

**Appendix A to Harmony Conceptual Scheme
(Bylaw C-6411-2007, Adopted February 13, 2007)
Stage 1 Neighbourhood Plan**

HARMONY

ROCKY VIEW • ALBERTA



MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6687-2008

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97.

WHEREAS the Council deems it desirable to amend the said Bylaw, and

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt the Stage 1 Neighbourhood Plan as an appendix of the Harmony Conceptual Scheme within NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW, NW and NE 8-25-03-W5M; a portion of each SW, SE and NW of 18-25-03-W5M; and a portion of SW 17-25-03-W5M, consisting of an area of approximately \pm 319.7 hectares (\pm 790 acres), as shown in "The Harmony Stage 1 Neighbourhood Plan" attached to and forming a part of this Bylaw; and

WHEREAS the Council deems it desirable to amend the Conceptual Scheme; and

WHEREAS a notice was published on August 26, 2008 and September 2, 2008 in the Rocky View

Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for October 7, 2008; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Stage 1 Neighbourhood Plan be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW, NW and NE 8-25-03-W5M; a portion of each SW, SE and NW of 18-25-03-W5M; and a portion of SW 17-25-03-W5M, consisting of an area of approximately \pm 319.7 hectares (\pm 790 acres)), as shown in "The Harmony Stage 1 Neighbourhood Plan" attached to and forming a part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

Division: 2
File:05708002 / 2008-RV-091

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 29, 2008 on a motion by Councillor Yurchak.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 7, 2008, on a motion by Councillor Yurchak.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 7, 2008, on a motion by Councillor McLean.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

Imagine a place where art and culture harmoniously wrap themselves in perfect serenity with residents and visitors.

In essence, a sort of social nirvana where old world values emphasize the small details as to *why we live*, exists in full colour.

WELCOME TO
HARMONY

Executive Summary

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The Harmony Stage 1 NP will create a high quality open space and amenities system with a distinct Village Core, two residential villages, an employment campus, a twenty-seven hole golf course, and recreational lake as well as the necessary supporting infrastructure.

On February 13, 2007, the Harmony Conceptual Scheme (Bylaw C-6411-2007) was unanimously approved by Municipal Council. The Conceptual Scheme sets forth Harmony's guiding principles, settlement pattern, sustainability initiatives, public engagement process and overall holistic approach to community development. The following Harmony Stage 1 Neighbourhood Plan conforms with the approved Harmony Conceptual Scheme. Harmony is a thoughtfully planned, mixed-use community that combines a broad and extensive range of elements which focus on social, economic, and environmental sustainability to ensure an authentic neighbourhood where all generations are able to live, work, learn and play together.

Harmony is located within a recognized growth corridor within the municipality and will be developed in six stages over approximately the next fifteen years. Each stage will enhance the lifestyles of residents within Harmony and those residing within the greater Springbank area. The next step in the implementation of Harmony is the creation of the Harmony Stage 1 Neighbourhood Plan ("NP") which entails a more refined, detailed layout of the first components of the community that are to be developed over the next several years.



The Harmony Stage 1 NP will create a high quality open space and amenities system with a distinct Village Core, two residential villages, an employment campus, a twenty-seven hole golf course, and recreational lake as well as the necessary supporting infrastructure. The Village Core development cell will provide a vibrant focal point and a range of services, including a school site, and amenities for the community and for greater Springbank. The residential villages will provide for a variety of housing styles to accommodate diversity. The employment campus will accommodate comprehensively planned employment opportunities and uses that will contribute to both the local and regional economy. A world class signature golf course will be an extension to the employment campus while providing for an enhanced interface with existing residential developments to the east as well as an appropriate buffer surrounding the Springbank Airport. The recreational lake centered within the Village Core will act as a water reservoir for the community while also offering residents and visitors alike with opportunities for non-motorized boating, fishing and skating pleasures.

The Harmony Stage 1 Neighbourhood Plan also establishes the framework for infrastructure that seeks leadership in environmental practices. Much of the groundwork for this effort has already taken place, such as initiatives with LEED-ND, the General Electric Ecomagination Program, environmental awareness, and the exploration of leading technologies in water, wastewater and electrical systems. These efforts will continue well beyond this point. The ownership group of Harmony is committed to a continuous exploration of what environmental stewardship means and how that can be implemented in real ways at Harmony, throughout the life of the development.

The Harmony Stage 1 Neighbourhood Plan (NP), located within the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) allows for the creation of a staged residential and business community within the MD of Rocky View. The Harmony Stage 1 NP outlines the components of the first stage of development as well as the provisions necessary for the orderly and efficient implementation of this plan.

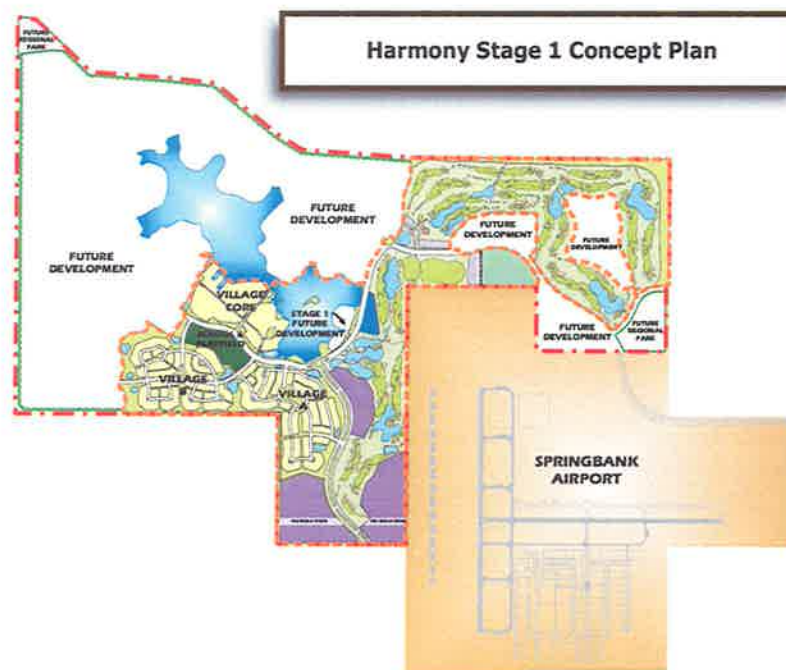


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1. Plan Context

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The purpose of the Neighbourhood Plan is to provide a "bridging mechanism" between the vision and principles of the community contained within the approved Conceptual Scheme and the more detailed development construction approval process.

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1.1 Location and Ownership

Harmony is situated in a dynamic and diverse region of the MD of Rocky View (Figure 1-Harmony Regional Context). Located in the western portion of the MD and within proximity to rural communities, business nodes and urban centres, the area contains a diversity of land uses. The subject lands are bounded by:

- Springbank Airport and associated businesses to the southeast;
- Existing country residential subdivisions to the east and northeast;
- Historic Old Banff Coach Trail to the north; and
- Ranch and farm operations to the north, west and southwest.

Rich in rural history, the entire Harmony community occupies approximately 707 hectares (1,748 acres) of ranch country owned by the Copithorne family for over 60 years (with the exception of one quarter section). All lands within the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) boundary, with the exception of the existing road rights-of-way, are owned by Harmony Developments Inc., the nominee title holder for a joint venture between Harmony Limited Partnership (a group of investors led by Bordeaux) and Elbow River Land Corporation (owned by the children of Bill and Harriette Copithorne). The subject lands are currently unimproved, low quality pastureland as defined by the Agricultural Capability Rating Report. The subject lands are generally covered with grazed prairie grass vegetation with no tree stands or existing structures.

The approved Harmony Conceptual Scheme divides the lands into six development stages. Contained within the Harmony Conceptual Scheme boundary, the Harmony Stage 1 NP (as illustrated in Figure 2-Harmony Stage 1 Neighbourhood Plan Conceptual Scheme Context) comprises approximately ±320 hectares (±790 acres).

1.2 Neighbourhood Plan Purpose and Intent

The purpose of the Neighbourhood Plan is to provide a “bridging mechanism” between the vision and principles of the community contained within the approved Conceptual Scheme and the more detailed development construction approval process (e.g. subdivision, development agreements, permits) within the Stage 1 Boundary. It does this by illustrating a more detailed plan for this particular stage within the community. The Neighbourhood Plan explains how this more detailed proposal is consistent with the principles and policies of the approved Harmony Conceptual Scheme (Bylaw C-6411-2007).

Policy 8.2.1 of the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) states that:

“Subsequent land use approval applications shall demonstrate the provision of supporting infrastructure, housing product mix and provision of community amenities at each stage of development.”



The Harmony Stage 1 Neighbourhood Plan and associated implementation mechanisms demonstrate how these commitments have and will continue to be achieved through the development of a “complete community”.

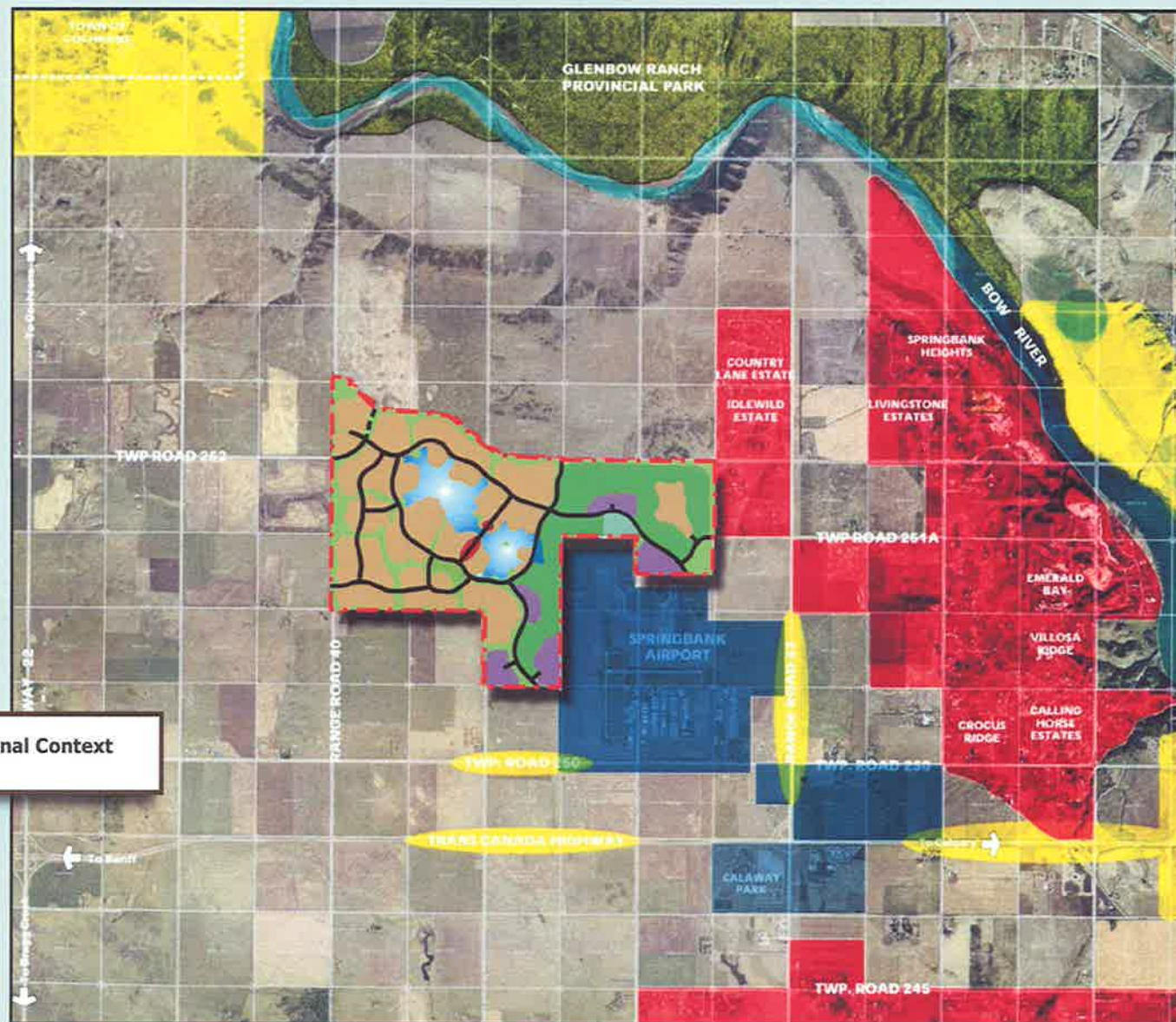


Figure 1-Harmony Regional Context

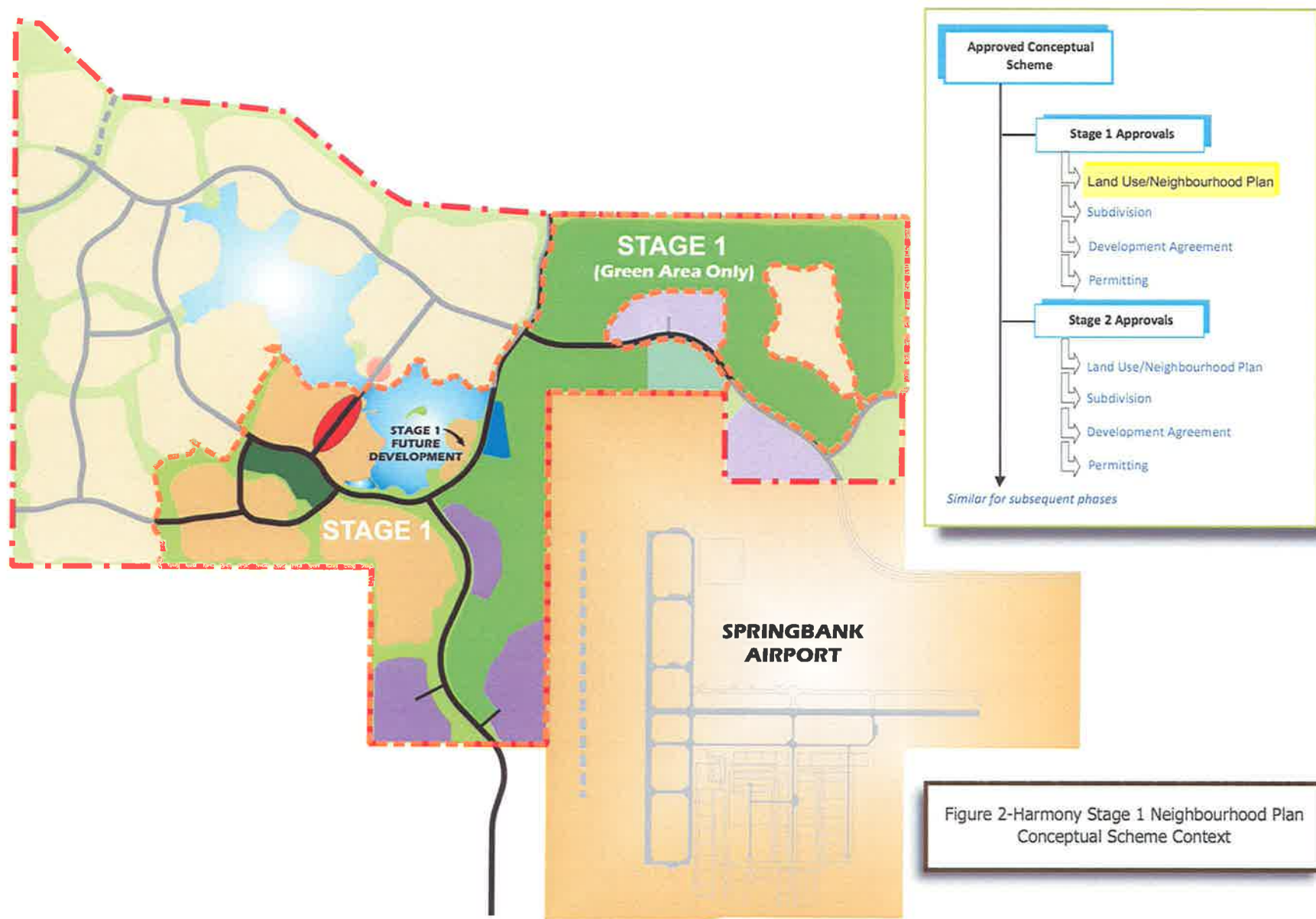


Figure 2-Harmony Stage 1 Neighbourhood Plan Conceptual Scheme Context

2. Harmony Stage 1 Development Plan

Over approximately the next fifteen years, the six Harmony stages and corresponding Neighbourhood Plans will unfold ensuring connectivity between present policies, market trends, and the more detailed development plans being proposed.

Over approximately the next fifteen years, the six Harmony stages and corresponding Neighbourhood Plans will unfold ensuring connectivity between present policies, market trends, and the more detailed development plans being proposed. Through this thorough process, all future planning documents and Neighbourhood Plans associated with Harmony will be maintained at a consistent level of high standards.

Harmony's overall vision, inspired by life, is built on a solid foundation of community cohesion. Each stage is represented by its own uniqueness, with its own significant contribution to the larger aspirations and objectives at hand. The Harmony Stage 1 NP is perhaps the most significant of the stages as it provides the base infrastructure for the community, sets the tone for amenities and is the one with the greatest variety of uses.



2.1 Plan Overview

The Harmony Stage 1 NP is designed to enhance the lifestyle of residents living in Harmony and those residing in the greater Springbank area. The community design for the proposed Harmony Stage 1 NP (illustrated in Figure 3-Harmony Stage 1 Neighbourhood Plan) is based on promoting sustainable community development, providing a variety of housing options to accommodate a variety of residents, and to support key economic diversification initiatives for the Municipality.

Section 8.2.2 of the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) outlines the following components of the community which must be included in Stage 1 of the development:

- Provision of a variety of neighbourhoods allowing for a mix of housing forms
- Providing land for a portion of the village centre
- Provision of associated open space and trail facilities including the establishment of the historic Old Banff Coach Trail
- Construction of the first of six major recreational parks
- Provision of a portion of employment lands
- Provision of land for the golf course facility
- Development of the primary entrance road
- Construction of the initial lake/potable water reservoir facility
- Provision of the effluent treatment facility
- Construction of the water treatment facility
- Provision of storm water management facilities

does not specify how many holes. No amendment needed.

The overall Harmony Stage 1 layout is designed to promote a strong "sense of arrival" to the Harmony community. The primary access road is designed as a greenbelt roadway that links key elements of the community. Along this entry route, visual windows showcase the golf course, residential villages, business campus, and open space elements. This grand entryway terminates at a crossroad overlooking the large lake and the Village Core. This connection to the visual landscape as a design approach is a theme carried out in the remainder of the area.

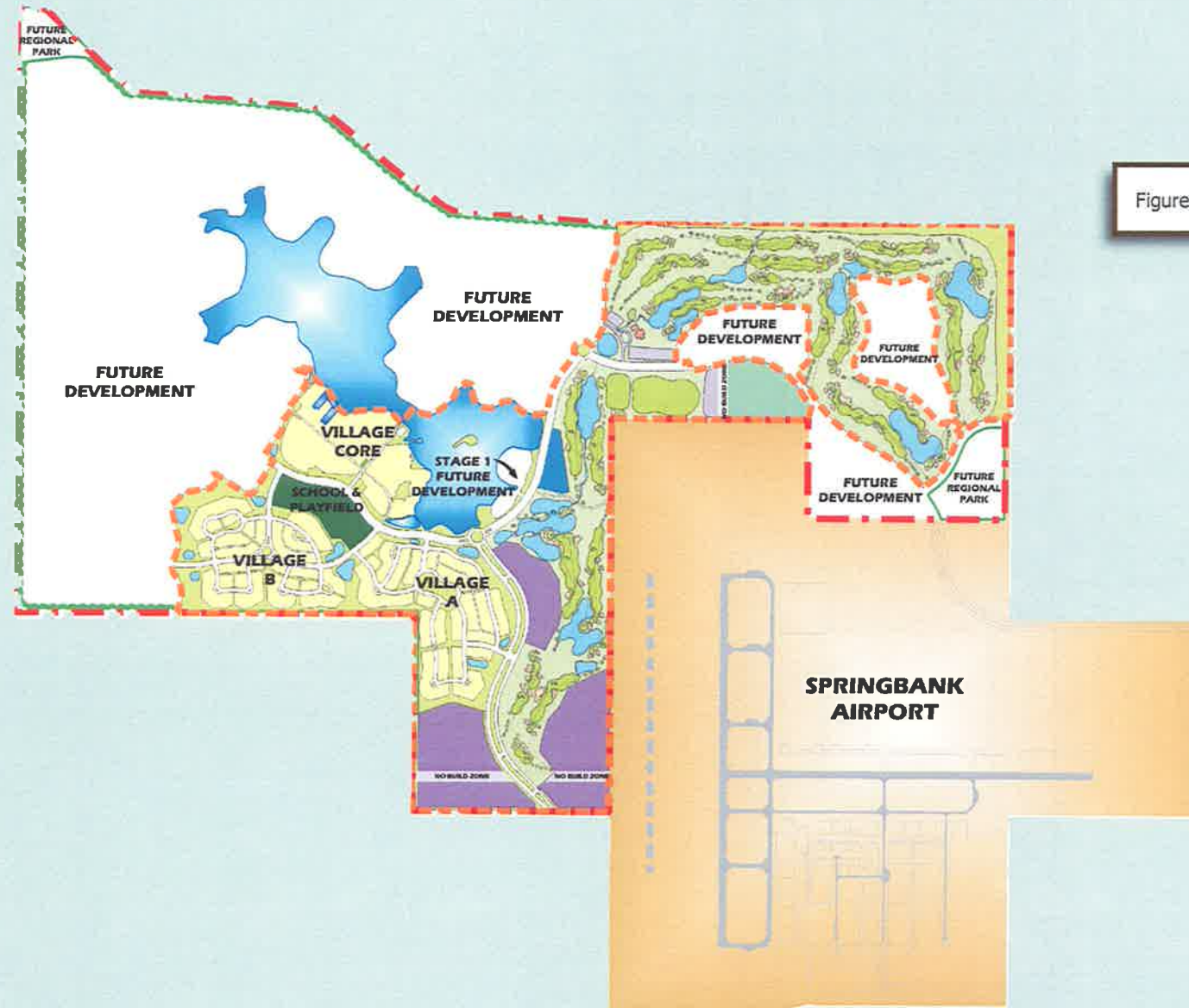


Figure 3-Harmony Stage 1 Neighbourhood Plan

Golf & Recreational Amenities

Stage 1 NP will provide:

- Recreational lake:**
 - Swimming
 - Fishing
 - Winter skating
- Rowing/Sailing**
- Island Park**
- Practice facilities**
- Common gathering places:**
 - Communal Piazza in the village core
 - Multi-use community facility
 - Open Air Museum
 - Central Parks
 - Amphitheatre
- Commercial opportunities:**
 - Boutique retail
- Active park spaces:**
 - Play fields such as soccer and baseball facilities
 - Outdoor skating rinks
 - Children play areas/tot-lots
- Passive park spaces:**
 - Green belt and buffer zones
- Interconnected mobility network:**
 - Commuter bicycle trails (on-street)
 - Regional Equestrian Trails
 - Local Pathways (paved or porous surface)
 - Sidewalk (concrete or asphalt)
 - Regional pathways (paved)
- Education facilities:**
 - A school site and school (pending building approval from Rocky View Board of Education)
 - Historical/cultural interpretation facilities

North Course - 18 hole championship golf course

- Community markers:**
 - Entrance features
 - Village focal points
- Regional municipal amenities:**
 - Commitment to a voluntary recreation development fund

and maintenance

Amenities expected in future stages of development include a health and wellness facility, beach club, medical facility, as well as additional playgrounds, sports fields and trails.

The Harmony Stage 1 NP provides a more detailed development plan specific to what is being proposed for construction in this initial stage of development. Below is a general breakdown of the Harmony Stage 1 NP areas and uses to help illustrate the land use dispersion and overall comprehensive mix of uses within the development component:

Harmony Stage 1 Neighbourhood Plan Areas	ha (±)	ac (±)	Percentage (%)
Residential	30.1	74	9.4
Residential	10.1	25	3.1
Core Commercial	4.5	11	1.4
Employment Campus	32.4	80	10.1
Stage 1 Future Development	3.15	8	1
Water Treatment	2.0	5	0.6
Wastewater Treatment	7.3	18	2.3
Golf Course	135.7	335	42.3
Lake / Reservoir	19.5	48	6.1
Municipal Reserves (MR)	12.1	30	3.8
Municipal School Reserves (MSR)	6.1	15	1.9
Owners' Association Open Space (includes water elements)	28.3	70	8.9
Roads	29.0	72	9.1
Gross Plan	320.3	791	100

South Course - Short play golf and practice facilities and/or outdoor recreational amenities

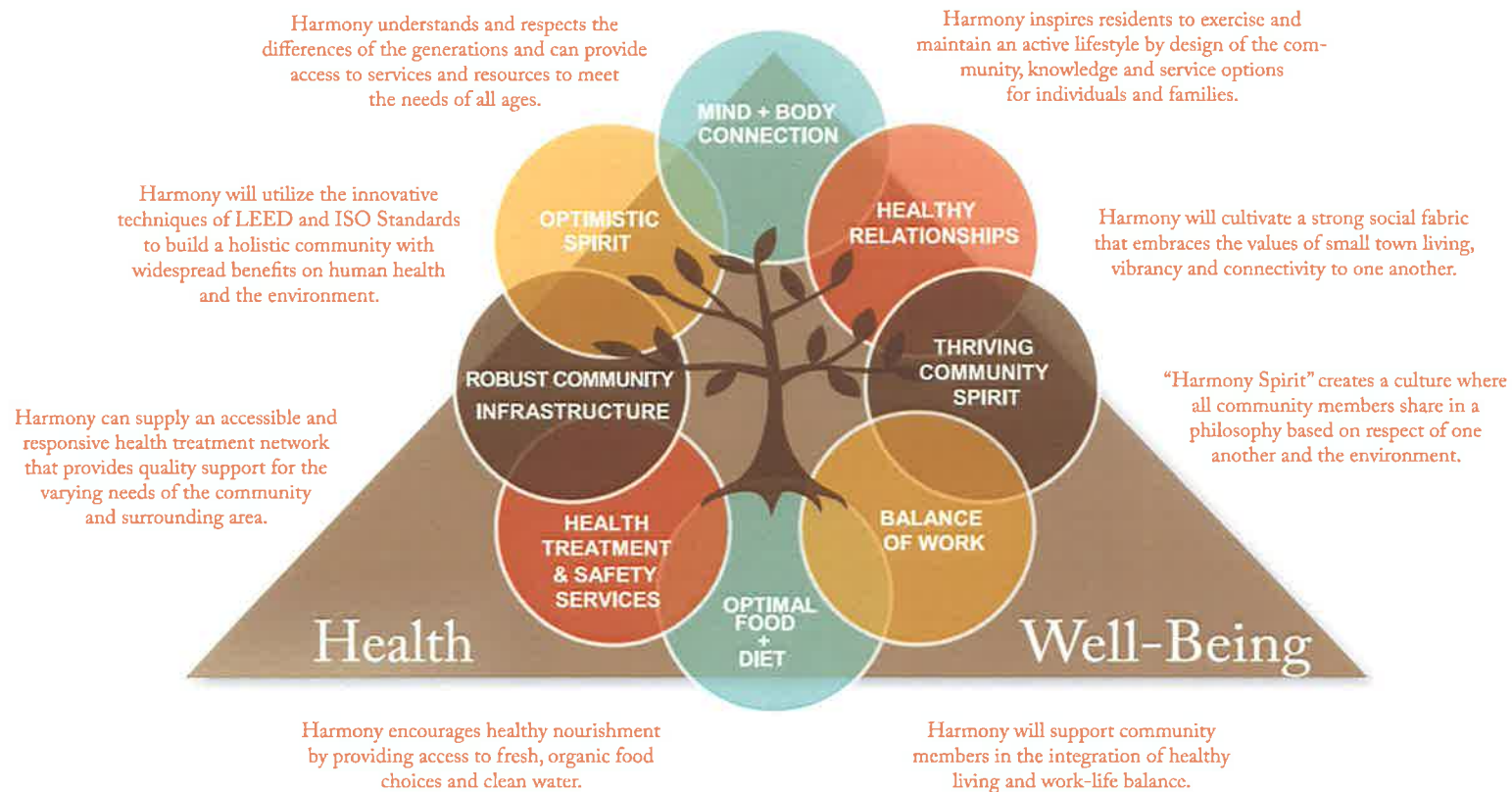
and year-round recreational facilities

and Recreational Amenities

HARMONY VISION

Inspired by LIFE

Harmony is built on a solid foundation. Thoughtful planning for a mixed-use family community that creates an environment where friends and neighbours look out for one another and care deeply about the land that sustains them. With a friendly village setting surrounded by abundant parkland and waterways, Harmony is a community where all generations are able to live, work, and play. Harmony isn't just a place to live. It's a way of life.



The following 'optimal pillars' outline the individual attributes within the community which can be tracked back to Harmony's vision. This is a critical process as it ensures that the development of Harmony actually remains true to the vision which has been broadly accepted. These individual attributes, including others which will follow over time, will reinforce the trust which has been built with the Municipality and other neighbouring stakeholders. The attributes for the optimal pillars are incorporated into the community design through this Neighbourhood Plan process, and/or subsequent development stages. As well, the attributes will be implemented through the specific use of the lands as per the provisions in the Harmony Land Use Bylaw.

Optimal Pillars of Health and Well-Being

Harmony has integrated this model into the **planning** and development stages of the community.

Each branch brings an **important** piece that will cultivate and **enable** health and well-being of residents and the community as a whole.

Each **branch** will continue to evolve through community input.



Multi-Generational Friendliness

Harmony understands and respects the differences of the generations.

2.2 Harmony Stage 1 Settlement Pattern – Open Space

As indicated in the approved overall Harmony Conceptual Scheme (Bylaw C-6411-2007), the open space is a fundamental and key element in the community design. A hierarchy of open space elements are provided within Harmony Stage 1 including neighbourhood parks, school reserves, greenways, as well as extensive regional pathways, multi-use trails and equestrian trails. These Stage 1 elements will be complemented by regional parkways and similar open space elements in future stages of development.

The open space system within the Harmony Stage 1 NP is designed to promote physical activity, walkability, and connectivity for residents and visitors alike (Figure 4 – Harmony Stage 1 Open Space Layout). The open space system shall be designed to promote physical safety through techniques implementing defensible open space measures such as natural surveillance, natural access control and natural territorial reinforcement. These types of measures are designed to reduce the opportunity for inappropriate behavior and improve the quality of life. The Open Space system will be implemented through the provision of municipal reserve lands, major open space facilities (the lake and golf course), owner's association lands, public utility lots and "on-lot" areas.



Does not provide details of the golf course lands. No amendment needed.

2.2.1 Overall Harmony Open Space Strategy

Principle #1 and #2 of Section 5.1 of the approved Harmony Conceptual Scheme (Bylaw C-6411-2077) states that approximately 33% of the total land base (which equates to some ± 600 acres) is to be set aside as an open space system. This system must provide both active and passive recreational opportunities.

The location of the individual open space elements within the system are shown within the bubble concept plan contained in the Conceptual Scheme. In addition to the lake area and golf course facility, other elements of the open space system includes lands comprised of large centralized parks, linear greenbelts, a school site and pedestrian corridors. Of note, the conceptual scheme identifies two significant regional parks - one at the west end of Old Banff Coach Trail and the other at the east end of the trail. The location of these two parks is based on their central location within the overall North Springbank region. They also function anchor points along the historic Old Banff Coach Trail.

As with the overall development concept, these open space elements fall into different implementation stages of the Harmony project. This NP provides greater detail as to the delineation of the open space elements for the portion of the system contained within Stage 1.

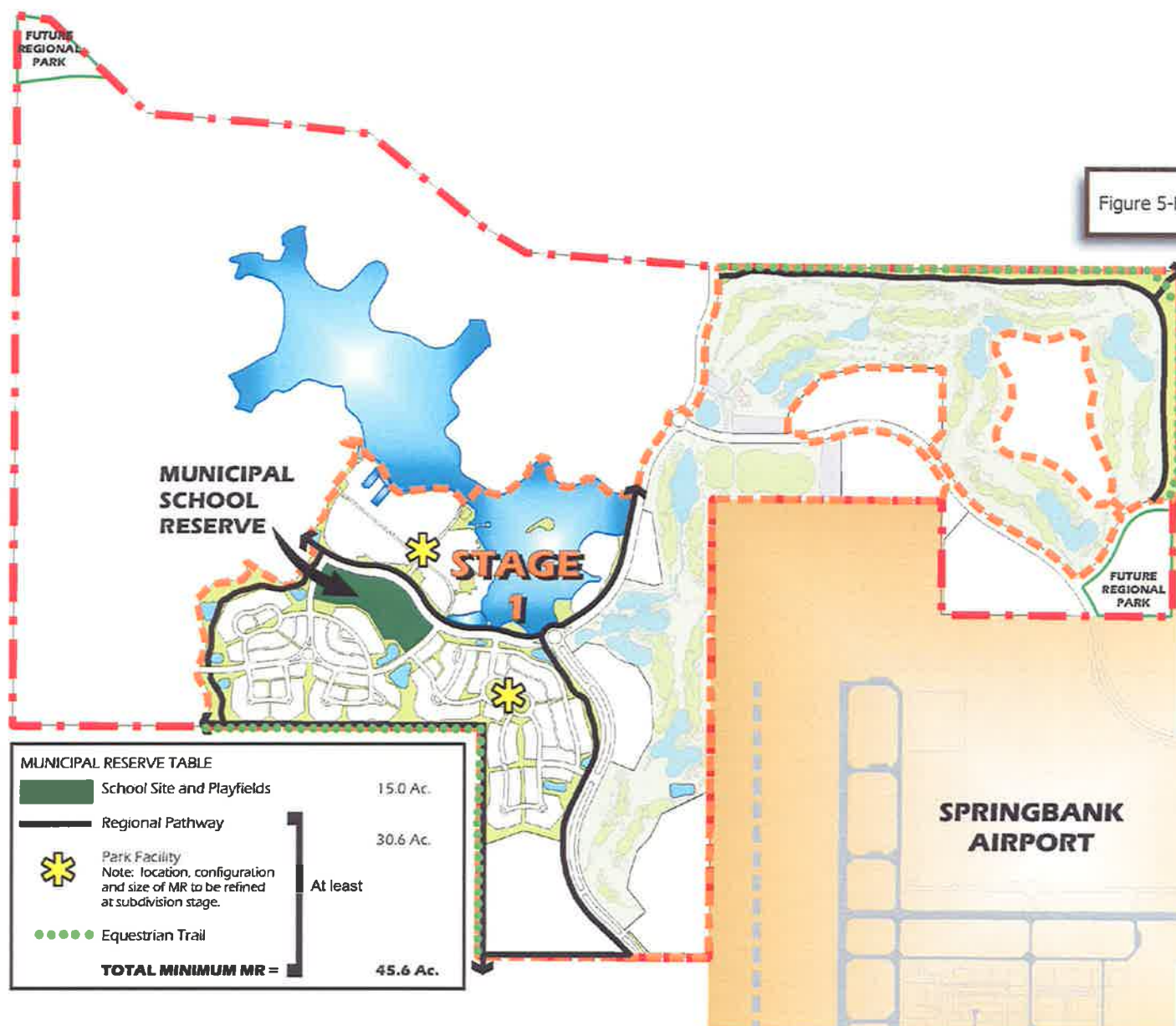


Includes the golf course lands in the 33% i.e., overall open space through a variety of applications. No amendment needed.



Figure 4-Harmony Stage 1 Open Space Layout

Figure 5-Harmony Stage 1 Open Space Allocation



2.2.2 Municipal Reserves (MR) and Municipal School Reserves (MSR)

Municipal Reserves (MR) are provided in the Harmony Stage 1 NP in the form of open space elements at the regional, community and neighbourhood scale as illustrated in Figure 5-Harmony Stage 1 Open Space Allocation. There are a series of informal play areas and trail networks proposed within the development. The future school site (MSR) is centrally located within the Harmony community and within the Village Core for efficient access and will provide active playfields for sports such as soccer and baseball. The school site layout will ultimately be determined by ongoing conversations with the Rocky View School Division and will provide for key learning and recreational facilities.

There are village greenways or naturalized parks around the periphery of the Harmony community to ensure preservation of the natural landscape and to provide for natural corridors, trails and universal open space. These greenways are naturalized landscapes using plant species conducive to the local environment while preventing invasive weed growth. They serve as excellent outdoor passive recreational spaces and as clear transition bands between adjacent neighbours.

The following table outlines the general allocation of municipal reserves within Stage 1:

General Allocation of Municipal Reserves	ha (±)	ac (±)
Stage 1 Gross Area	320	791
Less Golf Course (deferred reserve caveat)	136	335
Net Developable Area	184	456
10% MR/MSR on net area	18.4	45.6
MR / MSR provided in Stage 1	18.4	45.6

Note: Specific areas to be calculated at the subdivision stage.

does not specify
27 holes. No
amendment
needed.

The MR/MSR to be provided in Stage 1 is comprised of a 15 acre school site and associated playfields, plus a combination of regional pathways, equestrian trails, neighbourhood parks, and natural areas of some 30.6 acres for a total minimum MR/MSR allocation of 45.6 acres.

As indicated, over 60% of the lands within the Stage 1 NP are in the form of open space. In addition to the MR/MSR lands outlined above, additional open space lands currently in the form of "Owners' Association open space" may be considered as MR at the subdivision stage based upon the following principles:

1. The function of the lands as a pedestrian corridor with facilities such as regional and local trails and recreational facilities;
2. Given consideration for the form and function of adjacent uses;
3. The function of the lands which are not encumbered from a major utility perspective such as the larger components of the stormwater management system, the lake/reservoir or utility treatment facilities; and,
4. The lands are designed to encourage access by the public.



2.2.3.1 Owners' Association(s) Open Space

Due to the amount of open space being provided and the function of those lands, a portion of the open space system is being provided in the form of Owners' Association lands. These parklands include village common greens, linear greenbelts, recreation elements and pedestrian linkages.

As Harmony is a mixed use community, these open space elements may be part of an Owners' Association comprised of business as well as residential owners. This mix will promote the nature of these lands as being inclusive rather than restrictive (private). The location and design of these Owners' Association lands will encourage accessibility. Unless there are safety concerns, these lands will be open and accessible to all residents and the general public.

In keeping with the community vision, at the subdivision stage, mechanisms will be implemented to ensure long-term public access to Owners' Association lands to the satisfaction of the Municipality. Such mechanisms may include design elements supporting access and public access easements registered on the title of the lands.



2.2.3.2 Owners' Open Space

Within the core and the villages, private open space in the form of common space for multi-family housing will be integrated with other components of the open space system and will be used and enjoyed by the residents and/or tenants of the facility.



2.2.4 Major Open Space Facilities

2.2.4.1 Recreational Lake

The Harmony community includes a significant recreational lake (approximately 54.5 hectares/135 acres) which is to be built in two phases. The first phase of the lake comprises approximately 48 acres and is included within the Harmony Stage 1 NP. The lake (as illustrated in Figure 6-Harmony Lake A Stage 1) will be an amenity for homeowners within Harmony, as well as the greater Springbank area, offering various non-motorized recreational activities such as rowing, sailing, swimming, and ice skating during the winter season. The lake will also be designed to create a sustainable fish habitat which will create a great sport fishing area. Finally, the lake will also function as an off-stream water reservoir as a key component of the community support infrastructure system described in further detail under Section 3.3.1.

Summary of recreational uses for the lake:

Active uses:

- Swimming
- Recreational rowing / sailing
- Competitive rowing club / canoeing club
- Sport fishing (summer and winter)
- Ice skating
- Component of 5 star wellness and fitness club

Passive uses:

- Public shoreline with seating areas and walkways
- Meditation / Yoga area
- Vista points

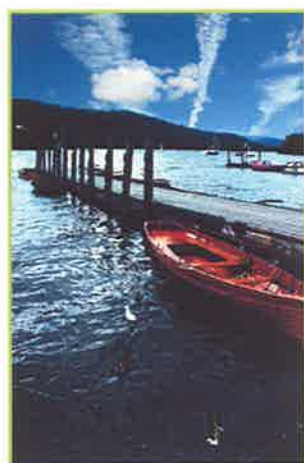


Figure 6 - Harmony Lake A Stage 1

2.2.4.2 Golf Course

Another key component of the open space network and also a component of the utility infrastructure is the provision of a 27 hole golf course facility illustrated in Figure 7-Harmony Stage 1 Golf Course. This is an expansion of the previously contemplated 18 hole golf facility within the Conceptual Scheme. The signature world class designed course provides a visual and physical amenity within the Harmony Stage 1 NP and includes 27 holes, a clubhouse and golf practicing facilities. The course is an excellent opportunity to blend elements of open space with a key component of the infrastructure system. The increase in size of the golf course was made as part of a compatible land use strategy for lands that interface with the existing residential areas and the Springbank Airport, in response to input from the community.

The golf course will be constructed and operated to ensure the long-run adequacy and viability of the infrastructure systems located on-site with a view to providing backup facilities. Provincially/federally regulated and approved chemical usage on the golf course shall avoid generating any significant adverse off-site impacts.



Another key component of the open space network, and also a component of the utility infrastructure, is the provision of golf course facilities illustrated in Figure 7 - Harmony Stage 1 Golf Course. The golf course facilities will provide visual and physical amenity within the Harmony Stage 1 NP and includes a signature world class designed course (north course), a clubhouse, practice facilities and complementary recreational facilities offering year-round recreational opportunities. The course is an excellent opportunity to blend elements of open space with a key component of the infrastructure system. Recreational needs and timing will shape the layout of the south course which may include a combination of short golf play and practice facilities and/or other outdoor recreational amenities. Implementation of a variety of recreational amenities in conjunction with golf related activities such as athletic fields, activity parks, natural areas, etc. will be explored to allow for additional recreational opportunities for residents and visitors.



North Course ✓

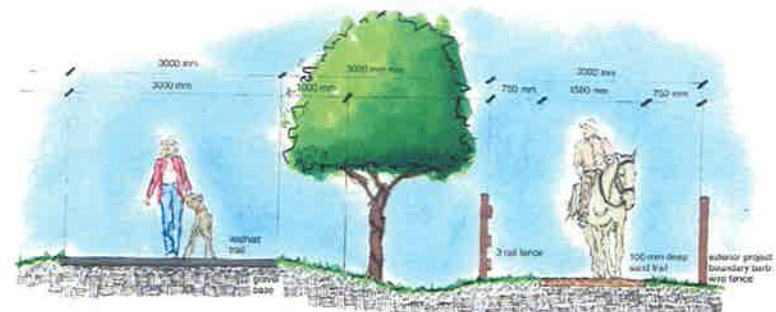
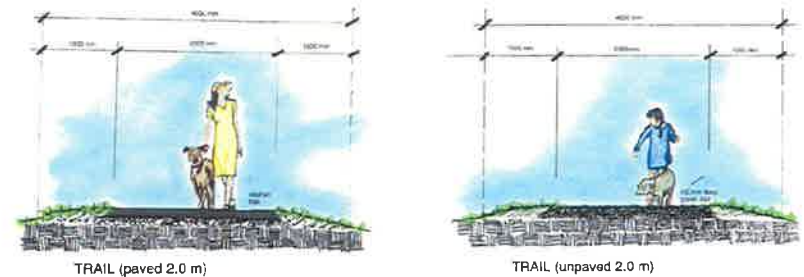
Figure 7-Harmony Stage 1 Golf Course

South Course ✓

2.2.5 Trail System

Connectivity and mobility for users of the open space system within the proposed Harmony Stage 1 NP development is created through a hierarchy of mobility options outlined in Figure 8-Harmony Stage 1 Trail System. There are a number of proposed trail systems designed to encourage activity, social interaction, and less reliance on the automobile. Trail designs will consider all age groups and physical abilities. These trail systems are summarized as follows:

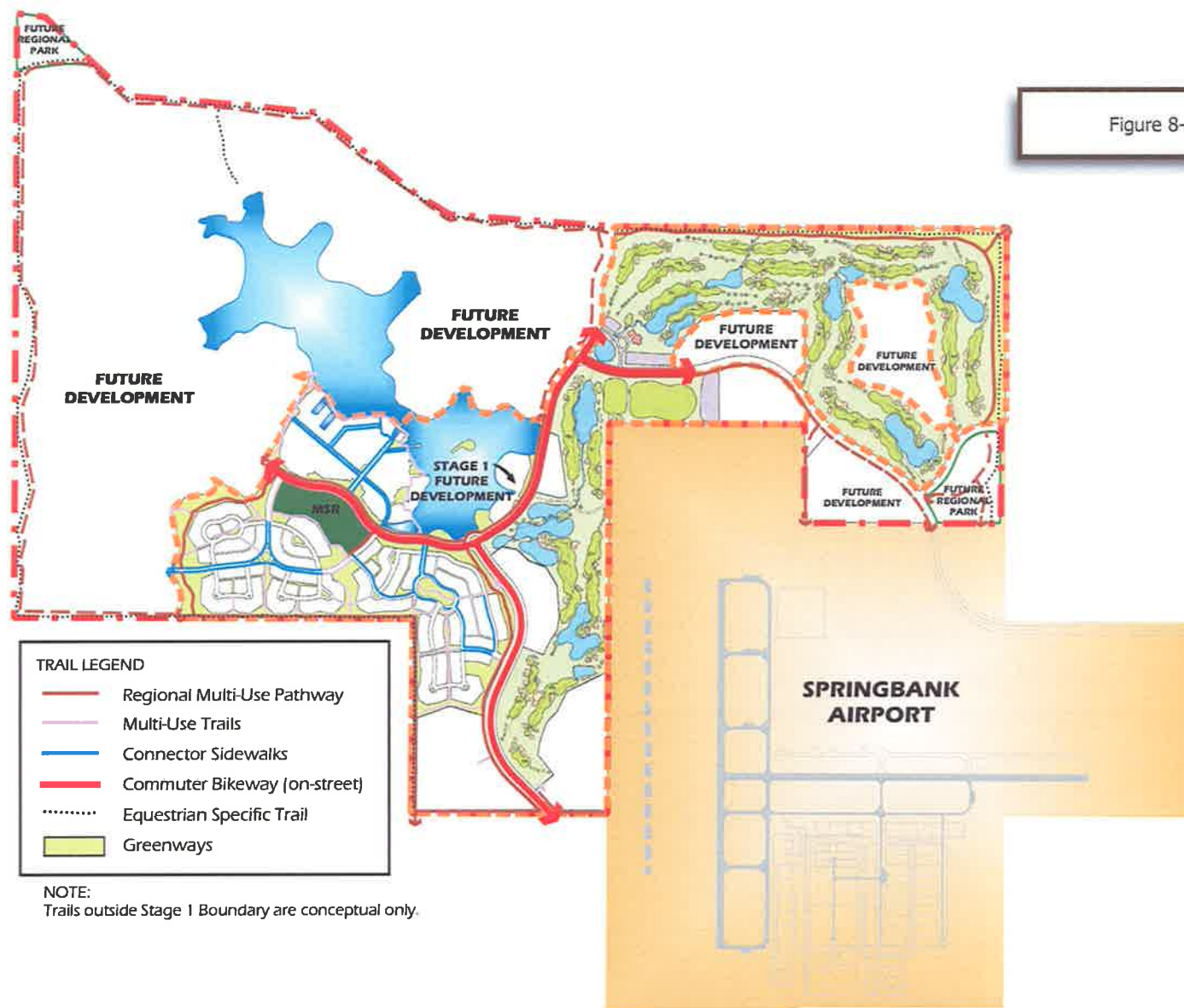
- i) **Equestrian Specific Trail** - A proposed equestrian trail that will align with regional corridors will be integrated into the open space network design along the periphery of the Harmony community. A portion aligns with the historic Old Banff Coach Trail. Equestrian trails will be separate from the other trail systems for the safety of the riders.
- ii) **Regional Multi-Use Pathway** - A regional trail system will be included to encourage jogging, biking, cycling, rollerblading, walking, and general active use while outdoors.
- iii) **Multi-Use Trails** - A local trail system is proposed for general internal connectivity within Harmony and to promote nature walks and relaxing strolls throughout the community.
- iv) **Connector Sidewalks** - A general sidewalk system within the residential villages and Village Core are included to provide and encourage connectivity for pedestrians.
- v) **Commuter Bikeway** - A dedicated cyclist route system is proposed and included within key roadways to encourage active and alternate forms of transportation other than motorized vehicles.
- vi) **Greenways** - Located within the Harmony Stage 1 NP, these may contain pathways, act as functional natural corridors and are universal open space which also provide key linkages within the community.



2.2.6 Landscape Plan

Landscaping within Harmony shall be provided in accordance with a landscape plan which will identify the location, type and extent of all landscaping proposed. For lands other than private residences, a landscape plan will include plant materials proposed and methods of irrigation and maintenance of landscaped areas within Harmony.

Figure 8-Harmony Stage 1 Trail



2.3 Harmony Stage 1 Settlement Pattern – Village Core

The Harmony Stage 1 NP contains the Village Core which is the heart of the community and will serve as a vibrant focal point for all residents and visitors alike (Figure 9-Harmony Stage 1 Village Core). This will be accomplished through the provision of a variety of land uses within a well defined area. Harmony Stage 1 Village Core provides a conceptual plan for the core area which will be further developed and refined through the subdivision and development approval process.

The Village Core will provide for a range of services and amenities suited for all ages that ultimately fosters community connection and cohesion. There is a variety of housing forms proposed within a higher density setting which will provide housing options for various age groups and support the viability of amenities and local retail. With a focus on boutique local retail, the Village Core will include small to medium scale commercial, institutional and personal services along with community oriented open space amenities. The range in mixed uses allows for walkability, socializing, the creation of plazas and gathering spots, as well as trails, pocket parks and various water frontages.



High Street will be a main attraction within the Village Core and will include local boutiques such as a bakery, wine store, and craft shops. There will be quality dining opportunities with the inclusion of valued restaurants and cafes. The Village Core will also contain smaller, local grocery stores, financial services, a medical centre, and a boutique hotel for visitors wanting to capture the Harmony experience. The High Street area will provide a waterfront mixed use community building and plaza area. There are also proposed focal points and gathering nodes within the Village Core public areas including various lake amenities, parking and pathways. The Village Core also accommodates live/work units or home offices for occupations like lawyers, consultants, programmers, and professionals who are able to enjoy working from home.

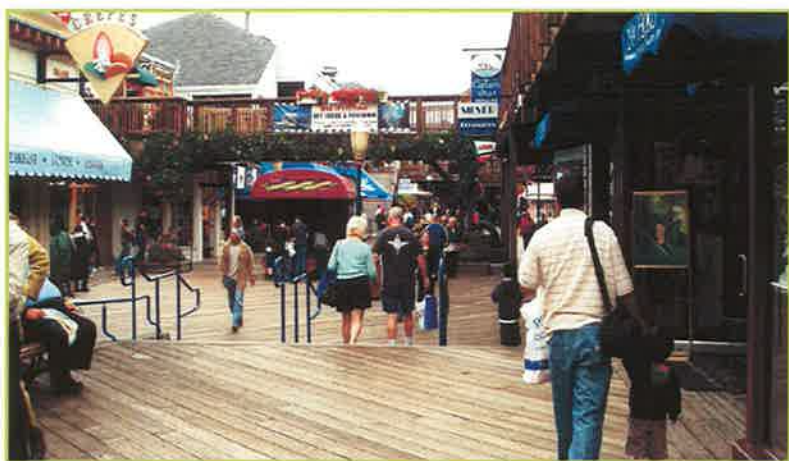
Arts and culture will be a strong theme within the Village Core and will be provided in the form of art venues for local artists, studios which will include glass blowing, painting, ceramics and metal works, as well as various art learning programs. The Village Core will also be home to street art in different locations and an amphitheatre that will encourage and accommodate local entertainment opportunities.

The Village Core residential will include a blend of homes all within a five minute walk to the village centre. Upon full build-out over the next 15 years, the Village Core can anticipate approximately 800-950 homes in a variety of structures including townhouse, multi-family buildings, specialty boat houses, and seniors facilities. The residential opportunities within the core will cater to young professionals and families, as well as retirees allowing all residents the luxury of aging in place. There is an assisted living complex proposed within the core along with universal accessibility throughout, ensuring all residents are able to enjoy amenities and features regardless of physical limitations.





The Village Core within the Harmony Stage 1 NP also includes a future school site strategically located at key cross roads in the Village Core. This site will provide for key learning opportunities and for community recreational facilities, and encourage multi-generational interaction.



2.4 Harmony Stage 1 Settlement Pattern – Residential Villages A and B

In keeping with the approved Harmony Conceptual Scheme, the Harmony Stage 1 NP consists of the clustered village design, highlighting distinct residential parcels. In a village concept, land uses are clustered together with well defined edges and transition zones. The residential villages are designed to foster a strong sense of place with rich community fabric that will ultimately complement existing residential developments within the greater Springbank area.

In addition to the Village Core area there are multiple separate villages within Harmony. The Harmony Stage 1 NP contains the first two of these: Village A and Village B (as illustrated in Figure 10-Harmony Stage 1 Residential Villages and detailed in Figure 10B-Detail of Harmony Stage 1 Residential Villages). Features of each village ensure a variety of design characteristics and preserve and protect key community elements such as the Village Core.

The Village A & B design concepts include:

- a strong sense of arrival into each village through the use of open space features, entry monumentation, and architectural features;
- well defined edges which ensure there is a sense of arriving into and leaving from the village – significant transition zones (open space) between villages;
- each village having a centre defined by key cross roads;
- a central village focal point which promotes a strong sense of place;
- streetscapes providing connections and links to different mixes of land uses;
- multiple access options to residential homes and minimizing separate terminating, dead end streets;
- flexible road alignments act as natural speed deterrents while creating points of interest within the community and road standards in scale with adjacent uses; and
- multi-point connectivity to the extensive open space system to increase mobility options. Within Villages A and B, there are no commercial facilities proposed due to the proximity to the Village Core.

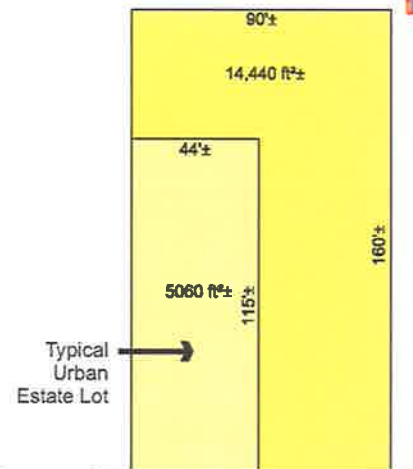
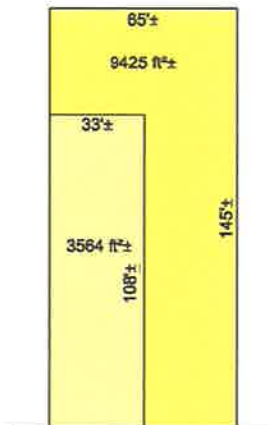
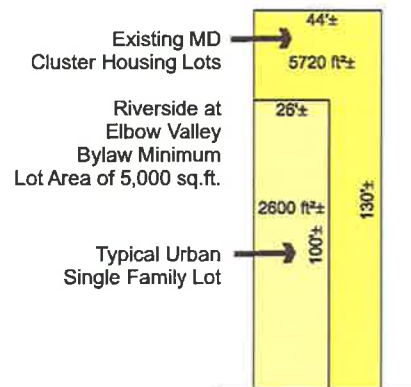


Figure 10-Harmony Stage 1 Residential Villages

Figure 10B-Detail of Harmony Stage 1 Residential Villages



Single Detached Housing Average Lot Sizes



LEGEND

- Typical Urban Area Lots
- Harmony Stage One Lots

The proposed residential lot sizes within the Harmony Stage 1 NP allow for a variety of housing options, visually diverse streetscapes and varying orientations. The design highlights the street front and includes different garage locations and rear lanes which will adhere to specific architectural controls and design guidelines, all focused to enhance the pedestrian experience by creating visually pleasing streetscapes. Specific lotting and housing product types will be determined at the subdivision stage. Villages A and B combined are projected to contain 400 to 550 homes.





2.5 Employment Campus

In keeping with the vision in the Conceptual Scheme, the Harmony Stage 1 NP employment campus is designed to create aesthetically pleasing business and commercial parcels that will benefit both the local and regional economy (Figure 11-Employment Campus). The inclusion of the employment campus provides residents with the opportunity of close proximity between the workplace and home. By providing a balance between jobs and housing, the employment campus will enhance the sustainability vision by decreasing travel demands to and from work and reliance on motor vehicles.



The Harmony Stage 1 NP employment campus can also support and accommodate a significant regional aerospace business node currently developing within the MD of Rocky View. The employment campus will add to the business land base allowing opportunities to expand and diversify the economic base of the MD of Rocky View and the province.

The Harmony Stage 1 employment campus is located along the main gateway to the community to provide high visibility and connectivity to the rest of the community. Situated near the golf course, the lake, the extensive open space system, and amenity facilities, the employment campus will provide for an attractive work environment. Through the road network and the integrated pathway system, the employment lands will have direct connections to other Harmony land uses.

The majority of the employment campus will be comprised of business uses such as professional offices, research facilities, clean manufacturing facilities, and warehouses. There will be the inclusion of agricultural support services, public/institutional buildings and educational facilities, as well as business support uses. The employment lands will also contain major utility infrastructure such as the water and wastewater treatment facilities.

The Harmony Stage 1 NP components will ensure the orderly and efficient implementation of the Harmony vision.



EMPLOYMENT CAMPUS BENEFITS

- **Harmony's Employment Campus will create the following benefits:**
 - » brings new industries to the region versus trying to pull one from surrounding jurisdictions (does not destabilize the region, but facilitates further growth);
 - » combining resources with the Calgary Airport Authority has the potential to create a diversification model that has been unparalleled to date in Alberta;
 - » develop and nurture industries which would not otherwise have been able to exist in Calgary or Cochrane because of the Airport's presence. The investments by these industries will have a positive effect on both Calgary and Cochrane;
 - » focus towards contributing to regional infrastructure versus relying on adjacent jurisdictions (i.e. not a bedroom community);
 - » create and contribute to regional amenities both on and off-site;
 - » strive for a residential / job balance (i.e. live and work in the same community);
 - » live / work in the same community allows for easy alternatives to vehicular traffic, allows for densities which make efficient use of resources, and provides opportunities for resource conservation initiatives.



The background features several thick, curved lines in light blue, orange, and yellow. A horizontal teal line runs across the middle, with various musical notes and symbols (including a treble clef, a bass clef, and a flower-like symbol) placed along it.

3. Development Practices

A fundamental principle of the Harmony Conceptual Scheme is "respecting the Municipality and our neighbours".

A fundamental principle of the Harmony Conceptual Scheme is “respecting the Municipality and our neighbours”. This philosophy has resulted in establishing sound land use and transitioning practices for the Municipality and neighbouring properties (Policy 5.5.1 of the Harmony Conceptual Scheme - Bylaw C-6411-2007). A summary of the key development practices is provided in the tables below.

Sound Land Use Practices	
<ul style="list-style-type: none"> Designed as a complete community which is intimate and inviting in scale, Harmony will: <ul style="list-style-type: none"> » provide a boutique Village Core; » provide the region with a world class championship golf course; » provide connectivity to Harmony’s facilities for the greater Springbank area; » provide physical and creative activities to grow body and soul; » provide public institutions such as a school; » provide local health professional services; » promote sustainable community development; » provide a multitude of housing types to accommodate residents’ current and future needs including retirement; and » support a key economic diversification initiative for the municipality through Harmony’s business campus. 	

Understanding and Respecting Harmony’s Neighbours	
COUNTRY RESIDENTIAL	RANCHING COMMUNITY
<ul style="list-style-type: none"> • Realignment of the western road away from Rocky Range View • Shifting of future employment and residential development further from existing residents on the eastern boundary and extending the golf course to be on the perimeter of the NE quarter section • Provide external buffer zones • Change the sequence of development • Inclusion of a separate equestrian trail • Supporting Dark Sky principles through low dispersion public lighting • Inclusion of amenities like a golf course, lakes and trails in Harmony Stage 1 • Equal treatment and access to amenities at Harmony for all MD residents • Employment opportunities. 	<ul style="list-style-type: none"> • Creation of a greenbelt around Harmony’s external boundaries • Density transitioning • Village clusters creating visual breaks in the development • Appropriate fencing
	AIRPORT
	<ul style="list-style-type: none"> • Include caveats on land titles to indicate proximity to the airport • Create no build zones under runway lines • Include sound insulation measures in architectural controls • Ensure complementary uses adjacent to airport activities • Develop an extensive airport awareness program

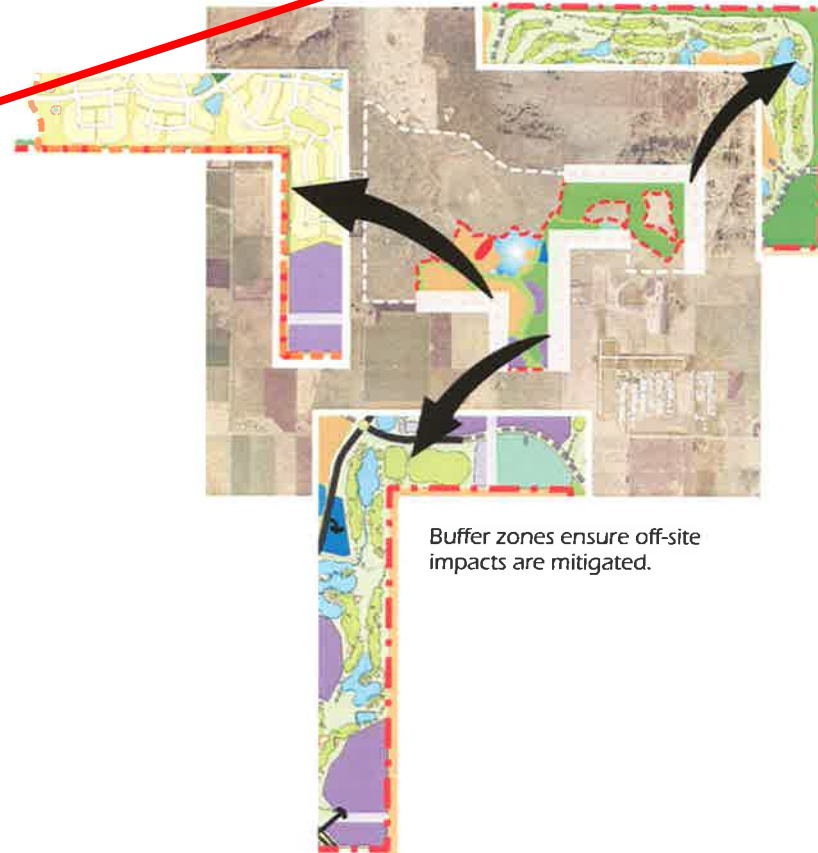
3.1 Community Interface

One method of transitioning is the use of buffer zones. These zones will ensure existing residential developments, neighbours, the airport, and the general ranching community within the MD of Rocky View are ultimately respected. The majority of the buffer zones within the Harmony Stage 1 NP are comprised of open space in the form of greenbelts, the trail systems, and the 27-hole golf course facility. These open areas provide an effective transition to existing adjacent residential development and agricultural operations. The Harmony Stage 1 NP has enhanced the buffer zones contemplated in the Conceptual Scheme by shifting future employment and residential development even further away from existing residential developments to the east by extending the golf course along the far north and east boundaries of Harmony.

Through the village concept, the clustering of the housing units into nodes surrounded by greenbelts creates visual breaks within the development. Also, the clustering of higher densities towards the centre of the community and fanning out of lower densities creates a smooth transition with existing developments on the periphery of Harmony. Development within these villages will also support dark sky principles by utilizing low dispersion public lighting.

With respect to interface with the Springbank Airport, the business campus and the golf course facilities have been located along the airport boundary. These will allow for complementary and compatible land use strategies. Incorporated into these land uses as additional safety mechanisms, there are "no building zones" aligned with the end of the airport runways. With respect to the overall community, all the homes will include architectural guidelines requiring enhanced sound insulation provisions and caveats on the land titles to indicate proximity to the airport as a clear notification mechanism that the airport is a significant component of the overall community and region. There will also be an education program to create awareness and appreciation for the airport.

golf course
facilities and
outdoor
amenities



Buffer zones ensure off-site
impacts are mitigated.

3.2 Sustainable Community Initiatives

Creating a sustainable community can be realized through a commitment made at the individual level and by the community as a whole. A sustainable community can be defined as follows:

*"Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all."*¹

In any society, there are multiple key factors that ultimately combine to form a sustainable community. Generally, they include elements such as the built form, financial/economics, environmental components, social components, and governance. Each community element cannot be considered in isolation without recognizing and analyzing how decisions in one area ultimately influence the outcomes in others. In keeping with the guiding principles of Harmony, the design recognizes and addresses these key community interrelationships. The name Harmony itself gives meaning to what happens when a variety of elements seamlessly interconnect to create something everyone can appreciate. The Harmony Stage 1 NP approach to community planning within the MD of Rocky View is based upon social, environmental and economic sustainability.



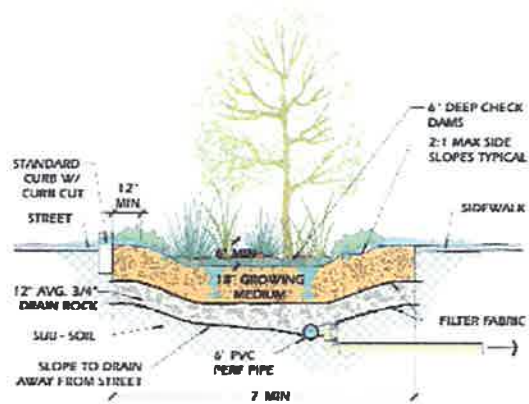
Sustainability practices included within the Harmony Stage 1 NP include a pilot LEED-ND (Leadership in Energy and Environmental Design Neighbourhood Development) program, low impact design (LID) mechanisms for stormwater management, partnerships with innovative and recognized utility companies, overall reduction of water consumption, water conservation techniques and a community layout that promotes non-motorized transportation.

3.2.1 LEED for Neighbourhood Development (LEED-ND)

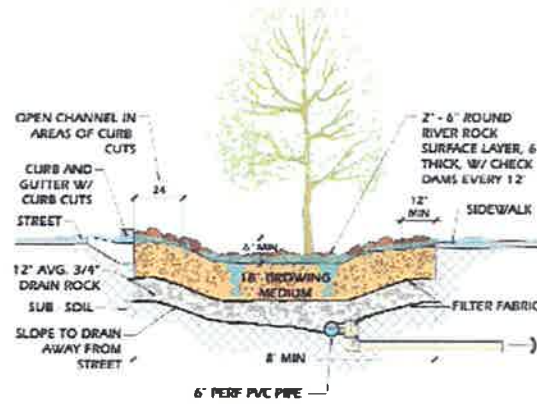
The LEED-ND (Neighbourhood Development) program is currently being developed by the United States Green Building Council in conjunction with the Congress for the New Urbanism and the Natural Resources Defense Council. It integrates the principles of smart growth, new urbanism, and green building into the first international standard for neighbourhood design. LEED-ND is intended to enhance the overall health, natural environment, and quality of life in communities.

Harmony is one of the international projects to be involved in the program's pilot phase. The goal of Harmony's participation as a LEED-ND pilot project will be to provide guidance to the Harmony Stage 1 design and development, as well as to assist the US Green Building Council in ensuring the criteria are suitable and implementable in developments. LEED-ND certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible and sustainable development.

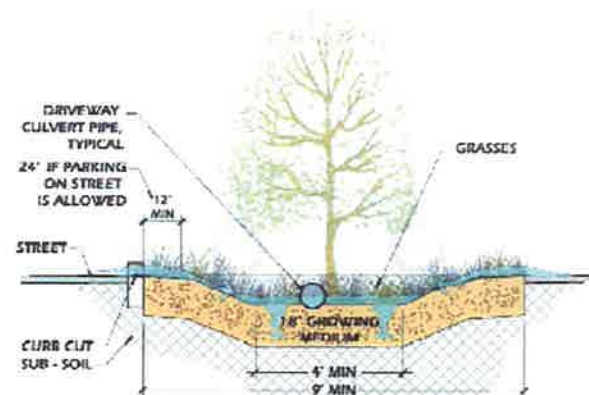
¹ <http://communities.gov.uk/communities/sustainablecommunities/>



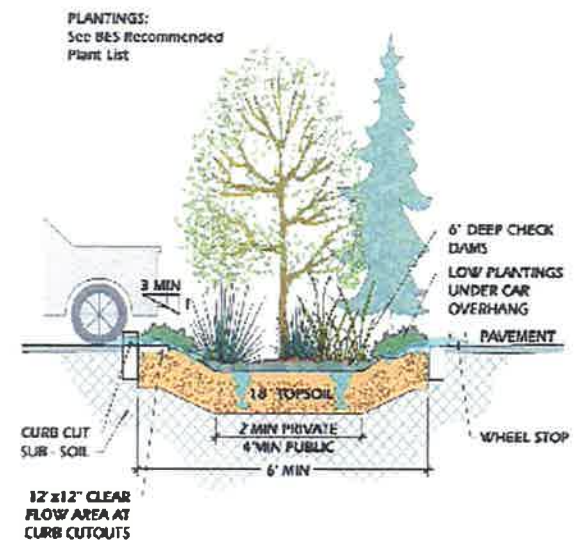
SIMPLIFIED APPROACH DESIGN CRITERIA
Lowered Planter Strip - Private Street Design
1/2014



SIMPLIFIED APPROACH DESIGN CRITERIA
Lowered Planter Strip - Parking Allowed
1/2014



SIMPLIFIED APPROACH DESIGN CRITERIA
Side Swale - Cross Section
1/2014



Vegetated Swale
1/2014 **Parking Lot Application**

3.2.2 General Electric Initiatives (Ecomagination)

Harmony has been chosen to be General Electric's first 'Ecomagination' community in Canada. The Ecomagination program is GE's response to environmental sustainability and resource management. By implementing state of the art technology within the home and within the community, the program is designed to reduce household emissions, water use, and energy use. It also targets improved air quality for healthier living.



3.2.3 Sustainable Building Practices

All residential homes within the Harmony Stage 1 NP will meet the Built Green standards and Ecomagination standards which exemplify greater energy efficiency. This will promote healthier indoor air quality in homes, as well as reduce overall resource use. These standards will also implement waste management techniques in houses which include water efficient shower heads and low-flow toilets. The Harmony Stage 1 NP also proposes working towards establishing energy saving targets for building envelopes, windows, heating and ventilation systems, and district heating facilities.

3.2.4 Compact Mixed-Use Development

The Harmony Stage 1 NP is pedestrian oriented and promotes a variety of mobility options. There is a diverse selection of housing styles and types made available for a variety of needs that ensures well-defined architectural presence. The close proximity of residential homes to recreational, educational, retail, commercial, and employment opportunities creates an excellent sustainable community system through effective and efficient transportation linkages.



3.2.5 Community Education

At the core of Harmony's vision and guiding principles is the notion of community education and awareness. There are programs proposed that will help residents of all ages understand the principles of sustainability as they relate to their home and their community. Included in the community education initiatives will be a local governance model ensuring all community elements that impact sustainability are maintained to established standards.

3.2.6 Alberta WaterSMART Initiatives

Harmony is committed to playing a leading role in understanding and improving water management practices in Alberta. Harmony is working with Alberta WaterSMART, a not-for-profit society, to set examples of proper water management practices and to assist government agencies with policy reviews for grey water usage in the province of Alberta.

3.2.7 TRILabs Initiatives

Together with Canada's largest information and communications technology research and development consortium, Harmony will be a platform for an eHome research program which is intended to eventually provide the Springbank area with the most advanced communication technologies in the world.

3.2.8 Safety Services

Overall community safety in Harmony has been incorporated within various elements of the community's design. Safety issues within Harmony have been addressed through:

- road standard design that includes traffic calming features to reduce travel speeds while accommodating emergency service vehicles;
- the water utility distribution system will provide fire hydrants with sufficient water pressure for fire flows;
- inclusion of high quality safety standards within architectural controls;
- overall promotion and public education initiatives relating to fire prevention;
- close proximity to regional transportation infrastructure and emergency services facilities, and
- multiple access points to the villages with no dead end cul-de-sacs on public roadways.

3.3 Supporting Infrastructure

The Harmony Stage 1 NP infrastructure required to service the proposed development includes a potable water system, wastewater system, stormwater management facilities, shallow utilities, and an on-site and off-site transportation system (as illustrated in Figure 12-Harmony Stage 1 Infrastructure Overview). Section 7.1 of the Conceptual Scheme indicates that the design of the support infrastructure shall include measures for the sustainable, efficient and economic provision of utilities.

Potable water treatment and wastewater treatment facilities will be provided within the development. Pipe sizing and detailed servicing concepts are subject to further review at the time of engineering drawing submission. Additionally, a system commonly referred to as the *purple pipe* system which means a separate pipe that is purple in colour may be implemented for the distribution of reclaimed water.

3.3.1 Water System

Raw water will be pumped from the Bow River to the Harmony site via a transmission watermain to the 54.6 hectare (135 acre) lake reservoir. The construction of the reservoir/recreational lake will be staged to coincide with the build-out of the site and will be used as a raw water source for the potable water and irrigation systems. The Harmony Stage 1 NP will contain an initial 19.5 ha (48 acre) recreational lake/water reservoir. In the initial stages of development, raw water may be used to irrigate the 27 hole golf course and open space until adequate levels of treated effluent are available from Harmony's treatment facility.

As per Policy 7.2.1 of the approved Harmony Conceptual Scheme (Bylaw C-6411-2007), the potable water will be treated at the on-site water treatment plant and fed into a communal distribution network as illustrated in Figure 13-Harmony Stage 1 Water System. The development is expected to be within a single pressure zone, eliminating the need for pressure reducing valves.

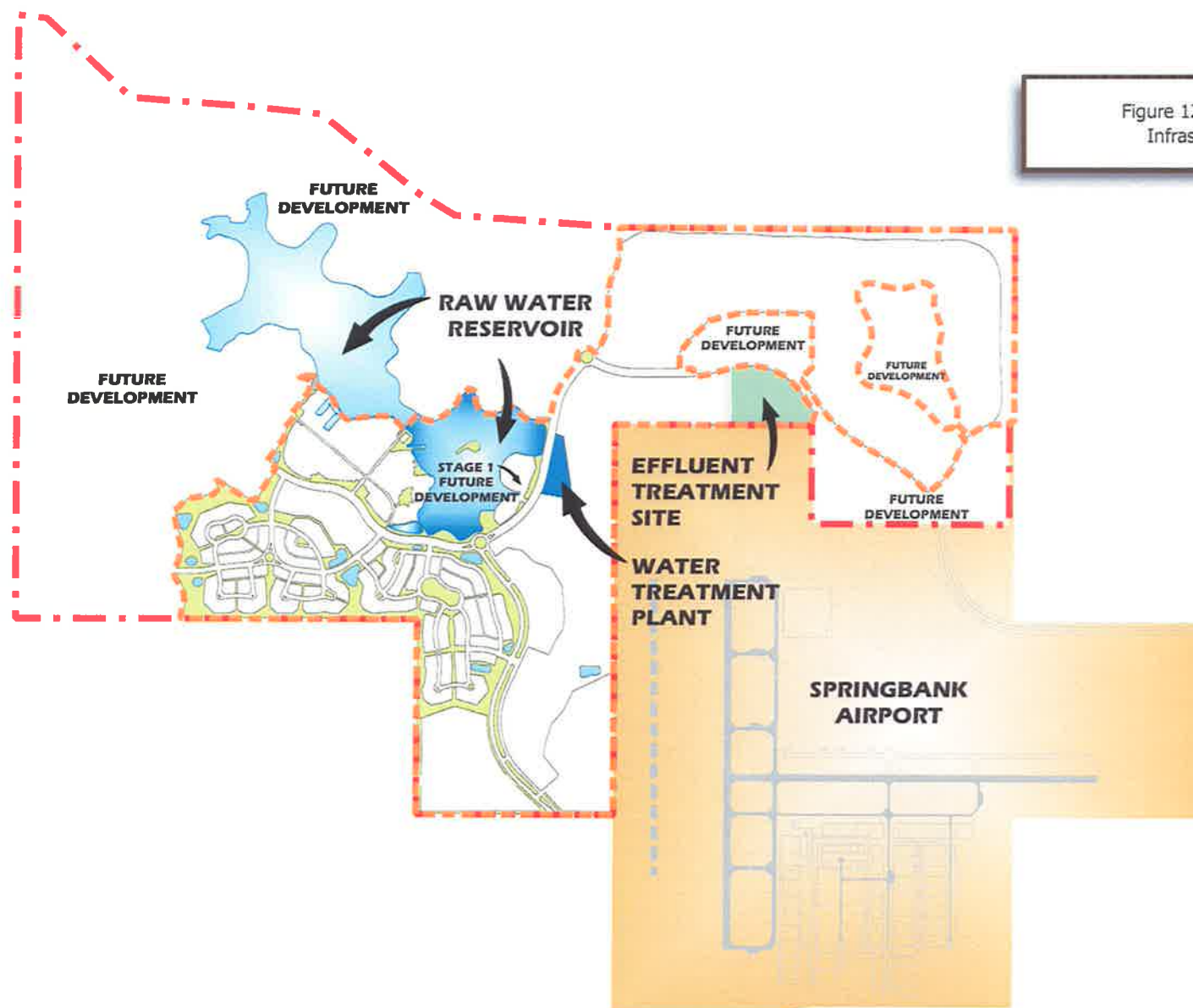
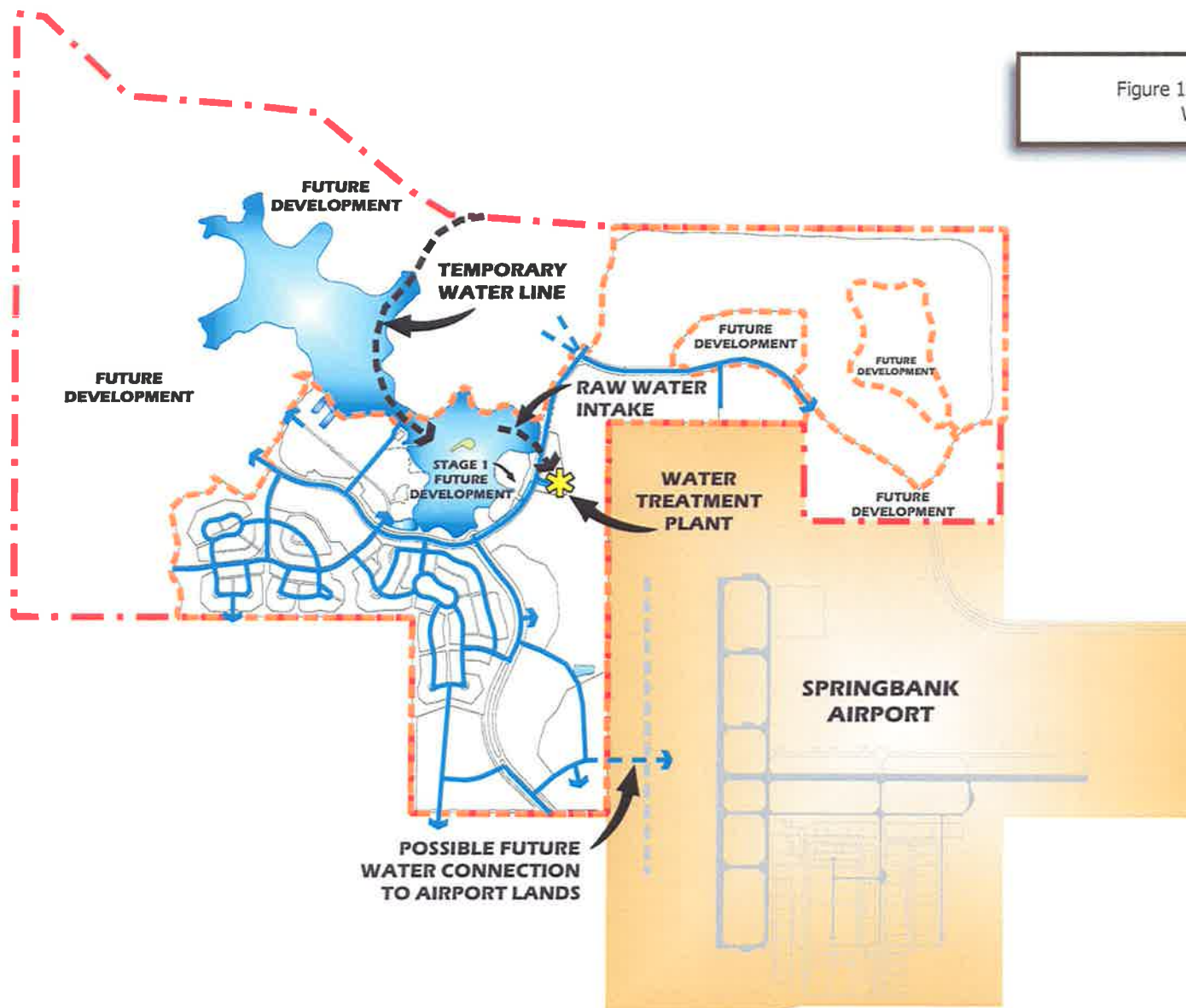


Figure 12 - Harmony Stage 1
Infrastructure Overview

Figure 13 - Harmony Stage 1
Water System



As reflected in Policy 7.2.3 of the approved Harmony Conceptual Scheme, water usage and conservation methods form a key component of the water usage strategy for Harmony. Such measures will include:

- Water reduction infrastructure and technology
- Water usage monitoring
- Water conservation education

Such conservation measures will be implemented through techniques such as architectural controls, utility monitoring systems, site specific servicing standards and construction controls.

The potable water system will be constructed and operated to ensure the effective treatment and distribution of potable water while providing a safe, reliable and adequate supply of water for end-user consumption. The Owner shall collaboratively develop an agreement with the Municipality to determine an ownership and operating structure that ensures the interests of the Municipality are secured with respect to the potable water system.

3.3.2 Wastewater System

Sanitary effluent will be collected through a communal sewer system as outlined conceptually in Figure 14-Harmony Stage 1 Wastewater. A portion of the trunk sewer system that will provide sanitary service to the remaining phases will be installed in the Harmony Stage 1 NP.

The sanitary treatment plant and treated effluent storage ponds will be built north of the airport lands in Harmony Stage 1. Construction of the plant will be phased to coincide with demand from the Harmony project area and may ultimately accommodate additional off-site flows. Although the storage pond will not be within the flight path of planes using the north/south runway, they will be designed to discourage bird habitation. The treated effluent storage pond will be of a high quality and designed to mitigate potential odours.

In accordance with Policy 7.3.1, treated effluent from the sanitary treatment plant will be used to irrigate the golf course. There may also be an opportunity to use this valuable resource to irrigate open space areas and off-site lands. Harmony has been supporting an initiative to encourage Alberta Environment to review the policy on grey water usage. As a result of these efforts, it is hoped that in the future, polished effluent will be allowed to be used for irrigation

of private open spaces and reused in grey water systems serving commercial areas. Should regulations change this system will be implemented in Harmony in selected areas.

The wastewater system will be constructed and operated to ensure the effective treatment and discharge of wastewater. The Owner shall collaboratively develop an agreement with the Municipality to determine an ownership and operating structure that ensures the interests of the Municipality are secured with respect to the wastewater system.

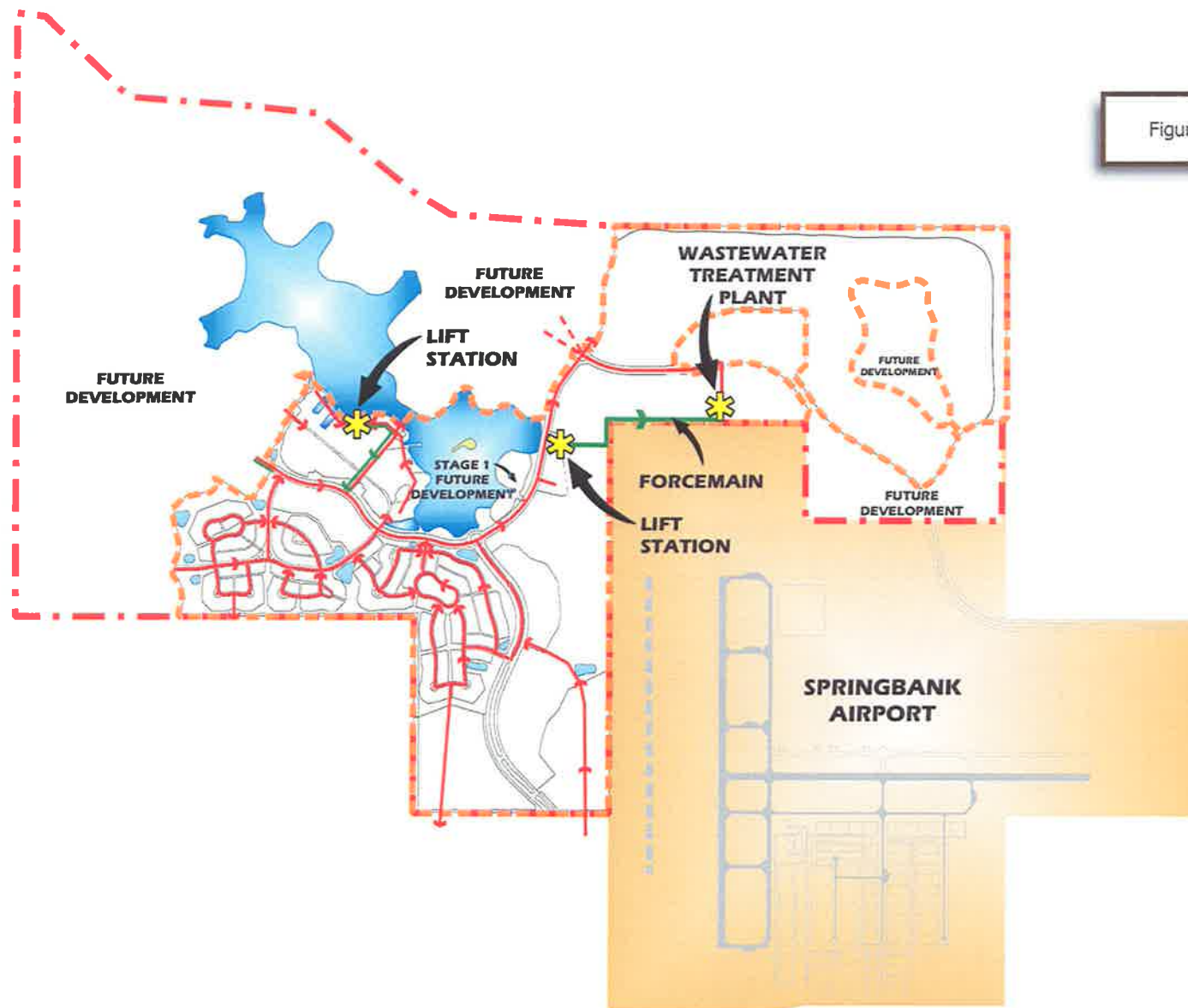
3.3.3 Stormwater System

In conjunction with the Neighbourhood Plan process, further stormwater assessments in the form of a Master Drainage Plan has been completed and submitted separately in support of the plan. The policies within Section 7.4 of the approved Harmony Conceptual Scheme encourage the development of stormwater systems that respect natural drainage corridors, ensure post-development flow are no greater than pre-development, use best management practices and low impact development techniques, and measures to reduce peak discharge from the lands and improve water quality. A stormwater monitoring program for discharge areas shall be implemented to obtain site specific pre-development stormwater flow information to be incorporated into the stormwater management system for the lands.

The proposed stormwater management system (as illustrated in Figure 15-Harmony Stage 1 Stormwater System) respects the natural hydrologic characteristics of the site and surrounding area. The community landscape will be enhanced through the utilization of open space corridors and natural features to manage stormwater – a variety of bio-filtration and retention systems may be implemented in a dispersed fashion throughout the community.

Stormwater is viewed as a valuable resource and, as such, reuse of this resource plays a large role in the management plans. A three tiered system is planned to manage the stormwater. On a village level, stormwater will be detained and filtered through bio-retention areas. A perforated pipe system and surface conveyances will carry excess stormwater to Harmony Lake where it will mix with the raw water from the Bow River, eventually becoming potable water for the community. The quality of stormwater reaching the lake is projected to be a quality comparable to the water coming from the Bow River. The natural downstream drainage course will provide an emergency escape route, should

Figure 14 - Harmony Stage 1 Wastewater



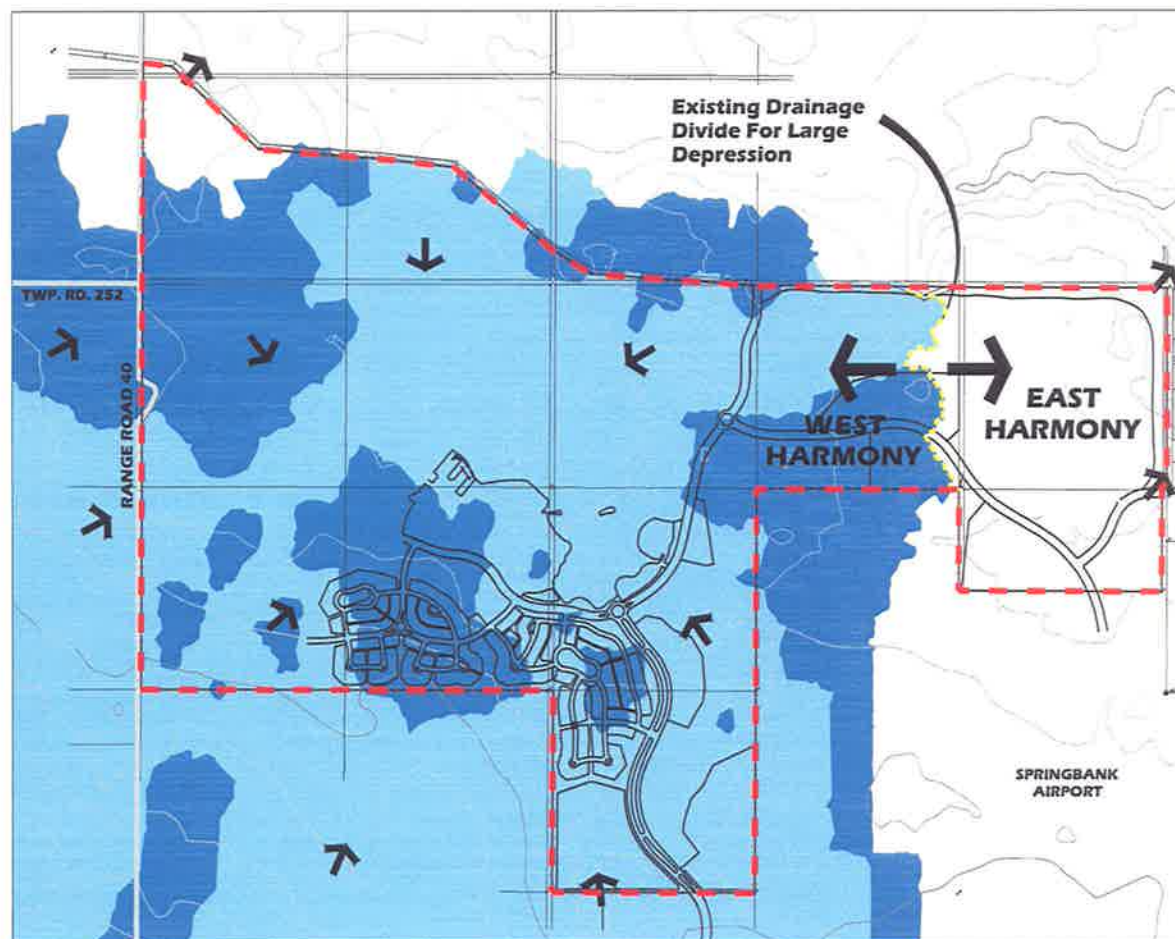


Figure 15 - Harmony Stage 1 Stormwater

an extreme event, greater than a 100 year storm, inundate the system. Post development flows will not be greater than pre-development flows. Stormwater systems will be designed and managed in accordance with the Master Drainage Plan and Staged Master Drainage Plan.

The stormwater from the business cells and golf course will not enter Harmony Lake. Instead, the system is designed for these areas so they recharge the natural water cycle through evaporation and evapotranspiration.

The stormwater system will be constructed and operated to ensure the effective treatment and retention of stormwater while providing safe and efficient conveyance routes. The Owner shall collaboratively develop an agreement with the Municipality to determine an ownership and operating structure that ensures the interests of the Municipality are secured with respect to the stormwater system.

3.3.4 Shallow Utilities

Shallow utilities will be brought in from adjacent lands as required. Power, natural gas, telephone, cable, and possibly high speed internet will be buried within the road right-of-way throughout the Harmony Stage 1 NP site. The intent is to reduce the footprint of these utilities by combining them into a single trench. This approach will require further discussions with the various utility companies and the Municipality.

3.3.5 Innovative Servicing and Purple Piping

The development team for Harmony has been actively involved in promoting and lobbying for the acceptance of "purple pipe" systems. The proposed purple pipe system will carry untreated fresh water or polished effluent to green spaces and ultimately private lots and commercial buildings for irrigation and grey water uses. However, this approach does not meet current legislation requirements in Alberta. Through the subsequent detailed design stages, the development team will continue to advocate for this type of system to be installed within the Harmony Stage 1 NP area. The purple pipe initiative is an important component for better management of our water resources and is a recognized and accepted practice in other jurisdictions. Should regulations change, purple piping will be implemented in Harmony in selected areas.



3.3.6 Energy Generation

In accordance with Policy 7.4.4 of the approved Harmony Conceptual Scheme, emphasis has been placed on investigating alternative energy sources for the community. Areas of consideration include the micro-level (on lot systems such as solar power), as well as the broader community level (e.g. district heating options such as geothermal heating and electrical power generation). Consideration of these types of mechanisms will occur during the detailed development design and construction stage.

3.3.7 Solid Waste Management

The waste management system will be constructed and operated to ensure the effective collection, transfer and diversion of waste while integrating measures to reduce waste through recycling. The Owner shall collaboratively develop an agreement with the Municipality to determine an ownership and operating structure that ensures the interests of the Municipality are secured with respect to the solid waste management system.

3.3.8 Transportation

A traffic impact study for the full build-out of the Harmony development was completed and submitted as part of the Harmony Conceptual Scheme approval process. In conjunction with the Harmony Stage 1 NP, a more detailed transportation impact assessment for the initial development years (approximately a five year time frame) has been undertaken and submitted under separate cover with this application. The recommendations in this assessment will be reviewed as part of the detailed design and construction approvals process. The traffic impact study will require updating at the subdivision approval stage once the initial build-out assumptions contained within the study have been exceeded.

3.3.8.1 Off-Site Transportation

Access to the Harmony Stage 1 NP development will be off the main spine road, which will connect to the external road network at Township Road 250 (as illustrated in Figure 16-Harmony Stage 1 Off-Site Transportation System). Township Road 250 is currently a two lane undivided road that runs in an east-west direction and connects to Range Road 33 which is connected to the provincial highway network

via the TransCanada Highway. With the exception of the TransCanada, the existing road network of the surrounding area is primarily made up of two lane roadways with stop controls.

In the next five years, development in the area will drive the need for improvements. The combination of surrounding area development such as the Edge School and the North Springbank Airport with portions of the Harmony Stage 1 NP development in place will trigger the need for road network improvements. These improvements are primarily along Township Road 250 and the section of Range Road 33 from Township Road 250 to the TransCanada Highway. Intersection improvements and traffic signalization are some of the potential improvements that may be necessary with full build-out of Stage 1. The Developer will collaborate with the Municipality to acquire downstream road rights-of-way needed to implement transportation network improvements identified through a traffic impact study. Land acquisitions and construction of these road improvements will be funded proportionately by regional users. These improvements will be subject to cost recoveries as per Municipal practices. Development within the plan area will also be subject to the Municipal Transportation Off-site Levy Bylaw (as amended).

3.3.8.2 On-Site Transportation

The Harmony Stage 1 NP focuses primarily on the southern portion of the overall Harmony community. The key arterial spine of the internal road network, which will provide a link between the major components of the community and the regional road network (Township Road 250), will also serve as the key access point for the initial stage of development. This key arterial spine road will provide three points of access to various business areas, as well as the initial residential phase. The developer will collaborate with the municipality to acquire downstream road rights-of-way needed to implement transportation network improvements identified through a traffic impact study. Land acquisitions and construction of these road improvements will be funded proportionately by regional users. These improvements will be subject to cost recoveries as per Municipal practices. Development within the plan area will also be subject to the municipal transportation off-site levy bylaw (as amended). To support the build-out of the initial stage of development in Harmony, a secondary means of access shall be identified and incorporated with the initial subdivision applications. Such access may be a temporary or emergency access standard to the satisfaction of the Municipality.

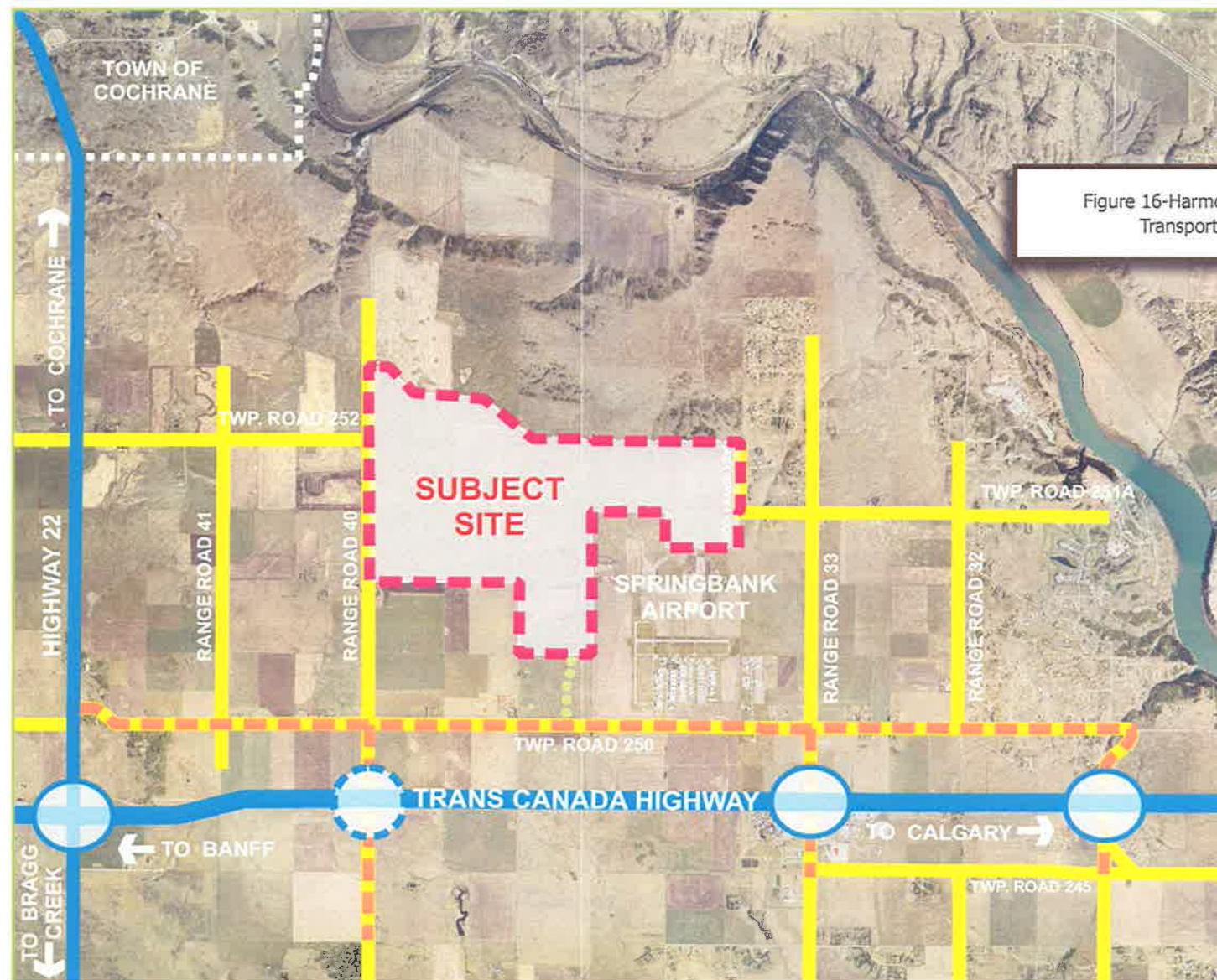


Figure 16-Harmony Stage 1 Off-Site Transportation System

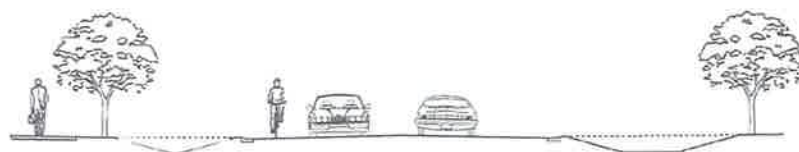
The spine road eventually ties into a future circulatory collector roadway that will facilitate traffic flow through the core residential areas and the Village Core. For the Harmony Stage 1 NP, the west leg of the circulatory roadway will extend to the Village Core area, and the east leg will extend to the northerly business areas and the entrance to the golf course. To control traffic flows, a roundabout is specifically located at the primary Harmony Stage 1 intersection where the spine road meets the circulatory roadway. The need for traffic controls at the other intersections for the Harmony Stage 1 NP have not yet been defined, but may include stop controlled, traffic signals or roundabouts.

Vehicular parking associated with the Harmony development is to be in scale with the road standards and the range of land uses. Specific parking requirements are included within the land use regulations.

3.3.8.3 Road Design Standards

The design standards for the internal road networks will combine a mix of traditional rural road elements with more defined urban type standards to serve particular components of the community.

Specific road design standards suited to Harmony will be developed with the Municipal District in conjunction with the subdivision application process.



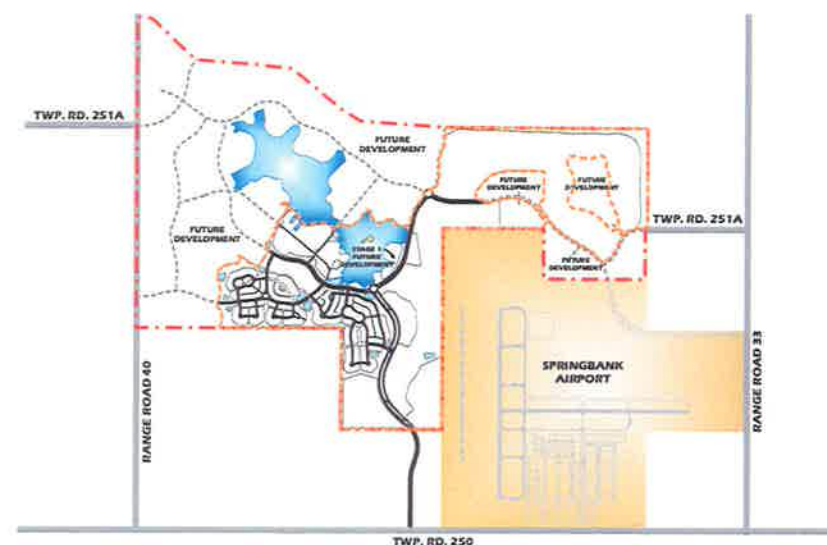
Road Standards Schematic

Key components of the road standards will include:

- Reduced travel speeds;
- Road infrastructure scaled to suit the character of the adjacent land uses;
- Incorporation of low impact development stormwater strategies;
- Consideration for pedestrian corridors and alternate forms of transportation such as bicycles;
- Compatible utility alignments; and
- Vehicle parking requirements.

Village and individual road names will be coordinated through the overall community theming to be determined at the subdivision stage.

In order to help reduce light pollution and preserve “dark skies principles” street lighting will be designed to limit light pollution and will be used at roadway intersections, key community features and core walkway routes rather than a universal lighting approach.



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4. Background Studies

A number of technical evaluations have been conducted for the subject lands and concluded that the lands are suitable for development.

The following studies were prepared and submitted to the MD of Rocky View as part of the Harmony Conceptual Scheme (Bylaw C-6411-2007) and are directly related to those lands included within the Harmony Stage 1 NP. The supporting studies are summarized as follows:

4.1 Biophysical Impact Overview and Environmental Protection Plan

A Biophysical Impact Overview was prepared which includes a review of the compilation of biophysical characteristics within the project area and outlines environmental issues. The study stated that half of the project area was significantly impacted by cultivation while the majority of the pastureland has been over-grazed by cattle. Studies relating to endangered species and rare plants indicated no areas of concern within the subject lands. Two wetland sites were identified and investigated which showed impacts of cattle grazing causing wetland degradation and decreases in riparian vegetation and water quality. The location and characteristics of these sites have been incorporated into the design of the Harmony Stage 1 development. The Environmental Protection Plan (Section 3.0 within the Biophysical Impact Assessment) will be implemented to ensure the enhancement of the landscape.

4.2 Environmental Site Assessment Overview

Two Phase 1 Environmental Site Assessments were prepared which found that no environmental impairment exists on the subject lands and no further studies are required at this time.

4.3 Historical Resources Impact Assessment Overview

A Historical Resources Overview for the subject lands indicated the need to undertake further investigations. Policy 9.5.1 of the approved Harmony Conceptual Scheme recommends that a Historical Resources Impact Assessment be completed prior to development commencing and will include site specific testing in accordance with all applicable requirements and guidelines.

4.4 Geotechnical Evaluation Overview

A number of geotechnical evaluations have been conducted for the subject lands and concluded that the lands are suitable for development. All construction activities in the plan area will be carried out in accordance with the recommendations of the geotechnical report.

4.5 Agricultural Capability Rating Report

A site specific Land Capability Classification for Arable Agriculture in Alberta (LCCAAA) was undertaken to determine the agricultural capability of the lands. The study found that approximately half of the lands were considered marginal for arable agricultural operations with the remainder having severe to no capability due to climate conditions, soil type and poor drainage. Consequently, the lands have been predominately used for sporadic grazing. The Harmony Stage 1 NP lands contain a mixture of these same soil conditions and capabilities.

4.6 Effluent Irrigability Assessment

A Level II Effluent Irrigability Assessment for the subject lands was completed to determine the suitability of the lands to receive post-development waters. In particular, it was found that the golf course sits predominately on soils with higher receptive qualities.

5. Policy and Implementation Strategy

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Through the Harmony Conceptual Scheme process, an extensive review of the policy documents pertaining to the subject lands and surrounding areas was undertaken to gain an understanding of current planning policies.

Development within the MD of Rocky View is governed by a series of policy documents which provide the overall framework for a given area. Through the Harmony Conceptual Scheme process, an extensive review of the policy documents pertaining to the subject lands and surrounding areas was undertaken to gain an understanding of current planning policies. These policies documents guided the preparation, review and approval process for the Conceptual Scheme.

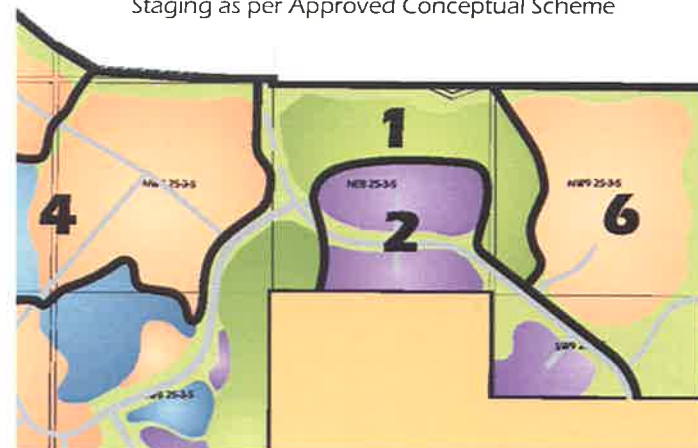
5.1 Harmony Conceptual Scheme (Bylaw C-6411-2007)

The Harmony Stage 1 NP is a direct outcome of the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) and is intended to be included as an appendix to the Conceptual Scheme as the first in a series of implementation plans. The settlement pattern, land uses and supporting infrastructure contained within the Harmony Stage 1 NP conform to the guiding principles and corresponding policies of the Harmony Conceptual Scheme.

This Harmony Stage 1 NP application is a refinement to the development staging contained within the Harmony Conceptual Scheme. This refinement adjusts the shared boundaries with Stage 2 and Stage 6 as illustrated in Figure 17-Harmony Staging Comparison. These changes are the result of the addition of nine holes to the golf course and refinement to the utility servicing scenario. Public consultation feedback from existing surrounding residents has also encouraged change within this stage's boundaries and has been addressed accordingly within the revised Harmony Stage 1 NP boundary. Changes to individual development stage boundaries such as these have been recognized within Section 8 of the approved Harmony Conceptual Scheme and acknowledged as refinements resulting from the detailed design process.

Ultimately, the proposed Harmony Stage 1 NP conforms to those policies and proposed land uses set forth within the Harmony Conceptual Scheme (Bylaw C-6411-2007) and will provide for a fully serviced, high quality residential and business community with a comprehensive open space system focused on sustainability initiatives.

Staging as per Approved Conceptual Scheme



Proposed Staging Revision

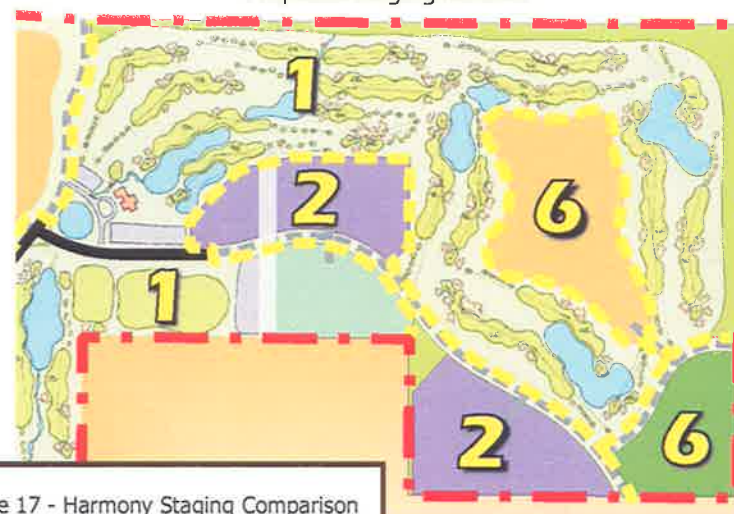


Figure 17 - Harmony Staging Comparison

5.2 Land Use Designation

The application for the Harmony Stage 1 NP approval is supported by a proposed land use redesignation application. In order to implement the vision and guiding principles contained within the approved Harmony Conceptual Scheme and the Stage 1 Neighbourhood Plan, it is proposed that the lands be redesignated to a Direct Control land use district in accordance with the provisions of the MD of Rocky View Land Use Bylaw. The land use amendment provides the transition from broader governing policies to site specific regulations within the proposed Harmony Stage 1 NP.

The Harmony Stage 1 NP seeks to redesignate the subject lands to accommodate a wide variety of land uses such as major open space amenities, a vibrant Village Core, distinctive residential villages, a marquee business campus and supporting infrastructure.

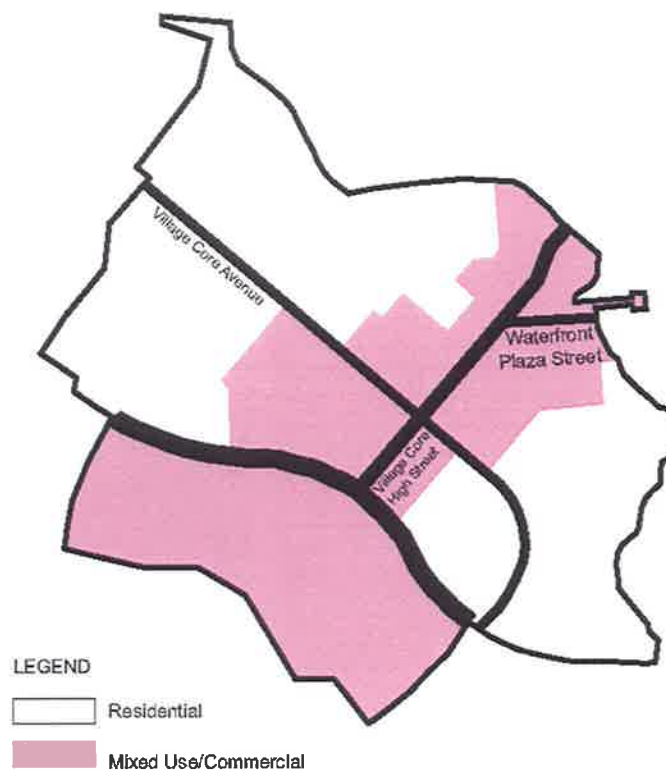
The Harmony Direct Control district will contain specific regulations related to development cells for the Village Core 1 (VC-1), Business 1 (B-1), Village Residential 1 (VR-1), and Future Development (FD) as illustrated in Figure 18-Harmony Land Use Amendment. The Direct Control Bylaw defines the land uses that will be permitted within each development cell, as well as the associated regulations that will govern the operation of the uses. The following provides a summary of the land redesignation.

Proposed Direct Control Land Uses for Harmony Stage 1 NP

	Hectares	Acres	Percentage
Village Core 1 (VC-1)	29.1	72.0	4.0
Employment Campus (E-1)	45.4	112.2	6.0
Golf Facilities and Open Space (GO)	173.1	427.7	25.0
Village Residential 1 (VR-1)	69.9	172.7	9.9
Future Development (FD)/Stage 1 Future Development	389.8	963.1	55.1
Total	707.3	1,748.0	100.0

5.2.1 Village Core 1 (VC-1) Designation

The purpose and intent of the Village Core 1 (VC-1) designation is to provide a vibrant focal point for the overall Harmony community through the provision of a mix of land uses within this well defined area. The intent is to accommodate for a variety of housing forms within a higher density setting, and to provide small to medium scale commercial, institutional and personal service uses. There is also the inclusion of community amenity space, the school site and the implementation of utility infrastructure within the proposed VC-1 area.



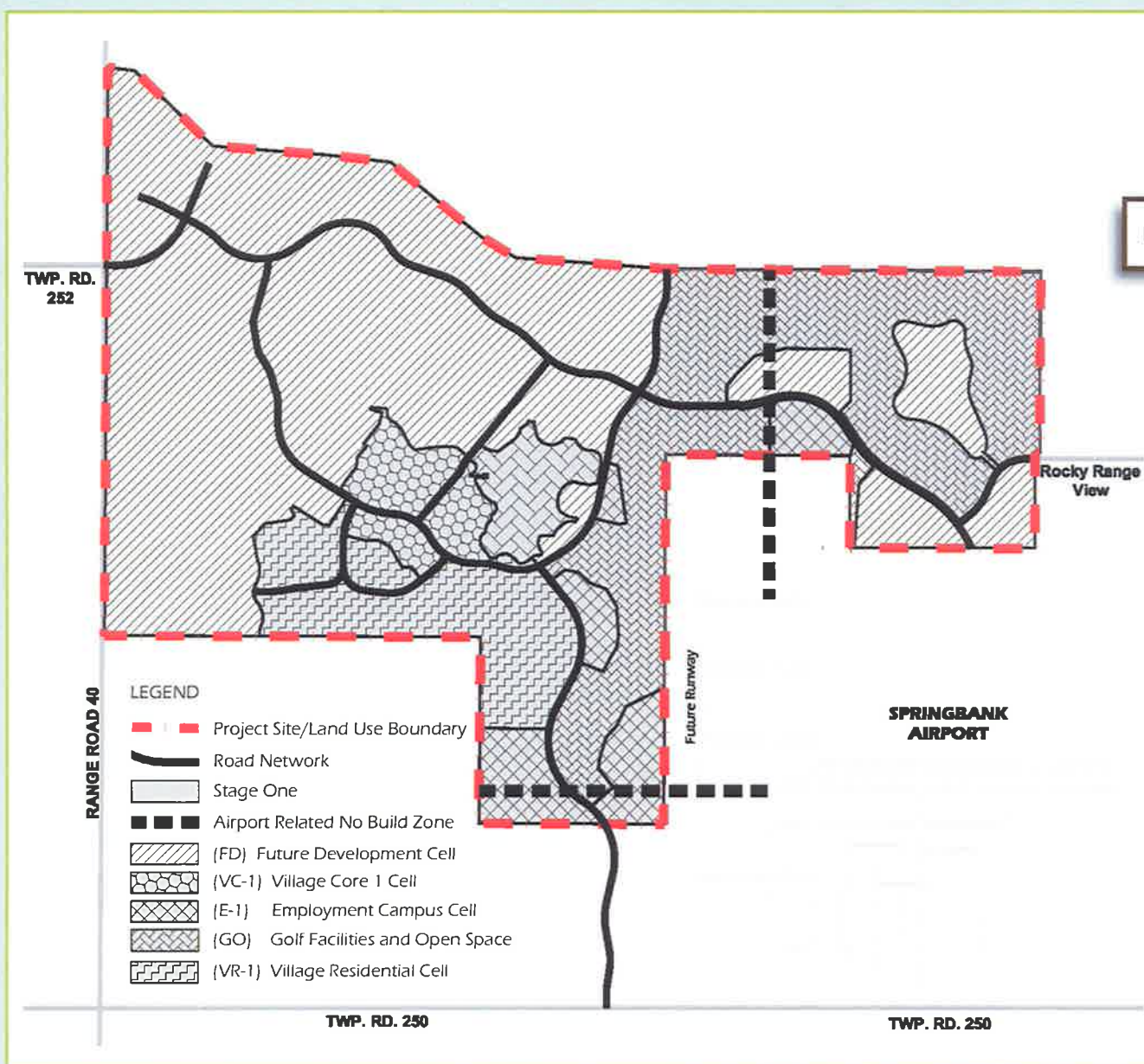


Figure 18-Harmony Land Use Amendment

5.2.2 Village Residential (VR-1) Designation

The purpose and intent of the Village Residential (VR-1) designation is to accommodate a variety of housing forms within a range of low to medium density housing units, specifically within residential Village A and Village B. The designation will allow for the clustering of housing, open space elements and community amenity space, as well as allow for the implementation of utility infrastructure.

5.2.3 Employment Campus (E-1) Designation

The purpose and intent of the Employment Campus (E-1) designation is to accommodate comprehensively planned employment related land uses that contribute to the local and regional economy. This designation will provide an attractive work environment within the Harmony Stage 1 NP, more specifically the employment campus, by providing institutional based business opportunities, community amenity space and the implementation of utility infrastructure.

5.2.4 Golf Facilities and Open Space (GO) Designation

The purpose and intent of the Golf Facilities and Open Space (GO) designation is to provide for the development, operation and management of a golf course and associated recreational facilities and provide recreational based business opportunities, community amenity space and the implementation of utility infrastructure.



5.2.5 Future Development (FD)/Stage 1 Future Development Designation

All of the remaining non-Stage 1 lands will be designated as Future Development Cell (FD). The purpose and intent of this designation is to allow for continuation of interim land uses compatible with the overall Harmony vision until such time as the lands will be developed into subsequent stages of the community. A portion of the land within Stage 1 will be designated as Stage 1 Future Development. This portion is a development node that projects onto the lake. The interim land uses established within the Future Development designation will remain the same. The only difference is this portion of land lies within the Stage 1 boundary. This is an interim measure until a more suitable land use is established for this particular site within Stage 1. Prior to development, the Future Development and Stage 1 Future Development lands will need to undergo another land use redesignation process in order to establish districts similar to those being implemented for the Harmony Stage 1 lands.

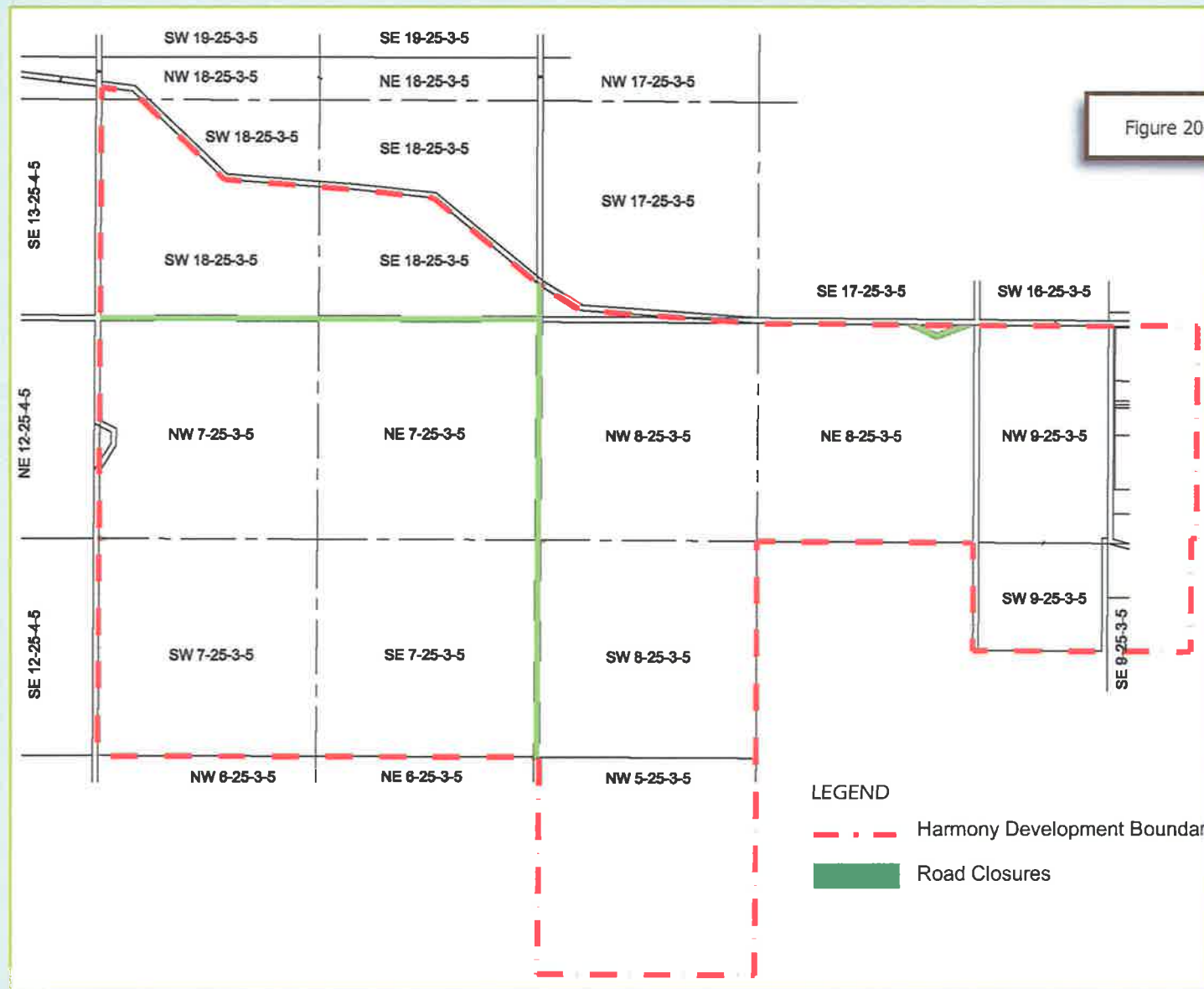
The Harmony Stage 1 NP lands are located within the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) which provides the framework for the development of a comprehensively planned residential and business community with a variety of housing, business and open space uses. The proposed Harmony Stage 1 NP and corresponding land use amendment application conforms to the approved policies within the Harmony Conceptual Scheme.

5.3 Road Closures

Aligns with intent, no amendments required.

The existing rural Township and Range land management system is comprised of sections and quarter sections. Upon the establishment of road allowances were provided at regular intervals. Some of the road allowances have been developed into roadways and some remain undeveloped and incorporated into adjacent agricultural

Within the Harmony area there are a few such undeveloped road allowances. In accordance with Policy 8.1.2 of the Harmony Conceptual Scheme (Bylaw C-6411-2007), these undeveloped road allowances will be closed and replaced by a new road system that will service the development and provide connectivity to adjacent areas (as illustrated in Figure 20-Harmony Road Closures). Accompanying the proposed Harmony Stage 1 NP is a separate road closure application for the MD of Rocky View owned road rights-of-way.



5.4 Public Engagement

Being a good neighbour is the basis for all of Harmony's public engagement activities. Open lines of communication and transparency have and will continue to be integral to Harmony's vision and implementation. Harmony believes in interaction with its neighbours, the general public and other stakeholders to create ample opportunity for dialogue in many forms. This is to improve and evolve Harmony, for both existing and potential residents in the area. Consultation began in 2002 and while Harmony has become more refined, there is still the ongoing desire and opportunity for public engagement.

Similar to the process for the preparation and adoption of the Harmony Conceptual Scheme (Bylaw C-6411-2007), public engagement activities have played a large role in the development of the Harmony Stage 1 NP. Engagement mechanisms include:

- Establishment of an external review panel
- Individual/group dialogue
- Formal open house events
- Information dissemination
- Involvement of third party partnerships in planning
- Participation as a "showcase" at multiple conferences
- Establishment of a public information facility with full time presence in close proximity to residents

5.5 Calgary Regional Partnership

Since 1999 the Calgary Regional Partnership (CRP), comprised of 18 municipalities and one first nation, have been working hard to establish a regional vision that could be implemented locally. The vision for the regional land use plan focuses on four pillars;

- Enriched Communities
- Prosperous Economy
- Healthy Environment
- Sustainable Infrastructure

"The Calgary Regional Partnership is creating a regional growth management plan where each municipality's uniqueness and autonomy will be kept, while ensuring that we have a way forward to make decisions about sustainable growth in the region for our future."

Calgary Regional Land Use Plan Working
Session Notes – January 10th, 2008

On April 15th, 2005 the CRP adopted a universally accepted definition of sustainable development –

"... development which meets the needs of the present without compromising the ability of future generations to meet their own."

1987 Bruntland Report

At the same time, the CRP endorsed the application of "Triple Bottom Line" analysis in decision making. Harmony's guiding design principles are recognized as critical components of being a successful model of the Triple Bottom line. On February 14th, 2008 Harmony was invited to present at a CRP conference as well as the following other reputable conferences to showcase Harmony as a strong example of a sustainable development:

- The Buildex, Construct & DesignTrends Calgary Conference and Exposition
- The Buildex, Construct & DesignTrends Edmonton Conference and Exposition

The Harmony Stage 1 Neighbourhood Plan includes strategies and design elements which support the draft Regional Land Use Plan. Future development stages will continue to work towards achieving these regional initiatives.

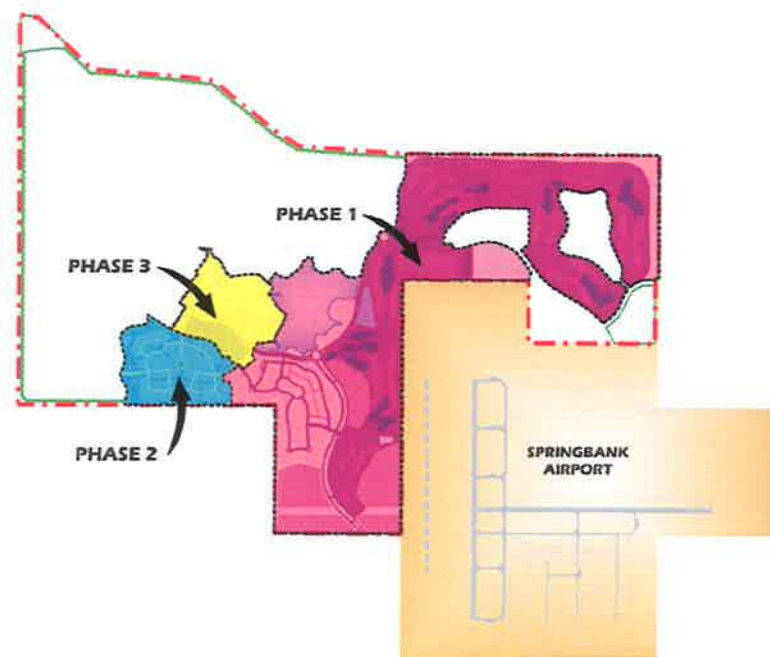
5.6 Subsequent Implementation Strategies

As indicated previously, the Neighbourhood Plan and Land Use Redesignation processes form the basis for implementation of the approved Harmony Conceptual Scheme. The next steps in the approval process will focus on the construction process involving items such as stripping and grading permitting, subdivision approvals, detailed engineering design and approvals, development agreements, and site specific development and/or building permits. These subsequent implementation steps may cover the full Harmony Stage 1 lands or a portion thereof (e.g. individual phases within the stage down to specific lots). As per the provisions of the Direct Control Bylaw, similar implementation processes will apply to residual lands outside of the Harmony Stage 1 Neighbourhood Plan area.

The development concepts contained within this Neighbourhood Plan are subject to further review and refinement during the preparation of subsequent MD of Rocky View development applications. Such refinements shall generally conform to the settlement pattern, land use elements, utility infrastructure and key linkages identified in this Neighbourhood Plan.

5.7 Phasing Strategy for Stage 1 Developments

The general phasing strategy for Harmony Stage 1 includes three phases ensuring timely and effective build out of the first stage within the community. Included within the first proposed phase are Village A, the 27-hole golf course, water and wastewater treatment facilities, the lake/reservoir, all associated pathways and open space amenities, and three of the employment cells within the employment campus. Phase 2 will include Village B and Phase 3 will include the Village Core and the school site, along with all associated pathways and open space amenities. Phasing boundaries within Stage 1 are approximate and are subject to refinement at the subdivision stage. Given the longer build-out period for Phase 3, it may be developed concurrently with future stages of development. Construction may commence in other areas prior to full build-out of Stage 1 as per the approved Harmony Conceptual Scheme (Bylaw C-6411-2007).



6. Conclusions

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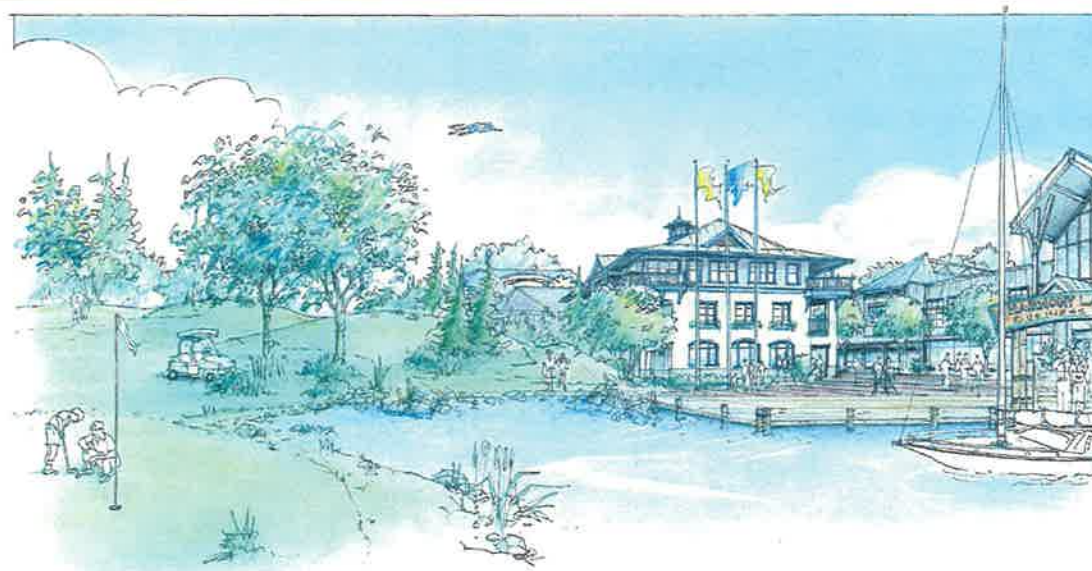
Through the Harmony Conceptual Scheme process, an extensive review of the policy documents pertaining to the subject lands and surrounding areas was undertaken to gain an understanding of current planning policies.

The proposed Harmony Stage 1 Neighbourhood Plan allows for the creation of a staged residential and business community within a recognized growth corridor in the MD of Rocky View. The Neighbourhood Plan adheres to the MD of Rocky View's aspirations to establish well-defined communities and includes high quality open space and amenities with a distinct Village Core, two residential villages, an employment campus, a 27-hole golf course, and a recreational lake. The Harmony Stage 1 NP is in conformance with the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) which sets forth Harmony's guiding principles, settlement pattern, sustainability initiatives, public engagement process, and overall holistic approach to community development.

The creation of the Harmony Stage 1 NP is the next step in the implementation of Harmony and provides a more detailed layout of the community which is to be developed over the next several years.

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APPENDIX B

Stage 2 Implementation Plan

APPENDIX C

Stage 3 Implementation Plan

APPENDIX D

Stage 4 Implementation Plan

APPENDIX E

Stage 5 Implementation Plan

APPENDIX F

Stage 6 Implementation Plan