



LARIAT LOOP CONCEPTUAL SCHEME



Bylaw C-6197-2005, Adopted February 14, 2006

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Community Services

ROCKY VIEW COUNTY
OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6197-2005	Original Bylaw	February 14, 2006
C-7738-2017	Amended to add Section 11.0 – Development Cell F, and to update table of contents accordingly	January 9, 2018

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6197-2005

A Bylaw of the Municipal District of Rocky View No. 44 to adopt the attached Schedule 'A', the "Conceptual Scheme", pursuant to Divisions 7 and 12 of Part 17 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to provide a framework for subsequent redesignation, subdivision and development in portions of the NW 2-25-3 W5M & SW 11-25-3 W5M comprising +/- 185 acres (+/- 74.87 ha); as shown on Schedule 'A' attached to and forming part of this Bylaw; and

WHEREAS a notice was published on Tuesday, January 17, 2006 and Tuesday, January 24, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, February 14, 2006; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692, Section 230 and Section 606 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a framework for subsequent redesignation, subdivision and development in portions of the NW 2-25-3 W5M & SW 11-25-3 W5M comprising \pm 185 acres \pm 74.87 ha); as shown on Schedule 'A' attached to and forming part of this Bylaw; and
2. This Bylaw shall come into effect upon the date of its third and final reading thereof.

DIVISION 2

**File: 05702009/010/011/012/013/015/016/033/036/039/072/073/074/075/079/117/118/185/186,
05711014/019/022/026/028-- 2004-RV-369**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 10, 2006, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 14, 2006, on a motion by Councillor Goode.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 14, 2006, on a motion by Councillor Branson.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

FORMING PART OF BYLAW C-6197-2005

A Conceptual Scheme affecting the portions of the NW 2-25-3 W5M & SW 11-25-3 W5M.

A Land Use Concept and Policy Framework for the NW 2-25-3 W5M & SW 11-25-3 W5M
comprising approximately ± 185 acres ± 74.87 ha);

conceptual scheme

Lariat Loop

This Conceptual Scheme is prepared for the M.D. of Rocky View No. 44, based on a motion that was passed by Council on March 23, 2004.

The Conceptual Scheme is prepared on behalf of the Owner of Lots 1 and 2, Block 10, Plan 041 1828, bordering onto Lariat Loop in the Central Springbank Area.

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FOCUS

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PART ONE – BACKGROUND AND POLICIES

1.0 INTRODUCTION

The Conceptual Scheme Plan Area is located in the northern portion of Springbank as shown on **Figure 1 – Plan Area**, as requested by the Municipal Council on March 23, 2004.

The Owner(s) of Lots 1 and 2, Block 10, Plan 041 1828 forming part of the Conceptual Scheme Plan Area are proposing to redesignate a portion these lands for residential infill purposes; to create a higher density on the lands than what the present land use designation allows.

The lands are subject to the policy provisions of the Central Springbank Area Structure Plan (CSASP) adopted by Council as Bylaw C-5354-2001 on October 2, 2001. The CSASP establishes boundaries for Conceptual Scheme Plan Areas along with detailed requirements for the scope and content of Conceptual Schemes as an important tool for implementing the policies contained within the CSASP. The boundaries of the Lariat Loop Conceptual Plan Area are shown on **Figure 1 – Plan Area**.

Preparation of the Conceptual Scheme has been guided by the Municipal Development Plan and Municipal District of Rocky View No. 44 Procedure No. 301 dealing with the processing of concept plans. The policies presented in Lariat Loop Conceptual Scheme guide development of the Conceptual Scheme Plan Area.

1.1 Conceptual Scheme Purpose

The purpose of this Conceptual Scheme is to:

- Provide supporting land use rationale for the redesignation and subdivision of Lots 1 and 2, Block 10, Plan 041 1828 in order to accommodate future subdivision and development of the subject parcels; and to
- Provide a policy framework to guide and manage subdivision and development within the Conceptual Scheme Plan Area; to ensure all future development in the Conceptual Scheme Plan Area is compatible by establishing policies that provide overall direction for subdivision and development within the Plan Area.

1.2 Objectives

The objectives of the Conceptual Scheme will be to:

- Implement the applicable policy provisions of the Central Springbank Area Structure Plan to integrate future development within the Plan Area with the greater Springbank community;
- Provide a comprehensive guide for the future redesignation, subdivision and development of lands contained within the Conceptual Scheme Plan Area;
- Identify existing constraints and opportunities for subdivision and development within the Plan Area;

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- Integrate proposed uses and development with adjacent lands contained within the Conceptual Scheme Plan Area;
- Identify a Storm Water Management Plan that incorporates measures that are designed to accommodate the anticipated storm water runoff and protects the water quality of receiving creeks and rivers, as well as downstream properties;
- Recognize the regional trail system illustrated in the Rocky View West Recreation Board Master Plan and Operating Guidelines, 2000, that connects the proposed Lariat Loop hiking path in the Plan Area with the regional trail system;
- Consider input received from adjacent Landowners and the residents of Central Springbank; and
- Ensure that the provision of water and sanitary sewer are consistent with the adopted Utility Servicing Strategy for the Springbank Service Area.

2.0 PLAN AREA CHARACTERISTICS

The Conceptual Scheme Plan Area is from now on referred to as the Plan Area.

2.1 The Plan Area

The Plan Area applies to lands as identified in **Figure 1 – Plan Area**. The Plan Area is $\pm 184.7\text{ac}$ ($\pm 74.74\text{ha}$) and includes all of the properties bordering onto Lariat Loop.

Notwithstanding the differences of timing and development aspirations, a high degree of cooperation between all Owners has resulted in a planning exercise that will permit the pursuit of individual developments while preserving the need for integration of plan elements between and across ownership boundaries.

Policy 2.1.1

*Policies contained in this Conceptual Scheme shall apply to lands identified in **Figure 1 – Plan Area**.*

2.2 Municipal Context

The Plan Area is located in Division 2 of the Municipal District of Rocky View No. 44, within the Central Springbank Area Structure Plan (CSASP) area. The Plan Area is approximately 3.2 km (2.0 miles) west of the City of Calgary, as identified in **Figure 1 – Plan Area**.

2.3 Land Use

Figure 2 – Land Use Map identifies the land use districts within and in proximity to the Plan Area at the time of Conceptual Scheme preparation.

All of the properties in the Plan Area and adjacent land north of the Plan Area are designated Residential Two District, which allows a minimum parcel size of four (4) acres. On three sides of the Plan Area (west, south and east) lands are designated Residential One District, which allows a minimum parcel size of two (2) acres. The Direct Control District (DC 25), east of the Plan Area, makes provision for lot sizes of 0.16 acre.

2.4 Vegetation

The Plan Area is predominantly grazing type lands with landscaping around private residences as shown on **Figure 3 – Aerial Photo**.

2.5 Topography

Topography within the Plan Area is illustrated in **Figure 4 – Contours**. Contours are shown in 1.0 m intervals. The slope analysis indicates that there appear to be no significant areas having slopes greater than 15% that would restrict or constrain future residential development.

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2.6 Soils

The Soil Survey of the Calgary Urban Perimeter indicates that the subject lands consist of only one type of soil, CLI 4 T/E. The class indicates the relative degree of limitation to arable agriculture while the subclasses indicate the dominant kind of limitation.

The Canada Land Inventory (CLI) Rating describes the class as follows:

Class 4 Soils have severe limitations that restrict the range of crops or require special conservation practices, or both. The limitations seriously affect one or more of the following practices; timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.

The CLI rating describes the subclasses as follows:

- Subclass E: erosion damage – past damage from erosion limits agricultural use of the land.
- Subclass T: adverse topography – either steepness or the pattern of slopes limits agricultural use.

3.0 TRANSPORTATION

A study of the existing regional road network servicing Springbank was undertaken during preparation of the CSASP and is contained in Section 2.7 of the CSASP.

Range Road 32 has community significance and provides access to the Plan Area. With consideration to Section 2.7.3 of the CSASP Range Road 32 is identified as a Minor Collector on the west boundary of the Plan Area.

Figure 5 – Transportation Network provides an overview of the major internal road network within the Plan Area in addition to future connection points to adjacent lands to the west.

3.1 External Road Connections

The proposed road network as outlined in **Figure 5 – Transportation Network** considers the potential subdivision of adjacent lands and provides linkages directly to Range Road 32 and a linkage through to Lariat Loop. Range Road 32 intersection spacing standards call for a desired spacing of 400 m pursuant to Section 2.7.3. i) of the CSASP and the two major internal road intersection locations conform to that criteria. No further external road connections are proposed for this Plan Area.

Policy 3.1.1

Access to subdivision proposed within the Plan Area shall be in accordance with MD of Rocky View No. 44 policies and to the satisfaction of the Municipality and Alberta Infrastructure and Transportation where applicable.

3.2 Internal Road Connections

The proposed road network, as outlined in **Figure 5 – Transportation Network** considers the potential for development on adjacent lands to have the opportunity to access the new road.

The internal road system within the Plan Area will be designed to provide access to residential lots and to minimize the use of panhandles. This will be accomplished through a coordinated approach to planning between Landowners within the Plan Area.

Efficient looping of Lariat Loop provides access onto Range Road 32 at two separate locations that meet current municipal requirements. Overall, the road network provides balanced and well distributed options for ingress and egress of future subdivisions in the Plan Area.

Policy 3.2.1

*The internal road network within the Plan Area shall generally conform to **Figure 5 – Transportation Network**.*

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Policy 3.2.2

All internal roads are proposed as local public roads with design and construction to be in accordance with MD of Rocky View No. 44 Servicing Standards for Subdivision and Road Construction and policies, as amended.

Policy 3.2.3

Where appropriate, proposed subdivision should utilize mutual approaches for lots to gain ingress and egress to the internal road system.

Policy 3.2.4

Panhandles are discouraged and shall not be permitted. Landowners shall design each of their subdivisions utilizing public roads and cul-de-sacs.

4.0 UTILITIES

The provision of potable water servicing, wastewater treatment and disposal, and shallow utility extensions to the Plan Area has been considered pursuant to the policies contained in Section 2.8 of the CSASP.

4.1 Utility Servicing

The Municipal District is developing a Residential Infill Regional Servicing Strategy for the Springbank area. When implemented this strategy will provide a regional solution for the provision of water, sanitary sewer and storm water management.

Policy 4.1.1

Provision of water, sanitary sewer and storm water management within the Plan Area shall be consistent with the provisions of the Central Springbank Area Structure Plan and the adopted Interim Servicing Strategy for the Springbank Service Area – addressed to the satisfaction of the Municipality.

Policy 4.1.2

The Developer is to register a caveat on each new lot regarding a Deferred Service Agreement and notify each future Lot Owner of the requirement to connect to regional water, wastewater and storm water systems at their cost when such services become available – addressed to the satisfaction of the Municipality. This Agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services and the requirements of their decommissioning once Municipal servicing becomes available, all to the satisfaction of the Municipality.

Policy 4.1.3

At the time of subdivision, the Developer shall provide the required easements for water, wastewater and storm water management infrastructure, to the satisfaction of the Municipality.

4.2 Shallow Utilities

Shallow utilities include such services as telephone, natural gas, electrical, and cable. The CSASP contains policies that address the need to provide these services to the Central Springbank area. Within the Plan Area, these services will be provided within each new subdivision.

Policy 4.2.1

The Developer shall ensure that shallow utilities are provided to each newly created lot within the Plan Area – addressed to the satisfaction of the Municipality.

Policy 4.2.2

The Developer of each individual lot will provide easements to any utility company requiring them to provide services.

4.3 Power Lines

An overhead power line runs east west through the north east corner of the Plan Area. AltaLink maintains the power line and will require a copy of the detail design plans of any proposed access roads crossing under the existing power line and the detailed plans for any future development in this location to review and approve prior to any construction commencing.

Policy 4.3.1

Detail design plans of any proposed access roads crossing under the existing power line and the detailed plans for any future development in this location will be provided to the appropriate utility company to review and approve prior to any construction commencing.

4.4 Solid Waste Management

The CSASP indicates that disposal of solid waste should be the responsibility of the Landowners and encourages recycling initiatives. Therefore, a solid waste management plan shall be prepared at the subdivision stage, that addresses how residents of Lariat Loop will deal collectively with solid waste.

Policy 4.4.1

The Developer shall prepare a Solid Waste Management Plan in consultation with the Municipality prior to tentative plan approval. Implementation of the plan shall be the responsibility of the Owner.

5.0 STORM WATER MANAGEMENT

Section 2.4.2 of the CSASP provides a detailed set of policies designed to manage drainage within the Elbow River and Bow River watersheds. During preparation of the Area Structure Plan, a study to determine the sub-basins within these watersheds was undertaken to identify sub-basin catchment areas and release rates to provide a technical foundation for the formulation of policy and regulations.

It is the preference of the Municipality that storm water runoff is not stored within the ditches, in accordance with the requirements of Section 400.0 of the Municipal Servicing Standards for Subdivision and Road Construction. Impoundment of storm water generated by the roadways on property adjacent to the road right-of-way is acceptable.

A Staged Master Drainage Plan was prepared by Westhoff Engineering Resources, Inc. for the Plan Area. The Subdivision and Development Concept is designed to facilitate storm water management within the Plan Area in accordance with Municipal Standards. Storm water retention requirements were considered in the preparation of this Conceptual Scheme and are contained in the report by Westhoff Engineering Resources, Inc.

Policy 5.0.1

Storm Water Management within the Plan Area shall be in accordance with a future Master Drainage Strategy for the Springbank area.

Policy 5.0.2

That the preference of the Municipality be respected; that storm water runoff is not stored within the ditches, in accordance with Section 400.0 of the Municipality's Servicing Standards for Subdivision and Road Construction. Impoundment of storm water generated by the roadways on property adjacent to the road right-of-way is acceptable – addressed to the satisfaction of the Municipality.

Policy 5.0.3

All storm water storage facility details are to be provided at the time that a building permit application is submitted to the MD of Rocky View No. 44 and registered on the title of new lots. Drainage easements, as determined by the Staged Master Drainage Plan, shall be registered on all affected lots.

Policy 5.0.4

Site specific details will be required by the Municipality at time of subdivision in accordance with the Staged Master Drainage Plan prepared by Westhoff Engineering Resources, Inc.

6.0 FUTURE LAND USE

6.1 Community Context

The CSASP derives an overall strategy for the planning, distribution and development of land uses from a single vision statement in Section 2.0.2:

“Central Springbank offers a rural lifestyle that blends residential uses with its agricultural heritage. The beauty and tranquility of Central Springbank coupled with the environmental sensitivity of the area including the Bow and Elbow Rivers and their watersheds, requires responsible integration of further development through the guidance of the Area Structure Plan.” (2001, p. 21)

The CSASP establishes a program of detailed planning through the use of Conceptual Schemes throughout the CSASP as a vehicle for managing development and allowing for the conversion of agricultural uses to residential uses in accordance with the specific policy directions in the CSASP.

The CSASP, Map 11, identifies the Plan Area as an “Infill Residential Area”. Given the predominance of existing and planned residential development surrounding the Plan Area and the identification of the Plan Area itself as suitable for residential infill, the establishment of residential uses over the majority of the Plan Area is appropriate.

6.2 Proposed Land Uses

Figure 6 – Future Land Use illustrates the proposed future land use scenario for the Plan Area. The following table illustrates the area breakdown by land use.

Table 6.1 Plan Area Land Use Statistics

Plan Area Land Use Statistics		
Land Use	Area (hectares)	Area (acres)
Residential	63.35 ha +/-	156.53 ac +/-
Open Space/PUL	7.17 ha +/-	17.71 ac +/-
Roads	4.24 ha +/-	10.47 ac +/-
Total	74.75 ha +/-	184.71 ac +/-

Note: Areas are intended to be approximate and may be adjusted as the planning process proceeds and at the time of subdivision.

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Policy 6.2.1

*Proposals for Redesignation and Subdivision of land within the Plan Area pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subdivision and development which conform to the uses identified within the **Figure 6 - Future Land Use**.*

6.3 Residential Land Uses

Residential development within the Plan Area will consist of country residential acreage type development typical of the existing pattern of residential subdivision in the surrounding area of Springbank. A minimum parcel size of two (2) acres will apply to any residential subdivision within the Plan Area with a maximum density of 64 residential units on a quarter section of land (160 ac) pursuant to Section 2.9.4 of the CSASP. For comparative purposes only, if we assume the Plan Area to be approximately 184.71 acres, the CSASP density guidelines would allow for a maximum of approximately 255 residents based on an estimated 3.5 residents per country residential lot. In keeping with the spirit and intent of the CSASP, the proposed development density shall not exceed the carrying capacity of the Plan Area in regards to municipal and private services, infrastructure, site conditions, and environmental impacts.

The integration of pathways and open spaces into residential development plans is an important aspect of the detailed planning process. The preservation of topographical features and natural areas as part of a comprehensive open space system is also encouraged.

The integration of roads, utilities and drainage through the Plan Area is a critical component of the detailed subdivision planning stages during the development within the Plan Area. In addition, detailed plans should also take into account edge conditions and the need to integrate development with adjacent lands outside the Plan Area.

Policy 6.3.1

The minimum parcel size for residential subdivision within the Plan Area shall be 0.8 ha or 1.98 acres.

Policy 6.3.2

An Open Space and Pathway System shall be consistent with the Rocky View West Recreation Board Master Plan adopted on March 13, 2000 and Section 2.6.5 of the CSASP, integrated into proposals for residential developments and may comprise all or part of Municipal Reserve allocations.

Policy 6.3.3

The location of roads, drainage features, pathways, open space features, and utilities shall be coordinated between the various Landowners within the Plan Area and address the need for integration between developments within the Plan Area.

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6.4 Open Space Uses

Open space within the Plan Area will be provided through the preservation of existing natural features, the creation of an integrated pathway and linear open space network, Municipal Reserve dedications, and public utility lots associated with Storm Water Management.

Figure 6 – Future Land Use provides an overview of the pathway and open space system proposed for the Plan Area.

A regional pathway and linear open space corridor will be located adjacent to Lariat Loop within the Plan Area. This will provide a linear buffer along the roadway, an opportunity to loop the internal pathway network and provide linkage to the regional pathway system. The regional pathway system will, in turn, connect to adjacent lands and be consistent with the Rocky View West Recreation Board Master Plan.

Policy 6.4.1

Pathways, linear open space, and Municipal Reserved lots shall qualify as a component of any required Municipal Reserve dedications. Cash-in-lieu will only be considered when land dedication is deemed inappropriate by the Municipality.

Policy 6.4.2

*A network of linear open space and pathways shall be established generally in conformity with **Figure 6 – Future Land Use** to provide a link and form part of a regional pathway system as per the Rocky View West Recreation Board Master Plan.*

Policy 6.4.3

Pathways and linear open space shall be constructed by the Developer to a Municipal Standard, and shall be a minimum of 5m wide.

6.5 Municipal Reserve

Policy 6.5.1

Where Municipal Reserves are owing as a result of subdivision approvals for parcels within the Plan Area, the provision of these reserves shall be in accordance with Section 2.6.4 (b) of the CSASP which states:

“In Infill Residential Areas, municipal and/or school reserves may be provided by either land or cash-in-lieu of the land. Cash-in-lieu funds should be utilized to purchase land for municipal and/or school reserve sites in alternative, more suitable locations or for pathways.”

Policy 6.5.2

It appears a portion has previously been provided for reserve dedication and further qualification and confirmation is required to determine remaining reserves owing at the time of subdivision for each development cell.

7.0 IMPLEMENTATION

The policy provisions of this Conceptual Scheme and the CSASP will guide the preparation of redesignation and subdivision applications for lands within the Plan Area.

Policy 7.0.1

After Council approval of this Conceptual Scheme and subsequent redesignation and subdivision of land in the Plan Area, the Applicants of the proposed Phase One (Development Cell A) and future phased developments in the Plan Area will be subject to community and road naming approval. The Applicant will follow the naming procedure of the Municipality to obtain approval for proposed names. Any changes to community or road names will not require an amendment to this Conceptual Scheme.

Policy 7.0.2

The Municipal District of Rocky View No. 44 shall implement the provisions of this Conceptual Scheme through the subdivision approval process.

7.1 Development Cells

In order to accommodate individual Landowner expectations respecting the future subdivision and development of lands, this Conceptual Scheme is intended to identify planning issues common to the individual land holdings within the Plan Area.

Figure 7 – Potential Development Cells provides an overview of the potential cells of future development, where more detailed subdivision and development concepts for these cells are /will be contained/amended in Part Two of this Plan. The potential cells are shown for illustrative purposes only and are subject to change in the event that Landowners and the municipality agree to consolidate or re-arrange the cell pattern to facilitate future development. In addition to the policies contained within this Plan and other municipal policies, future development within each cell shall adhere to the following criteria:

Policy 7.1.1

- *The minimum parcel size is 2 acres.*
- *Access to subdivided cells will be by cul-de-sacs, or internal roads with two points of access.*
- *No panhandles.*
- *Cul-de-sacs shall follow or straddle property lines where appropriate.*
- *Requires coordination and cooperation between Landowners where applicable.*

Policy 7.1.2

Planning policies that refer to the common planning issues are contained in this Conceptual Scheme, whereby specific planning issues of individual land holdings will follow

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independently and be appended to PART TWO of this Conceptual Scheme as they are completed and adopted by Council.

7.2 Phasing

The Plan Area consists of various individually owned residential lots, which have the potential to be redesignated and subdivided. The redesignation and subdivision application from the Owners of Lots 1 and 2, Block 10, Plan 041 1828, initiated the design of this Conceptual Scheme. Therefore these lands will become the first area for development within the Plan Area. Details for the development of this area are provided in *Part Two* of this Conceptual Scheme, under *Section 10.0 DEVELOPMENT CELL A*.

With consideration to Section 2.9.2(f) of the CSASP, additional and subsequent development areas within the Conceptual Scheme will be determined by the next Owner(s) of land within the Plan Area when they propose to develop their land and start with the redesignation and subdivision process.

Policy 7.2.1

Owners within the Plan Area will not be required to append into Part Two of this Conceptual Scheme, their proposed Development Plan, if the criteria of Section 2.9.2(f) of the Central Springbank Area Structure Plan applies.

Policy 7.2.2

The Owners within the Plan Area may proceed with redesignation and subdivision in single or multiple phases, providing they append into Part Two of this Conceptual Scheme, their proposed Development Plan and number it in alphabetical sequence, following on Section 10.0 DEVELOPMENT CELL A. The Owners shall also be required to provide the extension of infrastructure referred to in this plan. In doing so the Owners shall be required to follow the planning process necessary to obtain approvals for redesignation and subdivision and carry the cost for the development of the required infrastructure to sustain the planned subdivision of their lands.

7.3 Development Guidelines

Section 2.3 of the CSASP contains landscaping and architectural policies designed to maintain the rural nature of the area and to appropriately integrate into the existing community. New development within the Plan Area will require detailed landscaping and architectural controls that conform to these policies. Trees and shrubs provide habitat for birds, shade, privacy and increase aesthetic value. They also play an important role as air purifiers by absorbing air pollutants and utilizing carbon dioxide to produce oxygen. The preservation of established vegetation and the use of native species will be encouraged as an integral component of landscaping plans.

Policy 7.3.1

Landscaping plans shall be provided with all future subdivision applications to the satisfaction of the Municipality, in accordance with Section 2.3.2 of the CSASP; to integrate new development into the community.

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Policy 7.3.2

Landscaping, as part of the Architectural Controls, shall encourage the preservation of established natural vegetation and the use of native species and shall be included in development guidelines to be registered as a caveat against the titles of new subdivided lots in the Plan Area. Existing natural features selected for preservation by a qualified professional and endorsed by the Municipality, will be identified in order to facilitate protection at the time of subdivision.

Policy 7.3.3

Detailed Architectural Controls that conform to Section 2.3 of the CSASP shall be the responsibility of the Developer and shall be encouraged through the use of development guidelines to be registered against the titles of new subdivided lots in the Plan Area.

Policy 7.3.4

Residences existing prior to the adoption of this Conceptual Scheme will not be subject to these architectural or landscaping guidelines.

8.0 PUBLIC CONSULTATION

8.1 First Consultation

A public consultation program was undertaken as part of the process of this Conceptual Scheme preparation, where Landowners in the Plan Area were contacted individually to discuss the proposed development of the Plan Area.

All of the Landowners with property within the Plan Area were notified by hand delivery of a public consultation package between July 29, 2004 and August 8, 2004. The public consultation package included a questionnaire and map to solicit comments and suggestions from the residents. A total of eighteen (18) public consultation packages were delivered.

Twelve (12) written or verbal responses were received from residents. The majority of residents appear to support the minimum two (2) acre parcels within the Conceptual Scheme boundary. However, three (3) residents indicated that they do not support further development within the Conceptual Scheme boundary.

Further public consultation will be undertaken by a Public Open House to be conducted prior to scheduling a public hearing of this proposed Conceptual Scheme. Notice of the Open House will be made in the Rocky View Weekly for two (2) consecutive weeks, whereby interested residents will be invited to attend.

8.2 Second Consultation

An Open House was held on October 18, 2005 at the Springbank United Church. There were twenty-one (21) attendees recorded on the sign in sheet. The Focus Corporation distributed questionnaire/comment sheets requesting that they be returned by October 28, 2005. The MD of Rocky View handed out packages to residents with property within the Plan Area that included a notice to Landowners outlining the application for the Lariat Loop Conceptual Scheme and requesting comments by October 18, 2005. A copy of the draft Conceptual Scheme was also included in the package to the residents within the Plan Area. The MD of Rocky View handed out a notice to Landowners with property adjacent to the Plan Area outlining the application for the Lariat Loop Conceptual Scheme and requesting comments by October 18, 2005. The MD of Rocky View mailed out the notices to all Landowners who did not attend the Open House.

A total of four (4) written responses/comments were received following the Open House from Landowners within the planning area. The themes from these responses are summarized as follows:

- One (1) response indicated that the Landowner was considering developing in the future and supported the proposed two (2) acre subdivision within Development Cell A.
- Two (2) responses indicated that the Landowners were not considering developing their lands in the future and did not support the proposed two (2) acre subdivision within Development Cell A.
- One (1) response indicated that the Landowner was not considering developing in the future, but was supportive of the proposed two (2) acre subdivision within Development

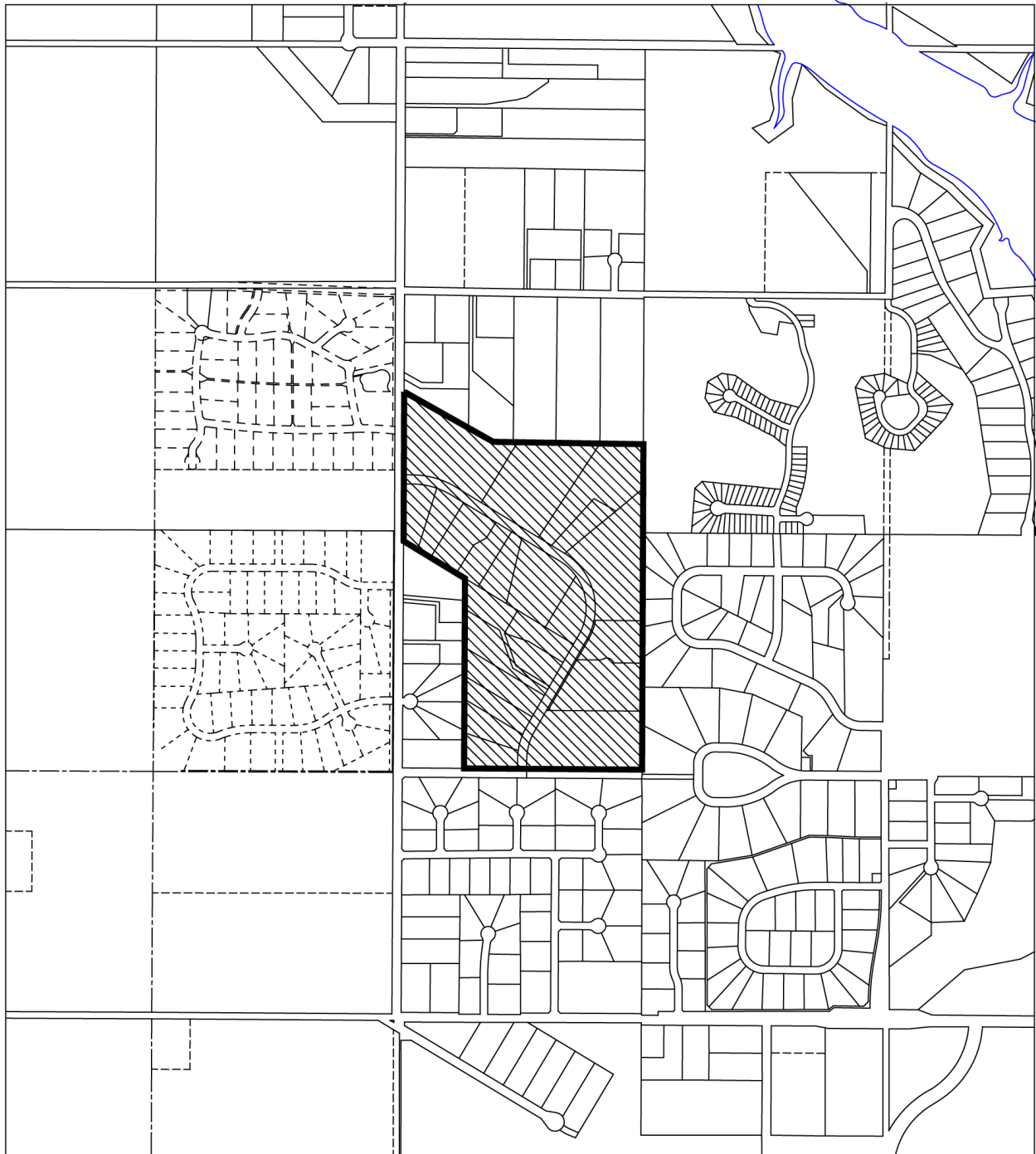
LARIAT LOOP CONCEPTUAL SCHEME

Cell A. This response focused primarily on the issue of panhandles versus cul-de-sacs for future drive way access within the planning area.

LARIAT LOOP CONCEPTUAL SCHEME

9.0 FIGURES

LARIAT LOOP CONCEPTUAL SCHEME



Conceptual Scheme Boundary

Plan Area

Lariat Loop Conceptual Scheme

Figure 1

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

Scale: NTS

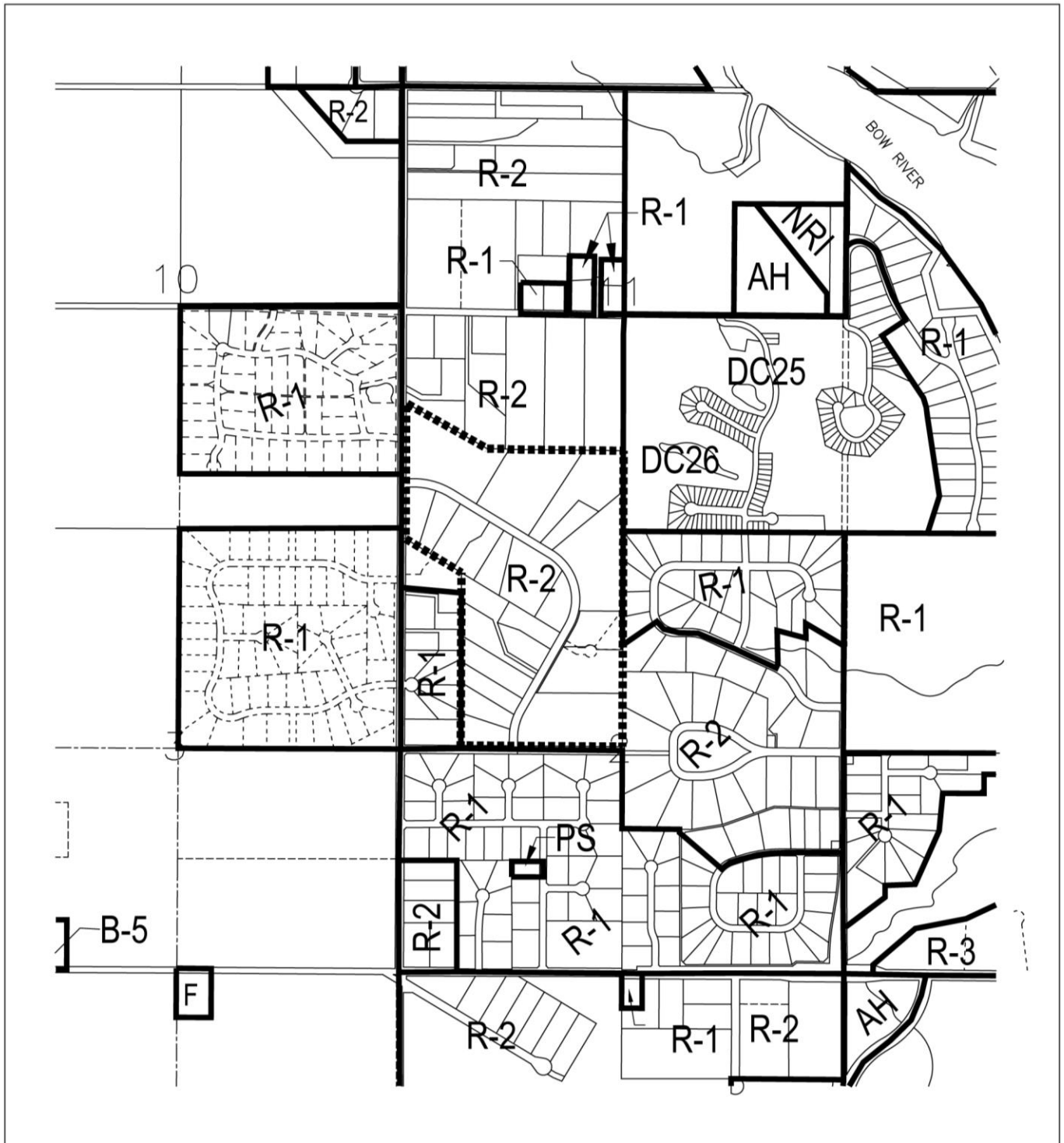
2005 - 11 - 28

130213-10-CS-6.dwg

Source: Municipal District of Rocky View No. 44 - 2004



LARIAT LOOP CONCEPTUAL SCHEME



■■■■■■■■ Conceptual Scheme Boundary

RF - Ranch & Farm
 RF* - See exceptions
 RF-2 - Ranch & Farm Two
 RF-3 - Ranch & Farm Three
 AH - Agricultural Holding
 F - Farmstead
 R-1 - Residential One
 R-2 - Residential Two

R-3 - Residential Three
 B-1 - Highway Business
 B-2 - General Business
 B-3 - Limited Business
 B-4 - Recreation Business
 B-5 - Agricultural Business
 B-6 - Local Business
 NRI - Natural Resource Industrial
 HR-1 - Hamlet Residential Single Family

HR-2 - Hamlet Residential (2)
 HC - Hamlet Commercial
 HI - Hamlet Industrial
 PS - Public Services
 AP - Airport
 DC - Direct Control

Land Use Map

Lariat Loop Conceptual Scheme

Figure 2

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

Scale: NTS

2005 - 11 - 28

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Source: MD of Rocky View No. 44

LARIAT LOOP CONCEPTUAL SCHEME



■■■■■■■■■■ Conceptual Scheme Boundary

Aerial Photo

Lariat Loop Conceptual Scheme

Figure 3

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW $\frac{1}{4}$ Sec. 11 - 25 - 03 - W5M

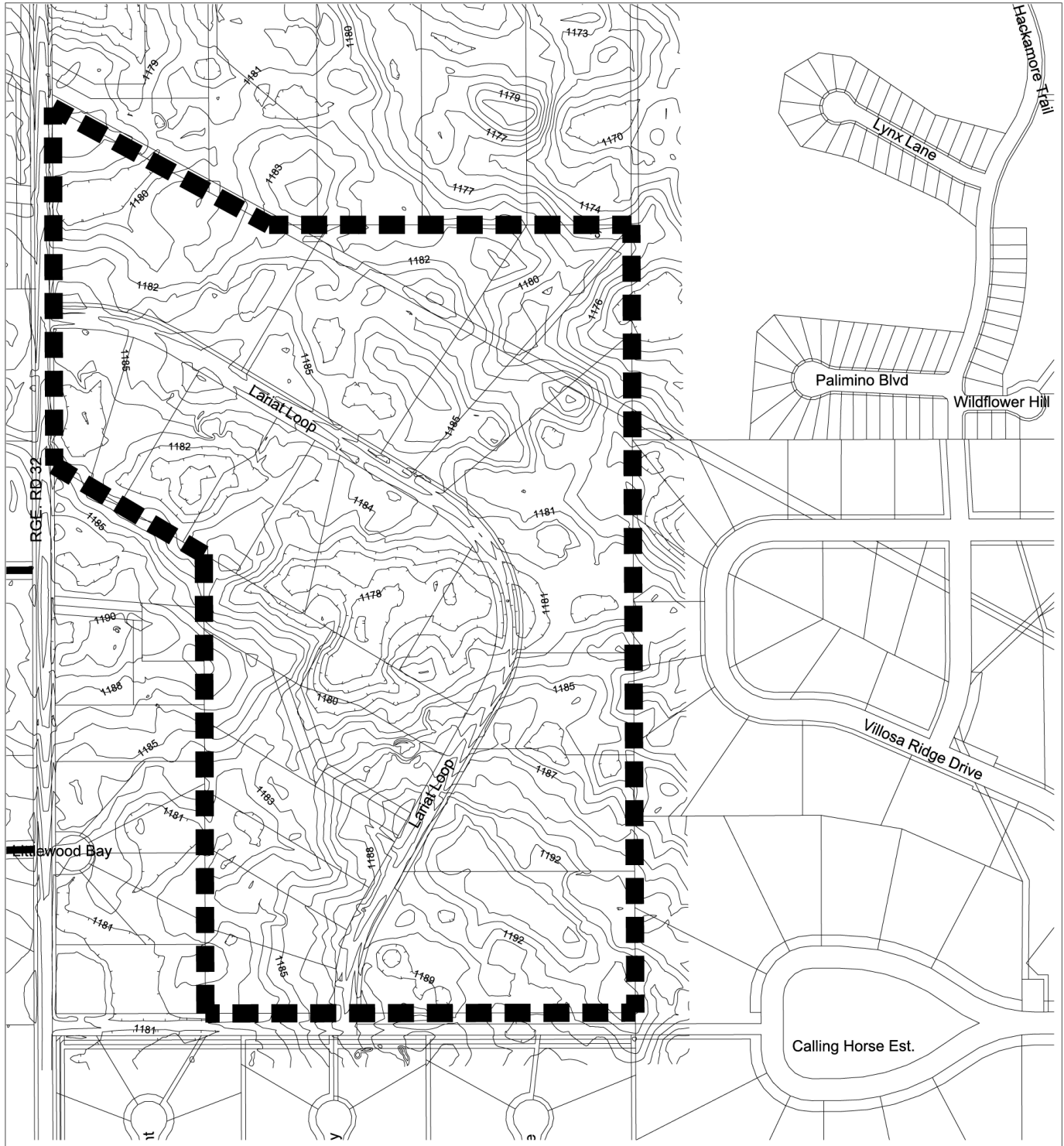
Scale: 1:7500



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Source: Roll AP820 Lin 09/01 #57/#03; Date 00-07-26/01-07-07; Scale 1:30 000

LARIAT LOOP CONCEPTUAL SCHEME



 Conceptual Scheme Boundary
 1.0m Contours

Contours

Lariat Loop Conceptual Scheme

Figure 4

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

Scale: 1:7500

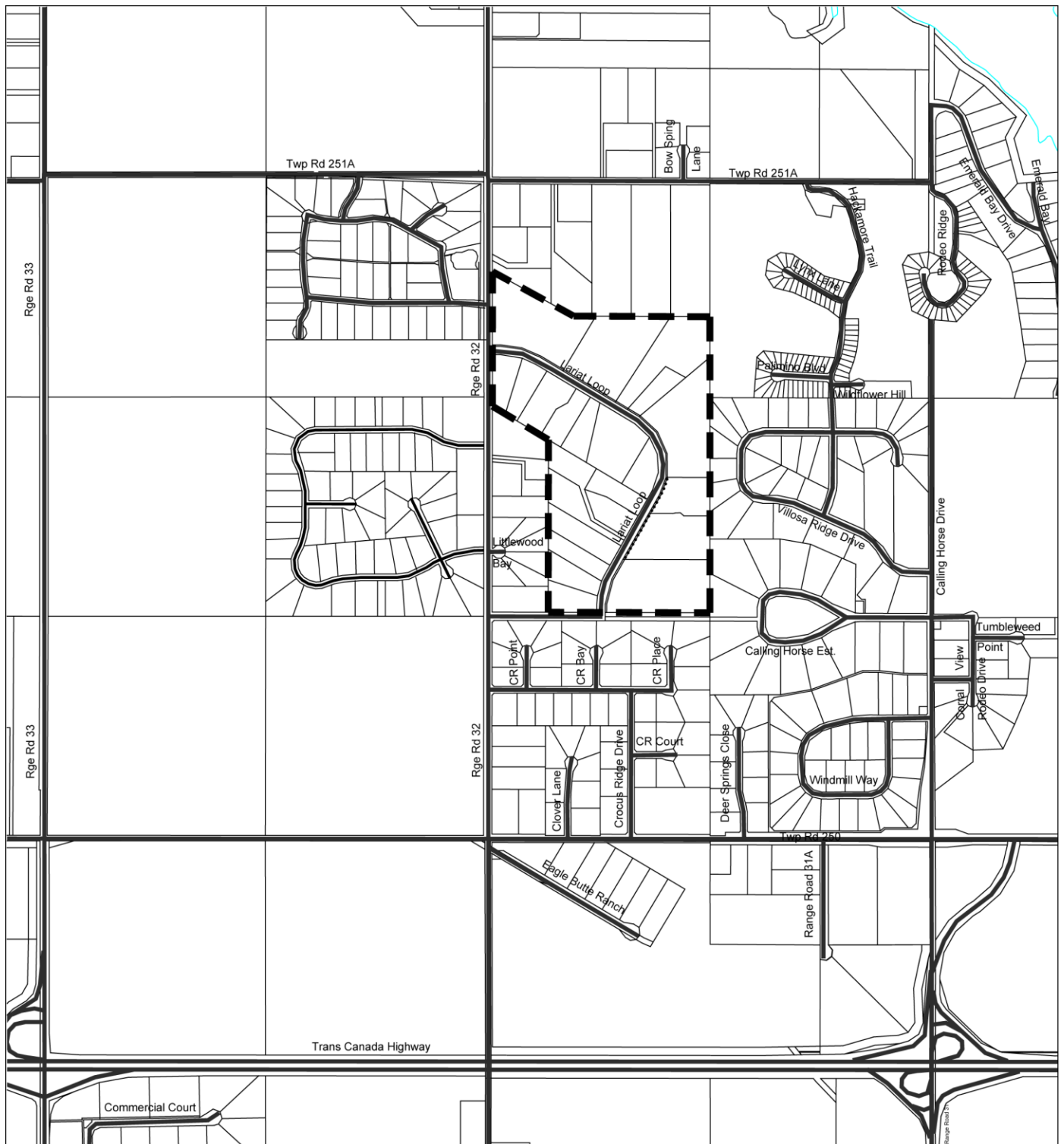
2005 - 11 - 28

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Source:



LARIAT LOOP CONCEPTUAL SCHEME



■■■■ Conceptual Scheme Boundary

Transportation Network

Lariat Loop Conceptual Scheme

Figure 5

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

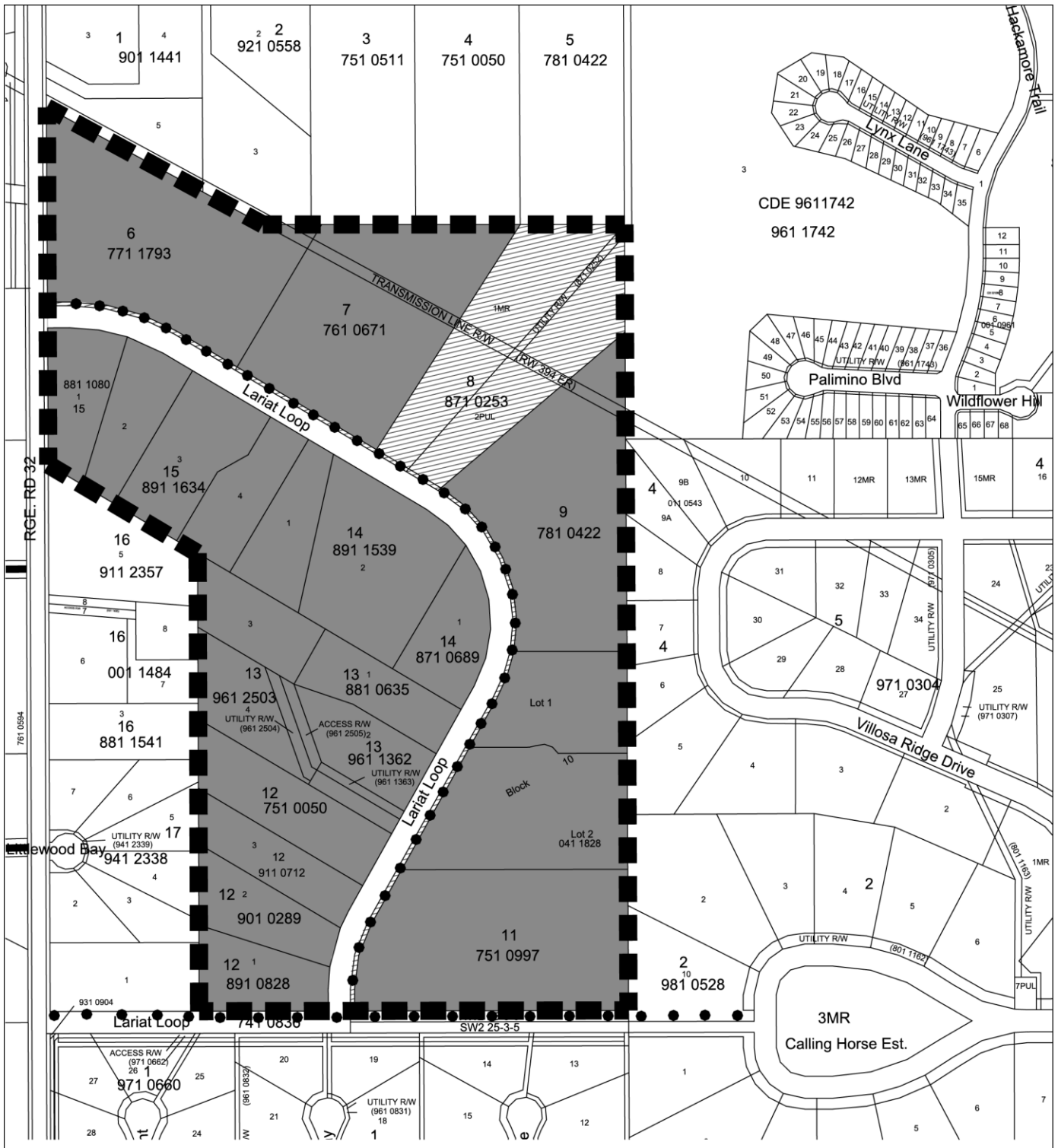
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Source:

LARIAT LOOP CONCEPTUAL SCHEME



- ■ ■ ■ ■ Conceptual Scheme Boundary
- R-1
- ▨ Open Space/Parks/Pathways
- Road
- ● ● Regional Pathway

Future Land Use
Lariat Loop Conceptual Scheme

Figure 6

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

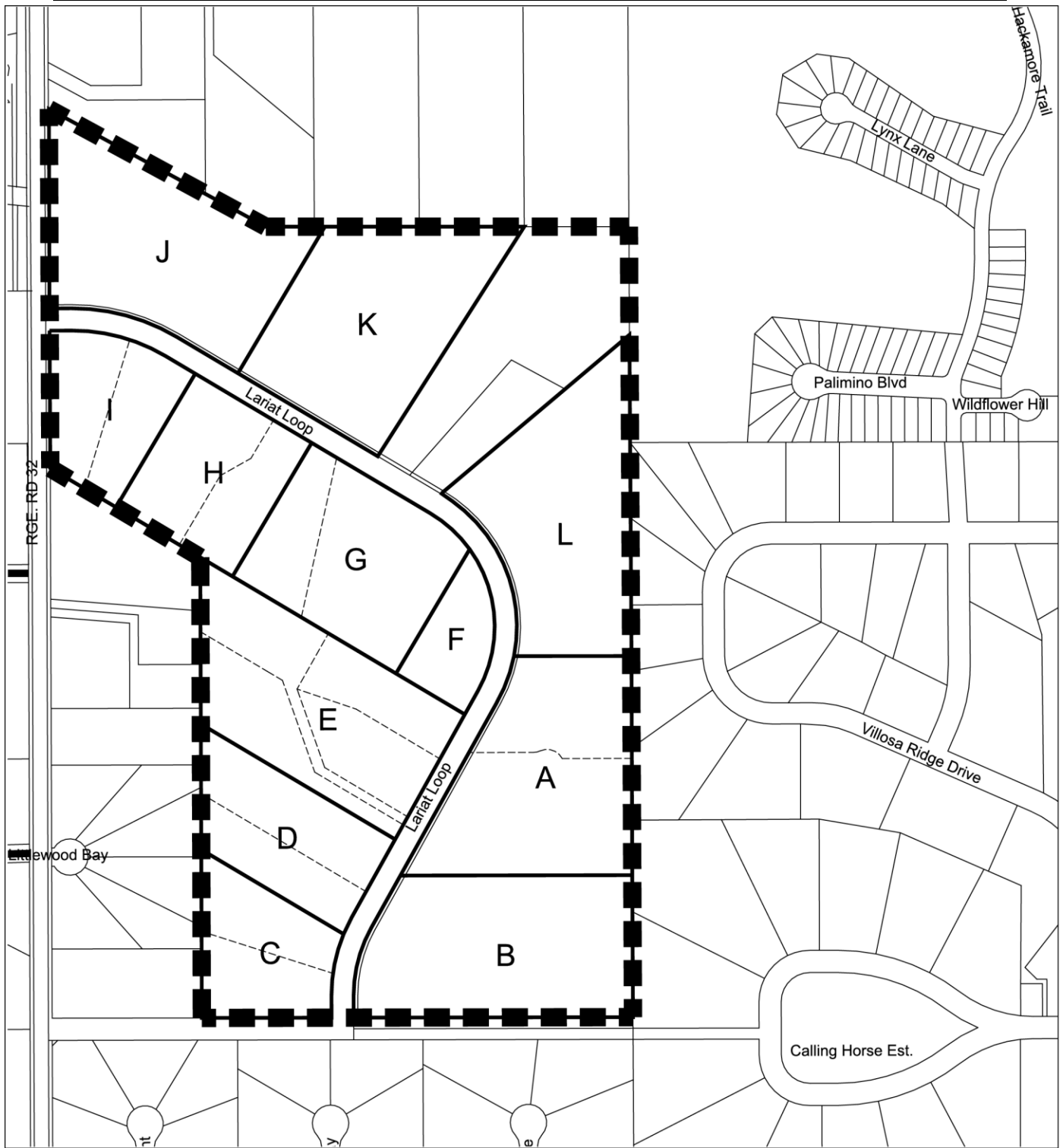
Scale: 1:7500

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Source:

LARIAT LOOP CONCEPTUAL SCHEME



- ■ ■ Conceptual Scheme Boundary
- Potential Development Cells

Potential Development Cells

Lariat Loop Conceptual Scheme

Figure 7

Ptn. of NW¼ Sec. 02 - 25 - 03 - W5M

Ptn. of SW¼ Sec. 11 - 25 - 03 - W5M

Scale: 1:7500

2005 - 11 - 28

130213-10-CS-6.dwg

Source:

LARIAT LOOP CONCEPTUAL SCHEME

PART TWO – DEVELOPMENT IN THE PLAN AREA

10.0 DEVELOPMENT CELL A

10.1 Proposed Development

A concept for the subdivision and development of the Lots 1 & 2, Block 10, Plan 041 1828 in the context of the Plan Area is shown in **Figure 8 – Development Cell A**.

Policy 10.1.1

*Subdivision of land within the Plan Area shall be generally in accordance with **Figure 8 – Development Cell A**.*

Policy 10.1.2

*Lot layouts shown in **Figure 8 – Development Cell A** are conceptual only and may not reflect the final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration, and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage.*

Policy 10.1.3

Single-family residential development that is compatible with land uses adjacent and in proximity to the Plan Area is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the Residential One District (R-1) of the Land Use Bylaw.

10.2 Municipal Reserves

The provision for reserve has been satisfied pursuant to Section 666 of the *Municipal Government Act*.

Policy 10.2.1

No further reserve requirements are necessary as the 10% reserve dedication has been provided.

10.3 Phasing

The proposed Development Cell A, as illustrated with **Figure 8 – Development Cell A**, consists of Lots 1 and 2, Block 10, Plan 041 1828.

Policy 10.3.1

*Subdivision and development within Development Cell A can proceed in multiple subdivision phases and independent of each other, but in general accordance with **Figure 8 – Development Cell A**. However, the Owners may proceed in a single development.*

LARIAT LOOP CONCEPTUAL SCHEME

10.4 Transportation

The proposed internal cul-de-sac, as outlined in **Figure 8 – Development Cell A**, provides adequate access for future proposed lots.

Policy 10.4.1

The existing approach to the original permanent residence will be maintained. A public access easement will be registered on title to link the Lariat Loop hiking path with the regional trail system. All other lots within Development Cell A will have access through the proposed internal cul-de-sac.

Reconfiguration of the original Municipal Reserve dedication is required to provide access for the internal road.

Policy 10.4.2

At the subdivision stage Council may choose to:

- a) authorize construction of the public internal cul-de-sac road across the Municipal Reserve (pathway) in accordance with the Municipal Government Act (Currently Section 677); or*
- b) require the Owner to submit an application to remove the Municipal Reserve dedication from the portion of the cul-de-sac road and provide an equivalent amount of Municipal Reserve in the form of land elsewhere on the property or in cash-in-lieu.*

10.5 Landscaping Plan

Section 2.3.2.2 within the CSASP requires a landscaping plan be included with the Conceptual Scheme. Most of the tree and brush cover occurring within Development Cell A is located near the existing dwellings as shown in **Figure 3 – Aerial Photo**.

Policy 10.5.1

Landscaping plans shall be provided with all future subdivision applications to the satisfaction of the Municipality, in accordance with Section 2.3.2 of the CSASP. It is the responsibility of the Developer to implement these standards.

10.6 Architectural Controls

Architectural controls to guide structural style, building materials and structural siting will be developed at the time of subdivision and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer and subsequent Homeowners within Development Cell A.

Policy 10.6.1

Architectural controls shall be provided with all future subdivision applications and will conform to CSASP development guideline policies. It is the responsibility of the Developer to implement these standards.

LARIAT LOOP CONCEPTUAL SCHEME

Policy 10.6.2

Residences existing prior to the adoption of this Conceptual Scheme will not be subject to new architectural controls.

10.7 Storm Water Management

The highlights of the Storm Water Management plan prepared by Westhoff Engineering Resources, Inc. include optimum pond locations for each proposed lot, overland drainage routes, and oversize storage facility options to accommodate runoff from the 1:100 year storm event.

LARIAT LOOP CONCEPTUAL SCHEME

Policy 10.7.1

The Storm Water Management plan prepared by Westhoff Engineering Resources, Inc. is specific to Development Cell A and will be implemented as shown in Figure No. 3 in the Staged Master Drainage Plan.

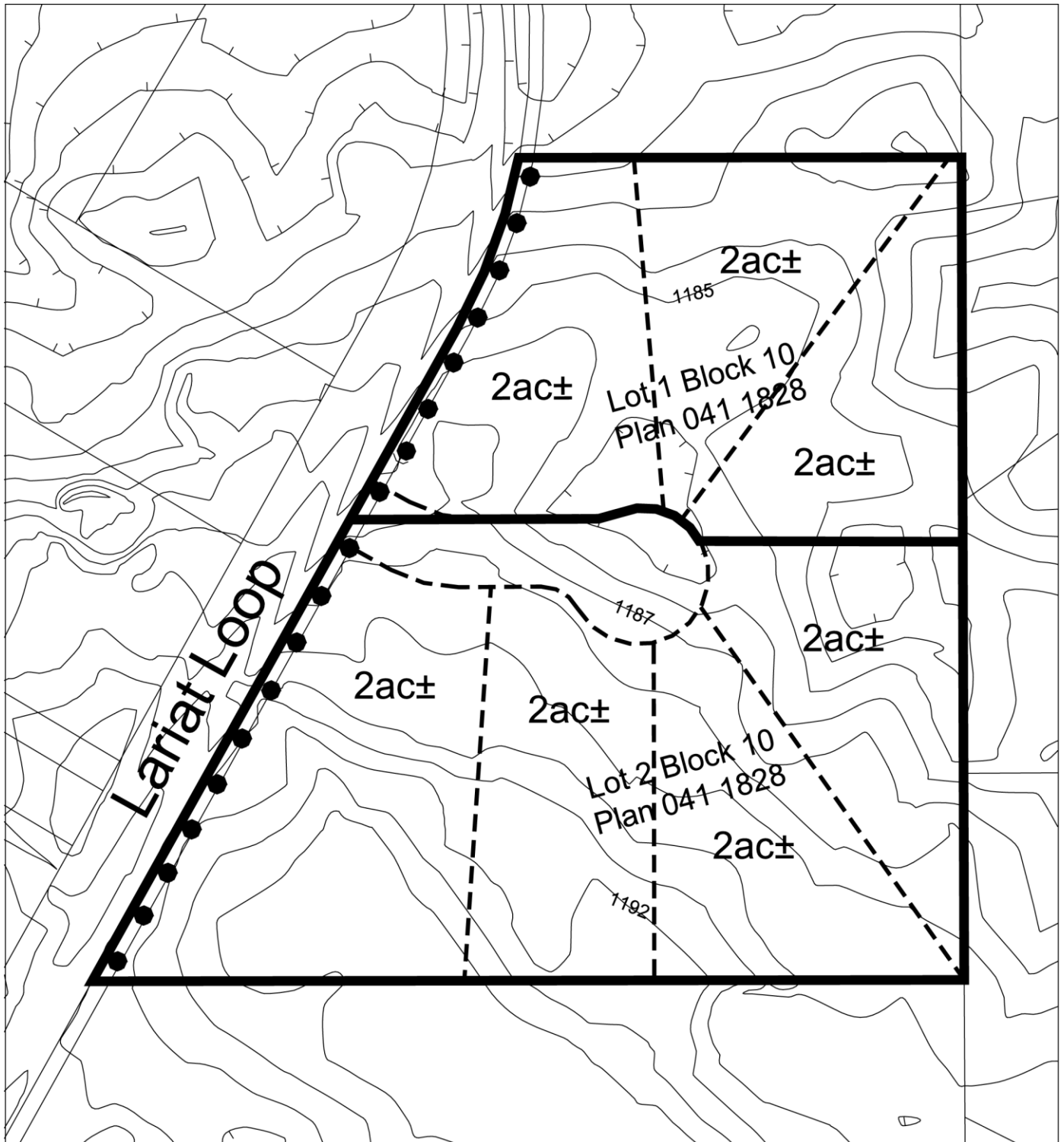
10.8 Utility Servicing

The Municipality is developing a Residential Infill Regional Servicing Strategy for the Springbank area.

Policy 10.8.1

Utility servicing for Development Cell A shall be provided via surface piped water and individual septic and tile field systems that shall be consistent to the servicing standards of the Municipality.

LARIAT LOOP CONCEPTUAL SCHEME



- Plan Boundary
- - - - - Potential Subdivision
- 1.0m Contours
- ● ● Regional Pathway

Development Cell A

Lariat Loop Conceptual Scheme

Figure 8

Lot 1 and Lot 2, Block 10, Plan 04101828

Scale: 1:2000

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Source: Roll AP820 Lin 09/01 #57/#03; Date 00-07-26/01-07-07; Scale 1:30 000

11.0 DEVELOPMENT CELL F

11.1 Proposed Development

A concept for the subdivision and development of the Lots 1, Block 14, Plan 871 0689 in the context of the Plan Area is shown in **Figure 9 – Development Cell F**.

Policy 11.1.1

Subdivision of land within the Plan Area shall be generally in accordance with Figure 9 – Development Cell F.

Policy 11.1.2

Lot layouts shown in Figure 9 – Development Cell F are conceptual only and may not reflect the final subdivision design or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration, and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage.

Policy 11.1.3

Single-family residential development that is compatible with land uses adjacent and in proximity to the Plan Area is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the Residential One District (R-1) of the Land Use Bylaw.

11.2 Municipal Reserves

The provision for reserve has been satisfied pursuant to Section 666 of the Municipal Government Act.

Policy 11.2.1

No further reserve requirements are necessary as the 10% reserve dedication has been provided.

11.3 Phasing

The proposed Development Cell F, as illustrated with Figure 9 – Development Cell F, consists of Lots 1, Block 14, Plan 871 0689.

Policy 11.3.1

Subdivision and development within Development Cell F can proceed in a single phase as only one additional parcel is spilt from the original parcel.

11.4 Transportation

The proposed new approach of the internal subdivision road, as outlined in Figure 9 – Development Cell F, provides adequate access for the future proposed lot.

Policy 11.4.1

The existing approach to the original permanent residence will be maintained. The new proposed lot within Development Cell F will have access through the proposed approach.

11.5 Landscaping Plan

Section 2.3.2.2 within the CSASP requires a landscaping plan be included with the Conceptual Scheme. The majority of the tree and brush cover within Development Cell F is located near the existing dwelling and what will be the South West corner of the proposed new lot as shown in Figure 10 – Aerial Photo.

Policy 11.5.1

Landscaping plans shall be provided with all future subdivision applications to the satisfaction of the Municipality, in accordance with Section 2.3.2 of the CSASP. It is the responsibility of the Developer to implement these standards.

11.6 Architectural Controls

Architectural controls to guide structural style, building materials and structural siting will be developed at the time of subdivision and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer and subsequent Homeowner within Development Cell F.

Policy 11.6.1

Architectural controls shall be provided with all future subdivision applications and will conform to CSASP development guideline policies. It is the responsibility of the Developer to implement these standards.

Policy 11.6.2

Residences existing prior to the adoption of this Conceptual Scheme will not be subject to new architectural controls.

11.7 Storm Water Management

The highlights of the Storm Water Management plan prepared by Sedulous Engineering Inc. include location of existing drainage pond for the proposed lot, overland drainage routes, and confirmation that the site will conform to the volume control rates set by the MDP.

LARIAT LOOP CONCEPTUAL SCHEME

Policy 11.7.1

The Storm Water Management plan prepared by Sedulous Engineering Inc. is specific to Development Cell F and will be implemented as shown in Figure No. 3 in the Staged Master Drainage Plan.

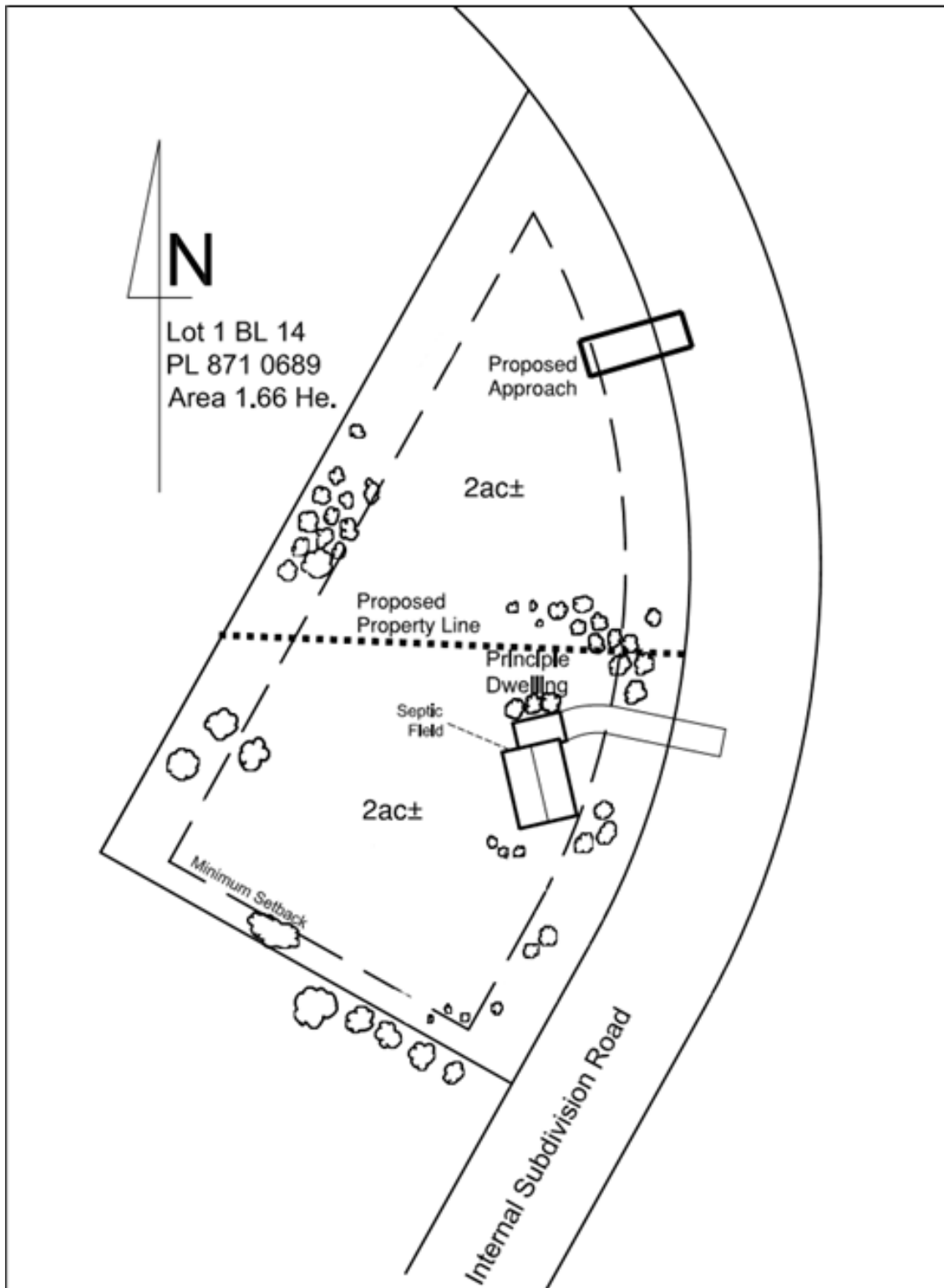
11.8 Utility Servicing

The Municipality is developing a Residential Infill Regional Servicing Strategy for the Springbank area.

Policy 11.8.1

Utility servicing for Development Cell F shall be provided via North Springbank Water Co-op and individual septic and tile field systems that shall be consistent to the servicing standards of the Municipality.

LARIAT LOOP CONCEPTUAL SCHEME



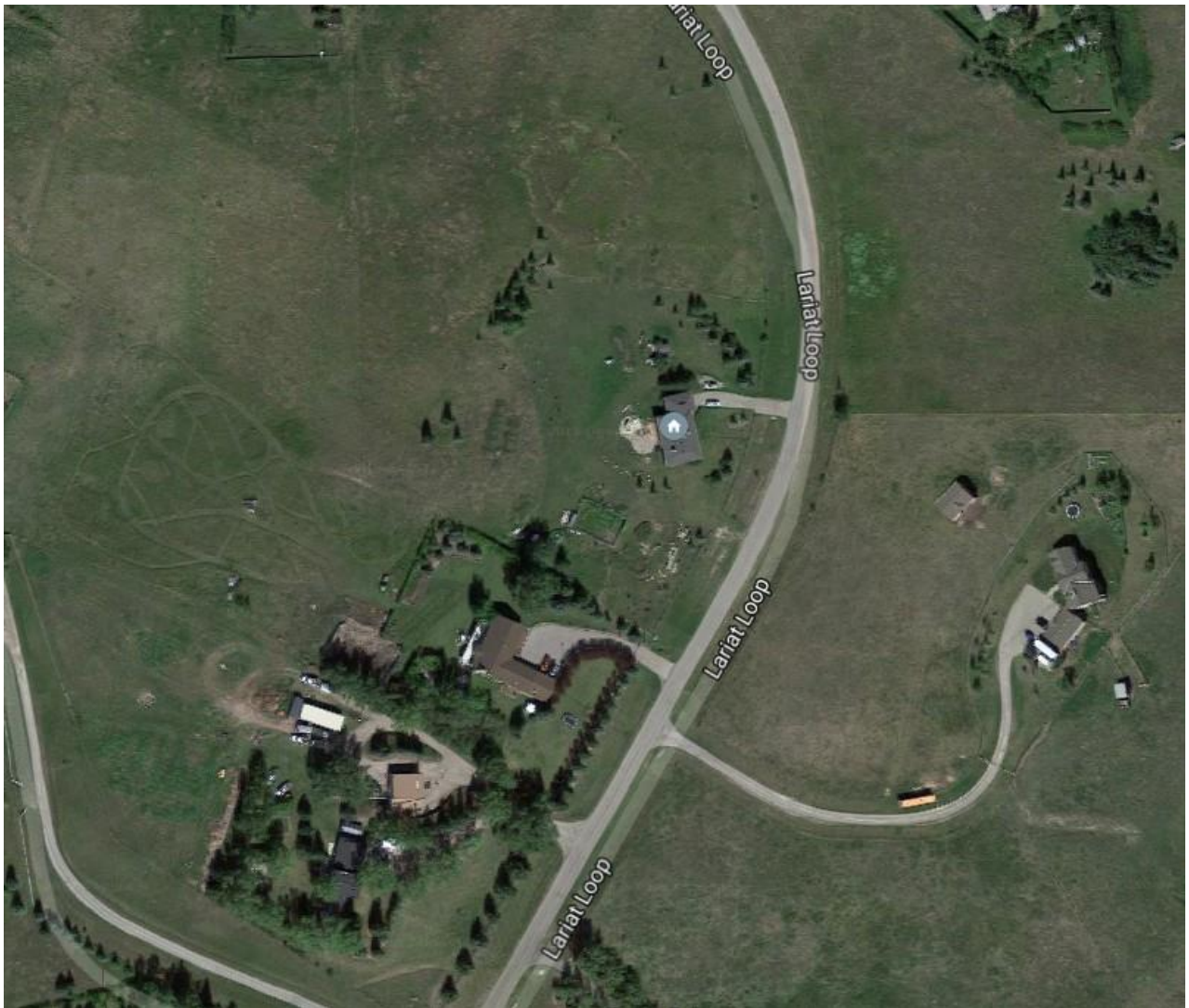
Development Cell F

Lariat Loop Conceptual Scheme

Figure 9

Lot 1, Block 14, Plan 871 0689

LARIAT LOOP CONCEPTUAL SCHEME



Development Cell F
Lariat Loop Conceptual Scheme

Figure 10

1, Block 14, Plan 871 0689