetland treatment systems that improve stormwater quality and meet the guidelines of Alberta Environment.

Policy 8.1.5

Stormwater shall be conveyed in a manner that protects downstream properties.

Policy 8.1.6

Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

Policy 8.1.7

Existing stormwater drainage facilities should be utilized to their maximum and safe servicing potential, where possible, building on past infrastructure investments within the community or area.

Policy 8.1.8

As a condition of subdivision, the applicant must provide verification of municipal, provincial and federal approvals and registration for the stormwater system.

Policy 8.1.9

The stormwater management major/minor systems shall be constructed within utility-rights-of-ways with easement agreements granting access to Rocky View County for emergency and maintenance purposes if required.

Policy 8.1.10

Due to the direction of drainage and proximity of the area to the Bearspaw Reservoir which is used as a source of drinking water for many regional municipal systems, stormwater planning, design, and management shall occur in accordance to Alberta Environment guidelines.

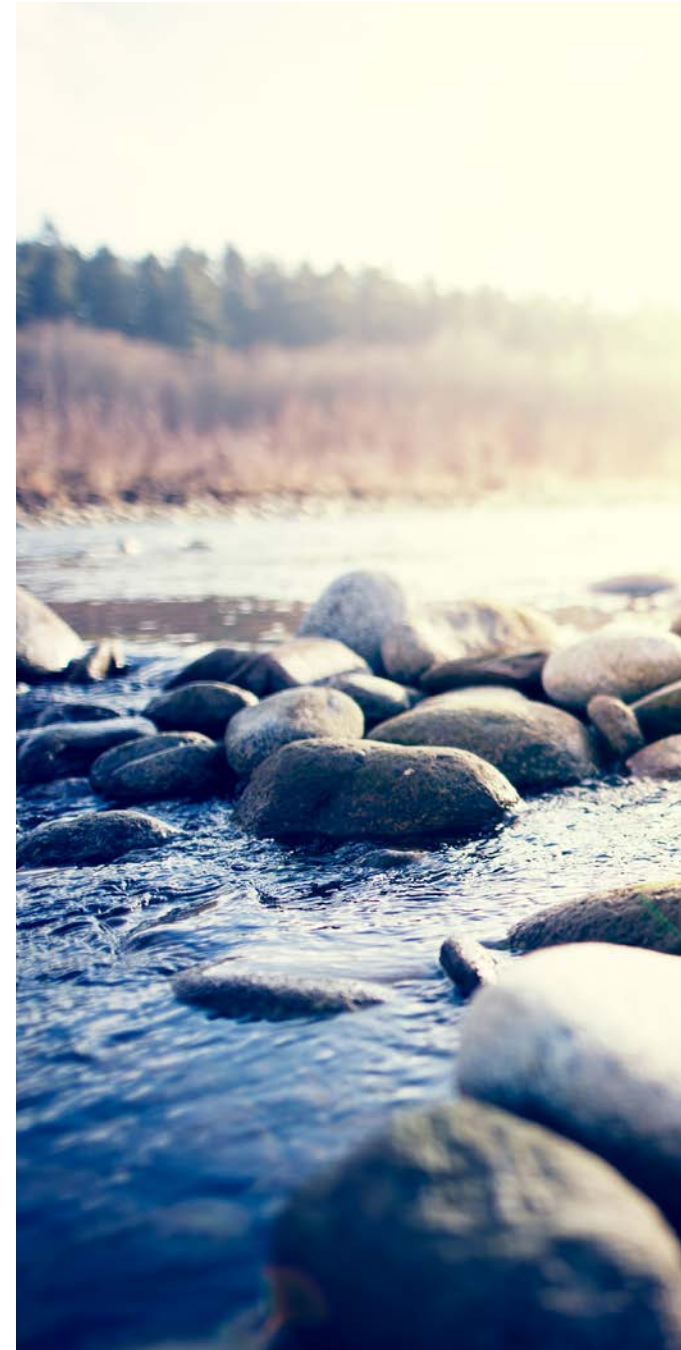


Figure 18 - Regional Storm Water Servicing Plan

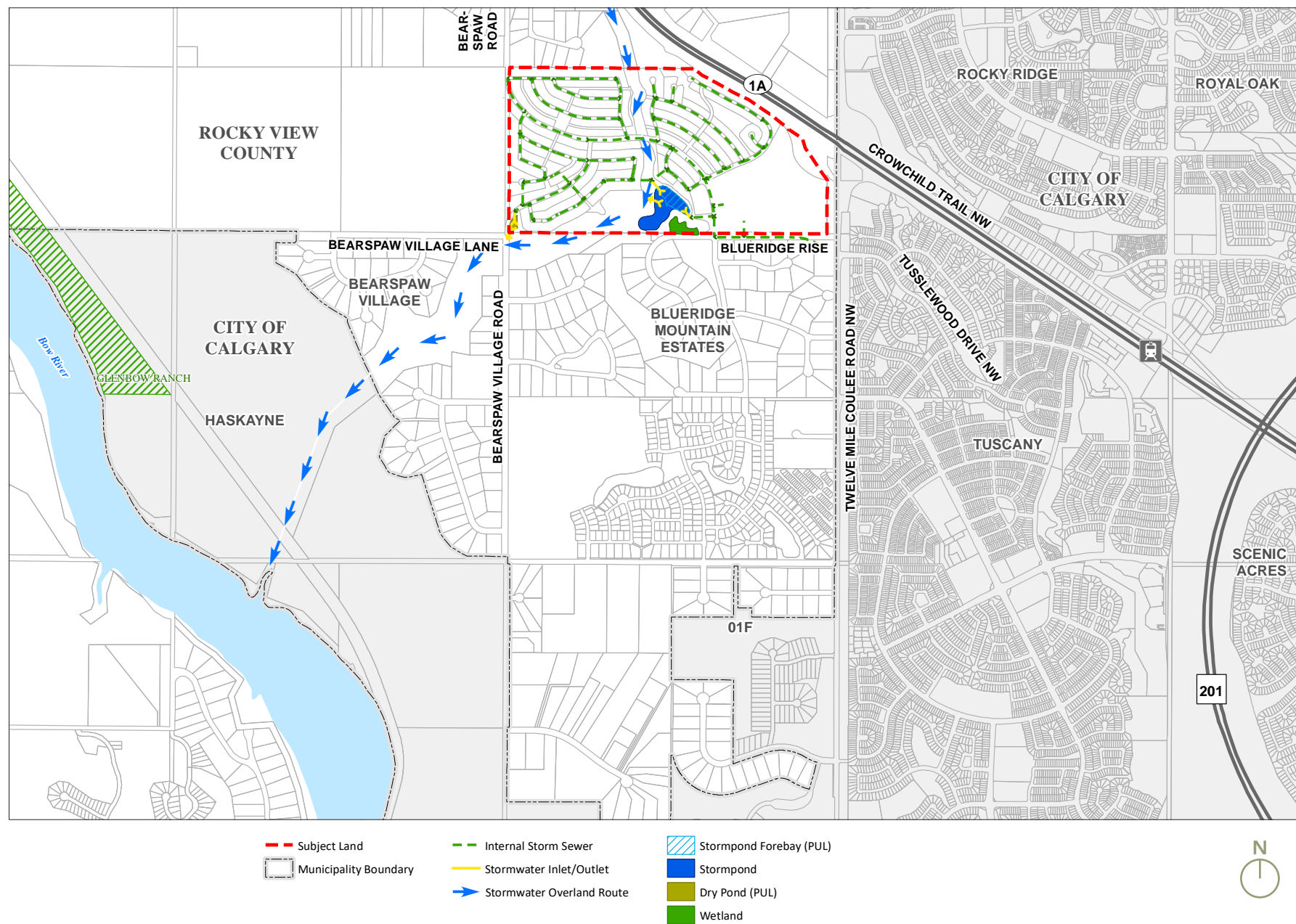


Figure 19 - Internal Storm Water Servicing Plan



9 Utility Servicing

9.1 Water Servicing

Water servicing will be provided by Blazer Water Systems, which contains the development area within its franchise service area (**see Figure 20 - Regional Water Servicing Plan**). Blazer's potable water is sourced from the Bow River and is treated at its facility at the corner of Bearspaw Meadow Way and Lynx Meadows Drive.

Upgrades will include expansion of the Blazer Water Treatment Plant at its existing location plus the addition of a Treated water reservoir and booster station within the development site, as demonstrated on **Figure 21 - Internal Water Servicing Plan**. There will be no impact on the groundwater levels or on existing wells on adjacent rural properties because the water supply will come directly from the Bow River.

Capacity is available within the Blazer Water Treatment Plant but upgrades will be required for ultimate development of the plan area. The building has available space for increased treatment capacity and therefore building additions or expansions are not expected. Water demands of the development and associated upgrade requirements to the Blazer Water Treatment Plant will be identified at the subdivision stage.

Policy 9.1.1

Water servicing shall be in general accordance with **Figure 20 - Regional Water Servicing Plan** and **Figure 21 - Internal Water Servicing Plan**.

Policy 9.1.2

Potable water is to be provided by a piped distribution system supplied by the Blazer Water System.

Policy 9.1.3

Utility rights-of-way and easements shall be provided to accommodate County potable water utilities at the subdivision and development permit stage, as deemed necessary.

Policy 9.1.4

All costs to facilitate extension of required water infrastructure to the Plan Area, including any required upgrades to the Blazer Water Systems Plant shall be the responsibility of the developer and shall be addressed by the developer via an agreement between the developer and service provider.

Policy 9.1.5

Cost recovery for utility oversizing or extension of servicing opportunities as required by Rocky View County will be negotiated and any benefiting users and/or landowners will be required to share in construction costs.

Policy 9.1.6

Development and servicing standards may vary in consultation with the County.

Policy 9.1.7

The detailed design for the water distribution system, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable Provincial guidelines.

Policy 9.1.8

The water distribution system shall provide sufficient fire flow rates to service the development.

Policy 9.1.9

Best management practices shall be integrated in the Architectural and Landscaping Guidelines to reduce water consumption.

Policy 9.1.10

All necessary approvals including any bylaw amendments shall be obtained for all potential upgrades required to the Blazer Water Treatment Plant to service the plan area.

Figure 20 - Regional Water Servicing Plan

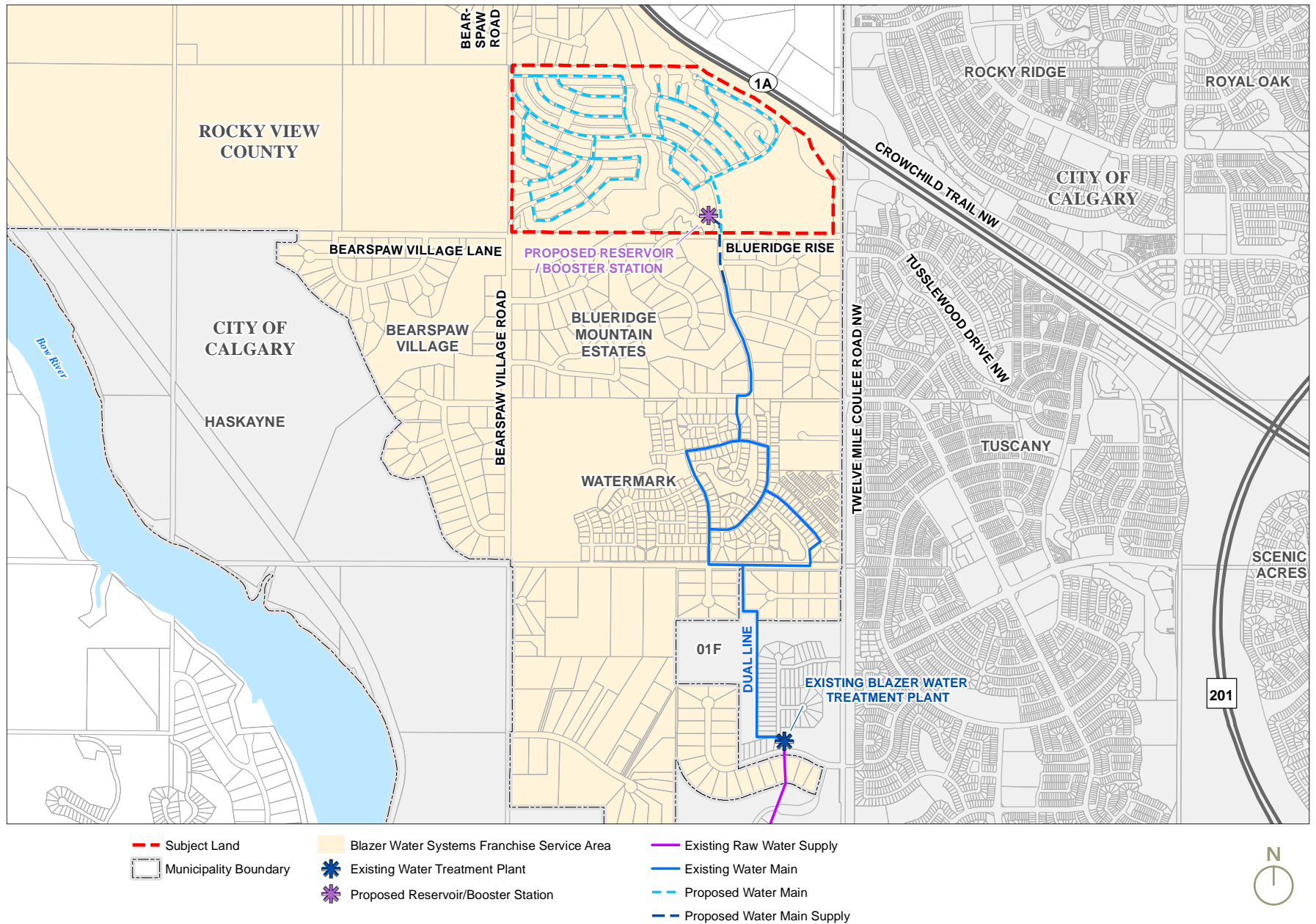
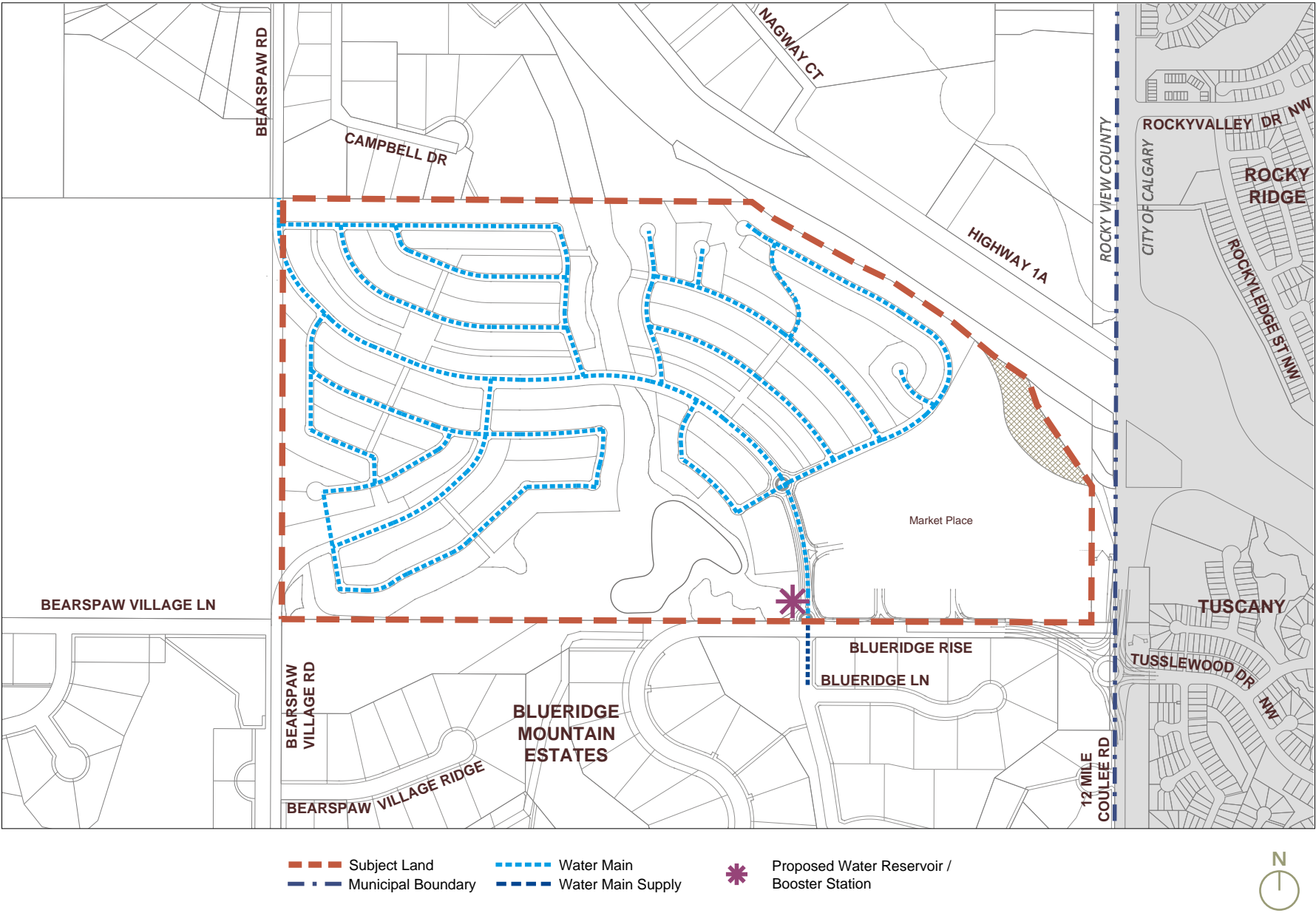


Figure 21 - Internal Water Servicing Plan



9.2 Wastewater

Wastewater from the development area will be collected and conveyed in a conventional piped system to Bearspaw Regional Wastewater Treatment Plant, which is operated by Macdonald Watermark Properties under an operating lease (**see Figure 22 - Regional Wastewater Servicing Plan**). Developer funded expansion of the facility will be required to accommodate growth.

The existing Stage 1, 350 m³/day treatment capacity will not accommodate any flows from the proposed development. Three (3) more future stages are available providing an additional plant capacity of 1050 m³/day. The development will require two (2) to three (3) of these stages to accommodate full buildout, subject to actual site density and sanitary flow generation. Space is available on the treatment site for the plant expansion but it will require an expansion to the building facility.

A wastewater lift station for the site will be accommodated at the south west corner of the development site within the Road right-of-way (see **Figure 23 - Internal Wastewater Servicing Plan**). The lift station will be built to provincial standards and incorporate several fail-safe controls within the design.

Discharge of the treated wastewater from the Bearspaw Regional Wastewater Treatment Plant enters through an existing outfall downstream of the City of Calgary's raw water intake to ensure no negative impact on the city's drinking water. The downstream pipe has a capacity of 2600 m³/day and therefore no upgrades are required for the development area.

Policy 9.2.1

Wastewater servicing shall be in general accordance with **Figure 22 - Regional Wastewater Servicing Plan** and **Figure 23 - Internal Wastewater Servicing Plan**.

Policy 9.2.2

Wastewater systems are to be provided in a safe, cost-effective, and fiscally sustainable manner.

Policy 9.2.3

Utility rights-of-way and easements shall be provided to accommodate County wastewater utilities at the subdivision and development permit stage, as deemed necessary.

Policy 9.2.4

All costs required to facilitate extension of the required sanitary infrastructure to the Plan Area, including any required upgrades to the Bearspaw Wastewater Treatment Plant shall be the responsibility of the developer and shall be addressed by the developer via an agreement between the developer and service provider.

Policy 9.2.5

Cost recovery for utility oversizing or extension of servicing opportunities as required by Rocky View County will be negotiated and any benefiting users and/or landowners will be required to share in construction costs.

Policy 9.2.6

Development and servicing standards may vary in consultation with the County.

Policy 9.2.7

The detailed design for the wastewater servicing strategy, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable Provincial guidelines. Detailed wastewater generation for each phase of the project shall be identified at the subdivision stage.

Policy 9.2.8

Upgrades required to the Bearspaw Regional Wastewater Treatment plant to service the Conceptual Scheme area shall be confirmed with Rocky View County at the subdivision stage.

Figure 22 - Regional Wastewater Servicing Plan

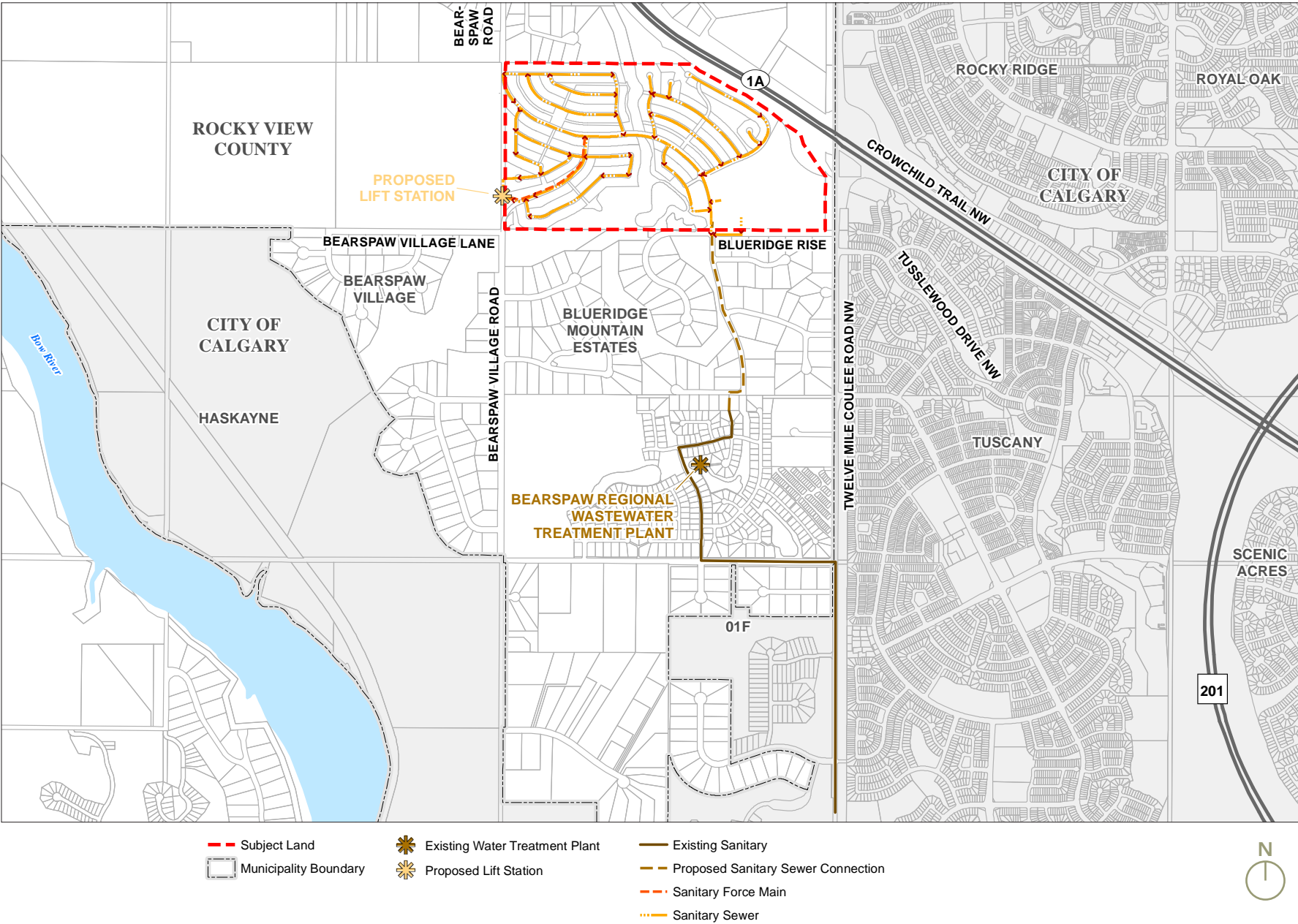
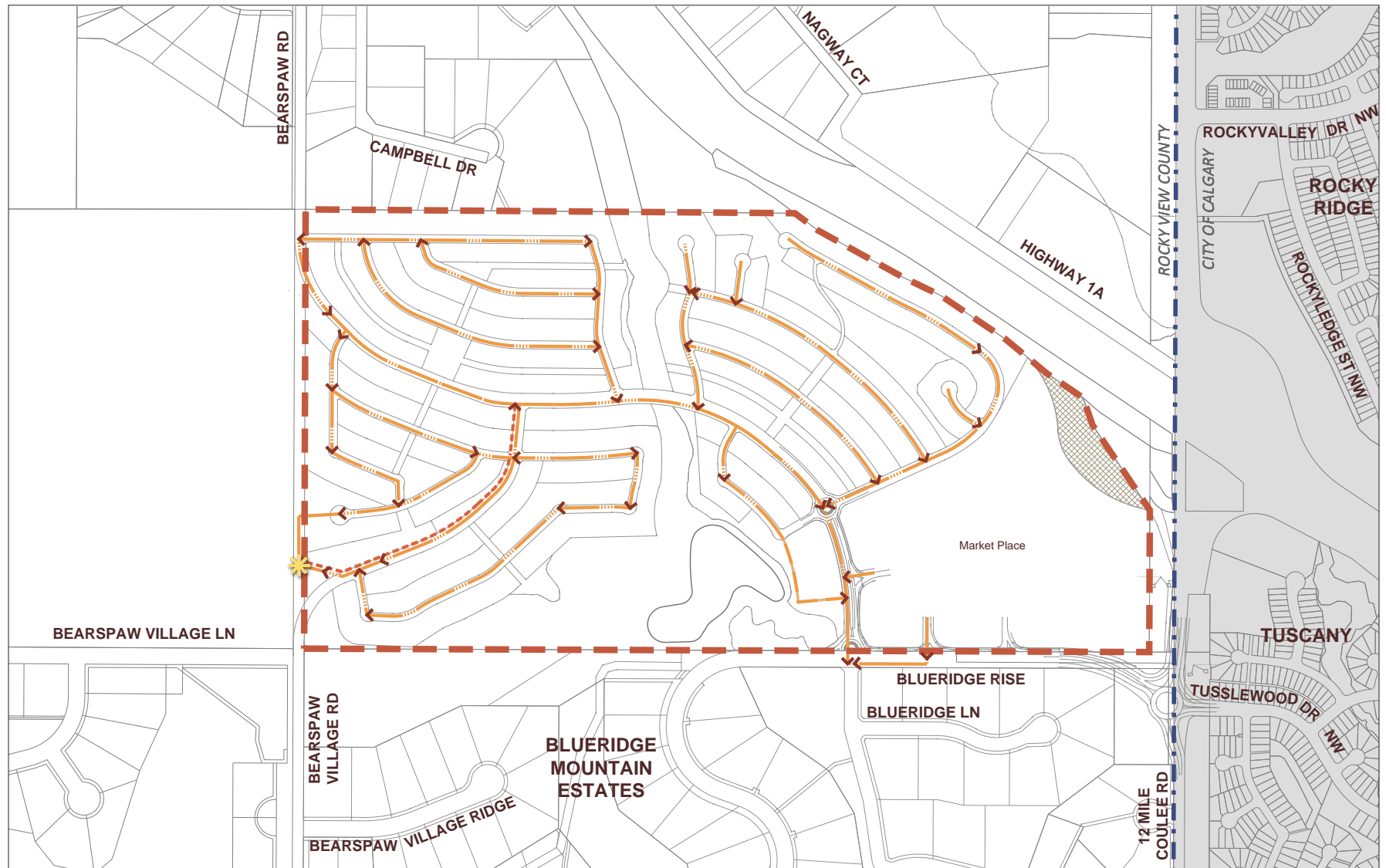


Figure 23 - Internal Wastewater Servicing Plan



- | | | |
|-----------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------|
| --- Subject Lands | → Sanitary Sewer | ★ Proposed Lift Station |
| -.- City Boundary | --- Sanitary Force Main | |



9.3 Shallow Utilities

Policy 9.3.1

The development shall be fully serviced at each phase with shallow utilities (natural gas,electricity and telecommunications) at the developer’s expense.

Policy 9.3.2

Expansion and connection to each utility will be provided by extensions to existing services in the area.

9.4 Solid Waste Management

Solid waste and recycling management will be undertaken during all stages of development.

Policy 9.4.1

The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and encourage opportunities to divert material from landfill sites.

Policy 9.4.2

Solid waste management services will be collected through the Homeowners’ Association in conformity with County standards.

9.5 Fire, Police & Emergency Services

The Bearspaw Project will be serviced by the Bearspaw Fire Station. Police service will be provided by the Cochrane RCMP and Rocky View County Peace Officer.

Policy 9.5.1

Applications for subdivision and development should include design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire, and the enhancement of police protections, including, but not limited to, adequate site access and property identification.

Policy 9.5.2

Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.

Policy 9.5.3

The provision of a fire station within the plan area may be contemplated at the subdivision stage, as per Rocky View County requirements.

10

Fiscal Impact Assessment



A draft Fiscal Impact Analysis was prepared by Applications Management Consulting Ltd. in order to determine the net financial impact of the proposed development on Rocky View County. The draft report has been included as a supplement to the Conceptual Scheme submission. Although the draft report has not been prepared under the explicit approval and direction of the model framework from Rocky View County, the draft report does utilize the consultant's experience in cooperating with Rocky View County on Fiscal Impact Assessments of similar projects. Data on residential and commercial absorptions as well as projected assessment values have been provided by the applicant. Estimates on County operating expenses have been drawn from public sources of information. The Draft FIA represents a snapshot of the fiscal impacts related to the proposed project.

As part of its fiscal analysis the FIA included some preliminary estimates of servicing costs, and specified that as part of service delivery, the developer is responsible for: construction of all on-site infrastructure (internal roads, water, wastewater distribution and collection, storm water management and park areas); proportional off-site improvements to existing water and waste

water treatment facilities; and proportional costs associated with upgrades to the intersection at 12 Mile Coulee Road and Highway 1A.

At this time, all costs associated with delivery of water and solid waste, as well as Parks operations and maintenance will be the responsibility of the Home Owners Association (HOA) and not the County.

The analysis detailed in the 2017 Fiscal Impact Assessment includes estimates for operating expenditures per capita with and without the Ascension development at anticipated build-out in 2046. Municipal operating revenues were also estimated for the same period with and without the Ascension development. These findings were then applied to potential impacts on the municipal tax rate. Although broadly estimated based on a preliminary development concept the FIA does indicate overall fiscal benefits as a result of the development.

Upon approval to employ the County's model framework, the applicant may proceed with additional refined financial modeling.

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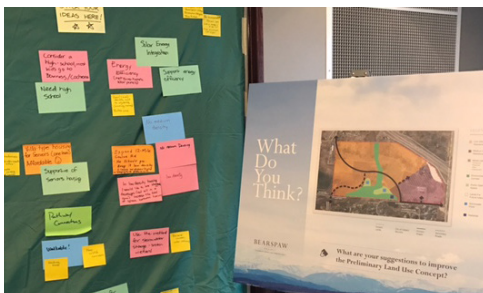
Community Consultation Summary



Community outreach and engagement for preparation of the Conceptual Scheme included two open house meetings along with direct consultation with affected community members (online, by phone and face-to-face). The objective was to gain feedback on guiding principles, project objectives and to receive input that would help shape the conceptual design.



In terms of advertising for the open house, a four-page information flyer was distributed to about 385 stakeholders that are located in communities directly adjacent to the proposed project area. A post card invitation was distributed to about 9,400 landowners that reside in close proximity to the proposed project area. A half page advertisement inviting readers to the open house was published in the Rocky View Weekly for the weeks of April 10 and 17. Other informal networks were used for advertising as well.



The first open house was held on April 26, 2017, at the Lynx Ridge Golf Club. The objective of the open house was to introduce the Project, the generalized land use concept plan and community vision, and collect and respond to initial questions, concerns

and feedback from attendees. 107 people attended and comments and questions related mainly to: residential density, walkability, unique businesses, protection of views, seniors housing and affordable villas and bungalows. A 'What We Heard Report' was prepared summarizing the feedback.

The second open house was held on June 7, 2017, at the Lynx Ridge Golf Club with 70+ attendees. The objectives were to share the proposed Conceptual Scheme, collect and respond to questions, concerns and feedback from attendees, and show how input from the first open house was included in the updated Conceptual Scheme. A 'What We Heard Report' was prepared summarizing the feedback.

Overall, positive feedback was received regarding the development of the plan area, with the assurance that the design would be reflective of the existing character of the surrounding Bearspaw community and would provide opportunities for a variety of housing options. For example, residents expressed interest in the opportunity the site provided for the development of age-in-place seniors housing. A detailed community consultation report has been provided under separate cover.

12 Implementation Framework

Implementation of the Conceptual Scheme will be through the development process including subdivision and development permits.

Servicing constraints and market conditions will determine the lands that are able to develop.



12.1 Development

Policy 12.1.1

Details regarding internal road layout, parcel size and distribution shall be finalized at the subdivision stage. As long as the overall intent of the concept is respected, final subdivision design details may vary from those depicted in **Figure 9 - Development Concept** without requiring an amendment to the Conceptual Scheme.

Policy 12.1.2

Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.

12.2 Anticipated Development Phasing

Development of this Conceptual Scheme will be phased in accordance with infrastructure improvements required, market timing and implemented in a logical and efficient order.

Policy 12.2.1

As a condition of subdivision, the Developer will be required to provide a detailed landscaping plan for open space and recreational areas associated to the applicable phase of development to the satisfaction of Rocky View County.

Policy 12.2.2

A Construction Management Plan must be submitted for each phase as a condition of subdivision.

Appendices

The following supporting Technical Reports have been provided under separate cover:

- I. **Geotechnical Investigation, completed by EXP Services Inc.**
- II. **Phase I Environmental Site Assessment, completed by GHD Limited**
- III. **Historical Resource Overview, completed by Bison Historical Services Ltd.**
- IV. **Biophysical Impact Assessment, completed by Westhoff Engineering Resources Inc.**
- V. **Commercial Market Opportunities Assessment, completed by Global Retail Strategies Inc.**
- VI. **Transportation Impact Assessment, completed by Bunt & Associates**
- VII. **Staged Master Drainage Plan, completed by LGN Consulting Engineering Ltd.**
- VIII. **Fiscal Impact Assessment, completed by Applications Management Consulting Ltd.**
- IX. **What We Heard Report - Open Houses 1 and 2, completed by B & A Planning Group**
- X. **Servicing Design Brief, completed by Urban Systems Ltd.**



ASCENSION

