

# Hays Hill Estates Outline Plan



PREPARED FOR  
**HLC Homes Balzac, Alberta**  
C/O Kevin Hu  
Range Road 293 Rocky View County

ON

April 24, 2020

FOR SUBMISSION TO  
**Rocky View County**

## BYLAW C-7922-2019

### A Bylaw of Rocky View County known as the Sharp Hills Outline Plan

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This bylaw shall be known as Bylaw C-7922-2019.

#### PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97); Balzac East Area Structure Plan (Bylaw C-5177-2000) and the *Municipal Government Act*.

#### PART 3 – EFFECT OF BYLAW

**THAT** Bylaw C-7922-2019, known as the “Hays Hills Outline Plan”, affecting a portion of NE-16-26-29-W04M consisting of 19.79 hectares (48.90 acres) of land, be adopted as defined in Schedule “A” as an appendix to the adopted 566 Crossing Business Park Conceptual Scheme, attached to and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7922-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7  
File: 06416004 - PL20170103

READ A FIRST TIME IN COUNCIL this 10<sup>th</sup> day of December, 2019

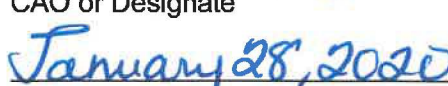
PUBLIC HEARING WAS HELD IN COUNCIL this 28<sup>th</sup> day of January, 2020

READ A SECOND TIME IN COUNCIL this 28<sup>th</sup> day of January, 2020

READ A THIRD TIME IN COUNCIL this 28<sup>th</sup> day of January, 2020

  
Reeve

  
Charlotte Jank  
CAO or Designate

  
January 28, 2020  
Date Bylaw Signed



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-7922-2019**

An Outline Plan affecting a portion of NE-16-26-29-W04M consisting of 19.79 hectares (48.90 acres) of land herein referred to as the "Hays Hills Outline Plan" as an appendix to the adopted 566 Crossing Business Park Conceptual Scheme .

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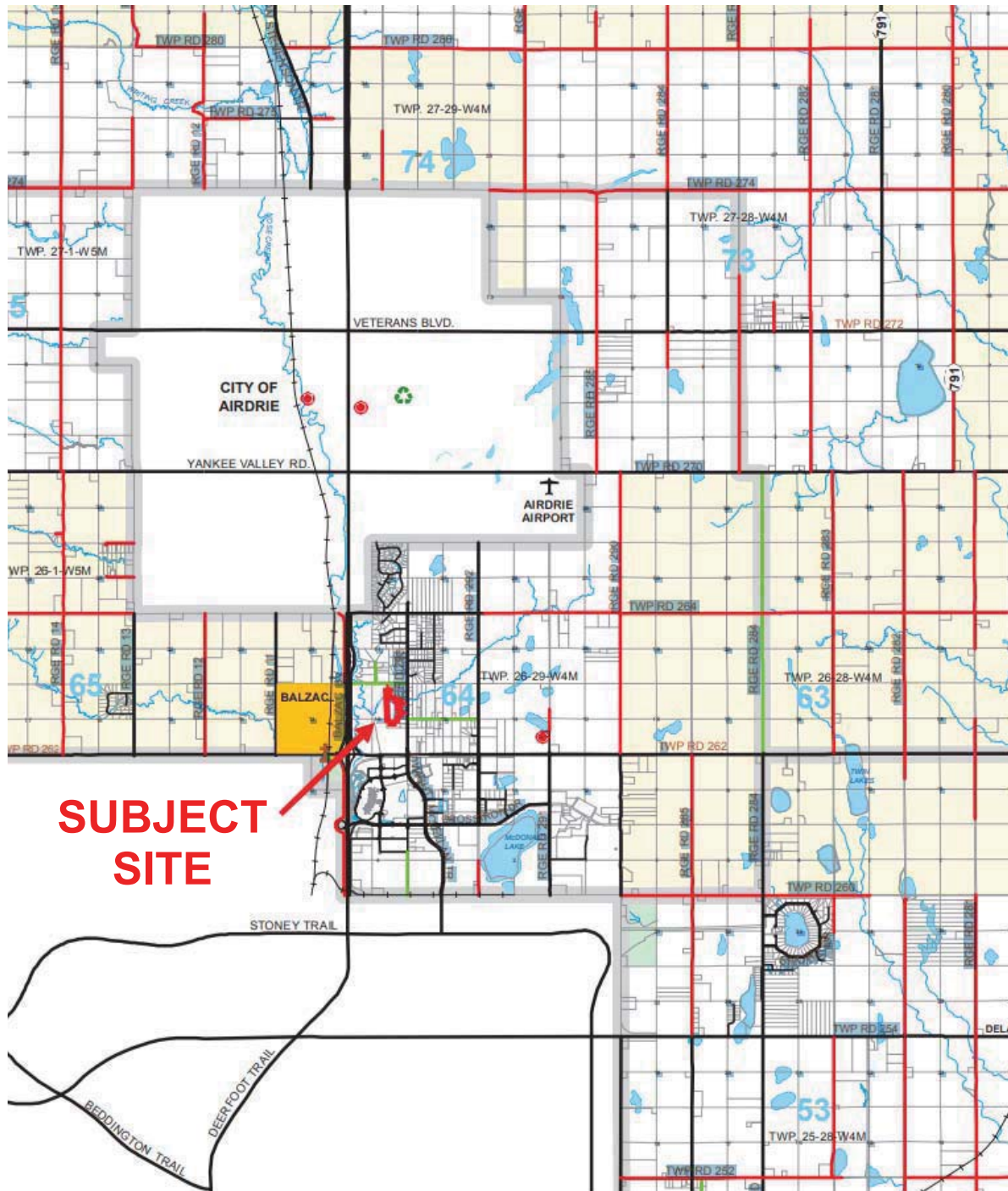
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## 1. Introduction

The Rocky View County Balzac East Area Structure Plan (BEASP) adopted in 2000 states that preparation of Outline Plans (OP) may be required for developments within the ASP boundary. This Outline Plan is prepared as a result of Rocky View staff indicating that a OP is required. This plan strives to be consistent with the, MGA, the County Plan, the Rocky View County Land Use Bylaw, the Balzac East Area Structure Plan (BEASP), the 566 Crossing Conceptual Scheme. See Regional Locator Map (Figure 1.)

**Figure 1: Regional Locator Map**



**Policy 1.1.0** Policies contained in this Outline Plan shall apply to the Plan Area, defined as Area 3 within the 566 Crossing Business Park Conceptual Scheme.

## **2. Plan Interpretation**

Discussion sections within this Outline Plan are provided to clarify policies within these documents. Policies take precedence over inconsistencies that may be found in the discussion section.

The word “shall” is a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by administration, the developer, the Development Authority and the Subdivision Authority.

The word “should” is a directive term that indicates or directs a strongly preferred course of action by Council, administration and/or the developer but one that is not mandatory.

## **3. Purpose and Objectives**

### **3.1. Purpose**

The purposes of this Outline Plan are to:

Comply with BEASP 4.3.1(f) which states that:

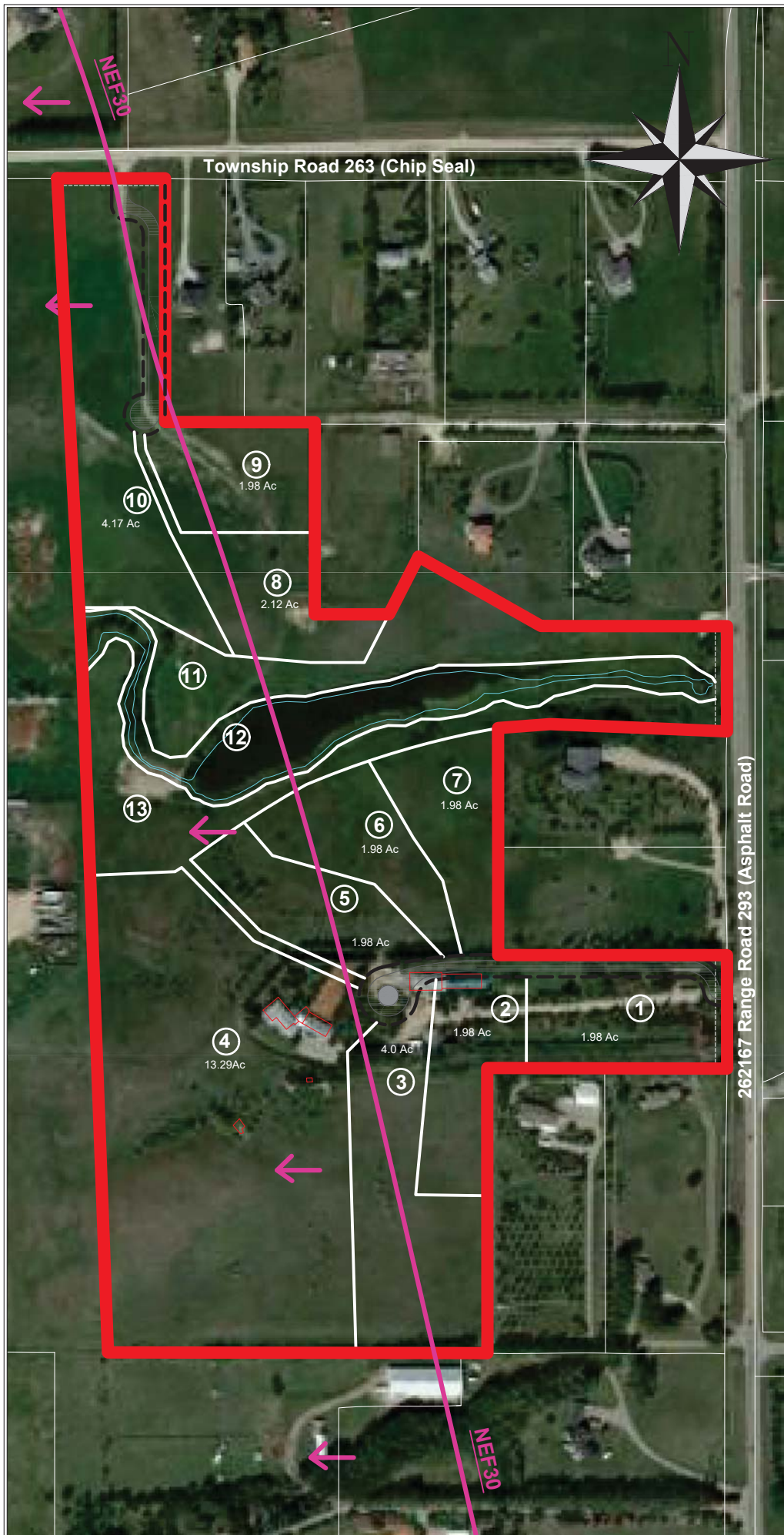
- a) Identify an Outline Plan area specific to the land area in this document;
- b) Identify the planning issues that may affect the subdivision and development of the plan area;
- c) Identify a land use concept with associated servicing and development strategies for the subdivision and development of the plan area;
- d) Identify a planning policy framework that addresses the planning issues and supports the land use concept and associated servicing and development strategies;
- e) Establish an implementation strategy for the subdivision and development of the plan area; and
- f) Comply with all other statutory documents including the MGA, Land Use Bylaw.

### **3.2. Objectives**

The objectives of this Outline Plan are to:

- a) Establish the appropriateness of the Outline Plan and plan area in a comprehensive format for the subdivision and development for the land (See Figure 2);
- b) Examine the implications of development proceeding within the Outline Plan boundary;
- c) Identify existing constraints and opportunities within the plan area for subdivision and development;
- d) Establish a land use concept with servicing and development strategies and policy framework for the plan area; and
- e) Accommodate the subdivision and development of the plan area.





# HLC Homes

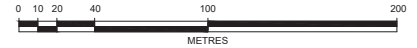
PLAN SHOWING

## Site Plan Aerial

AFFECTING

**NE-16-26-29-W4M**

SCALE- 1:4000



ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

## LEGEND

- Subject Property -
- Waterbody -
- Existing Home/Barn -
- NEF30 -



## Figure 2

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#### 4. Existing Rocky View Planning Framework

**Municipal Development Plan (MDP)** the MDP provides overall policy direction for all land within Rocky View County. It was adopted by Council on July 6, 1998 and among other things, it encourages the establishment of development in appropriate locations that will broaden and diversify the economic base of the Municipality. It also recognizes the need to conserve significant natural features.

The Outline Plan (OP) proposes an infill residential development within the confines of the Balzac East Area Structure Plan boundaries. It recognizes existing residential uses and includes provisions that will result in the preservation of one of the Nose Creek tributaries.

#### **Rocky View County Plan** (Bylaw C-7280-2013)

The County Plan identifies that residential development should occur within an approved Area Structure Plan area. The subject lands are within the Balzac East Area Structure Plan.

In section 5.1 of the Rocky View County Plan it states that residential growth is supported within the Hamlet of Balzac in accordance with the Area Structure Plan (ASP) or Concept Scheme (CS). The area covered in this Outline Plan is covered by both Balzac East Area Structure Plan (BEASP) and the 566 Crossing Concept Scheme (566 CS). The purpose of this Outline Plan (OP) is to demonstrate how it is in compliance with each of these statutory documents.

In the Country Residential Section, 5.8 & 5.9 of the County Plan Country Residential development is supported so long as growth is covered by an ASP, and existing country residential has been absorbed and demand for new development can be supported, and

- a) is consistent with population goals (2.5 – 3 % growth of the region's population by 2026)
- b) there is opportunity for community input (2 Open Houses held (Section 27))
- c) it is orderly and sequential (it is located in Phase I of BEASP residential development)
- d) meets the financial, environmental, community and infrastructure goals of the County Plan
- e) there is market demand for the lots created (most of the lots are already spoken for / presold)

In the Land and Environmental Stewardship Section of the County Plan 7.12 it;

*"Encourages the efficient use of rural land and infrastructure by directing residential... to the defined growth areas by encouraging infill development within those areas".*

This OP makes every attempt to support these policies.

In the Conservation Section of the County Plan 7.26 it;

*"Encourages and supports conservation design as a form of compact residential development in new or amended area structure plans."* This OP supports a compact innovative design.

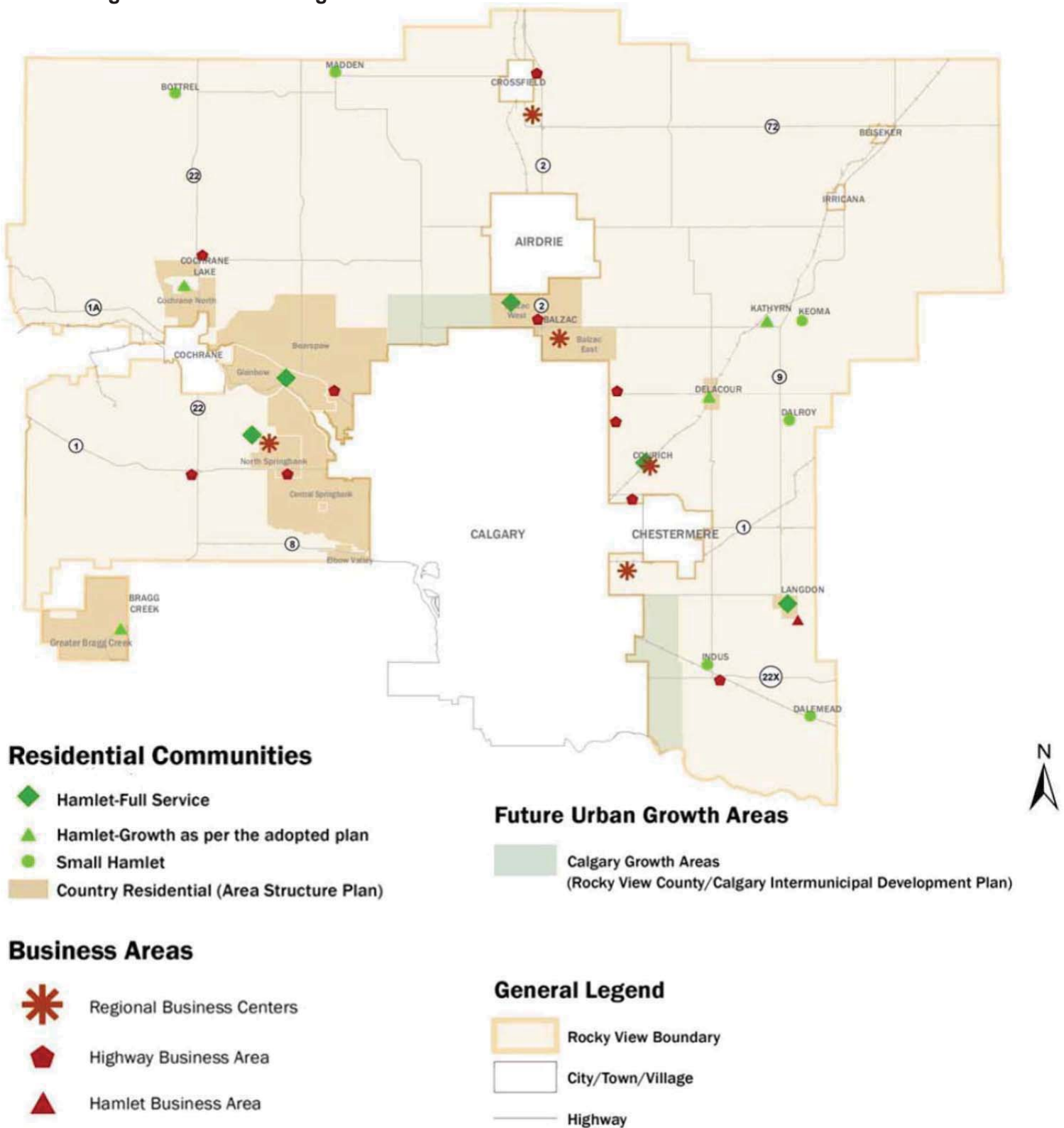
The Country Residential Development Section 10.0 of the County Plan Goals

*"Encourage alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape."*

Policy 10.1 encourages development within the greater Balzac area that conforms to the ASP.

Section 10.9 (e, f, & g) encourages compact development and allows for residential dwelling bonusing when dedicated open lands exceed the minimum requirement and which prevents the subdivision of open lands and it effectively manages open lands.

**Figure 3: Growth Management**



Section (12.0) of the County Plan which deals with Parks, Open Space, Pathways, and Trails, Section 12.3 states;

“Promote and provide for the connectivity of pathways and trails to Hamlets”

In Section 13.0 of the County Plan dictates policy about Reserves 13.10 states that;

“Environmental Reserves (ER or ERE) shall be taken at the time of subdivision in accordance with the MGA as determined by the County.”

And 10.15 (b) which encourages the “maximizing of lot yields which create an efficient development pattern.” It is felt that all of these objectives are achieved in the proposed Outline Plan.

In Section 16.0 of the County Plan dictates policy about Transportation. Its goals include;

“Supporting existing development and future growth areas by providing an effective and fiscally sustainable transportation system” and to Develop and maintain the County’s transportation infrastructure in a safe, efficient, fair and cost effective manner.”

Section 16 .3 states;

“New development shall make use of, extend and enhance the existing transportation infrastructure where feasible.”

In Section 16.13 of the County Plan dictates policy about road access

“Residential redesignation and subdivision applications should provide for development that:

- a) provides direct access to a road, while avoiding the use of panhandles;
- b) minimizes driveway length to highways/roads;
- c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and
- d) Limits the number and type of access onto roads in accordance with County Policy.”

In section 22.0 of the County Plan dictates policy about Solid Waste. The Goal is to;

“Provide convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste.”

Policy 22.3 states;

“Support and promote markets and industries that consume recyclables and/or actively minimize waste.”

Policy 22.10 states;

“Identify and implement opportunities to expand the variety of recycled materials accepted at collection stations.”

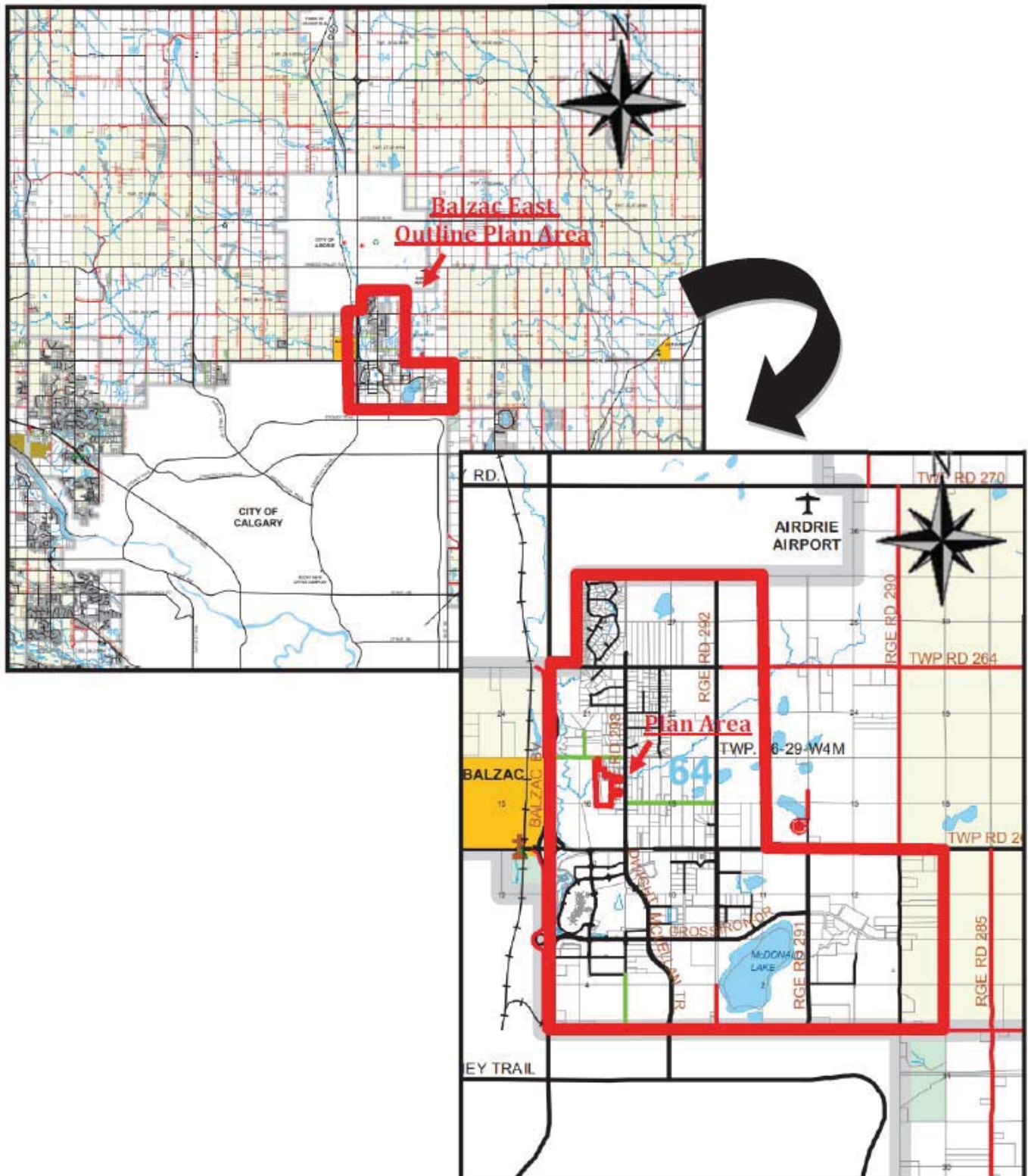


**5. Balzac East Area Structure Plan (Bylaw C-5177-2000, Adopted September 26, 2000)**

The Balzac East Area Structure Plan (BEASP) identifies the subject lands as Phase I Infill Residential Area. See Figure 4.

Section 3 of the BEASP provides a list of requirements for the preparation of Conceptual Schemes as follows:

**Figure 4: Balzac East Area Structure Plan and Plan Area**



## **Section: '3.0 PLAN VISION AND GOALS**

The BEASP will provide a framework for orderly economical and beneficial development of land, and patterns of human settlement. It is intended to provide a flexible long-term framework for development in the Plan Area. The BEASP should provide clear policy guidance, with appropriate flexibility, to ensure that Balzac East remains a desirable place to live and work. Based on community input, the BEASP attempts to accommodate a diverse range of interests, address lifestyle and livelihood issues, and promote economic diversity.

Stakeholders' input forms a major component of the Plan goals and policies. During the BEASP public participation process, a number of issues, concerns, and interests were noted.

The BEASP envisions an orderly and sequential pattern of land use transition accommodating new residential and business opportunities while continuing to respect adjacent agricultural activities. The transition will strive to preserve and integrate natural features, open space, and visual characteristics that attract new residents, while, at the same time, provide new economic opportunities for those who have historically earned their livelihood in the area. New economic opportunities will take the form of high quality, and appropriately located business areas. All development will be supported by a well-planned and appropriate network of infrastructure and services.”

### **Section: “3.1 Plan Goals**

The following goals provide the focus for the BEASP, build on the Plan Area vision, and collectively represent the future aspirations of the community and the Municipality:

- a) Achieve an efficient, sequential pattern of development encouraging a diversity of land uses working in harmony with one another;
- b) Promote intensification of existing residential development areas through infilling;
- c) Recognize the potential for transition of agricultural lands to non-agricultural uses in a series of orderly, planned, properly serviced, and market – driven stages;
- d) Promote appropriately located business areas to serve local and regional needs;
- e) Establish high quality Performance Standards and Development Guidelines to harmonize development with the natural and built environment;
- f) Provide an efficient and safe road network to address existing traffic issues and accommodate future growth;  
Encourage the protection, preservation, conservation, and/or enhancement of significant and valued natural and/or archaeological features of the Plan Area through the development process, and
- h) Maintain the functional and visual integrity of significant transportation corridors.”

With respect to future residential growth the following principles should be applied as stated in Section 4.2 of the BEASP;



## **Section: “3.2 Residential Land Use**

Orderly and sequential residential development compatible with the natural environment is encouraged beginning with the in-filling of existing residential areas.

Generally, residential development should occur in an orderly pattern, within the plan area, from west to east. Visual impacts from both the highway and within neighbourhoods shall be considered. New housing should be consistent with existing neighbouring developments and be of a form and character that leads to the development of a consistent visual landscape. Rural density developments with integration of open space and larger lot sizes are preferred over urban forms of development. Permitted levels of development will be influenced by the capacity and quality of available services and infrastructure.

Applicants for residential development in the Plan Area should consider internal road linkages with neighbouring landowners in support of a comprehensive and efficient road network. Opportunities to provide pedestrian linkages through the residential areas with possible connections to the proposed Nose Creek Open Space system should be considered.”

### **Section: “3.2.1 General Residential Area Policies**

- a) The Municipality may require applications for redesignation and/or subdivision for residential development to supply the following:
  - i. a storm water management report;
  - ii. an evaluation of any on-site hydrological conditions including confirmation of sufficient water supply
  - iii. an evaluation of sanitary servicing;
  - iv. an evaluation of on-site geotechnical, archaeological, and historical features;
  - v. A Traffic Impact Analysis; and/or
  - vi. Any other matter deemed necessary by the Municipality.
- b) Redesignation and subdivision applications for multi-lot developments shall demonstrate how the proposal could accommodate the future subdivision potential and/or development of a future road network on surrounding lands.
- c) Panhandles are generally discouraged except where site constraints exist or where panhandles may accommodate future internal subdivision roads”

### **Section: “3.2.2 Phase One - Residential Intensification Area Policies**

In-filling of Phase One is encouraged prior to further development of infrastructure in Phase Two. Applications for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, compatible with the surrounding land use pattern.

- a) Minimum parcel size shall be two (2.0) acres.

- b) Proposals for redesignation, subdivision, and development within the Phase One Residential Intensification Area shall be supplied by a surface water system, with written confirmation of a sufficient water supply.
- c) ... Conceptual Schemes may be required for redesignation and subdivision applications deemed to have an impact on the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.”

### **Section: “1.4 Opportunities and Constraints identified in the BEASP**

A number of issues and technical considerations were evaluated as part of the BEASP process, and the following opportunities and constraints were identified:

- a) Differing lifestyle/livelihood aspirations - Agricultural land holders expressed difficulties in continuing their farming operations, while existing small land owners wish to retain the "country charm" of their once rural surroundings.
- b) Proximity to Urban Centers - Urban growth pressures will continue and annexation of at least some parts of the Plan Area is likely in the foreseeable future.
- c) Nose Creek - The creek is a major drainage component in the Plan Area. It has traditionally been utilized for storm water management and the watering of livestock, but consideration should also be given to its potential as a linear park with some recreational amenity.
- d) Proximity to the Calgary International Airport - Proximity to a major airport brings federal regulations, public safety issues, and land use limitations to the Plan Area.
- e) Highway 2 - Alberta's main highway has controlled access and requires special consideration with respect to visual appearance of the highway corridor.”

## **6. HLC Homes Hays Hill Estates Outline Plan Rationale**

### **6.1. Regional Development Constraints**

The constraints within the Outline Plan area are identified in the BEASP. Several factors act as constraints for this site; namely

- a) The (Airport Vicinity Protection Area) AVPA (non-residential build zone above the Noise Exposure Forecast NEF 30 zone),
- b) The slopes associated with the site,
- c) The seasonal drainage course that bisects the site, and
- d) Access points to the site.

## **6.2. Resolution of Development Constraints**

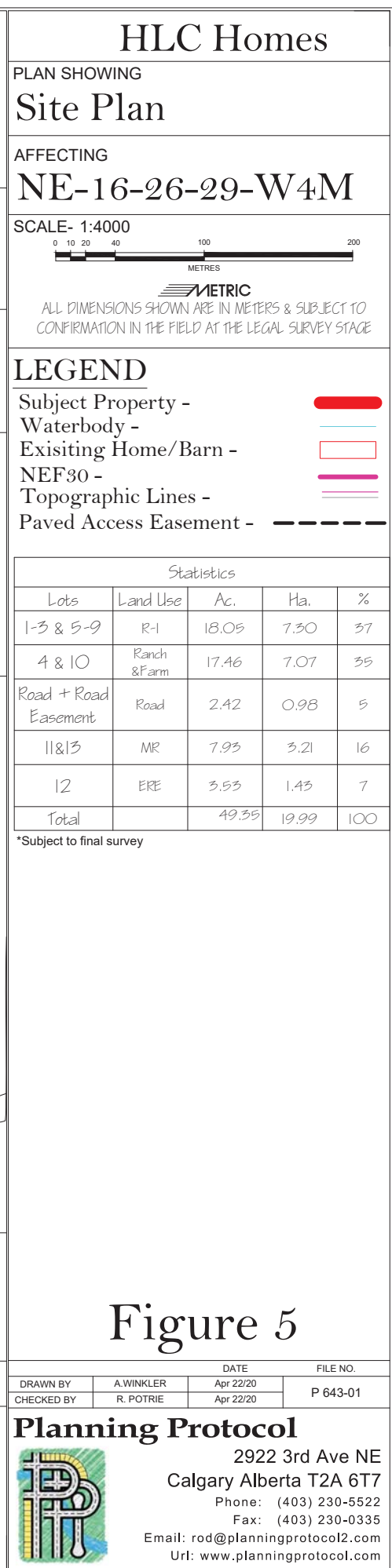
The portion of the site which falls within the NEF 30 line is an area which no new residential homes can be built. All existing homes built before the enactment of the AVPA are grandfathered in and are thus allowed to be maintained and renovated, however no new residential buildings will be allowed. The existing home on the site falls into this category and is grandfathered in. This restriction does not apply to non - residential uses, such as shops, barns garages, utility sheds, or anything that does not contain residential sleeping quarters. The Noise Exposure Forecast (NEF 30) line is defined in Site Plan Map (Figure 2). All lots contain a residential building envelope large enough to accommodate an estate home footprint of 2500 – 3500 + sq. ft. and easily meet all the required front, side, and rear yard setbacks. See Figure 7 for 1 Acre Building Envelopes. All lots contain a minimum parcel size of 0.801 ha. (1.98 acres). All have a 1 acre building envelope. Only lot # 5 has a building portion on its one acre building envelope which is west of the NEF 30 line.

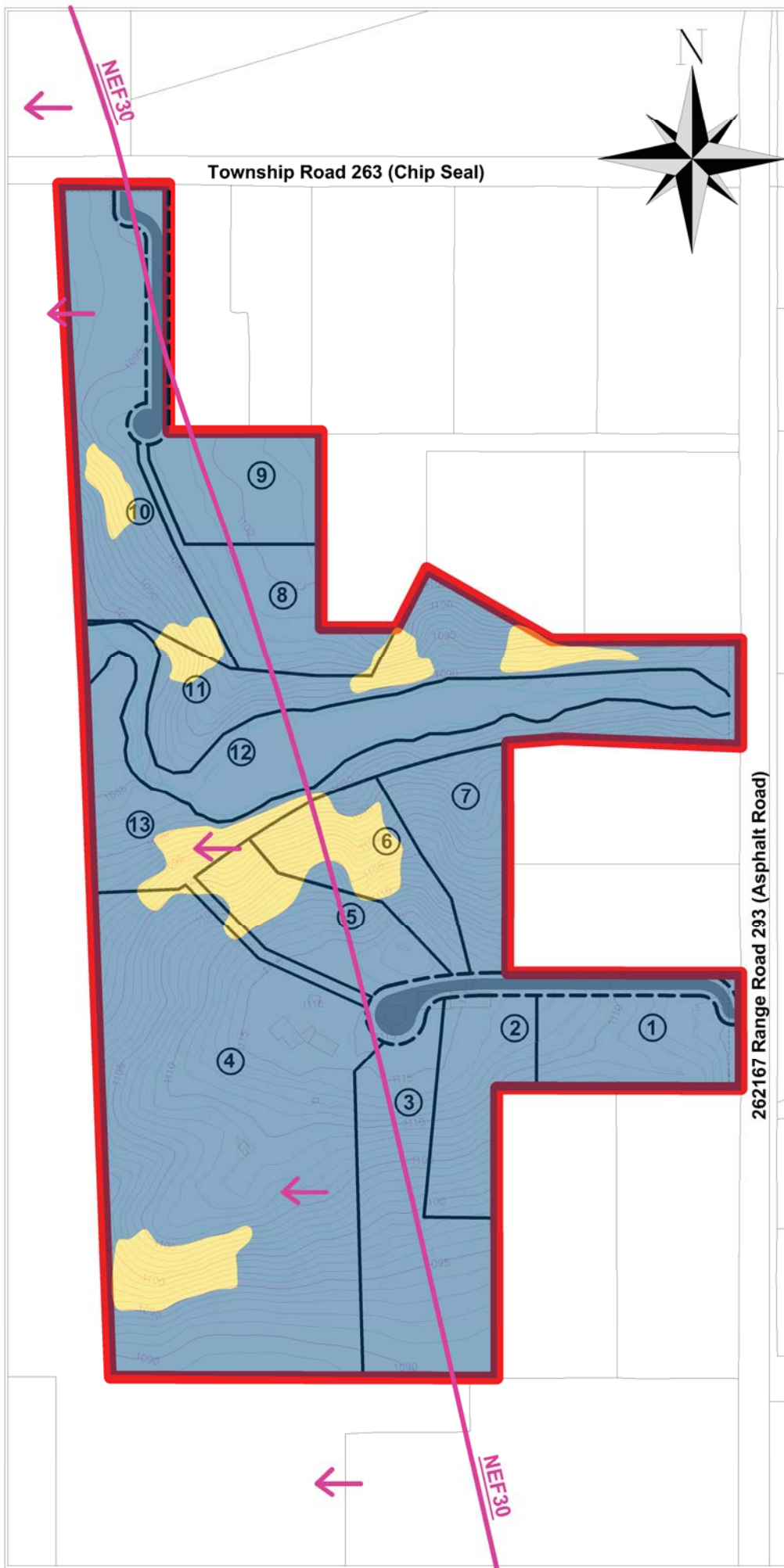
Bylaw C-4841-97 Section 48.5 of the Land Use Bylaw states that each lot must contain at least 1. 98 acres (0.801 ha) in order to qualify as an R-1 country residential lot. While the configuration of each lot is unique it is possible to create a functional design which qualifies for the minimum parcel size. All lots are 1.98 acres (0.801 ha.) or greater.

## **6.3. Slopes and Slope Stability**

This Hays Hill OP area is a raised area higher than all the surrounding areas with superb views. These higher vantage point areas are very desirable and come with constraints due to slopes. While most of the site is much less than this, the maximum slope in the plan area is up to 34 % as shown in Figure 6. A Professional Slope Stability Engineer was retained to conduct a thorough investigation of the slopes. The findings were that each building envelope is stable and eligible for residential development. The engineer has confirmed that there is at least one contiguous acre of developable land on each lot. Figure 7 demonstrates a 1 acre contiguous building area. Each building envelope has been hand crafted with specific intention to ensure that each lot has views, envelopes, and buildable areas for a residence as well as accessory buildings. The placement of the buildings will be similar to those already in existence in the surrounding area. Several similar subdivisions of R-2 to R-1 lots have occurred in the area. In this manner these lots will be consistent with the other existing local county residential lots.

The elevation difference of the plan area is highest on the east central portion at a height of 1118m to a the low of 1085m in the west central portion of the site representing a difference of 33 meters. The most extreme slopes of the area have 34 % slopes and are stable and suitable for residential development, according to the findings of the geotechnical study. Almor Slope Assessment is located in Appendix 2. This engineer report certifies that the slopes in this area are stable and each lot contains an area of at least 1 developable acre. See Slope Stability Map (Figure 6) showing sloped areas from 0-15% and 15+%.





# HLC Homes

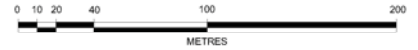
PLAN SHOWING

## Slope Stability

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

## LEGEND

- Subject Property -
- Waterbody -
- Topographic Lines -
- Existing Home/Barn -
- 0-15% Slope -
- 15% + Slope -
- NEF30 -



## Figure 6

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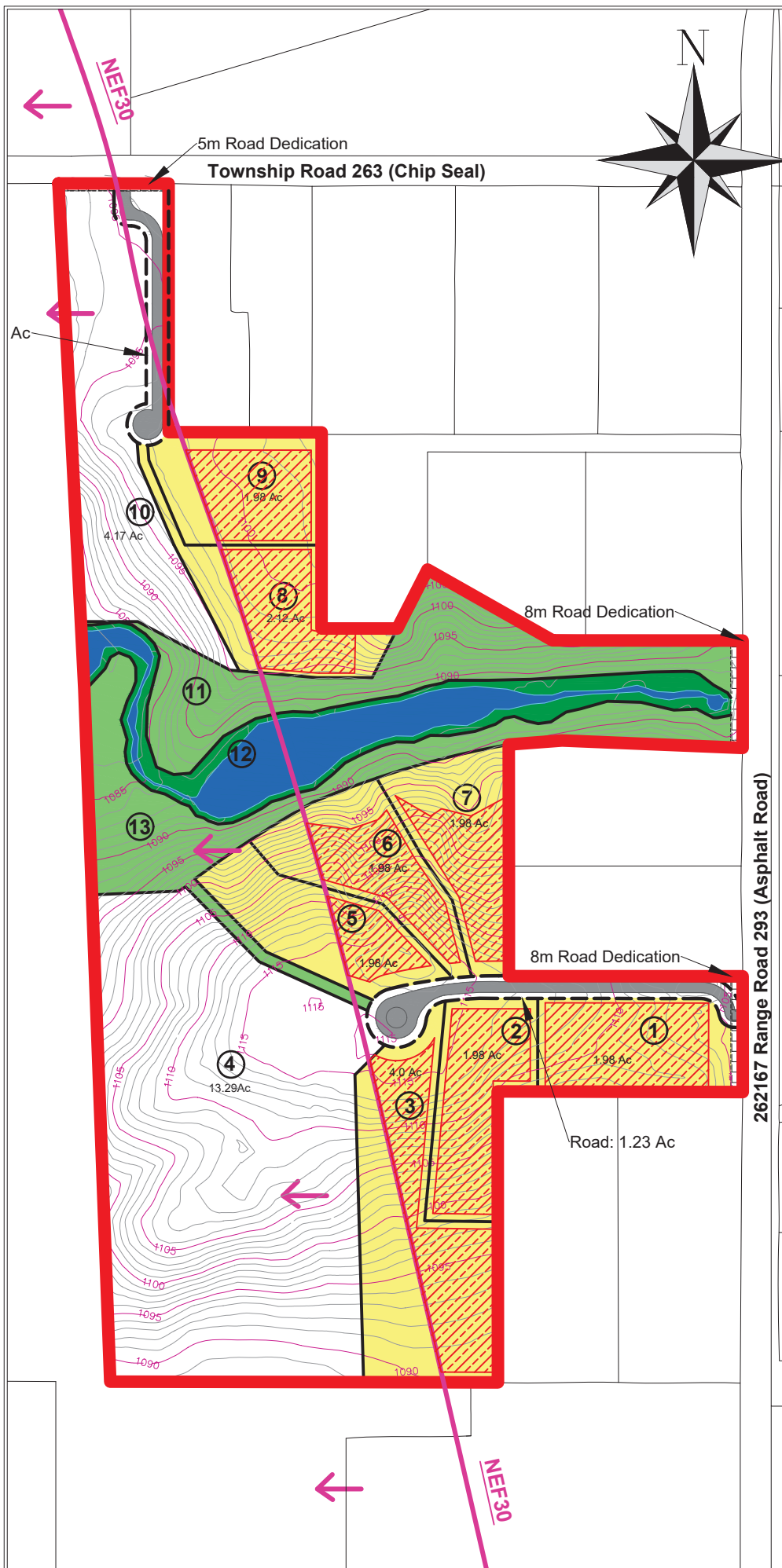
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**HLC Homes**

PLAN SHOWING  
**1 Acre Building Envelope**

AFFECTING  
**NE-16-26-29-W4M**

SCALE- 1:4000

0 10 20 40 100 200  
METRES

**METRIC**

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

**LEGEND**

- Subject Property -
- Waterbody -
- R1 -
- Municipal Reserve -
- ERE -
- NEF30 -
- 1 Ac Building Envelope -
- Topographic Lines -

**Figure 7**

DRAWN BY		DATE		FILE NO.	
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## 6.4. Seasonal Drainage Course

A seasonal drainage course bisects the site in an east west direction. It drains in a westerly direction and eventually ends up in Nose Creek. This watercourse has a vehicular crossing nearing the east edge of the site. This crossing does not pose any restriction in water flow. This crossing has existed since the mid 1970's and is still in good functioning condition. A secondary crossing of this water course exists near the west edge of the site; similarly this crossing does not restrict flow. These two drainage crossings are joined by a vehicular road on the south side of the drainage course that links these two crossings. It is proposed that this entire infrastructure remain unchanged as functioning access to both the drainage course and the valley bottom. The drainage course will be dedicated as Environmental Reserve Easement (ERE) which includes a 6 meter buffer on both sides of the Seasonal Drainage Course (SDC). Beyond the SDC and the ERE the rest of the non-residential valley bottom and sensitive area will be dedicated as Municipal Reserve (MR.).

Also associated with this water course is a registered "license to divert" registered on title. This license will be maintained with the land and kept intact without change and be controlled by the condominium corporation's Board of Directors.

Access to and maintenance of the pond and drainage course will be done by the condominium corporation's Board of Directors.

### ***Photos of Seasonal Drainage Course***



## 6.5. Regional Traffic Access

The Outline Plan area identified in the BEASP is serviced by the Balzac interchange at Secondary Highway 566 (SH566) and Range Road (RR) 293.

BEASP 3.1(f) Plan goals state that goals should be to;

*"Provide efficient and safe use of road network to address existing traffic issues and accommodate future growth"*

According to the JCB Transportation letter the Balzac intersection is operating at less than maximum capacity. Also, the lighted intersections at SH 293 and SH 566 (Costco intersection) are designed for a far greater capacity than it is currently experiencing.

According to the transportation study conducted by JCB engineering this intersection is servicing the area at an acceptable level. Also for the existing intersection at RR 293 it is pointed out that most of the traffic at this intersection will be south bound towards SH 566. The

expected additional 76 vehicle trips per day generated by the 8 new residential lots will not add significant volume to the regional infrastructure. Figure 8 shows the Internal Road Network.

This accomplishes several prime policy objectives for new developments.

- a) This development takes advantage of substantial existing transportation infrastructure while not stressing the existing regional transportation system.
- b) While the majority of traffic will be southbound from this development there is a portion of the traffic which will head north, splitting the overall additional traffic volumes generated.
- c) Since there is a second north-bound access (onto Twp. Rd 263) which provides, a splitting of the traffic volumes. Only 2 lots (or 19 VTPD) have access via this Twp road 263.
- d) The total traffic volume generated by this development (86 VTPD) is relatively small in comparison to the capacity of the existing infrastructure.

## **6.6. Local Traffic Access**

The development is divided by a gully that, geographically and physically separates it into two cells of development. There is a north and south cell of development. Each has its own access considerations. See Figure 8 for the Internal Road Network.

## **6.7. North Development Cell Road**

Lots 8 & 9 propose a private internal Cul-de-sac road which consolidates the accesses into one controlled access point to Township Road 263. Currently a safe access already exists in this location. A new access would not be required. The curvilinear road access provides some traffic calming for users of this access road. See Internal Road Network (Figure 8).

These northerly 2 lots are accessed from Township Road (TR) 263. These lots share one united access onto TR 263. These two lots represent 19 VTPD or 22 % of the total 86 VTPD generated by the site. These 2 lots will have shared access via a common property Bareland Condo access road which will provide legal access. (Figure 8).

Due to physical and geographical limitations (drainage course and topography) it is unlikely that this private access road will ever be developed as a connecting through road.

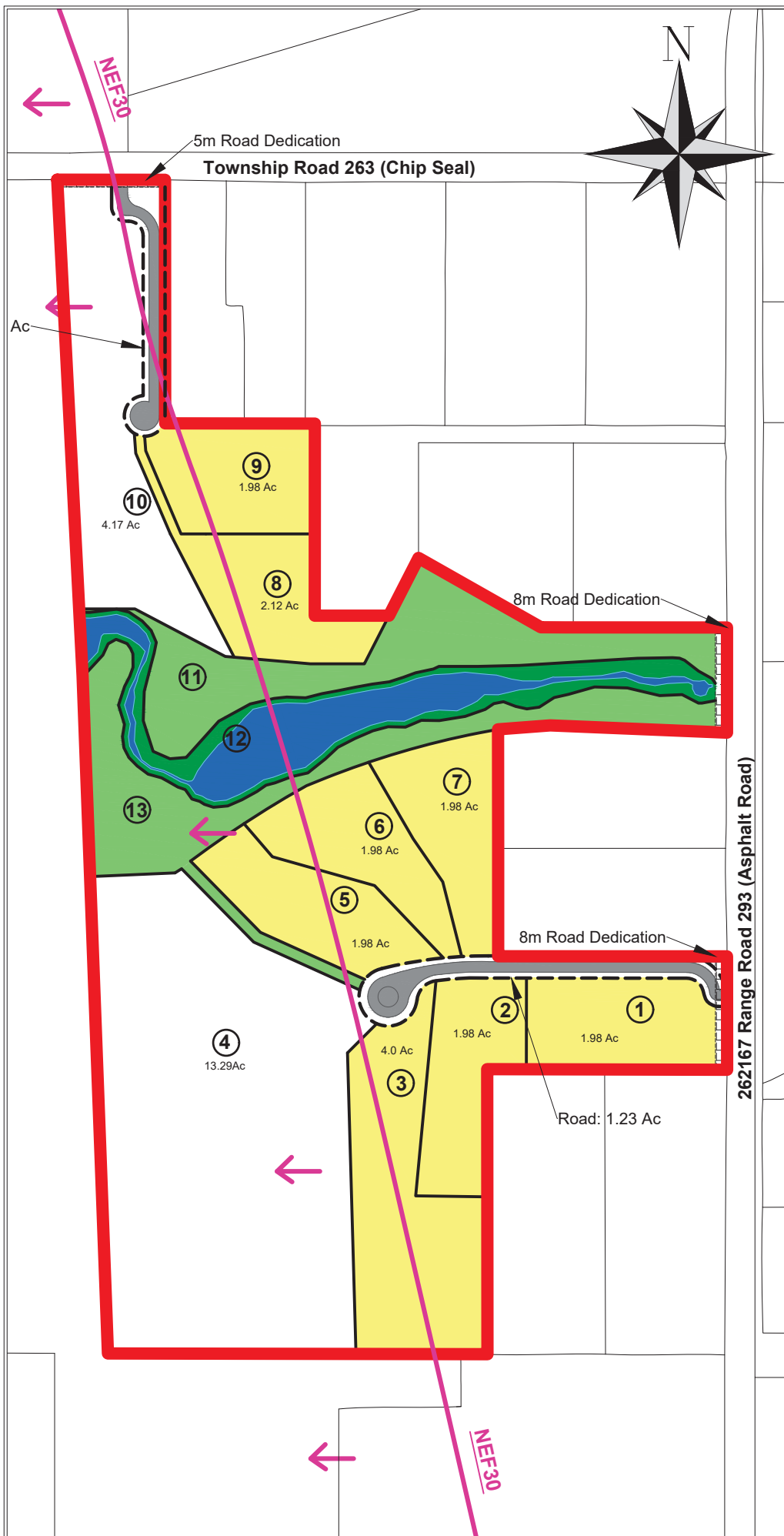
According to the Bunt TIA letter shown in Appendix 8 TR 263 is able to support up to 750 VTPD and there are currently 515 VTPD. Including this development, the VTPD on TR 263 will be approximately 534 VTPD which falls well within the acceptable limits of TR 263 VTPD bearing capacity.

The required road widening of an additional 5 meters for TR 263 is provided as part of this plan.

## **6.8. South Development Cell Road**

Lots 1 – 7 will also share an internal private access road. An existing access to Range Road (RR) 293 currently provides access for the existing residence as well as two other existing residences. According to Bunt Transportation the addition of new 6 lots (an additional 57 VTPD) is within the capacity of that road. The only issue posed by this intersection is the Safe Sight Distance (SSD) to the south. A SSD of 105 meters falls short of the 150 meters required. This could pose a problem for traffic making a northbound turn from this intersection. In the Transportation engineer's opinion this is an existing situation which can be resolved by installing a sign stating, "Hidden intersection ahead". It is also noted by the transportation engineer that the majority of traffic will be south bound and not northbound. In the south bound direction the necessary SSD is met. The curvilinear road access provides some traffic calming for users of this access road.

The required road widening of an additional 8 meters on the west side of RR 293 is provided as part of this plan. The plan for these roads is also shown in Figure 8.



# HLC Homes

PLAN SHOWING  
**Internal Road Network**

AFFECTING  
**NE-16-26-29-W4M**

SCALE- 1:4000

0 10 20 40 100 200  
METRES

**METRIC**  
ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

## LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Paved Access Easement -

Waterbody -

# Figure 8

DRAWN BY		DATE		FILE NO.	
A. WINKLER		Apr 22/20		P 643-01	
CHECKED BY		R. POTRIE		Apr 22/20	

## Planning Protocol

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## 7. Topography

This (19.78 ha) 48.9Ac parcel consists of a diversity of geographic features ranging from flat lands, drainage course, and sloping terrain. The high point of this site is 33 meters above the low point. The highest point is located on the east central portion of the site and the low point is located on the west central portion where the creek exits the property. Some of the site consists of lands that are up to 34 % slope. Contour information is shown in Figure 9. Normally areas over 15% slope would be considered as non-developable in the absence of a slope stability report. However a slope stability study has been conducted and concluded that the entire site is stable and there is at least one contiguous acre of developable area within each lot. E2K Slope Stability Report concludes that the entire site is stable and is acceptable for residential development. In addition it is to be pointed out that over 21 % of the site, and most of the steeper areas are preserved and protected as, ERE and MR. This dedication will guarantee that a large portion of the site will be permanently dedicated and protected for future generations to come.

### Photo of the Site



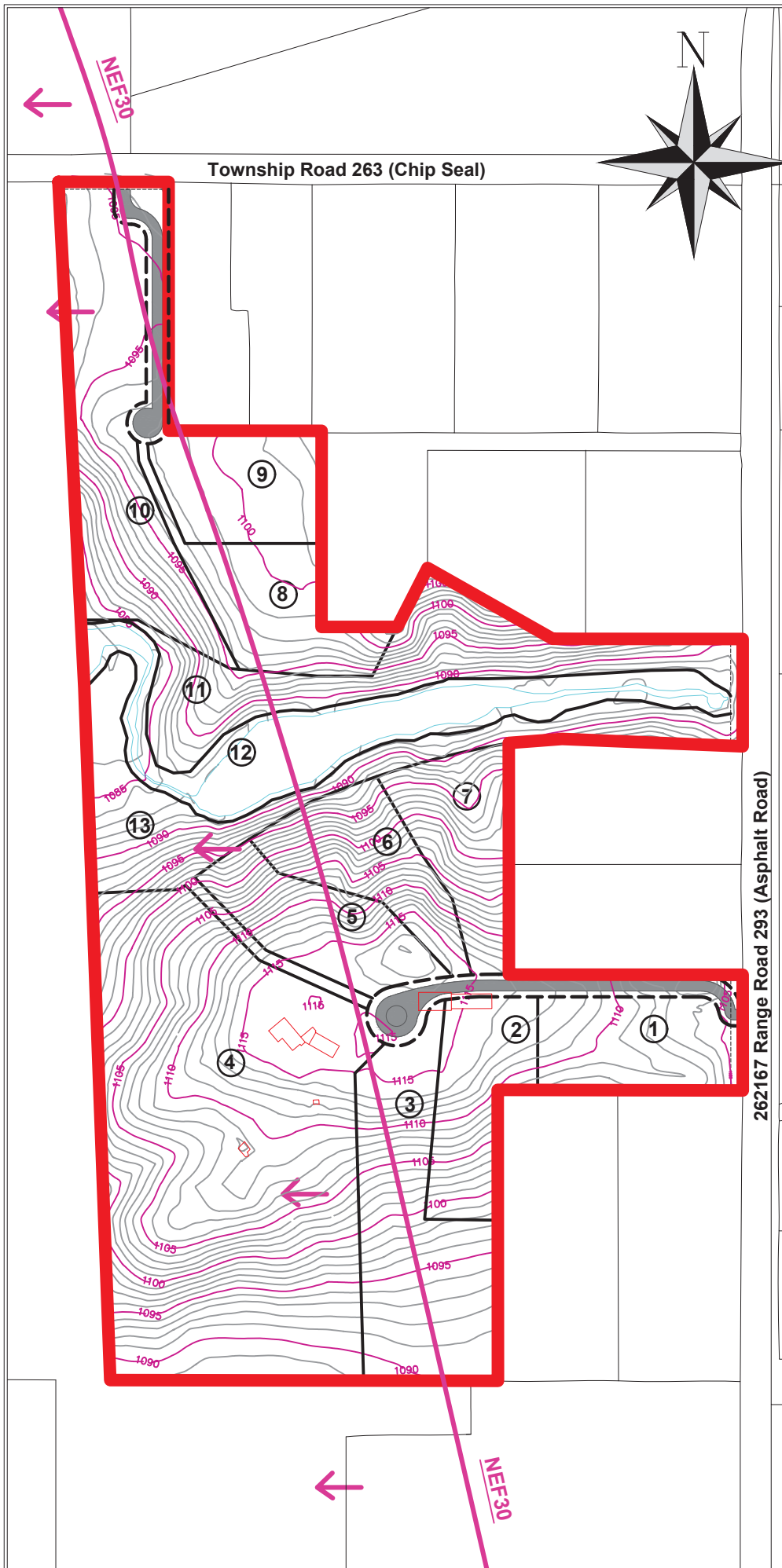
*View of the site from the north west corner looking due south along west fence line*

## 8. HLC Homes Hays Hill Estates Outline Plan Estates

### 8.1. Plan Area Map

The HLC Homes Hays Hill Estates Outline Plan (HHEOP) Plan Area is approximately (19.7 ha) 48.9 acres in size (Figure 5), and provides a logical land base for development of infill residential development comprising 9 lots over two phases of development. The first phase (lots 1-7) will access RR 293 and Phase 2 (lots 8 & 9) will access TR 263. See Phasing Map for further information (Figure 10)





**HLC Homes**

PLAN SHOWING

**Topography**

AFFECTING

**NE-16-26-29-W4M**

SCALE- 1:4000

0 10 20 40 100 200 METRES

**METRIC**

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

## LEGEND

- Subject Property - —
- Waterbody - —
- Topographic Lines - —
- Existing Home/Barn - —
- NEF30 - —
- Paved Access Easement - ---

**Figure 9**

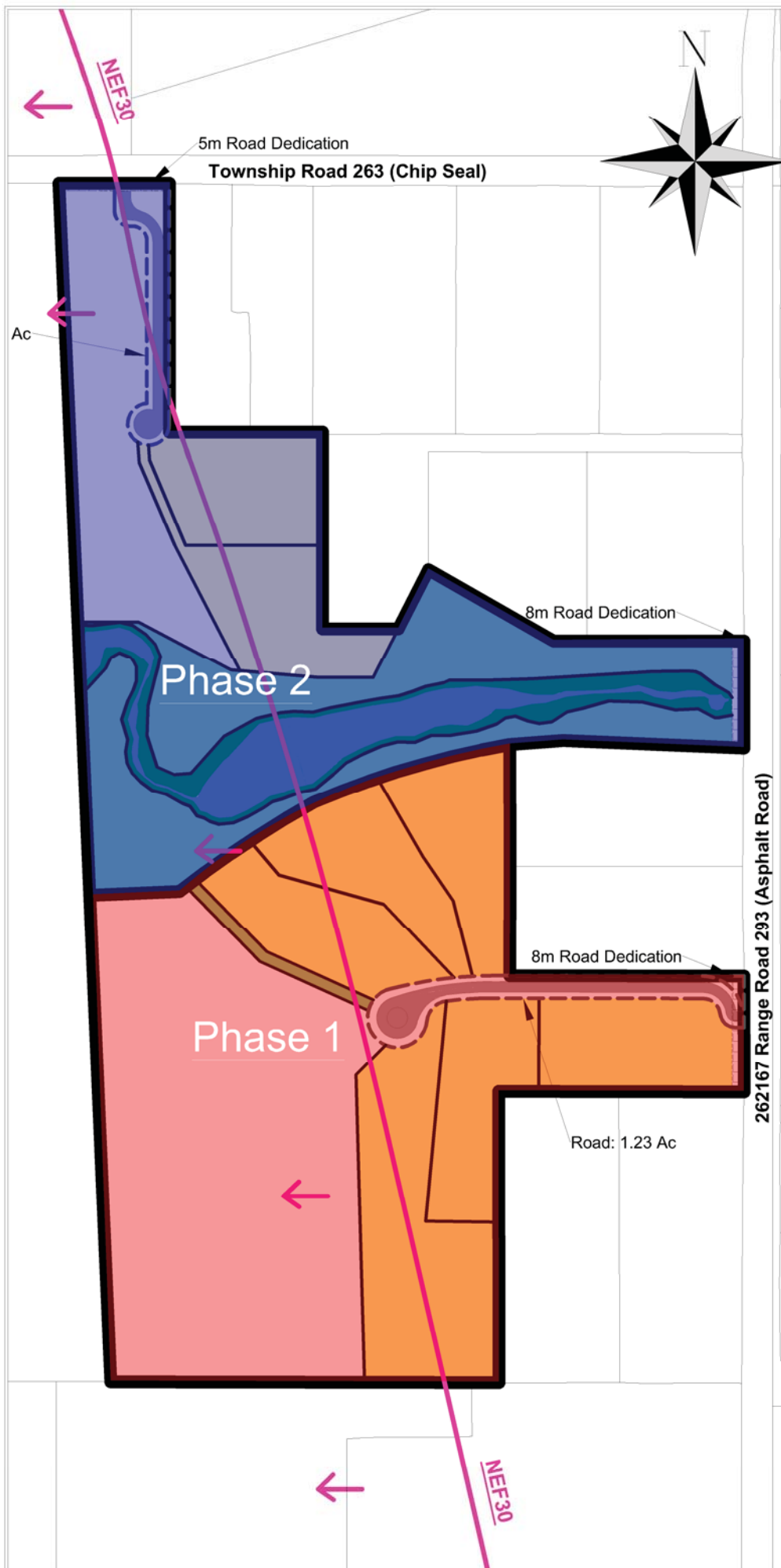
DRAWN BY		DATE	FILE NO.
A.WINKLER		Apr 22/20	P 643-01
CHECKED BY		DATE	
R. POTRIE		Apr 22/20	

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# HLC Homes

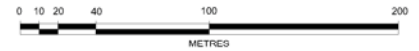
PLAN SHOWING

## Phasing

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

## LEGEND

Phases -

NEF30 -

Paved Access Easement -

Phase 1 -

Phase 2 -



## Figure 10

DRAWN BY	A.WINKLER	DATE	FILE NO.
CHECKED BY	R. POTRIE	Apr 20/20	P 643-01

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## **9. Existing Conditions**

### **9.1 Location**

The Hays Hill Estates Outline Plan area is described as being located;

- West of and adjacent to RR 293
- South of and contiguous to Township Road 263
- Within portion of the NE-16-26-29-W4M

Shown in Figure 1.

### **9.2 Legal Description**

The plan area includes one title described as follows, and shown on Figure 5. The total area is 19.78 hectares (48.9 acres).

- Portion of NE 16- 26 – 29 W4M
- Containing 64.7 Ha ( 160ac.) more or less
- Excepting there out ;
  - Subdivision Plan 8911467 containing 6.47 ha (16 ac)
  - Subdivision Plan 9010698 containing 3.24 ha (8.00 ac)
  - Subdivision Plan 9311127 containing 3.67 ha (9.07 ac)
  - Subdivision Plan 9410824 containing 29.116 ha (71.95 ac)
  - Subdivision Plan 9511640 containing 2.46 ha (6.08 ac)
  - All mines and minerals and the right to work the same

### **9.3 Historical Context**

The plan area has been used as ranch and farm land starting in the late 1800s. The surrounding area began to develop into residential parcels starting in the 1970 – 80's, and continues to fragment with mainly country residential developments of varying parcel sizes.

Country Residential development near the Hays Hill Estates Outline (HHEOP) include Residential Two District (R-2) and Residential One District (R-1) with parcel sizes ranging from 2 acres, 4 acres and larger. Limited Ranch and Farm operations continue to operate in the area.

Adjacent, to the west is an 80 acre, "Balzac Meats" site, a meat butchery operation that operated since the late 1970's until June 2018 when it was completely destroyed by fire. An undeveloped, approved Business Park has existed on that site since 2008. On the other three sides Country Residential development has increased incrementally over the years on the north, east, and south of the plan area.

The policy statement from that 566 Crossings Concept Scheme (CS) Bylaw C-6693-2008, Adopted October 21, 2008 states that residential and business park traffic shall not be mixed. That CS also states that buffers should exist between residential areas and the business park operations. This Outline Plan complies with these two policies. No connecting roads exist nor are proposed as part of this OP. A large 30 meter buffer exists in the approvals for the

business park which will be augmented by a 50 + meter open undeveloped space within the plan area. Part of this area consists of extensive ERE and MR dedication within this HHEOP.

**Policy 9.3.1** As part of this plan the sensitive areas such as the drainage course and valley bottom shall be dedicated as ERE and MR at the subdivision and development stage.

**Policy 9.3.2** Additional buffer should be considered adjacent to the business park to the west when the open space on this site is developed in the future.

**Policy 9.3.3** Access between industrial and residential land uses shall be prohibited.

## **9.4 Current Land Use**

The site is currently zoned Ranch & Farm and will need to be rezoned to R-1 in order to create the proposed parcels.

The proposed site is able to meet the requirements of the R-1 land use district.

**Policy 9.4.1** The minimum parcel size for residential subdivision within the plan area shall be  $\geq 1.98$  acres.

**Policy 9.4.2** Subdivision of the subject lands shall be developed generally in accordance with the proposed subdivision design as shown on Figure 5 to the policies of this outline plan. Should technical requirements require subdivision configuration to be revised, lot layout, numbering, and/or reduction of the number of developable parcels may be revised without amendment to this plan.

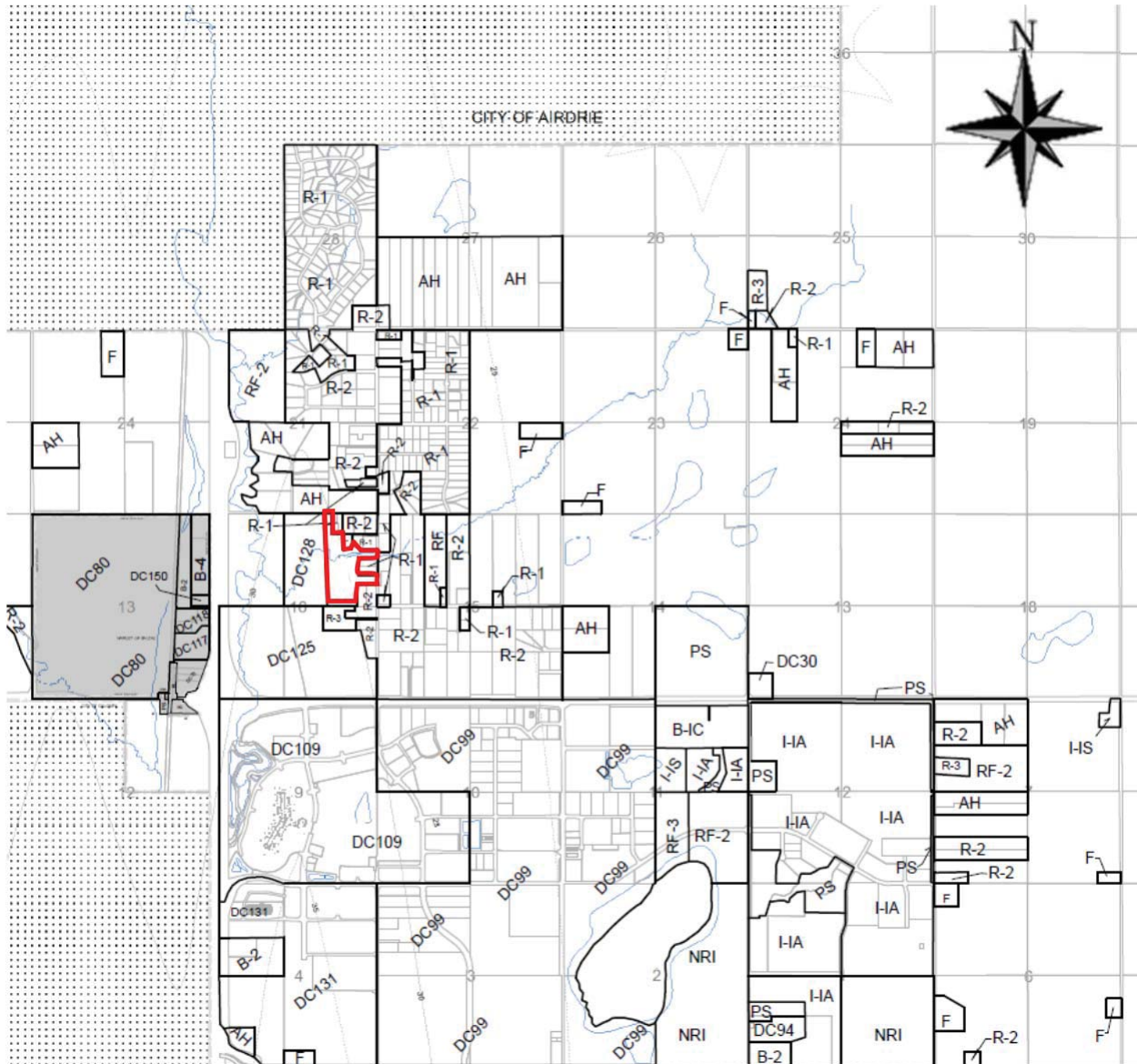
**Policy 9.4.3** A caveat shall be registered on each lot within the plan area advising each owner that their land, improvements on their land, and all land within the subdivision is subject to the policies contained within the 566 Crossing Business Park Conceptual Scheme and the Hays Hill Outline Plan.

## **9.5 Surrounding Context**

Lands in proximity and contiguous to the plan area mainly consist of Country Residential developments with parcel sizes range from 2- 4 acres and larger.

Lands to the south, east and north of Township Road are designated Residential 1 (R-1) & Residential 2 (R-2). Lands to the west have an approved zoning of DC – 128 for a future Business Park. There is also a parcel adjacent in the north central portion of the plan area zoned DC - 38 which houses a Rocky View Water Coop Reservoir Site.

## Existing Land Uses



## 9.6 Terrain

The plan area slopes downward from the East to the West and south. Most of the slopes are 0 - 15%. Figure 6 shows areas that contain slopes in excess of 15% on a small portion of the site. According to the slope stability study these slopes are stable and provide a respectable 1.5 or more % margin of safety which makes them eligible for residential development.

## 9.7 Existing Development

The plan area has a single-family residence developed within the titled area, and is occupied by the owner of HLC Homes as shown on Figure 3. This residence will continue to be occupied, and will form part of the overall future plans for the developed area.

The current access from Range Road 293 to the existing residence will be upgraded and a new private internal Cul-de-sac road will be created to service Phase I of the proposed subdivision. The current access from Township Road (TR) 263, to lots 8 & 9, will be developed to a new private internal Cul-de-sac standard road which will be created to service Phase 2 of the proposed development. This Cul-de-sac will ensure that there is only one access to TR 263. This proposed new private internal road will utilize the existing access in a curvilinear fashion as it accesses onto TR 263 in order to create traffic calming and a safe approach. Safe sight distances can be achieved in both directions from this point.

## **10. HLC Homes Land Use Concept**

### **10.1 Vision**

The vision of the HLC Homes Outline Plan is to develop a 9 lot (8 new lots) country residential development for a select group of owners who wish to create upper end contemporary single family homes and amenities on a site with spectacular views to the Rocky Mountains and valley views and have close proximity to regional amenities and transportation infrastructure.

The community will be set up with restrictive covenant on each lot creating a Bareland Condominium Association (BCA) which will govern the administrative duties and restrictions of the development. This governance will include ownership and management of the architectural controls, private internal road, green space, storm water management systems, pathway /trail systems, as well as the landscaping, water, and garbage removal.

The large existing executive home on Lot 4 will undergo extensive renovations to set the standard for quality and design for the development of the new lots.

Significant soft and hard landscaping will be integrated with homes that will be designed specifically to be placed on each site to take advantage of slopes and protect panoramic views.

### **10.2 Proposed Site Plan**

The proposed site layout and proposed landscaping is shown in photos below. Lots 1,2,3 and lots 5,6 and 7 are new lots to be created by subdivision. These represent Phase 1 of the development. Lot 4, (the existing home site) will be subdivided as a balance parcel around its existing amenities. The existing green house will be removed as part of development as it is located in the center of the proposed new private Cul-de-sac internal road.

Lots 8 and 9 will form Phase 2 of the development. The private internal road will provide a single access onto TR 263.

These private roads will be owned and maintained by the Bareland Condominium Association (BCA) and will provide access to both phases of the development from TR 263 and RR 293. The roads will be lined with trees and the site will be complimented with an abundance of trees, bushes, and shrubs. As many of the existing trees as possible will be preserved and augmented by a new generation of additional landscaping.

Site clustering of landscaping and trees will be provided by the developer and maintained by the BCA and will include tree/shrub planting to buffer the development from adjacent residents and development





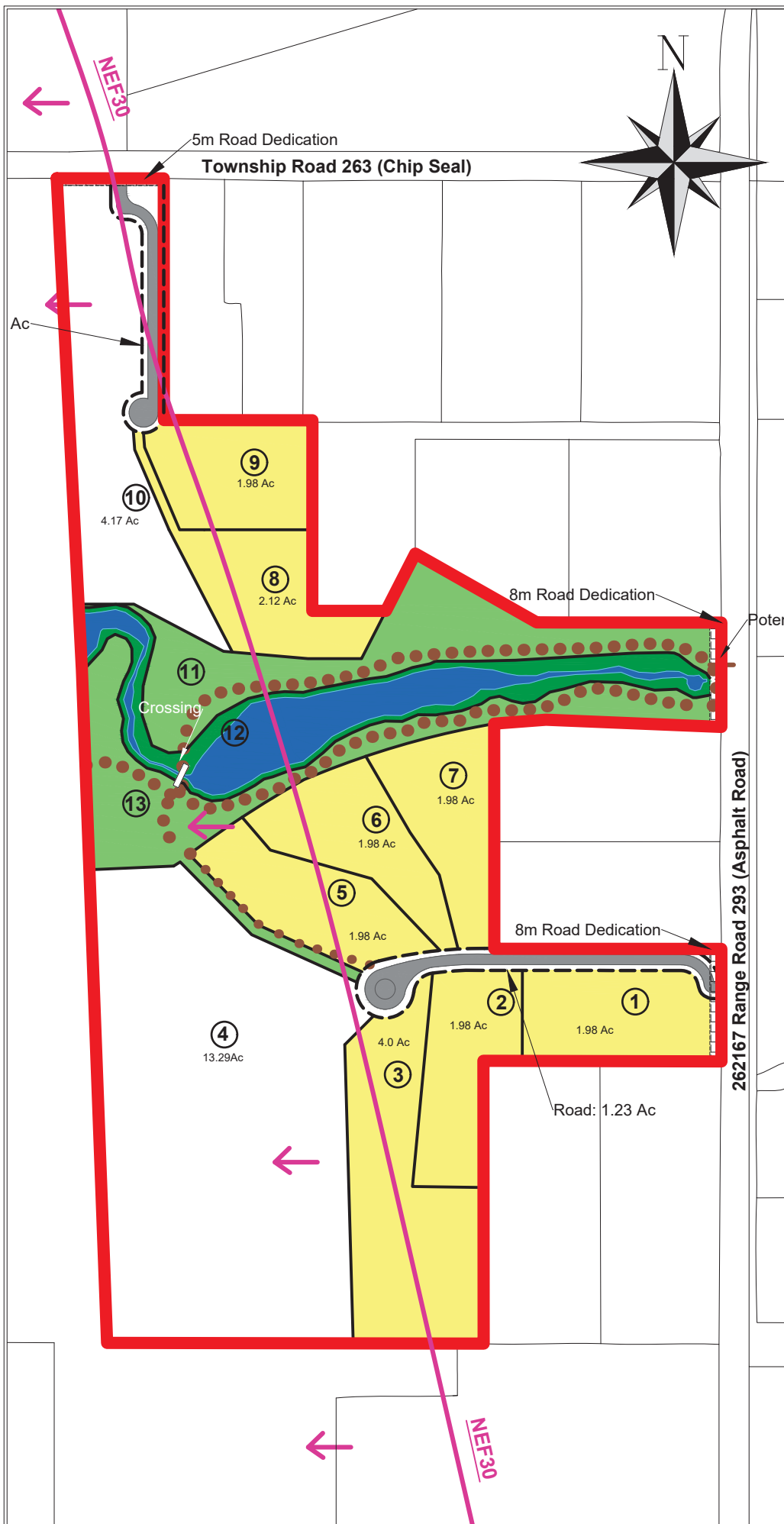
*These images reflect the standard and design features to be considered for the development.*

## **11. Municipal Reserve**

Municipal Reserve (MR) has been dedicated for Portion NE- 16- 26 – 29 W4M, however it is the developers intent to augment existing dedication with an additional 16% (7.93 ac) of open space which will protect the valley bottom and associated pond and drainage course.

The BEASP states that pathways should make provision for connection to the Nose Creek Open Space System. The bed and shore, plus 8 meters either side of the drainage course, will be dedicated as ERE. However, in addition to this, MR dedication is proposed right up to the lots. Combined, these two open space areas, allows for future open space connectivity. This also provides for the preservation and protection of the portions of the site which consists of a drainage course and sloping lands.





# HLC Homes

PLAN SHOWING

## Green Space

AFFECTING

### NE-16-26-29-W4M

SCALE- 1:4000

0 10 20 40 100 200  
METRES

**METRIC**

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO  
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

### LEGEND

- Subject Property -
- R1 -
- Municipal Reserve -
- ERE -
- Local Trail System -
- Waterbody (6m+ setback) -
- Paved Access Easement -
- MR Access -

## Figure 11

		DATE	FILE NO.
DRAWN BY	A. WINKLER	Apr 22/20	P 643-01
CHECKED BY	R. POTRIE	Apr 22/20	

### Planning Protocol

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The proposed MR and pathway/trails will be owned by the municipality but maintained by the BCA, and will be for public use. The proposed ERE pathways/trails will be owned and maintained the BCA (Figure 11).

**Policy 11.0.1** Municipal reserve shall be provided in accordance with the MGA, and shall be made up of land dedication or cash-in-lieu as determined by the County. Lot areas for both the MR and the lot subject to registration of an ERE are tentative and subject to future review.

**Policy 11.0.2** The proposed linear municipal reserve shall be a minimum of 8.00m wide, shall require formal delineation and shall be subject to the terms of an applicable Development Agreement. Fencing, pathways or trails, and landscaping shall conform to municipal standards, and shall be contemplated at that time. The Developer shall be responsible for installation and maintenance.

**Policy 11.0.3** Municipal Reserve shall be subject to landscaping improvements and site furnishings as per municipal standards.

**Policy 11.0.4** A landscaping Plan for Municipal Reserve land shall be prepared by the developer for approval by the County as part of the subdivision approval.

**Policy 11.0.5** The existing road approach from Range Road 293 shall continue to serve as municipal reserve maintenance access. Applicant shall provide clarification on means to accommodate the eastern-most trail alignment, providing a circuitous route around the waterbody to the satisfaction of the County.

**Policy 11.0.6** An Environmental Reserve Easement shall be registered at time of subdivision, in accordance with County requirements. An Environmental Site Assessment may be required in order to determine the ERE area. Applicant shall indicate ownership of these lands subject to the registration of the ERE.

## **12. Proposed Subdivision Layout**

### **12.1. Site Lotting and Setback Plan**

Site Lotting and Setback Plan (Figure 12) shows the proposed lot sizes and building setback envelopes for the site. The detailed design may be subject to changes at future subdivision stage. Consideration has been given to the orientation of each house to ensure privacy and protection of vistas. Existing and proposed housing views are shown in Figure 13.

**Policy 12.1.1** Development areas and dimensions identified in this Outline Plan shall be considered approximate only, and are subject to change at the subdivision stage without the need to amend this Outline Plan.

**Policy 12.1.2** Architectural controls shall define precise building envelopes on each lot and ensure compliance.

Table 1 shows the approximate lot sizes and building envelope for each lot, as well as the area allocated for the internal road, green space, and Road dedication on RR 293 and TR 263. The internal front yard setback may be reduced at the discretion of the developer on a site specific basis to match the Land Use Bylaw requirements.

*Table 1 – Proposed Lot Area, Building Envelope and Setbacks*

Proposed Lots	Lot Area	Building Envelope	Proposed Setbacks (Meters)			
			Front	Rear	Side 1	Side 2
<b>Lot 1</b>	± 0.80 ha (± 1.98 ac)	± 0.62 ha (± 1.54 ac)	7	7	3	3
<b>Lot 2</b>	± 0.80 ha (± 1.98 ac)	0.59 ha (± 1.46 ac)	7	7	3	3
<b>Lot 3</b>	± 0.80 ha (± 1.98 ac)	0.73 ha (± 1.80 ac)	7	7	3	3
<b>Lot 4</b>	± 5.38 ha (± 13.29 ac)	N/A	N/A	N/A	N/A	N/A
<b>Lot 5</b>	± 0.80 ha (± 1.98 ac)	0.21 ha (± 0.53 ac)	7	7	3	3
<b>Lot 6</b>	± 0.80 ha (± 1.98 ac)	0.41 ha (± 1.02 ac)	7	7	3	3
<b>Lot 7</b>	± 0.80 ha (± 1.98 ac)	0.41 ha (± 1.00 ac)	7	7	3	3
<b>Lot 8</b>	± 0.80 ha (± 1.98 ac)	0.47 ha (± 1.15 ac)	7	7	3	3
<b>Lot 9</b>	± 0.80 ha (± 1.98 ac)	0.45 ha (± 1.11 ac)	7	7	3	3
<b>Lot 10</b>	± 1.69 ha (± 4.17 ac)	N/A	N/A	N/A	N/A	N/A
<b>MR</b>	± 3.21 ha (± 7.93 ac)	N/A	N/A	N/A	N/A	N/A
<b>ERE</b>	± 1.43 ha (± 3.53 ac)	N/A	N/A	N/A	N/A	N/A
<b>Road</b>	± 0.83 ha (± 2.05 ac)	N/A	N/A	N/A	N/A	N/A
<b>Road Widening</b>	± 0.15 ha (± 0.38 ac)	N/A	N/A	N/A	N/A	N/A

## 12.2 Subdivision Lot Size Considerations

All residential lots in the plan area are proposed to be 0.80 ha (1.98 acres) or greater, which meet the Land Use Bylaw minimum parcel size requirement for Residential One District (R-1).

According to the Almor testing slope stability report (Appendix 2) all lots have a one-acre contiguous building envelope. However due to constraints caused by the NEF 30 line the residential building portion is restricted to the area shown in Figure 12.

Section 654(2) of the Municipal Government Act allows the subdivision authority to approve an application for subdivision even though the proposed subdivision does not comply with the Land Use Bylaw, so long as the following criteria are satisfied, in the opinion of the subdivision authority:

- a) *The proposed subdivision would not:*
  - (i) *Unduly interfere with the amenities of the neighbourhood, or*  
*Materially interfere with or affect the use, enjoyment, or value of the neighbouring parcels of land.*
- b) *The proposed subdivision conforms to the use prescribed for that land in the Land Use Bylaw.*

### **Other supporting rationale for the proposed residential building envelopes**

- 12.3.1** The site plan layout of the lots follows a logical progression of infill lots which is encouraged as Phase 1 of BEASP. Residential buildings with living quarters are only allowed east of the NEF 30 line. This AVPA (NEF30) line does not apply to accessory buildings such as garages, shops, storage sheds, septic fields and virtually anything else that does not contain sleeping quarters.
- 12.3.2** Landscaping and green space adjacent to these lots make the lot lines and building envelope seem larger.
- 12.3.3** Engineering reports support a building envelope area within setbacks that meets site design requirements and provides adequate space for septic field construction on each lot.
- 12.3.4** Each residential lot shall be serviced by a piped water source.
- 12.3.5** BCA Architectural Design Guidelines will apply to every residential lot in the development. The size of residential building envelope will not negatively impact the overall quality of development through the use of the design principles and guidelines that will be implemented.
- 12.3.6** Residences shall be placed on the lots in such a manner as to be similar to existing development so as not stand out as being different.
- 12.3.7** Restrictive covenants on title (managed by the BCA) will specifically prescribe the boundary where each home will be located.

### **Lot Development Design Principles;**

- 12.3.8** Each site will be designed and developed with the following design principals;





- 12.3.9** The design of the homes and amenities will be specific to each site and will be specifically designed by topography, view lines, landscaping and sun angles, AVPA, in such a way to fit buildings, structures, courts into the natural features of the site with minimal site disturbance.
- 12.3.10** Building design will be “Prairie Estate Contemporary” with emphasis on the use of natural materials including stone, wood, metal, concrete, energy efficiency and environmental protection.
- 12.3.11** Roof structures will range from flat to high pitch depending on site conditions.
- 12.3.12** Hard and soft landscaping features and finishes are as important as building design and will be compatible with building design to create consistency of design with all amenities developed on the lot.
- 12.3.13** Internal lot landscaping and planting will be professionally designed and is intended to be a significant part of the development of each lot.

### **13. Architectural Design Guidelines**

Architectural design guidelines will be prepared prior to subdivision, and will be consistent with the development vision and lot design principles in this Outline Plan. The guidelines will require creative site specific design solutions, and will be used to maintain an overall high standard of excellence for home, amenity and landscaping construction over the lifetime of the development.

Architectural design guidelines will be implemented by a Design Committee initially provided by the developer with ongoing responsibility to be turned over to the BCA when all the lots have been developed.

**Policy 13.0.1** Architectural Design Guidelines shall be prepared at the subdivision application stage by the Developer, and be registered as a restrictive covenant against individual titles at the time of plan of subdivision registration.

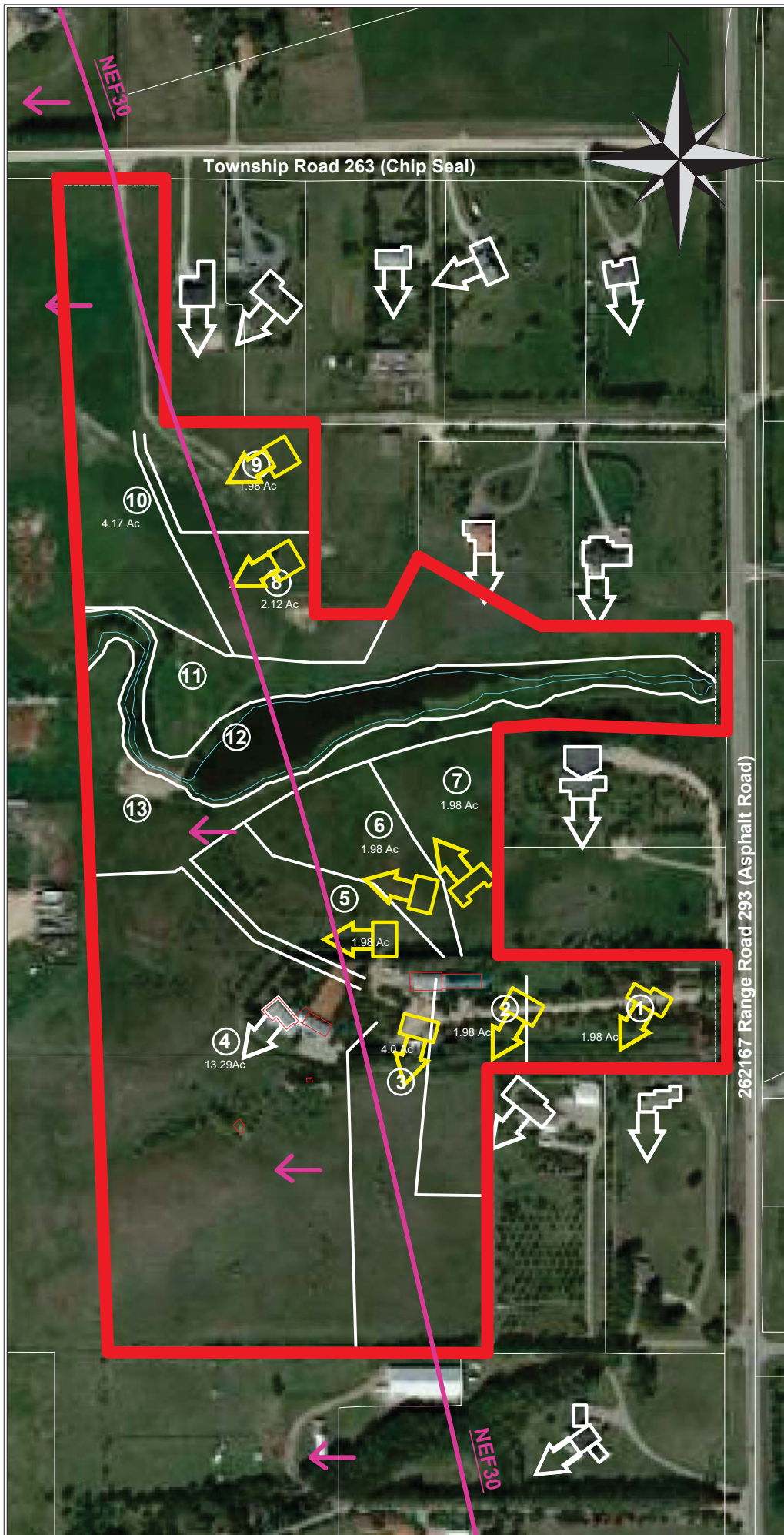
**Policy 13.0.2** Implementation and enforcement of the Architectural Design Guidelines shall be the sole responsibility of the Developer initially and upon completion of construction turned over to the BCA.

**Policy 13.0.3** Architectural Design Guidelines should include requirements reducing perimeter fencing.

- a) Where a high degree of encroachments are anticipated, provision for linear fencing to provide mitigation of encroachment between private residential lots and MR will be required.
- b) Due to location and context, and to allow small animal movement- fencing treatments are not to include chain link or other solid surfaces or traditional barbed wire.

- c) Where acceptable- surface mounted boundary markers may be considered.
- d) Fencing sharing a common boundary with MR lands shall be subject to County approval in terms of design and are not to be constructed on MR lands.

**Policy 13.0.4** Architectural Design Guidelines should encourage and recommend the owners to adopt technologies that may include solar heating, grey water recycling and the use of environmentally sustainable building materials identified as acceptable in the guidelines.



# HLC Homes

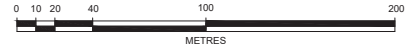
PLAN SHOWING

## Views of Existing and Proposed Housing

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

### LEGEND

Subject Property -  
Waterbody -  
Existing Home/Barn -  
NEF30 -  
Existing Houses (white) -  
(Sizing is only approximate)



Proposed Houses  
(Not to Scale) -

Conceptual Only Soil Treatment  
Component -

## Figure 13

DRAWN BY		DATE	FILE NO.
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### Planning Protocol



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## 14. Transportation

### 14.1. Site Entry Feature

Entry to the site will be from Range Road 293 and TR 263. The entry features will be designed as an amenity to the site, and will provide a landscaped entry statement that greets you as you enter the site. The following preliminary sketch illustrates the proposed site entry feature concepts



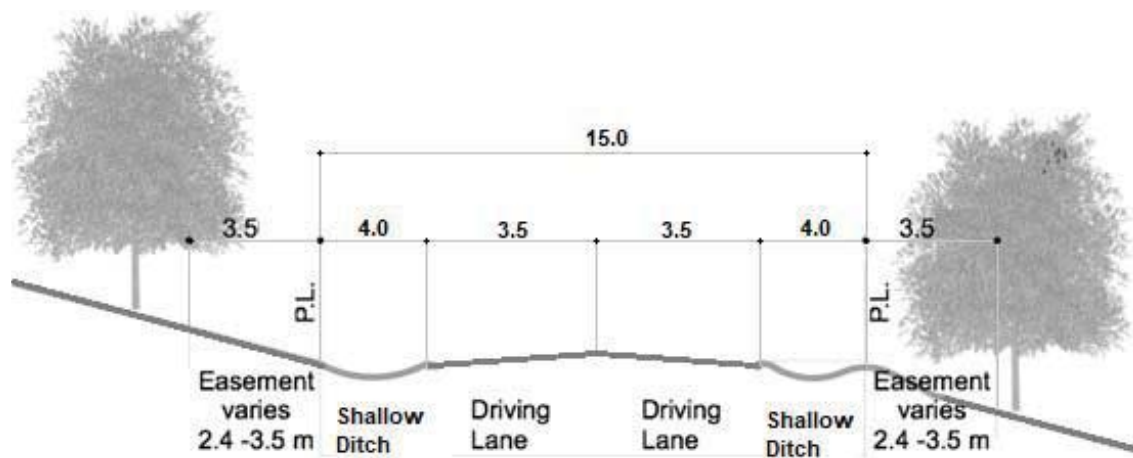
### 14.2. Internal Private Road Design

The internal road will be privately owned and maintained by the (BCA), and forms part of the design vision for the subdivision. It will contain a series of landscaped areas along the entry corridor with a generous compliment of trees planted along the road. The entry feature for the road will contain landscaped entry structures.

Design and construction standards will generally follow those published in Rocky View County Road Guidelines 800.2 Residential Local (RL1) within a 15.0 meter right of way and 7.0 meter paved road surface.

Road construction criteria will be designed and certified by a qualified engineer and shall be acceptable to the County.





**Policy 14.2.1** The Developer shall be responsible for any road upgrades, intersection improvements, or other requirements as detailed in the April 25, 2018 JCB Transportation Impact Assessment and February 25, 2019 Bunt & Associates Update Transportation Impact Assessment as required to serve the proposed subdivision and development.

**Policy 14.2.2** Internal subdivision roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction. A public access easement between the BCA and the County affecting the internal road off of RR 293 for pedestrian traffic will be required in order to support both short term recreational use and overall long term connectivity to future development located in the plan area.

**Policy 14.2.3** The Developer and/or the BCA shall be responsible for the operation and maintenance of the private road and associated infrastructures including site entry features and associated landscaping.

**Policy 14.2.4** The developer shall provide details at subdivision stage regarding individual building access in Phase 1 lots considering existing grades.

**Policy 14.2.5** The proposed parcels in Phase 2 shall be accessed by a mutual approach from Township Road 263 which shall be protected by access easement of way and associated easement agreements for each lot at the time of subdivision.

**Policy 14.2.6** The proposed parcels in Phase 1&2 shall be accessed by an internal private roadway to be maintained by the Condominium Association.

## 15. Transportation Impact Assessment (TIA)

Bunt & Associates Engineering Ltd. conducted a transportation review of the JCB TIA letter shown in Appendix 7, to confirm the impact of the proposed development on Range Road 293 and Township Road 263 intersections.

The review also included a requirement to comment on the safety and operational adequacy of the existing and proposed intersection geometry.

With respect to the safety of the intersections in its current configuration the Bunt report indicates that the limited scope and impact to traffic caused by the 8 new lots do not contribute to safety issues at the intersection.



Summary and conclusions of the report confirm the following:

### **15.1. Opening Day Vehicular Conditions:**

#### **15.1.2 Township Road 263 (TR 263) 517**

As noted on the Bunt Transportation Engineering letter, the proposed subdivision is anticipated to add 19 VTPD. This would increase the daily traffic to approximately 536 VTPD. According to their letter this road as a chip seal surface has a latent capacity for 750 VTPD. Consequently, it is considered that the existing Twp. Rd. 263 has the capacity to accommodate the proposed subdivision and the recommendations of the October 17, 2019 Bunt TIA letter will be strictly adhered to.

### **15.2. Range Road 293 (RR293)**

“The intersection of the access road to the Lots 1 – 7 of the subdivision and RR 293 is located just north of a crest along RR 293. The site distances from the new intersection were reviewed to confirm the adequacy of the location of the intersection.

Both the Safe Sight Distance (SSD) and Intersection Sight Distance (ISD) are met to the north at this intersection.

However, to the south, (for a car northbound) the available sight distance is 105 meters. The required 150 meters of SSD is not met. This indicates that it will be difficult for a motorist turning left to head north along RR 293 to comfortably pick an appropriate gap for entering the traffic stream.

As an approaching motorist from the south does have appropriate SSD, it is recommended that a “Hidden Intersection Ahead” sign, similar to the existing sign located on RR 293 north of the intersection, be installed 150 meters south of the proposed intersection. This will raise the awareness of the approaching motorists that a vehicle may enter the road from an upcoming, unseen intersection.

In conclusion, Bunt’s additional research and findings augment, support, and clarify the findings of the former JCB Engineering Transportation Letter. These intersections will continue to operate within acceptable capacity and queuing parameters in an unsignalized capacity.”

**Policy 15.2.1** Detailed engineering assessments will be completed at time of subdivision to mitigate the site line deficiency to the County’s satisfaction.

**Policy 15.2.2** At future subdivision, the Developer shall dedicate an 8 meter road widening along RR 293 and a 5 meter road widening along TR 263.

## **16. Servicing**

### **16.1. Connection to Regional Water Servicing**

“County Policy identifies that the County is committed to taking reasonable steps to support long term, safe and reliable potable water supply for its residents.”

The BEASP Policy 6.5.1.g states that developers will connect to the East Rocky View Water transmission Main and pay all required levies to the satisfaction of the municipality.

**Policy 16.1.1** Each residential lot shall be serviced by piped water supply. The final potable water servicing approach for each lot created within the plan area will be detailed at the subdivision stage. Piped water service is required for all future development.

**Policy 16.1.2** Developer shall pay for connections to the piped water system for each residential parcel.

**Policy 16.1.3** All required easements shall be provided to the satisfaction of the Utility Company.

## **17. Proposed Private Sewage Treatment Systems**

Each new lot (lots 1-3, 5- 7 and 8, 9) will have a private sewage system compliant with the relevant provincial standard of practice and Rocky View County Policy 449. The following reports are pertinent to the provision of private sewage treatment systems (PSTS) for the development proposed in this Outline plan:

Osprey Engineering, PSTS report dated July 15, 2019 (Appendix 10) and its subsequent updated report on October 29th, 2019 (also Appendix 10) (It must be noted that the first report referenced a previous plan with a higher density—12 lots. The report’s conclusions are valid for the development as proposed in this 9 lot Outline Plan. The PSTS assessment will be updated at subdivision to reflect the tentative plan of subdivision);

E2K - Geotechnical Evaluation and Slope Assessment, dated May 8, 2019 and updated October 16<sup>th</sup>, 2019 (Appendix 3); and

Almor Testing Slope Assessment for One Acre building sites dated March 13<sup>th</sup>, 2019 and updated October 24<sup>th</sup>, 2019 (Appendix 2).

As stated in the PSTS assessment and confirmed by the supporting documents, all lots can support compliant private sewage systems.

### **17.1. Conclusions**

If installed and maintained using accepted best practices, there is more than adequate space on the proposed lots to install compliant, functioning private sewage systems. It must be noted that system size will vary according to the actual houses proposed on the lots.

All private sewage systems will be designed by a qualified private sewage installer (holding the relevant Certificate of Competency issued by Alberta Municipal Affairs) or other qualified professional (e.g. P.Eng., P.Biol., P.Ag. with experience designing private sewage systems in Alberta).

- Policy 17.1.1** Recommendations within the June 4, 2019 Osprey Engineering PSTS Assessment report shall be adhered to, and conditions verified at subdivision stage.
- Policy 17.1.2** Each new lot shall be serviced by an individual private sewage treatment system, in accordance with County Servicing Standards.
- Policy 17.1.3** As per the June 4, 2019 Osprey Engineering PSTS Assessment report Sewage treatment fields shall not be permitted on proposed Lot 7. A treatment mound may be a suitable option on this lot.
- Policy 17.1.4** As per the June 4, 2019 Osprey Engineering PSTS Assessment report, Lots 9, 10, and 12 may have concerns regarding soil supporting on-site sewage treatment, and further evaluation may be required at subdivision stage. The revised site plan eliminates lots 10 & 12 and the revised lot 9 can be adequately serviced.
- Policy 17.1.5** All PSTS installations in the plan area shall consider the June 4, 2019 Osprey Engineering PSTS Assessment report at building permit stage.
- Policy 17.1.6** In consideration of the identified ephemeral draws identified in the June 22, 2018 Trace & Associates Wetland Assessment Report, proposed Lots 3, 6, 7, and 8 shall be subject to 15m setback per Municipal Affairs Standard of Practice for the new PSTS systems.
- Policy 17.1.7** Post-development run-off as a result of the proposed internal roadway in Phase 2 shall be required to comply with the County's Servicing Standards and the Nose Creek Watershed Management plan, to be enforced at detailed design stage, which may include a pond or storage facility and outlet conveyance.
- Policy 17.1.8** The existing water control structure shall be addressed prior to subdivision stage, when detailed road, storm drainage, and residential parcels will occur.
- Policy 17.1.9** The following land alterations may require revision to the May 8, 2019 Slope Stability Assessment completed by E2K Engineering prior to issuance of development or building permits:
- a) Any on-slope access roads, or significant rough grading or alteration of building zones
  - b) Removal of vegetation and/or trees from on-site slopes.
  - c) Addition of fill to slopes
  - d) Excavations exceeding 2.0m within the slope
- Policy 17.1.10** As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans.
- Policy 17.1.11** As a condition of future subdivision, the applicant shall submit an update to the Slope Stability Analysis, prepared by a qualified professional, which shall confirm proposed post-development slopes are stable, based on the actual development proposed, including PSTS locations and post development storm drainage patterns, and identify any required mitigation to ensure slope stability.

**Policy 17.1.12** As a condition of future subdivision, an updated contiguous developable area report shall be prepared.

**Policy 17.1.13** The BCA shall ensure that each unit's private sewage system is functioning and maintained according to equipment manufacturers' recommendations and industry best practices. The BCA shall have the authority to enforce such inspections and maintenance as may be required are conducted by the unit owners. The BCA shall maintain records of maintenance for each unit's private sewage system.

**Policy 17.1.14** No private sewage systems shall be installed, repaired or otherwise altered on any lot within this Outline Plan without designs reviewed and approved by the BCA. The BCA shall engage a qualified person or persons to conduct such reviews.

**Policy 17.1.15** To ensure the above policies are applied, prior to installing any private sewage system components, all landowners must provide the following documents for review and approval by the BCA:

- A private sewage design performed and completed by a qualified private sewage installer or other qualified professional (see above),
- An approved permit issued by Rocky View County's Safety Codes Officer.

## **18. Solid Waste Management**

The developer will enact a 3 bin solid waste system that will provide separation of waste products for recycling and disposal. The BCA will administer and enforce this solid waste program. This program will form part of the architectural design guidelines.

**Policy 18.0.1** A solid waste and recycling management plan would be developed for the plan area and implemented by the Developer and/or the BCA, at future subdivision stage.

## **19. Wetland Environmental Study**

A wetland Environmental Study was prepared by Trace & Associates, on June 22, 2018 followed by a October 23 , 2019 policy compliance statement updates (Appendix 5). The purposes of the reports were to:

Describe the existing environment (including soils, vegetation, landform, hydrology, wetlands and wildlife);

Describe the proposed development;

Predict the potential effects of the development on the environment;

Recommend any mitigation measures that would reduce or eliminate impacts of the development on the environment; and

The Wetland Assessment was prepared to assess Ecosystem Components impacts within the Project Site. Findings of the study include:

## **20. Wetland Summary and Conclusions**

Based on the results of their findings, the Trace June 22, 2018 Study and October 23, 2019 updates included in Appendix 5 presented the following summary and conclusions:

Provincially or federally-listed wildlife species identified during our review may be present on or near the Site, and due diligence is required to ensure that appropriate mitigations and timing of activities are in place, in consultation with a qualified professional and the appropriate regulator(s), as follows:

If construction is planned to begin during the migratory bird nesting period (April 15 through August 30) (GOC, 2017), conduct a migratory bird nest search within seven days of planned vegetation disturbance to maintain compliance with the Migratory Bird Convention Act (GOC, 1994a). If a nest is found, species-specific mitigations are required in consultation with the local AEP biologist.

On-site wetlands and watercourses are currently not within the proposed development footprint; therefore, approval under the Water Act (GOA, 2000) is not required at this time. If development plans change so that wetlands may be impacted, then it is necessary to submit both a wetland assessment and Water Act application to AEP.

Little bluestem, a S3-ranked plant species that is tracked on an ACIMS watch list, was recorded on the Site. The plants observed are within the area not proposed for construction (grading), and are therefore not expected to be impacted.

**Policy 20.0.1** The developer shall make no alterations to the existing water tributary, wetlands, and/or pond without prior approval from Alberta Environment.

**Policy 20.0.2** At future subdivision stage the Developer may as required:

- a) Submit a site specific cistern rain water capture plan with details as per the Osprey Engineering design suggestion and;
- b) Register any required easements.
- c) Provide a stormwater management report to support each subdivision as it proceeds.

**Policy 20.0.3** To further address impacts on surface runoff, lot landscaping shall be designed to, as much as is practical, maintain existing vegetation and minimize the footprint required for home construction. All soft landscaping shall be absorbent and resilient, having a depth of suitable topsoil of not less than 0.3 m [12inches]. Intentional/directed conveyance of storm water from residential properties onto, across or through MR lands is not permitted.

**Policy 20.0.4** Installation of other source control or low-impact development practices (e.g. rain gardens) shall be encouraged—irrespective of whether such is specifically referenced in the conceptual SWMP or subsequent SSIP. Any such practices or works shall be appropriate for their location and able to be sustainably maintained by the unit owner. Any such works must be sited and constructed so as not to compromise safety (e.g. slope stability, access, private sewage, storm drainage). Where installation of storm water infrastructure is deemed necessary, impacted installations are to be declared as Public Utility Lot (PUL) and not MR.

## **21. Storm Water Management**



The following reports are pertinent to the management of storm drainage for the development proposed in this Outline Plan:

A conceptual storm water management plan (SWMP) prepared by Osprey Engineering dated July 15, 2019 was submitted in support of this Outline Plan to provide information on the drainage strategy for the site (Appendix 9) (It must be noted that this report referenced a previous plan with a higher density—12 lots. The report's conclusions are valid for the development as proposed in this 9 lot Outline Plan. The conceptual SWMP will be updated at subdivision stage with a site-specific stormwater implementation plan (SSIP) to reflect the tentative plan of subdivision). The SWMP meets the criteria as outlined in the BEASP 6.5.3 (a), (b), (c), (d)

A Wetland Impact Assessment was prepared by Trace & Associates, on June 22, 2018 followed by a June 28, 2019 policy compliance statement (Appendix 5).

## **22. Storm Water Conclusions and Recommendations**

Storm drainage can be managed within the parcel to comply with Rocky View County policies and provincial statutes, regulations, policies and supporting documents. The following are notable:

1. The *Nose Creek Watershed Management Plan [NCWMP]* (Palliser 2007) has been adopted by Rocky View County and is assumed to govern the design of storm drainage works in the subject area. The concept provided addresses the MDP's unit release rate (1.257 L/s/ha) and volume control (11 mm) targets without additional BMPs. This is primarily due to restricted development areas and coarser textured soils (which have a larger capacity to infiltrate runoff);
2. Due to the complicated site boundaries and topography, there is no practical opportunity to provide a single, centralized storm drainage facility (e.g. a pond or wetland). As runoff targets are already met a centralized stormwater facility will not have any measurable effect on downstream runoff;
3. Dwellings are to be constructed such that all building entrances and ground level at foundation walls are to be at least 0.3 m above adjacent ground and peak water surface elevations of adjacent ponds, channels or other areas where water may be held;
4. Waterbodies are not affected by this development. All constructed works are located well away from any identified water bodies (per Germaine (2018)). As such, no permits (e.g. *Water Act*, *Public Land Act*, etc....) or notification is required from AEP;
5. No effects are foreseen for the holder of the Water Diversion License noted for this quarter-section, and
6. As future homes in this development will be served by a piped water supply, offsetting water usage for lot irrigation by rainwater capture is desirable. To this end, rainwater cisterns should be installed on all new dwellings. These may consist of a buried holding tank meeting CAN/CSA Standard B66 or other appropriate storage system. A suggested size would be 4.5 m<sup>3</sup> [1000 Imperial gallons] or larger. All tanks should be equipped with:
  - a. A seasonal flow diverter on downspouts for winter months;
  - b. A gravity overflow pipe with a suitably armoured downstream outlet. Outlet shall be sited such that overflows drain safely away from structures and private sewage components. A suitable reference for rainwater harvesting is

*Guidelines for Residential Rainwater Harvesting Systems Handbook (CMHC 2012).*

- Policy 22.0.1** As per established Rocky View County practice, as a condition of subdivision, a site-specific stormwater implementation plan (SSIP) or similar document acceptable to Rocky View County shall be submitted. This document will provide additional detail as required to ensure consistence with the tentative plan of subdivision and address any detail design issues as may be identified;
- Policy 22.0.2** Use of potable water for irrigation is not desirable—particularly in semi-arid regions such as southern Alberta. As such, all new houses should employ rainwater capture and storage with a full-service capacity of at least 4.5 m<sup>3</sup> [1000 Imperial gallons] to offset potable water demand for irrigation. The SSIP will identify methods and design guidelines for such systems;
- Policy 22.0.3** To further address impacts on surface runoff, lot landscaping shall be designed to, as much as is practical, maintain existing vegetation and minimize the footprint required for home construction. All soft landscaping shall be absorbent and resilient, having a depth of suitable topsoil of not less than 0.3 m [12 inches];
- Policy 22.0.4** Installation of other source control or low-impact development practices (e.g. rain gardens) shall be encouraged—irrespective of whether such is specifically referenced in the conceptual SWMP or subsequent SSIP. Any such practices or works shall be appropriate for their location and able to be sustainably maintained by the unit owner. Any such works must be sited and constructed so as not to compromise safety (e.g. slope stability, access, private sewage, storm drainage);
- Policy 22.0.5** The ephemeral draws shall not have their function interrupted nor shall development cause siltation downstream. “Good housekeeping practices” for erosion and sedimentation control shall be practiced during all home construction;
- Policy 22.0.6** To ensure these policies are addressed in lot development, prior to construction, all units shall submit the following to the BCA for review and approval. This submission is in addition to any requirements of Rocky View County for development and building permit:
- A complete landscaping plan detailing the existing and final proposed lot and building grades, approximate limits of disturbance, downspout and rainwater cistern location/s, any other source control or low-impact development practices to be located on site. The plan shall also note the proposed location of private sewage components and show that these are protected from surface runoff;
  - Where lot development may present a particular concern with respect to erosion or sedimentation (“siltation”), a description of the proposed erosion and sedimentation control practices, both during and after construction, shall also be provided. This may consist of an ESC plan or description by the owner with adequate detail to satisfy the BCA that potential erosion will be adequately mitigated. All erosion and sedimentation control works and practices shall be appropriate for the location and purpose. Where requested, the owner shall engage a qualified professional skilled in designing erosion and sedimentation control works in Alberta (e.g. P.Eng., P.Ag., CPESC).

**Policy 22.0.7** As the BCA will be the operator of the downstream drainage works (the drainage course); it is directly affected by erosion and sedimentation due to development. The BCA shall have the authority to ensure storm drainage and erosion and sedimentation control works are installed and operating as specified and soil is appropriately protected from erosion during and after lot development. However, enforcement of this policy shall not indemnify individual owners of their responsibility under provincial and federal laws relating to pollution of water bodies, nor their civil liability to other downstream.

**Policy 22.0.8** At future subdivision stage the Developer may as required:

- a) Submit a site specific cistern rain water capture plan with details as per the Osprey Engineering design suggestion and;
- b) Register any required easements.
- c) Provide a storm water management report to support the subdivision as it proceeds.

### **23. Shallow Utilities**

ATCO Gas provides natural gas services, and has recently upgraded their servicing infrastructure in the area. Fortis provides electrical services. TELUS provides phone and CTV.

**Policy 23.0.1** The developer shall provide shallow utilities to the plan area in accordance with the Municipal Servicing Standards for Residential Subdivisions.

### **24. Community Service Providers**

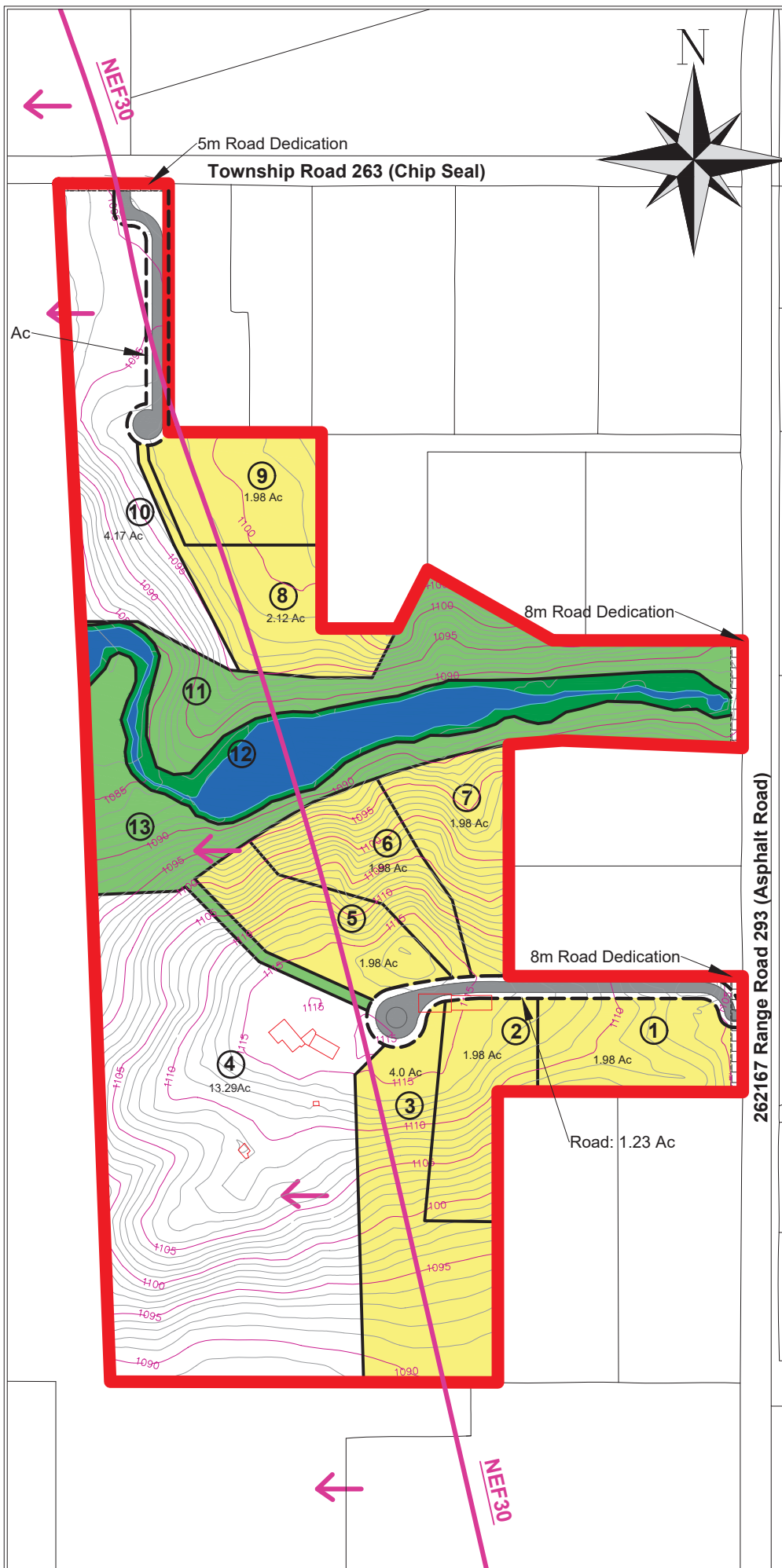
Fire protection and Ambulance Services are provided by the County either directly or through agreements with other Municipalities.

Protective services are provided to the area by the RCMP and the County's Protective Services.

**Policy 24.0.1** Each lot shall be clearly marked at the entrance with an address for emergency vehicle identification.

### **25. Bareland Condominium Association**

The developer will set up a Bareland Condominium Association (BCA). This BCA will be responsible for ownership, management, operation and maintenance of a range of responsibilities from Architectural controls, landscaping, road maintenance, water controls, and overseeing solid waste management, issues. See Figure 14.



# HLC Homes

PLAN SHOWING

## Proposed Bareland Condo Plan

AFFECTING

### NE-16-26-29-W4M

SCALE- 1:4000

0 10 20 40 100 200  
METRES

**METRIC**

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

### LEGEND

Subject Property -

Waterbody -

Existing Home/Barn -

NEF30 - —

Topographic Lines - —

Paved Access Easement -

Statistics				
Land Use	Ac.	Ha.	%	Units
R-1	18.05	7.30	37	8
Ranch & Farm	17.46	7.07	35	2
MR	7.93	3.21	16	2
Road Easement	0.38	0.15	1	-
Road	2.05	0.83	4	
ERE	3.53	1.43	7	1
<b>Total</b>	<b>49.35</b>	<b>19.99</b>	<b>100</b>	<b>13</b>


\*Subject to final survey

## Figure 14

DRAWN BY		DATE		FILE NO.	
A. WINKLER		Apr 22/20		P 643-01	
CHECKED BY R. POTRIE		Apr 22/20			

### Planning Protocol

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CAD FILE: Subdivision 1.0.dwg

**Policy 25.0.1** The Developer or the BCA, to be finalized as part of the Subdivision Development as to the responsible party, shall be responsible for the, management, operation, and maintenance of the following within the plan area:

- a) The internal roads and associated infrastructures;
- b) Site Entry Feature from Range Road 293, Site Entry Feature from TR 263, landscaping, and associated infrastructures;
- c) All water management infrastructure, including but not limited to the pond, green space, and the associated conveyance system, and water license;
- d) All common lands with the plan area, including pathways within the development, and the associated landscaping features and plantings.
- e) The Developer, initially and the BCA eventually shall be responsible for the implementation and enforcement the architectural design guidelines.
- f) The BCA will maintain and operate the MR lands via a license of occupation agreement with the County.

**Policy 25.0.2** The developer shall prepare and register restrictive covenants on each residential lot prohibiting development of residences within the AVPA NEF 30 contour at subdivision endorsement. This shall include pertinent details regarding parcel-specific prohibitions and development requirements for each lot.

**Policy 25.0.3** Building envelopes shall be defined at subdivision stage, incorporating NEF contour and other technical limitations.

## **26. Public Consultation**

Consultation with the public has occurred in the format of personal meetings and discussions with adjacent property owners at various times through the preparation of this document. The County also has public notices, which provided opportunity for adjacent landowners to review the Outline Plan and provide input. Two Open Houses were held the first one on May 17<sup>th</sup>, 2018. There were 25–30 persons in attendance. We received 7 letters of support at this open house (Appendix 11.) The second Open House was held on October 9, 2019. There were 17 people in attendance at the second Open House and received 5 additional letters of support (Appendix 12.)

### **26.1. General Comments of the First Open House Attendees**

There were 10 attendees in support of the development. (Shown in Appendix 11 & 12). The following is a list of compiled concerns raised by attendees as well as proposed solutions, (Letters of concern can be found in Appendix 11);



- 1) There was a concern that some of the area within the proposed Phase 2 (Figure 10) had fill. This resulted in an Engineer looking specifically at this area. The findings were that buildings can be built in this location based on the reduced number of lots in this area (Appendix 3).
- 2) Area landowners did not want to see any public pathways adjacent to their lots (the expressed concern was the potential fire hazard / threat from smokers walking their dogs.) It was concluded to remove all perimeter pathways and leave only internal pathways/trails. See Figure 11 Green Space Map.
- 3) Open house attendees living north of the site mentioned about potential views from their homes being impaired or blocked by new homes being built. The number of lots north of the pond have been reduced by one half. The new lots south of the pond have also been reduced and the building envelopes have been relocated to the uplands and therefore no longer blocking the view of existing land owners. Also the fact that new home construction will be managed by the BCA in order to reduce conflict.
- 4) An adjacent land owner was worried that if we were to change the drainage course in any way that his water supply (well water supply) may be affected. As a result there will be no changes to the water course, so there should not be a problem with his or anyone's water well.
- 5) Most who attended wanted to see a piped water hook up as opposed to any other water source. This is now a confirmed fact. This site and all of its lots will be serviced by Rocky View County's water system (Appendix 6).
- 6) Some residents were worried about slopes and slope stability. The Slope Stability Engineer has confirmed that the slopes are stable and there will be no issues about slope. Further a level of safety of 1.5 has been applied to the entire site. Historical records show there has never been any slumping or evidence of instability in the site plan area. The total number of lots has been reduced by 3 which reduces the overall footprint and impact on the site. (Appendix 3).
- 7) Some residents were concerned about a suitable building site. Engineers have confirmed that there is an acceptable building envelope on each and every lot. The slopes within the plan area are stable and buildable. (Appendix 2).
- 8) The same residents had worries about there not being adequate one acre building envelope within each lot. Engineers have established that there is an acceptable one acre building envelope on each and every lot (Appendix 2).
- 9) Some residents were concerned about the mixing of residential and commercial land use proposed in the original submission. This mixed land use has since been eliminated from the plan area due to landowner concerns. This also complies with the policy of 566 Crossings CS.
- 10) Some residents brought up the potential safety of the existing intersection at RR 293. The result was two transportation engineers completing TIA studies on the site shown in Appendices 7 & 8. The findings were that minor improvements were needed to be made in order to make the south intersection (RR 293) safe at its current location. These improvements will be made and reflected in Figure 8, also see section 6.8 of this document.
- 11) Most attendees wanted to see the 2 acre minimum parcel size observed. This has been strictly observed. All lots have been specifically designed to be 2 acres or larger. See Site Plan, Figure 5.
- 12) Another concern was with some ambiguities in the first draft of the Outline Plan. We have re-written and improved the document in hopes to clarify many of the previous ambiguities.
- 13) Some attendees expressed a need to have the drainage course/valley bottom preserved as much as possible. The drainage course, bed and shore as well as

MR dedication has been proposed to ensure the preservation of the valley and drainage course. This is consistent with BEASP.

- 14) There was a comment about the irregular lot lines. The lots lines have been reworked in order to make marked improvements. The issue of irregular lot lines can never be totally eliminated due to AVPA constraints and the NEF 30 line. Several lot line adjustments have been made in attempts to improve this situation.
- 15) There was a request to have any accessory buildings west of the NEF 30 line limited to a 7 meter height restriction so as not to obstruct views from exiting residents. This seems to be a reasonable request and it is felt that this policy could easily be incorporated into the Architectural Control Guidelines (section 13 of this document).

A Second Open House was held on October 9<sup>th</sup>, 2019  
A summary of the Open House is as follows;

The Open House was advertised in the Rocky View Weekly Oct 8, 2019

25 Open House personal letters of invitation were personally delivered to 25 immediately adjacent landowners.

Consultants were in attendance to present four different options and to speak to each as to the advantages and disadvantages of each.

Four Large boards were on display depicting four options, they were;

- 1) Option # 1 - The 12-lot option as submitted in the Outline Plan
- 2) Option # 2 - A revised 12 lots site plan with all lots focused around the south Cul-De-Sac leaving the valley bottom and lands north of the pond as green space (this option would have required an ASP amendment to accommodate a density transfer)
- 3) Option # 3 - A 10 lot option which essentially reduced the lots by two north of the pond and reconfigured the 8 lots south of the pond.
- 4) Option # 4 - A 9 Lot option which essentially reduced the lots by two north of the pond and reconfigured the lots south of the pond reducing these lots by one as well.

There were 17 people who attended the open house. (See attached attendance sheet)  
There were 5 letters of support received (attached)

- Almost all attendees complimented on how much improvement has occurred since the original submission.
- Most were very complimentary on how much the developer has compromised.
- All wanted to see the access point / entrance roadway be maintained where it currently exist onto RR 293.
- All liked that only 2 lots were being proposed north of the pond.
- Some commented that they want to eliminate the pathway on the south side of the pond and even pathways everywhere in order to cut down on fire risk from teenagers smoking.

- Some want to know how much parking for the Public would be available to the users of the open space.
- All wanted the name changed from “Sharp Hill” so as not to be confused with the “other existing Sharp Hill” subdivision. Alternative name suggestions were “Hays Hill Estates”, “Butte Hill Estates” we liked the “Hays” option because this quarter section was originally owned by the prominent politician and Senator Harry Hays.
- Attendees liked the proposed placement and views of proposed home locations on Options # 3 & 4 See Figure # 13
- Attendees liked that the density was really low.
- All really liked the fact that there would be a Condominium Association as opposed to a Homeowners Association (HOA).
- One home owner to the north wanted to get a new fence between his property and this development as the existing one is in poor shape.
- Some comments were that the reduced number of lots on the north would be allow for dwellings to located outside of fill areas completed by the previous owner.
- One wanted to see high standard of architectural controls to monitor house size and quality
- Overall there was a general consensus that Option # 4 was the best plan.
- Several questions evolved around price point for prospective new lots and for finished homes (they didn’t want to see small or low-quality homes).
- All wanted to see pipeline water hookups to each lot.
- The Open House ended at about 7:20 pm.
- Note-worthy, is the fact that the developer has met with each of the immediate, adjacent landowners in an attempt to resolve any concerns they had. This is an open and ongoing dialogue which will continue until the project is complete. While it may be impossible to completely resolve every concern it is evident that exhaustive measures have been taken to solve as many as possible.

**Policy 26.1.1.** Where ever possible the developer should make every possible attempt to reconcile adjacent land owner concerns.

## **27. Implementation**

Development of the land will proceed in a way to minimize the impact of construction activities in the following ways:

- Initial site stripping and grading will be limited to road and utility construction that will be part of the first phase for development of the site.
- Following internal road construction, perimeter landscaping, servicing and road landscaping will proceed.
- Lots will remain as much as possible in their natural state until developed. Due to the nature of high expectations for home design and construction it is likely that the sales absorption of the lots will occur over a period of time so the intent is to keep undeveloped lots natural with existing vegetation.
- When lots are developed, owners will be required to prepare a site impact assessment with their construction documents to minimize impacts to the

building site and the development. Each lot will prepare a site plan design to manage construction.

**Policy 27.0.1.** The County may issue a Development Permit for stripping and grading in accordance with the following reports as approved by the County and, where necessary, approval by Alberta Environment and Parks:

- An approved Stormwater Management Plan;
- Erosion and Sediment Control Plan;
- Weed Control Plan;
- A Construction Management Plan; and
- Approved Engineering Drawings

## **28. Appendices**

List of Technical Engineering Reports submitted with the Outline Plan Application:

- Ground water testing, Prepared by Almor Testing Services, dated July 4, 2018 (Appendix 1)
- One Contiguous acre Bldg. envelope Slope Assessment, prepared by Almor Testing Services, dated March 13, 2018 (Appendix 2)
- Slope Stability Site Assessment, prepared by E2K Engineering Ltd, dated May 8, 2018 (Appendix 3)
- Slope Stability follow up letter, prepared by E2K Engineering Ltd, dated June 21, 2018 (Appendix 3)
- Trace & Associates Phase I Environmental Feb 22, 2018 (Appendix 4)
- Trace & Associates Wetland Assessment June 22, 2018 & Trace & Associates Riparian Policy Evaluation June 28, 2018 (Appendix 5)
- Trace & Associates Wetland Assessment Update October 18, 2019 & Trace & Associates Riparian Policy Evaluation October 22, 2019 (Appendix 5)
- Rocky View Water Coop letter of confirmation June 17, 2019 (Appendix 6)
- Traffic TIA letter JCB engineering April 25, 2018 and Nov 3<sup>rd</sup> 2017 (Appendix 7)
- TIA follow up letter prepared by Bunt & Associates Engineering Ltd., dated Feb 25, 2019 (Appendix 8)
- TIA Update by Bunt & Associates Engineering Ltd., dated October 17, 2019 & October 28, 2019 (Appendix 8)
- Osprey Engineering Inc. - Stormwater Study, dated July 15, 2019 (Appendix 9)
- Osprey Engineering Inc. - Stormwater Study Updated, dated October, 2019 (Appendix 9)
- Osprey Engineering Inc. - PSTS Study, dated July 15, 2019 (Appendix 10)
- Osprey Engineering Inc. - PSTS Study, dated October, 2019 (Appendix 10)

- Letters of Support/Concern & Attendance to Open Houses hosted on May 17, 2018 (Appendix 11)
- Letters of Support/Concern & Attendance to Open Houses hosted on October 9<sup>th</sup>, 2019 (Appendix 12)