

LAZY·H
ESTATES

NW 24-24-03-W5M

A POLICY FRAMEWORK TO GUIDE RESIDENTIAL
DEVELOPMENT WITHIN AN INFILL COUNTRY
RESIDENTIAL AREA OF CENTRAL SPRINGBANK
AREA STRUCTURE PLAN

LAZY H ESTATES Conceptual Scheme

Alandale Estate **Final Phase**

ROCKWOOD
CUSTOM HOMES

b&a



BYLAW C-7799-2018

A Bylaw of Rocky View County to amend Bylaw C-5354-2001, known as the Central Springbank Area Structure Plan, and to adopt a Conceptual Scheme known as the Lazy H Estates Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7799-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Land Use Bylaw (C-4841-97), and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5354-2001, known as the “Central Springbank Area Structure Plan” be amended in accordance with the amendments contained in Schedule ‘A’ attached to and forming part of this Bylaw; and

THAT The “Lazy H Estates Conceptual Scheme”, as shown in Schedule ‘B’ attached to and forming part of this Bylaw, be adopted to provide a framework for subsequent subdivision and development within a portion of NW 24-24-03-W05M, consisting of an area of approximately ± 13.75 hectares (± 33.98 acres).

PART 4 – TRANSITIONAL

Bylaw C-7799-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 3

File: 04724003 / 04724177 – PL20180007

PUBLIC HEARING WAS HELD IN COUNCIL this

14th day of May, 2019

READ A FIRST TIME IN COUNCIL this

14th day of May, 2019

READ A SECOND TIME IN COUNCIL this

14th day of May, 2019

UNANIMOUS PERMISSION FOR THIRD READING

14th day of May, 2019


READ A THIRD TIME IN COUNCIL this

14th day of May, 2019


Reeve


CAO or Designate

May 14, 2019


Date Bylaw Signed



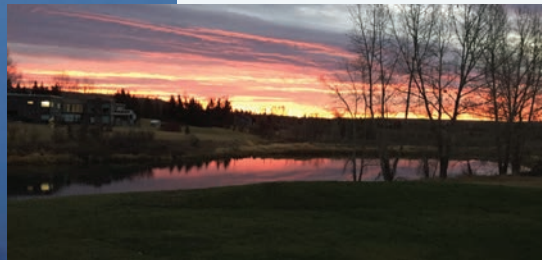
SCHEDULE 'A'
FORMING PART OF BYLAW C-7799-2018

Schedule of amendments to Bylaw C-5354-2001 (Central Springbank Area Structure Plan):

1. Amend Section 3.3 by adding the following:
 3. *Lazy H Estates Conceptual Scheme (C-7799-2018)*
2. Attach the "Lazy H Estates Conceptual Scheme" as defined in Schedule 'B' attached to and forming part of this Bylaw.

LAZY H ESTATES CONCEPTUAL SCHEME

THE ESTATE OF THOM ALAN HODGSON



PROJECT CONSULTANT TEAM

B&A PLANNING GROUP

Planning

KYALTA PROJECT CONSULTANTS INC.

Planning

ROCKWOOD CUSTOM HOMES

Builder

JUBILEE ENGINEERING CONSULTANTS LTD.

Engineering

STONECROP SURVEYS LTD.

Surveying

TRONNES GEOMATICS INC.

Surveying & Mapping

PINCHIN GROUP

Biophysical

SEDULOUS ENGINEERING INC.

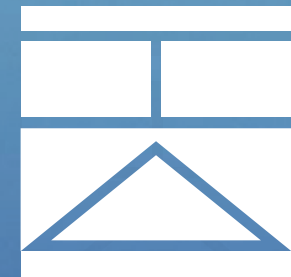
PSTS

MCINTOSH LALANI ENGINEERING LTD.

Geotechnical

WATT CONSULTING GROUP

Transportation



LAZY·H
ESTATES

b&a

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1 Introduction

1.1 PURPOSE OF THIS PLAN

This Conceptual Scheme (CS) has been prepared to accommodate the completion of the Alandale Estates residential development, a project that was commenced by Alan and Claire Hodgson in 1978 with a second phase completed in 1990. The Illustrated Development Concept is shown in **Figure 1: Future Illustrated Development Concept** and the subdivision plan is shown in **Figure 2: Proposed Subdivision Plan**.

Alan and Claire Hodgson have now passed away and left the final phase in the hands of their four children. Alan and Claire played an integral part in the initial planning stages of Lazy H Estates and their family now wishes to realize their dream with the completion of the legacy Lazy H community. Title of the land has been transferred to Lazy H Development Company Ltd. which is owned exclusively by the four Hodgson family children. The Hodgson family, including Claire and Alan, appointed Rockwood Custom Homes as the building partner.

The purpose of the CS is to provide site specific details in terms of land use, transportation and servicing requirements for land described as the NW 24-24-3-W5M containing approximately 160 acres. These details will facilitate the subsequent subdivision of infill development on the subject lands in accordance with the policies of the Central Springbank Area Structure Plan (CASP).

Figure 1 Future Illustrated Development Concept



The Illustrated Development Concept is for illustrative purposes only and is not intended to reflect the final approved design.



1.2 PROJECT RATIONALE

This Conceptual Scheme has been prepared to accommodate the completion of the Alandale Estates residential development. Transportation and servicing will be extensions of existing infrastructure contained in the previous phases.

Previously, the property had been used for dairy and mixed farming dating back about a century. The original farm house and several farm buildings were located just less than a half-mile south of Springbank Road, the north boundary of the quarter section, and west of a branch of Cullen Creek.

Over the past fifty years, the original farm house has been used by several family members. For the last two decades, Roger and Terry Wolfe, the daughter and son in law of Alan and Claire Hodgson, lived in the original farmhouse. In 2016, Roger and Terry replaced the original farm house with a new Rockwood build that serves as the starting point for Lazy H Estates.

Figure 2 Proposed Subdivision Plan

Legend

----- Conceptual Scheme Boundary

1.3 PRIMARY DEVELOPMENT CONSIDERATIONS

The LAZY H ESTATES CS incorporates the following development considerations:

- Appropriately – designed open space corridors to ensure protection of valuable habitat and connection to the regional pathway network;
- Potable Water Service – to ensure the developer provides all new country residential subdivision with a potable water supply from Westridge Utilities Inc.;
- Waste Water Service – to ensure all new country residential subdivisions can accommodate appropriate onsite private sewage systems;
- Stormwater Management – to ensure the quantity and quality of stormwater meets provincial and local requirements; and,
- Operation and maintenance of proposed public open space.

1.4 LAZY H ESTATES CONCEPTUAL SCHEME OBJECTIVES

As Phase Three of the LAZY H ESTATES Conceptual Scheme will complete the Alandale Estates project, consideration must be given to the evolving policy context in Rocky View County by:

- Adhering to municipal policy including the County Plan and the Central Springbank Area Structure Plan (ASP);
- Alignment with the intent and direction of the Active Transportation Plan - South County;
- Compatibility with the existing residential community; and,
- Neighbourhood consultation.

This CS will guide the subsequent subdivision of the remaining developable land. The intent is to create nine residential bareland condominium lots, and private amenity space to ensure Hodgson Pond is retained and protected in its current form. The objectives of the CS are to:

- a. Summarize existing conditions within the Plan area to establish a baseline and identify opportunities and constraints;
- b. Establish a land use concept as a development framework to facilitate infill country residential development in accordance with the intent and direction of the Central Springbank ASP;
- c. Establish a strategy for providing servicing, utilities, emergency response and transportation to support implementation of the land use concept;
- d. Prepare a phasing strategy based on the logical provision of servicing and transportation and market demand;
- e. Summarize the community consultation activities and results; and,
- f. Finalize and implement an open space plan for the neighbourhood and larger community.



2

Plan Area Description

2.1 LOCATION

As shown on **Figure 3: Regional Context**, the CS area is contained within the Central Springbank country residential area. As shown on **Figure 4: Local Area Context**, the CS area is bound to the north by Springbank Road and to the west by Range Road 31.

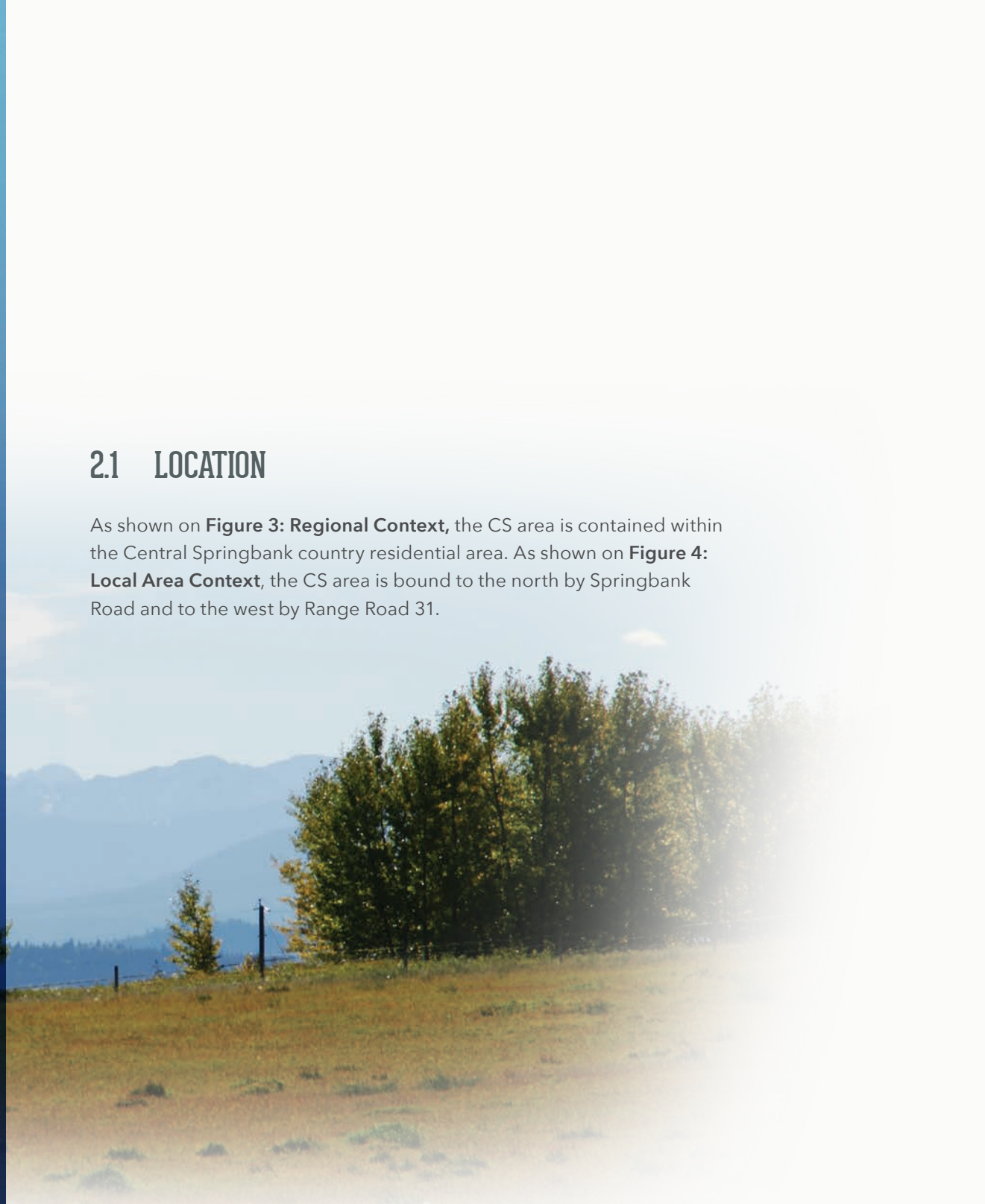


Figure 3 Regional Context

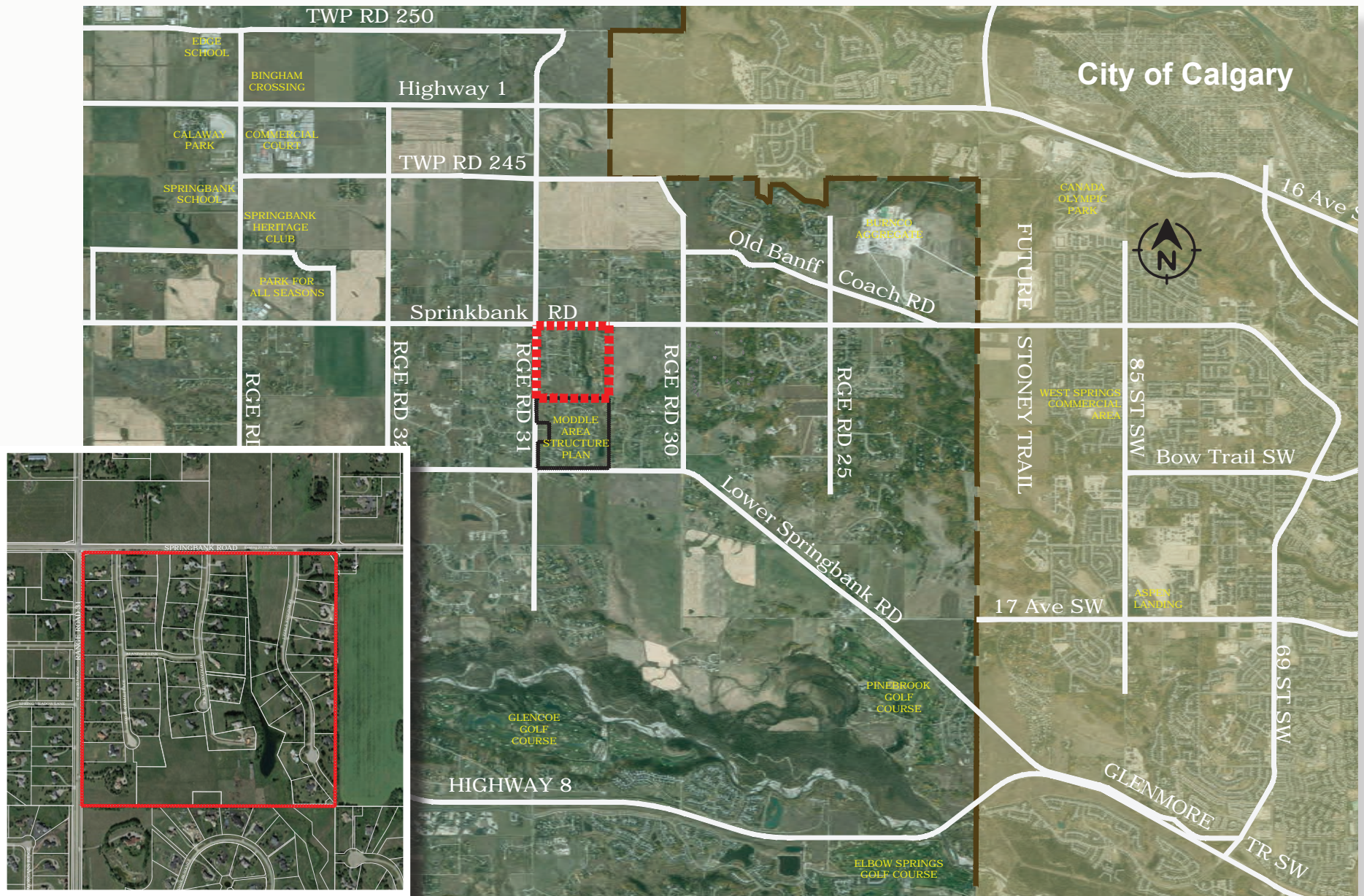


Figure 4 Local Area Context

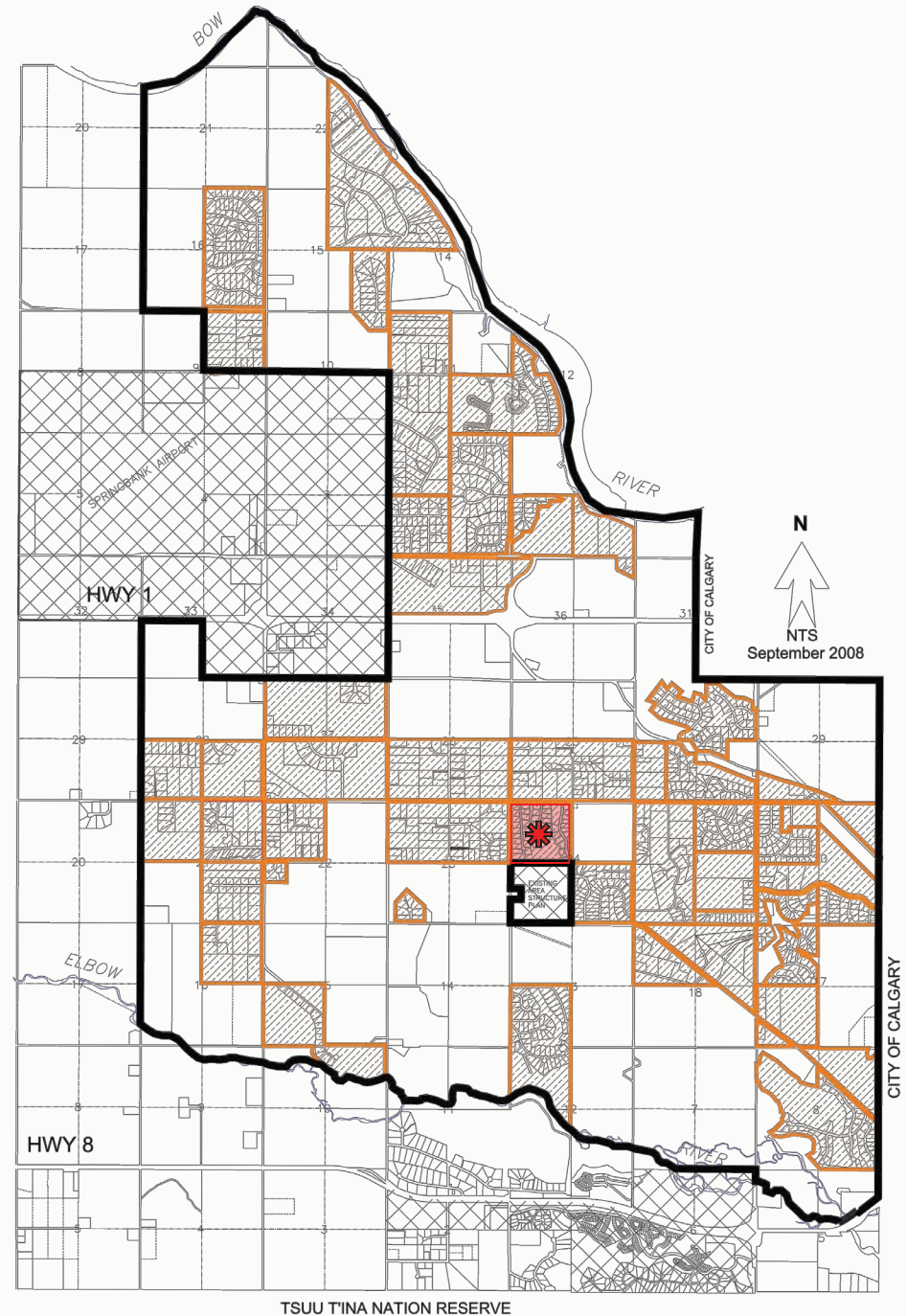
Legend

----- Conceptual Scheme Boundary

2.2 POLICY CONTEXT

The Plan area also includes existing established country residential development that are not contemplated for intensification by this Plan but are included in the CS boundary as per the provisions of **Figure 5: Central Springbank ASP Map 11 - Infill Residential Area**.

Figure 5 Central Springbank ASP Map 11 - Infill Residential Area





For nearly a century, the Hodgson family pursued dairy and mixed farming. The site has been dominated by a large dairy barn located just west of the creek and where a dam was constructed more than forty-five years ago to provide water for the dairy herd. The LAZY H ESTATES brand on the barn has been recognized as a landmark in the district.

2.3 HISTORICAL CONTEXT OF THE HODGSON PROPERTY IN SPRINGBANK

From the early days of settlement of the Springbank vicinity, agriculture has played a dominant local role. Dairy, market gardening, nurseries and many other ventures characterized the landscape. The proximity to the expanding Calgary market has long been a strong economic connection for Springbank production.

But the dairy industry, having significant land requirements for feed production and waste disposal, often becomes incompatible with residential communities. Rising land values, spurred by the scenic attributes and amenities of the area, have generated opportunities for alternative land uses. Rural properties for country living began to appear in the 1950s and have continued to the present day.

In 1978, Alandale Estates began with fifteen lots and a public reserve parcel of just over 8 acres (3.3 ha) on the east side of the creek. The second phase just over a decade later provided an additional thirty lots, a 2.5 ha. (6.2 acre) parcel for Dale Hodgson, the son, and a 0.8 ha. (2 acre) public reserve site.



Development History within the NW24-24-03-W5M

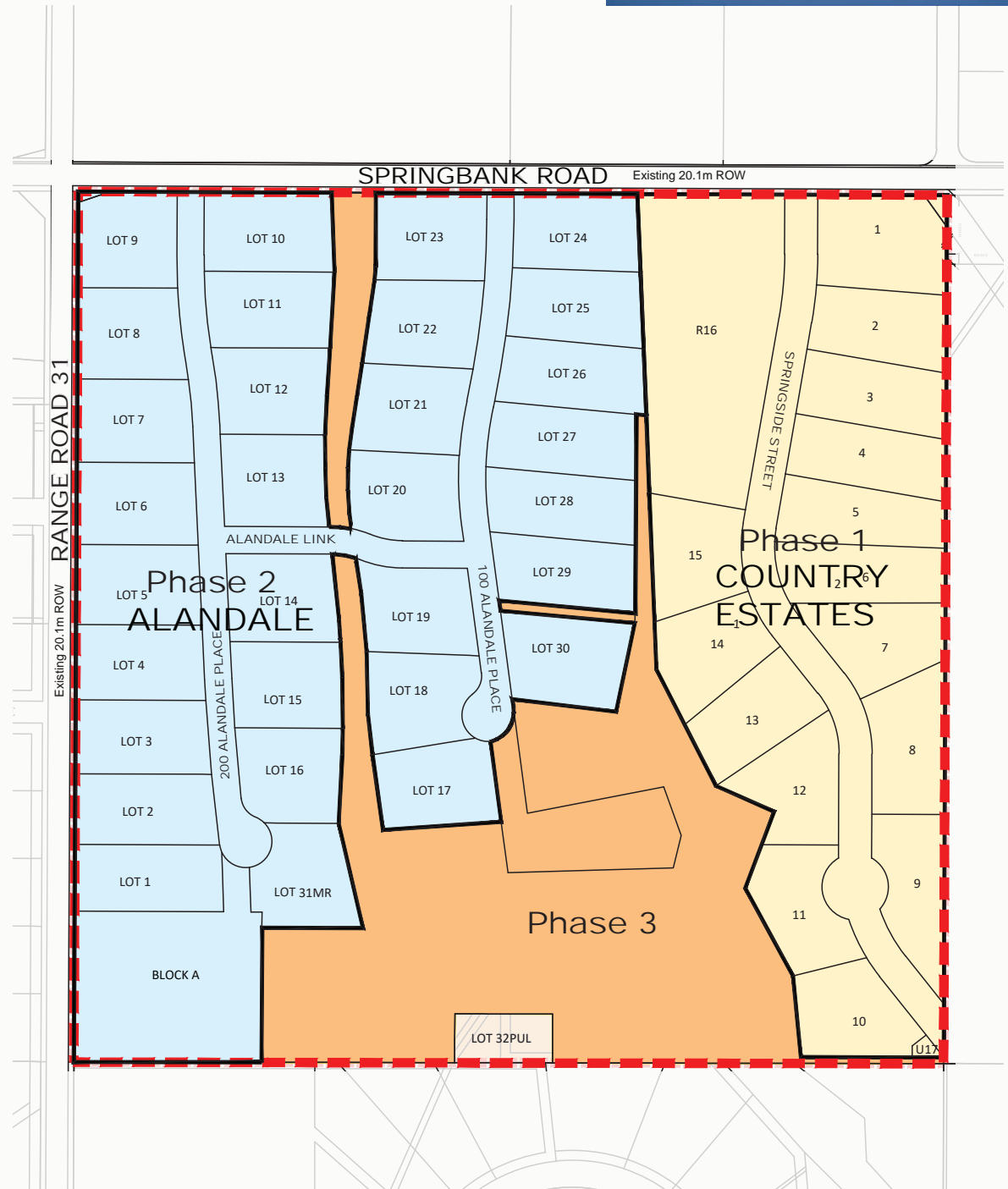
Existing subdivision in the CS area includes country residential, municipal reserves and a public utility lot in the general order as follows:

- In 1977, road widening was dedicated along Springbank Road.
- In 1978, Phase 1 of Plan 781 0847 Block 1 was registered for 15 two acre lots, an 8.21 acre municipal reserve lot, and a public utility lot.
- In 1990, Phase 2 of Plan 901 0945 was registered for 30 lots, a 2 acre municipal reserve lot, 5.69 acres of reserve was deferred to the remainder of the NW24-24-03-W5M, and road widening was provided along Range Road 31.
- In 1994, a Public Utility Lot was provided for Westridge Utilities intended for a pumphouse and water reservoir.
- In 2013, a single lot was subdivided from the property to accommodate the construction of a new residence for the Wolfes on the site of the old farm house.
- Currently, Alandale Estates contains multiple R-1 lots, two public reserve parcels totalling 4.1 ha. (10.1 acres), and a 0.4 ha. public utility lot, leaving a balance of 12.9 ha. (31.9 acres) that is the subject of this Conceptual Scheme as shown on **Table 1 and 2**.

2.4 LEGAL DESCRIPTIONS & OWNERSHIP

As shown on **Figure 6: Conceptual Scheme Plan Area**, the subject land includes one individually titled area that is anticipated for future infill residential area within Phase Three. The subject land is the balance of NW 24-24-03-W5M and contains 31.9 acres/12.9 hectares.

Figure 6 Conceptual Scheme Plan Area



THE ESTABLISHED PORTION
OF THE CS AREA INCLUDES
THE FOLLOWING:

TABLE 1

LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)
Established Country Residential Area (Country Estates- Phase One)		
Block 2 ,Lot 1, 7810847	1.04	2.57
Block 2, Lot 2, 7810847	0.81	2.00
Block 2,Lot 3, 7810847	0.81	2.00
Block 2,Lot 4, 7810847	0.82	2.03
Block 2, Lot 5, 7810847	0.81	2.00
Block2, Lot 6, 7810847	0.82	2.03
Block2, Lot 7, 7810847	0.83	2.05
Block 2, Lot 8, 7810847	0.87	2.15
Block 2, Lot 9, 7810847	0.82	2.03
Block 2, Lot 10, 7810847	0.81	2.00
Block 2, Lot 11, 7810847	0.81	2.00
Block 2, Lot 12, 7810847	0.82	2.03
Block 2, Lot 13, 7810847	0.82	2.03
Block 2, Lot 14, 7810847	0.81	2.00
Block 2, Lot 15, 7810847	0.82	2.03
Total Established Residential Area	12.52	30.94
Block 1 Lot 16, 7810847 (Municipal Reserve Area)	3.32	8.20
Road Areas	2.66	6.57
Total Phase 1 Area	18.5	45.71

TABLE 2

LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)	LEGAL DESCRIPTION	Ha (+/-)	Ac (+/-)
Established Country Residential Area (Alandale Estates - Phase Two)			Established Country Residential Area (Alandale Estates - Phase Two)		
Block A, 9010945	2.50	6.18	Lot 21, 9010945	0.81	2.00
Lot 1, 9010945	0.83	2.05	Lot 22, 9010945	0.81	2.00
Lot 2, 9010945	0.84	2.08	Lot 23, 9010945	0.81	2.00
Lot 3, 9010945	0.83	2.05	Lot 24, 9010945	0.81	2.00
Lot 4, 9010945	0.81	2.00	Lot 25, 9010945	0.81	2.00
Lot 5, 9010945	0.84	2.08	Lot 26, 9010945	0.81	2.00
Lot 6, 9010945	0.83	2.05	Lot 27, 9010945	0.82	2.03
Lot 7, 9010945	0.81	2.00	Lot 28, 9010945	0.82	2.03
Lot 8, 9010945	0.81	2.00	Lot 29, 9010945	0.81	2.00
Lot 9, 9010945	0.81	2.00	Lot 30, 9010945	0.9	2.22
Lot 10, 9010945	0.87	2.15	Total Residential Area	27.09	66.94
Lot 11, 9010945	0.81	2.00	Lot 31, 9010945 (Municipal Reserve Area)	0.81	2.00
Lot 12, 9010945	0.81	2.00	Road Areas	3.60	8.90
Lot 13, 9010945	0.81	2.00	Total Phase 2 Area	31.5	77.84
Lot 14, 9010945	0.81	2.00			
Lot 15, 9010945	0.80	1.98			
Lot 16, 9010945	0.81	2.00			
Lot 17, 9010945	0.81	2.00			
Lot 18, 9010945	0.82	2.03			
Lot 19, 9010945	0.81	2.00			
Lot 20, 9010945	0.81	2.00			

2.5

RECENT SPRINGBANK DEVELOPMENTS

The Springbank area in **Figure 7: Existing Land Use** shows the extent of residential development in proximity to the CS area. Apart from the quarter section immediately to the east, all other adjacent properties have been developed - mostly for Residential One (R-1) district.

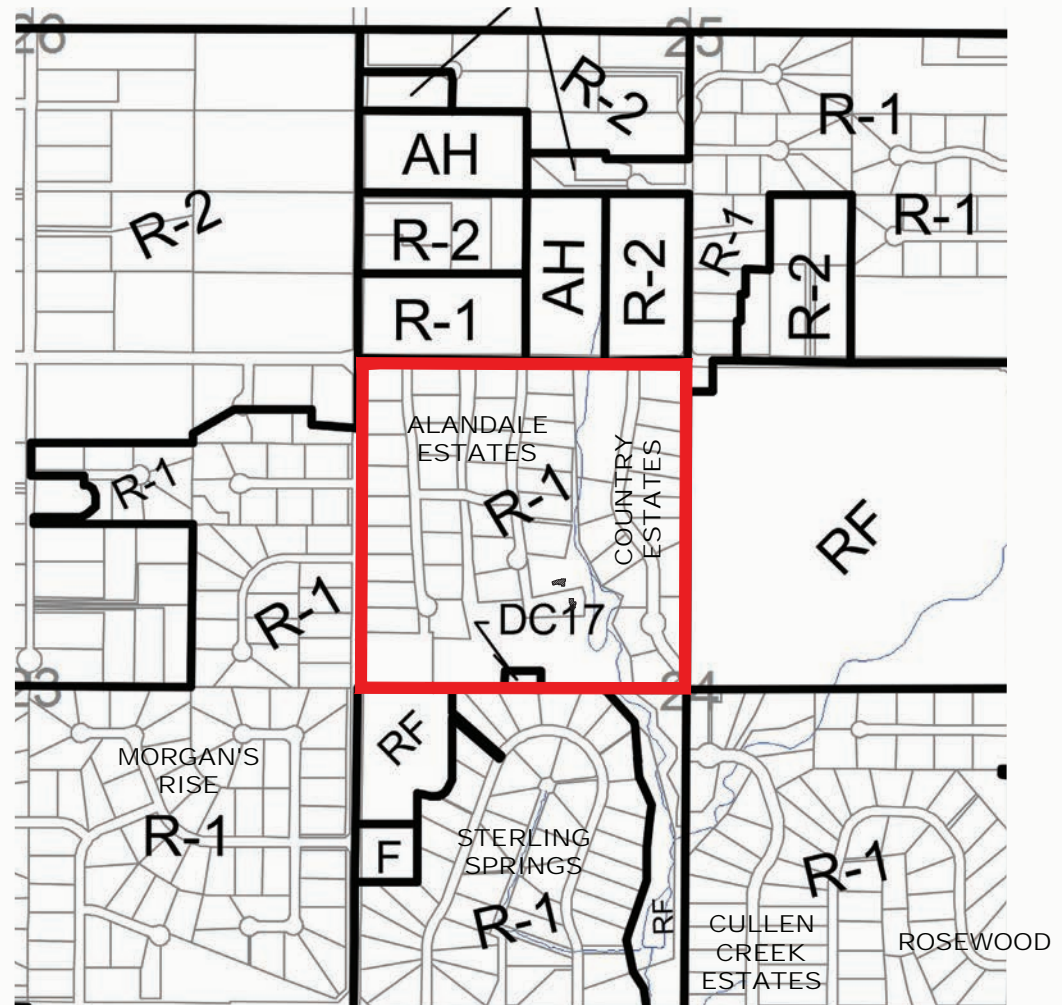
2.6

EXISTING LAND USE

As shown on **Figure 7: Existing Land Use**, lands within the CS area are designated Residential One (R-1) District and DC 17 in accordance with the Rocky View County Land Use Bylaw (C-4841-97).

The purpose of Residential One District is to provide for country residential development of a minimum size of 1.98 acres. The proposed Residential Infill Policy Area is designed with this District in mind.

Figure 7 Existing Land Use



RANCH AND FARM DISTRICT	RF	RECREATION DESTINATION BUSINESS DISTRICT	B-RD
SEE EXCEPTIONS LISTED WITH THIS DISTRICT	RF *	LEISURE AND RECREATION BUSINESS DISTRICT	B-LR
RANCH AND FARM TWO DISTRICT	RF-2	AGRICULTURAL SERVICES BUSINESS DISTRICT	B-AS
RANCH AND FARM THREE DISTRICT	RF-3	POINT COMMERCIAL DISTRICT	C-PT
AGRICULTURAL HOLDING DISTRICT	AH	VILLAGE CENTRE COMMERCIAL DISTRICT	C-VC
FARMSTEAD DISTRICT	F	LOCAL COMMERCIAL DISTRICT	C-LC
RESIDENTIAL ONE DISTRICT	R-1	REGIONAL COMMERCIAL DISTRICT	C-RC
RESIDENTIAL TWO DISTRICT	R-2	INDUSTRIAL ACTIVITY DISTRICT	I-A
RESIDENTIAL THREE DISTRICT	R-3	STORAGE AND SALES INDUSTRIAL DISTRICT	I-S
HIGHWAY BUSINESS DISTRICT	B-1	NATURAL RESOURCE INDUSTRIAL DISTRICT	NRI
GENERAL BUSINESS DISTRICT	B-2	HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
LIMITED BUSINESS DISTRICT	B-3	HAMLET RESIDENTIAL (2) DISTRICT	HR-2
RECREATION BUSINESS DISTRICT	B-4	HAMLET COMMERCIAL DISTRICT	HC
AGRICULTURAL BUSINESS DISTRICT	B-5	HAMLET INDUSTRIAL DISTRICT	HI
LOCAL BUSINESS DISTRICT	B-6	PUBLIC SERVICES DISTRICT	PS
HIGHWAY FRONTAGE BUSINESS DISTRICT	B-HF	AIRPORT DISTRICT	AP
BUSINESS CAMPUS BUSINESS DISTRICT	B-BC	DIRECT CONTROL DISTRICT	DC
INDUSTRIAL CAMPUS BUSINESS DISTRICT	B-C		



NTS

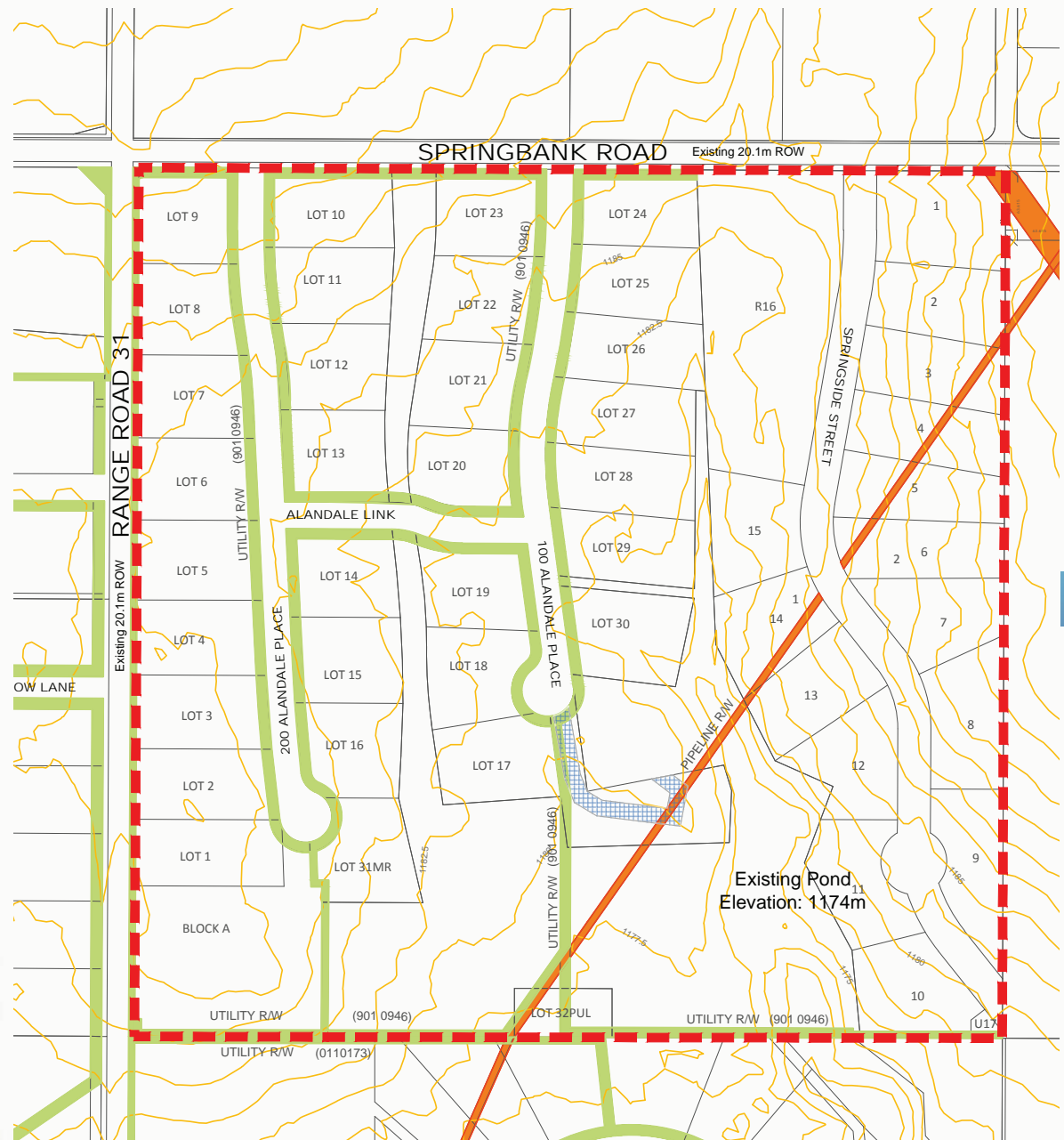
2.7 EXISTING SITE CONDITIONS

As shown on **Figure 8: Site Conditions**, the subject lands include land previously under agricultural use while the balance contains county residential use and open spaces including the northern portion of Cullen Creek.

The CS area includes 46 existing residential building sites - all of which are currently developed with existing single family dwellings and accessory buildings.

Figure 8 Existing Site Conditions

- Legend**
- Conceptual Scheme Boundary
 - Utility ROW
 - Pipe Line ROW (Abandoned)
 - Access Right of Way Plan(141 2807)



2.7.1 Existing Access

Direct access to the CS area is from Springbank Road. 100 Alandale Place provides access to Phase Three. Phase Two gains access from 200 Alandale Place. Both of these subdivision roads are connected via Alandale Link. Phase One accesses Springbank Road through Springside Street.

2.7.2 Topography & Surface Drainage

Generally, topographical relief within the Plan area generally slopes from north to south as illustrated on **Figure 9: Topography and Surface Drainage**.

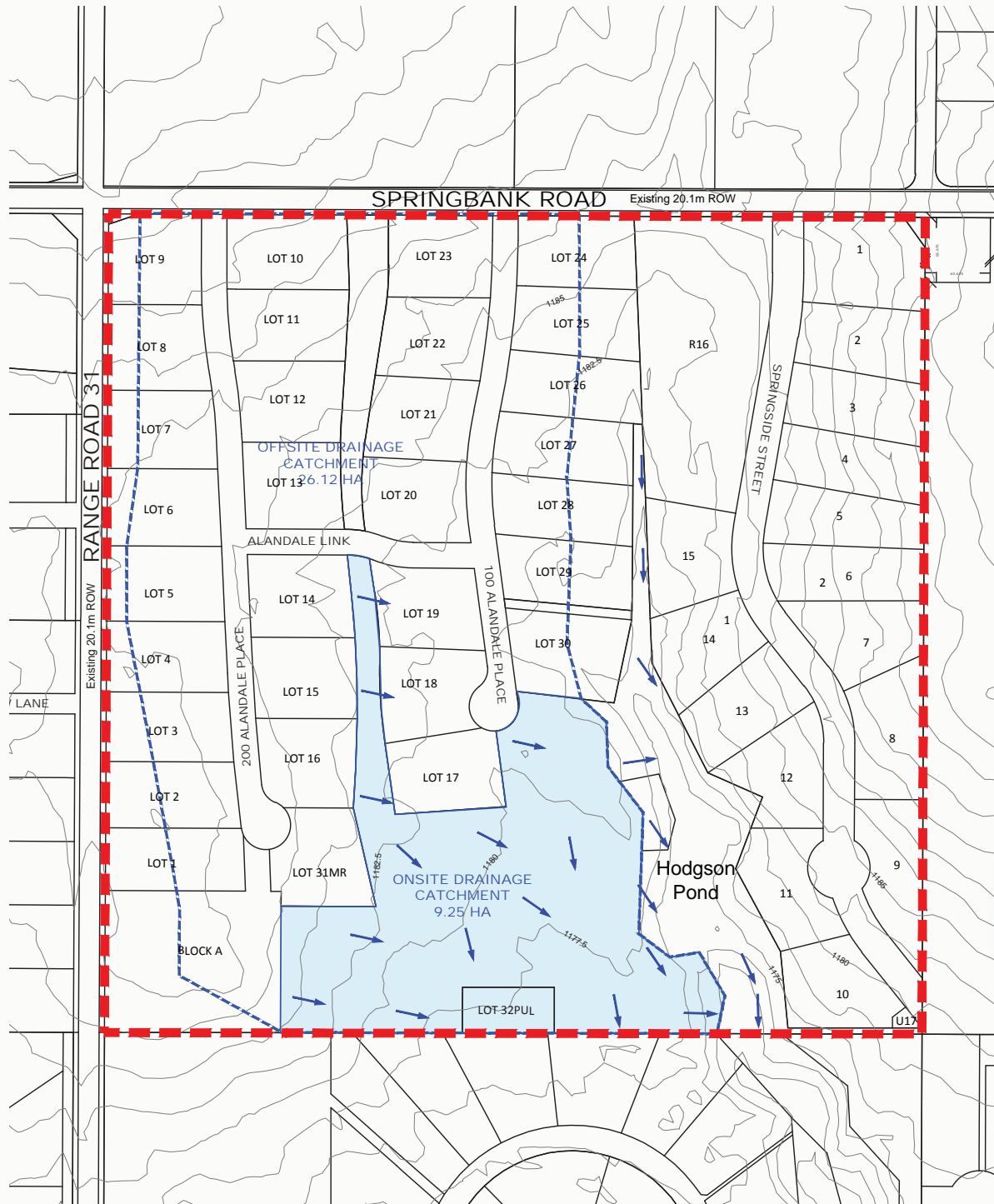


Figure 9 Topography and Surface Drainage

Legend

- Conceptual Scheme Boundary
- Catchment Boundary
- Existing Drainage Directions

2.7.3 Biophysical Site Assessment

A Biophysical Site Assessment has been prepared by Pinchin Group and submitted to the County. It has recommended that access to the margins of Hodgson Pond be restricted during critical periods of breeding and rearing of waterfowl and amphibians. Further, protection of Cullen Creek slopes will be essential during construction.

2.7.4 Soils

The balance of the land has been used for pasture since 1990. The land contains Class 3 soil with moderate limitations for crop operation due to adverse topography. The area close to the creek tributary and the pond contains Class 6 soil which is poor and not feasible for crop production.

Erosion control will be required during construction, especially along Cullen Creek and its adjacent slopes.



2.7.5 Geotechnical

This section provides a summary of the McIntosh Lalani Engineering Ltd. geotechnical investigation on the subject site that was submitted to Rocky View County on July 5, 2018. The parent material for the soils at the subject site is a mix of glacio-lacustrine and glacial till.

On June 26, 2018, three boreholes were drilled to depths of 6.1 metres (20 feet) and three to 9.1 metres (30 feet) to determine the suitability of the local soils for the proposed residential development and to determine the depth to groundwater.

Fill was encountered in one borehole, likely having been placed in a moist depression. Topsoil depths ranged between 300 and 310 millimetres (about 1 foot). No groundwater was observed during drilling but standpipes were checked on July 3, 2018 with water levels between 1.57 metres (5 feet) and 6.21 metres (20 feet) below surface.

The soil structure within the development area is suitable for installation of utilities, and construction of roads and building foundations. Any fill sections greater than 1.2 metres (4 feet) require engineering review as specified by Rocky View County. Slopes will be graded to no greater than 5H/1V for all construction zones. The on-site soils will be suitable for engineered fill material. Drainage is to be directed away from structures. The on-site soils are susceptible to frost and need to be protected from damaging foundations, roads and utilities.

These conditions are quite common in the Springbank vicinity and can be overcome by sound engineering and construction practices. During construction, subsurface conditions should be monitored and inspections made by qualified personnel. Regulations of Alberta Occupational Health & Safety are to be followed.

2.7.6 Archeological & Historical Resources Considerations

The property being proposed for subdivision consists of 12.9 hectares (31.9 acres) being the balance of the NW Quarter of Section 24. While the balance of the property is designated R-1, it has mostly been used for pasture since the 1990 subdivision. Along with a single home on the site, a large barn and two older sheds remain from the former dairy farm. The home and the farm buildings are not in a state of repair to be worth retaining.

The property does not contain any known historical or archaeological resources of significance but if any items are discovered during construction, they will be secured and the Alberta Historical Sites Service contacted.

The owner has submitted an Historical Resources Application to the Province through Alberta Culture and Tourism's Online Permitting and Clearance (OPAC) system.





3

Development Concept

3.1

THE LAZY H ESTATES INFILL COUNTRY RESIDENTIAL AREA

As illustrated on **Figure 10: Future Development Concept**, Phase Three constitutes the final phase of the LAZY H ESTATES Conceptual Scheme. This final phase will be influenced by the history of the overall area, the current conditions, policy and landowner expectations. Considerations include the following:

- » The previous subdivisions in Alandale Estates and Country Estates and the aspirations of lot owners;
- » Subdivision via a Bareland Condominium and private open space to provide an avenue for retaining and managing the Hodgson Pond and its adjacent environmental lands;
- » Incorporating the existing homes on Unit 1 and 2; and,
- » Continuing with similar lot sizes.



Figure 10 Future Development Concept

Legend

- Conceptual Scheme Boundary
- Established Country Residential
- Proposed Infill Country Residential
- Proposed Road*
- Existing Public Utility Lot
- Existing Municipal Reserve
- Proposed Municipal Reserve
- Proposed Private Open Space
- Existing Buildings
- CP Common Property (owned by Lazy H Estates Condominium Board)

* Proposed road includes existing utility alignments that are in place to service existing development

3.1.1

Infill Country Residential Policy Area

Phase Three is the completion of the Alandale Estates and Country Estates subdivisions within the NW24-24-03-W5M. As such, Phase Three is the final legacy project honoring the lives of Alan and Claire Hodgson. The Hodgson family and LAZY H Farm have been in the Springbank area for generations. Before passing away, Alan and Claire had been very involved in the planning of this last phase and it was their dream to share this very special parcel of land with eight new families.

To protect the integrity of the community, all lots will be two acres in size and buildings will be governed by architectural controls. Each new home will be a custom transitional or contemporary farmhouse dwelling individually designed and built by Rockwood Custom Homes.

Rockwood completed the first of the nine new homes for Alan and Claire's daughter and her husband in 2016 when Unit 2 was subdivided as the first lot in this final phase.

The land is already designated as Residential One (R1) district. Therefore as long as a proposed lots remain a minimum size of 1.98 acres, no land use amendment is anticipated. However, prior to additional residential development proceeding, a subdivision application must be approved and architectural guidelines must be prepared.

All applications for subdivision within Phase Three shall be required to address the following:

1. A proposed plan illustrating the subdivision parcel configuration and orientation generally in accordance with the concept shown on the **Figure 10: Future Development Concept**.
2. A plan showing how each residential lot will be provided access in accordance with County Servicing Standards.
3. A plan showing how each residential lot will be provided with transportation infrastructure, water and sanitary services in accordance with County Servicing Standards.
4. A plan showing how each residential lot will accommodate stormwater management services in accordance with County Servicing Standards.
5. A plan showing how each new residential building site considers existing development within residential lots situated immediately adjacent to this area.
6. Criteria for the proposed architectural style, form and character, building placement and landscaping of all new residential lots.

Policy 3.1.1

To support additional development within the Infill Country Residential Policy Area, the developer will be required to satisfy bullets #1 - #6, to the satisfaction of the County.

Policy 3.1.2

A Condominium Board shall be established to provide maintenance on common lands and protection of the pond and riparian area.

3.12

Established Country Residential Policy Area

The Established Country Residential Policy Area contains existing residential lots in the Alandale Estates and Country Estates phases of the CS area. These areas are designated Residential One (R1) district and are a minimum of 1.98 acres. Alandale is supplied with water by Westridge Utilities Inc. Both phases have private sewage systems and internal subdivision roads. It is noted that significant redevelopment of this area is not anticipated.

The following considerations shall apply within this policy area:

1. Significant redevelopment is not anticipated within this Policy Area.

3.13

Private Open Space

Private open space will be featured prominently within Phase Three and incorporated into the design. Hodgson Pond will be protected and managed by the future Condominium Board through Unit 10. It will be retained as private open space as shown on **Figure 11: Open Space**. The pond is part of a regional environmentally sensitive area because it drains into the existing adjacent Environmental Reserve (ER) on the quarter section to the south. Private open space implemented with appropriate instruments on title will ensure habitat and riparian area connectivity. The territory incorporating Hodgson Pond and its environs will be retained as common property controlled by the Condominium Board so that the pond can be retained as a visual and environmental amenity for the area.

Policy 3.1.3.1	The land incorporating Hodgson Pond (Unit 10) and its environs will be designated as private open space to preserve riparian area integrity and connectivity. The configuration of open space within the CS area is generally illustrated on Figure 11: Open Space .
Policy 3.1.3.2	A portion of the tributary of Cullen Creek that is associated with Hodgson Pond will be located within Unit 10, which will be owned and maintained by the Condominium Board.
Policy 3.1.3.3	Hodgson Pond (Unit 10) will be retained as an amenity and environmental feature of the area and will be maintained by the Condominium Board.

3.1.4 Reserve Analysis

Alandale Estates has previously dedicated two public reserve parcels: the 3.3-hectare (8 acre) site on the east side of Cullen Creek, and the 0.8-hectare (2 acre) site just west of this subject application. The open space corridor extending north of the two-acre park site has yet to be dedicated as municipal reserve. This area is proposed for municipal reserve dedication. Pedestrian linkage is shown on **Figure 11: Open Space** and **Figure 11a: Regional Open Space Network**, connecting the open space areas within LAZY H ESTATES to Springbank Road to the north.



TABLE 3

	Hectares	Acres
Project Area	+/- 64.33	+/- 158.97
10% Reserve Dedication Required	+/- 6.43	+/- 15.90
Less Previous Dedications	+/- 4.13	+/- 10.21
Current Dedication Required	+/- 2.30	+/- 5.69
Proposed CS Dedication	+/- 1.92	+/- 4.75
Cash - In - Lieu	+/- 0.38	+/- 0.94

- Policy 3.1.4.1** Municipal Reserve owing of 2.3ha (5.69ac) shall be provided through payment of cash-in-lieu at the future subdivision stage.
- Policy 3.1.4.2** The Developer shall prepare a Landscaping Plan to detail all proposed plantings and pedestrian facilities within the MR and open space areas in support of development of Phase Three.
- Policy 3.1.4.3** All parties who occupy County Lands for the purpose for maintenance and operations; shall be required to enter into a standardized occupancy (License of Occupation) agreement, facilitated by the County.
- Policy 3.1.4.4** All MR lands are to be maintained and occupied in accordance to the terms of County Policy C-320, with respect to applicable classification and requisite maintenance service levels.
- Policy 3.1.4.5** All pathways or trails are to be maintained and operated in accordance to the terms of County Policy C-319, with respect to applicable classification and requisite maintenance service levels.

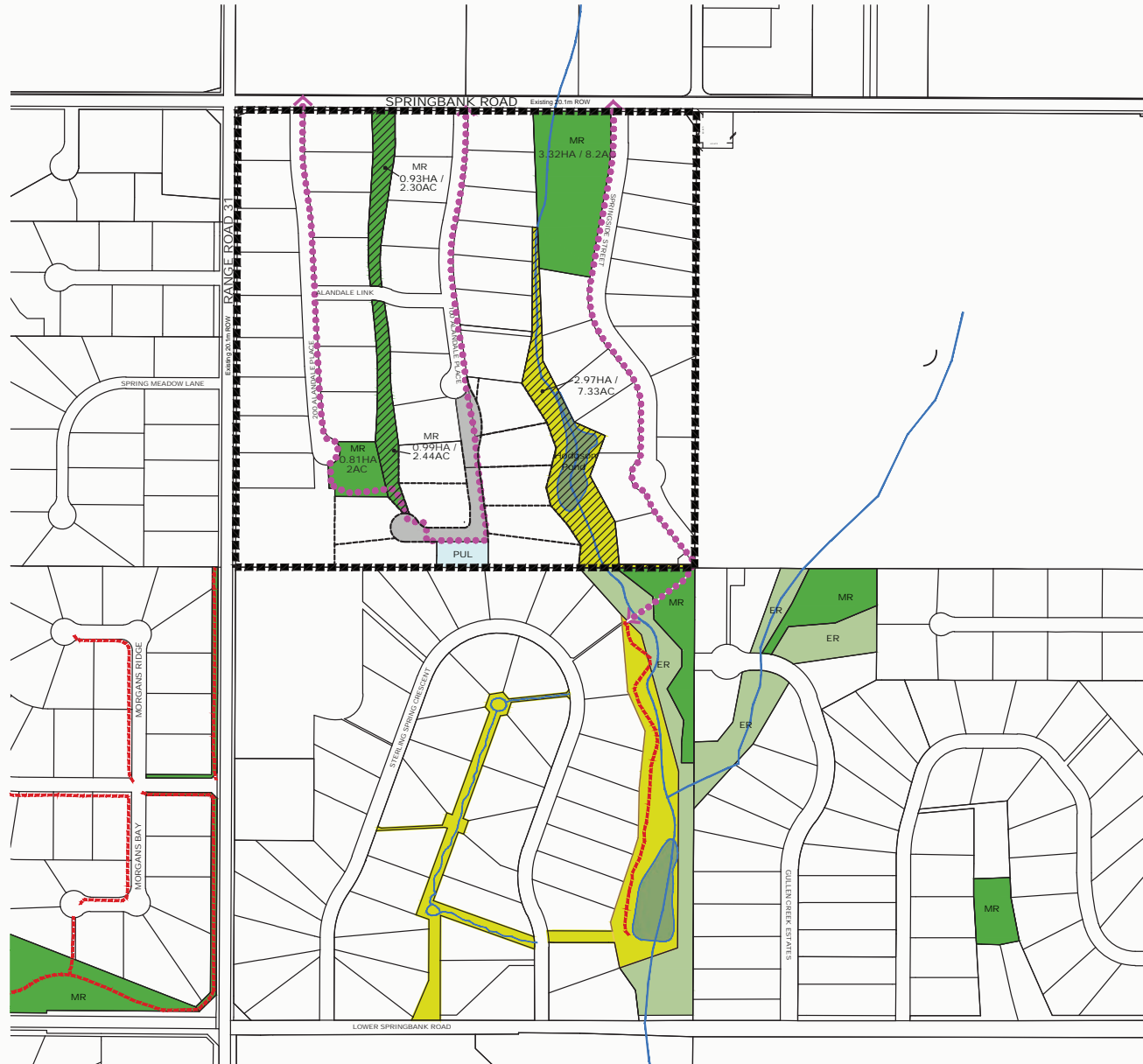















Figure 11 Open Space

- Legend**
- Conceptual Scheme Boundary
 - Municipal Reserve
 - Environmental Reserve
 - Private Open Space
 - Hatching Denotes Proposed
 - Water Course
 - Existing Pathway
 - Future Pedestrian Connection
 - Public Utility Lot

Legend

-  Parcel Boundary
  Subject Land Boundary
 Public Feature
 Environmental Reserve - ER
 Road
 Quarter Section Boundary
- Pathway Feature**
 Pathway
 Private Feature
 Environmental Reserve Easement
  Municipal Reserve - MR
  Paved Road
-  Pathway Right-of-Way
  Overland Drainage Right-of-Way
  Public Utility Lot - PUL
  Unpaved Road
-  Watercourse



3.2

TRANSPORTATION AND ACCESS MANAGEMENT

Access to the LAZY H ESTATES CS will generally be as illustrated on **Figure 12: Transportation**. The Plan area will be accessed directly from 100 Alandale Place via an extension. 100 Alandale Place accesses Springbank Road directly. Both roads are public roads with a paved surface. A Traffic Impact Assessment (TIA) has been prepared by the Watt Consulting Group and submitted to the County. The TIA concludes that the additional seven lots from this project will have a negligible impact on the transportation system in the vicinity. Over a twenty-year horizon, an acceptable level of service will remain without additional upgrading. The proponent will extend 100 Alandale Estates Place southward at the same standard. The existing Established Residential Policy Areas will continue to be accessed by: 200 Alandale Place, Alandale Link, 100 Alandale Place; and Springside Street.

A potential emergency access road may be required for emergency vehicles and personnel in the event of a fire or emergency. If determined at the subdivision stage that an emergency access is required, access will be provided through municipal reserve land as shown in **Figure 12: Transportation**. This will provide an alternative route for emergency responders in the event of an emergency. The potential emergency access will share its use as a recreational pathway outside of emergency situations.

Policy 3.2.1	Access within the Plan area shall be dedicated as road right of way by the developer via an extension of 100 Alandale Estates Place as generally illustrated on Figure 12: Transportation , in accordance with the County Servicing Standards.	Policy 3.2.5	Prior to subdivision approval, the need for an emergency access shall be assessed by the developer to the satisfaction of Rocky View County.
Policy 3.2.2	The developer will enter into a Development Agreement with Rocky View County for construction of public road extension and associated infrastructure at the subdivision stage.	Policy 3.2.6	Where an emergency access is required, access shall be provided from 200 Alandale Place to Lazy H Estates via the municipal reserve parcel as generally illustrated on Figure 12: Transportation .
Policy 3.2.3	The developer will be required to provide applicable Transportation Off-Site Levies at the subdivision stage.	Policy 3.2.7	Where an emergency access is required, an alternative design that accommodates emergency access and a recreational pathway may be considered to the satisfaction of Rocky View County.
Policy 3.2.4	The access within the Established Residential Policy Area is expected to remain as presently constructed.	Policy 3.2.8	The emergency access should be designed to restrict unauthorized vehicles by way of approved bollards (break-away style) or approved access gate.

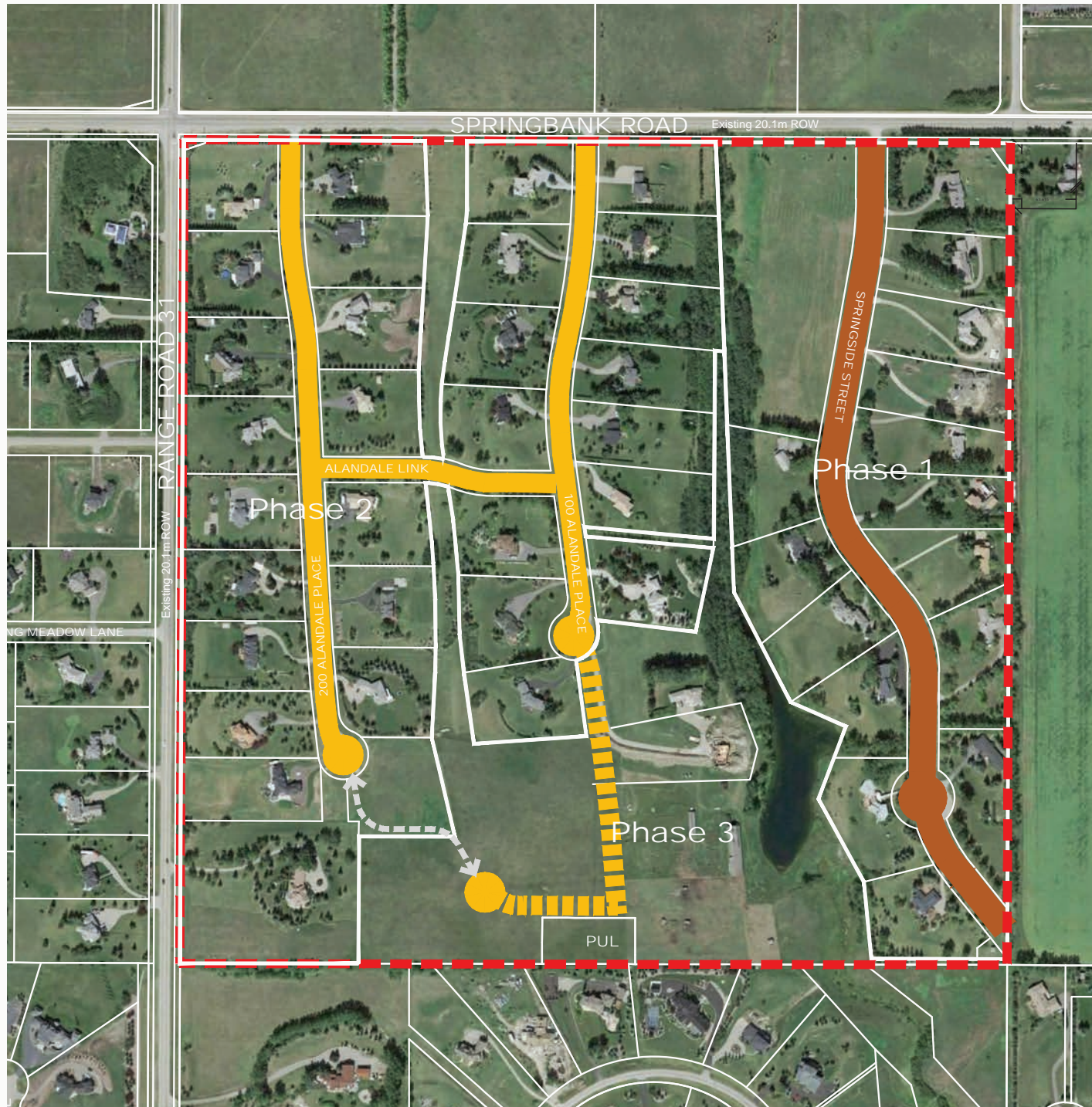


Figure 12 Transportation

- Conceptual Scheme Boundary
- Existing Residential Street (30.5m ROW)
- Existing Residential Street (25.0m ROW)
- Proposed Residential Street (25.0m ROW)
- Potential Emergency Access

3.3 UTILITY SERVICING CONDITIONS

3.3.1 Water Supply

The public utility lot along the south boundary has been designated for construction of a reservoir and pump station. The waterlines in place within the subject property are sufficient to supply the seven new connections.

Westridge Utilities Inc. supplies water to Alandale Estates along with Units 1 and 2. An agreement has been negotiated to provide service to this last phase as well. A copy of this approval is submitted under separate cover. The Infill Country Residential Policy Area will be serviced with potable water as generally illustrated on **Figure 13: Potable Water Servicing Plan**.

Policy 3.3.1.1

Potable water shall be provided within the Plan area by Westridge Utilities as generally illustrated by **Figure 13: Potable Water Servicing Plan**. Water supply from Westridge Utilities has been secured and will be reserved at the subdivision stage.

Policy 3.3.1.2

If surface improvements are constructed on the public utility lot they will be designed to be compatible with the water servicing plans supporting the LAZY H ESTATES CS including the reservoir and pump station.

Policy 3.3.1.3

The developer will enter into a Development Agreement with the Rocky View County for construction of a water distribution system to service each new lot at the subdivision stage.

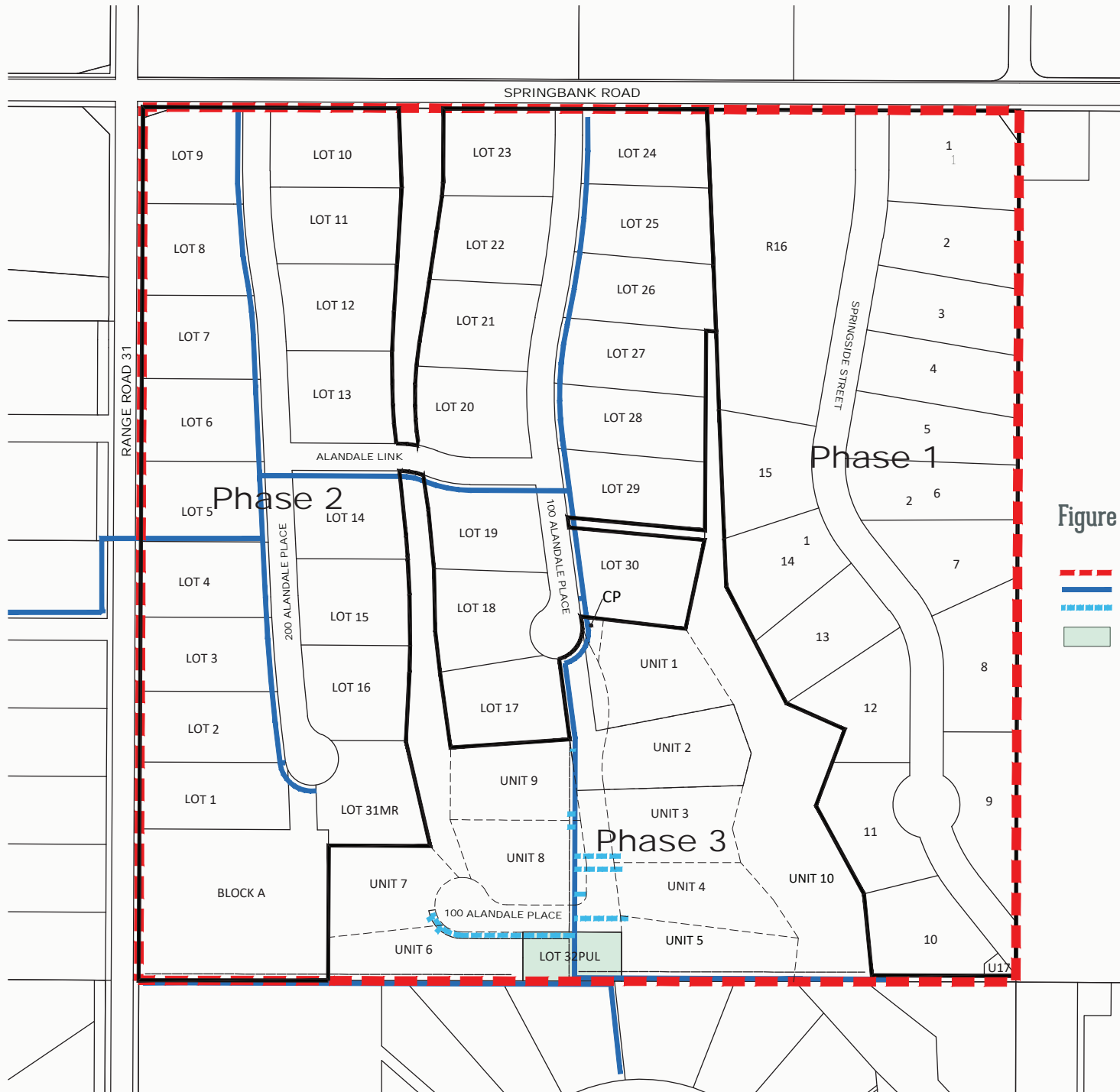


Figure 13 Potable Water Servicing Plan

- Conceptual Scheme Boundary
- Existing Water Line
- Proposed Water Line
- Future Reservoir and Pump Station

3.3.2

Sanitary Sewage Treatment and Disposal

The existing homes in Alandale Estates utilize septic tanks and enhanced in-ground disposal fields for managing sanitary sewage. This final Phase Three will continue this method as the lot sizes are sufficient to ensure proper treatment and disposal. Unit 2 currently has the recommended model installed when the house was built in 2016.

A Level 4 Private Sewage Treatment System Assessment has been completed. The assessment concludes that the Phase Three units are suitable for onsite private sewage treatment systems.

A Packaged Sewage Treatment Plant certified in accordance with NSF/ANSI 40, Class 1, Residential Onsite Systems is recommended for all of the lots. Each new lot must be provided with a packaged private sewage treatment system that meets the provincial standards and guidelines and other requirements of the County Servicing Standards. The County will require the owner of each new lot to enter into a Deferred Servicing Agreement. The Deferred Servicing Agreement will outline the expectations for connection to a regional or decentralized wastewater service should one become available within the Plan area and a caveat will be registered on title to each new lot by the County. It is noted that each lot within the Established County Residential Policy Area is already serviced with existing private sewage treatment systems (PSTS), which will not be impacted by the provisions of this Plan.

Policy 3.3.2.1

Until such time that a regional and/or decentralized wastewater service becomes available, wastewater service shall be provided by private sewage treatment systems (PSTS) in accordance with Rocky View County Policy #449 Requirements for Wastewater Treatment Systems.

Policy 3.3.2.2

The owner of each lot shall install a model that is recommended from the approved Level 4 PSTS Assessment and meets the provincial standards, guidelines and other requirements of the County Servicing Standards.

Policy 3.3.2.3

The owner of each new lot shall enter into a Deferred Services Agreement and a caveat will be registered against each new title referencing this agreement, to connect to municipal wastewater at their cost when such services become available.

3.3.3 Cullen Creek Watershed

Located between the 1978 subdivision and the subject property is one branch of the headwaters of Cullen Creek, a small tributary to the Elbow River. Over forty-five years ago, a dam was constructed just above the southern boundary of the quarter. It impounds a waterbody, known locally as the Hodgson Pond, that is approximately 1 hectare (2.5 acres) in size and is highlighted in Figure 14a: Cullen Creek Drainage Basin.

The dam was designed by engineers from the Prairie Farm Rehabilitation Agency (PFRA) and licensed by Alberta Water Resources for the storage of 10.6 acre-feet. The water quality is fair and the pond is frequented by amphibians and waterfowl - especially during migration. The dam has a piped outlet and a level control valve that allows surplus run-off water to be discharged safely.

The Cullen Creek coulee provides drainage for much of the quarter-section. It extends northward on the balance property about 170 metres (550 feet) nearly to Springbank Road; southward across the adjacent Sterling Springs acreage development; and onward southeast to the Elbow River.

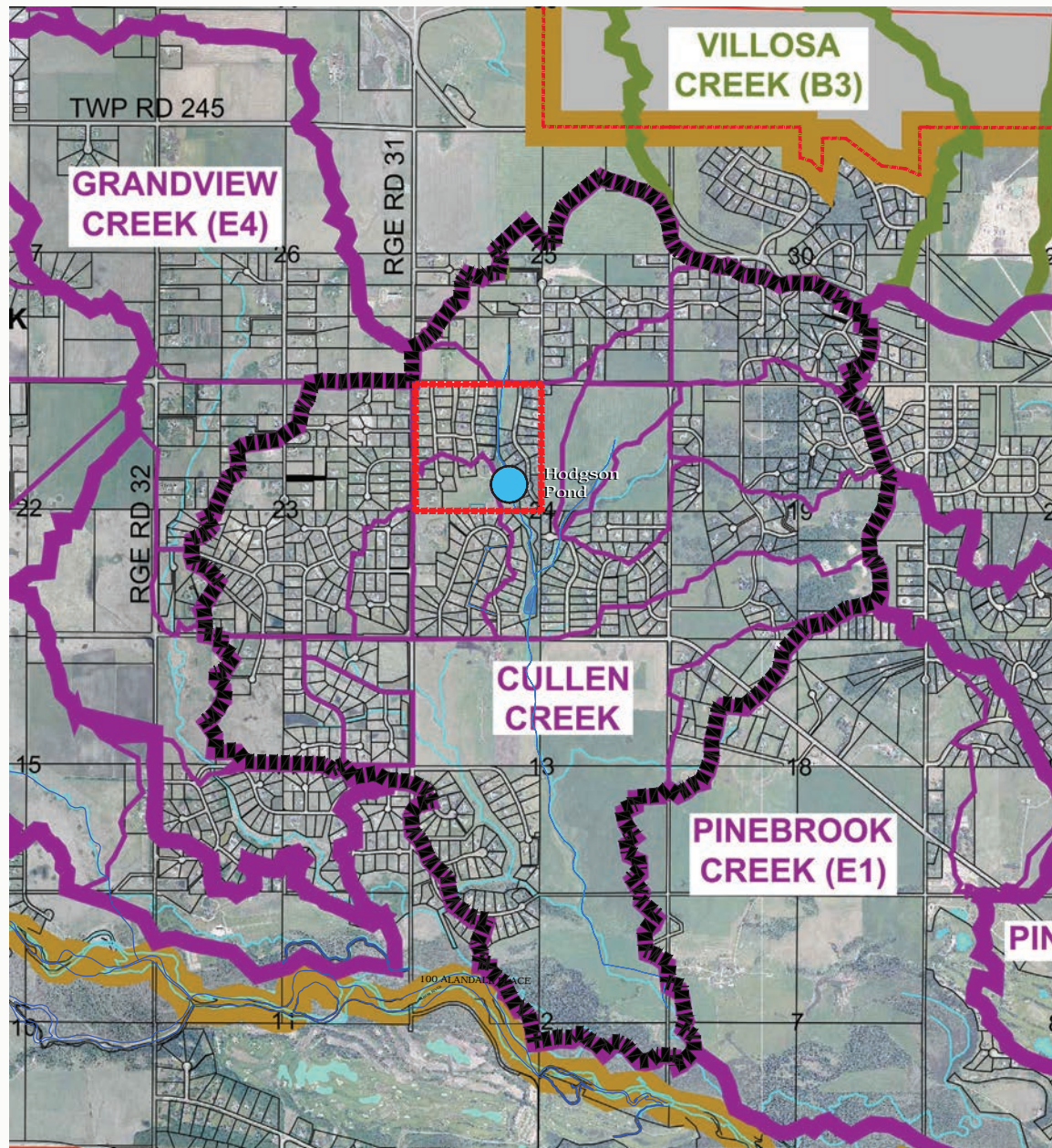


Aerial



Photo: HODGSON POND

Hodgson Pond is a visual and recreational amenity in the area and has been maintained by the family who live on site for many years. The water level is controlled and ensures there is adequate storage capacity for flood surges. During the recent flood events, the pond was never in danger of being breached.



Legend

- Conceptual Scheme Boundary
- Cullen Creek Drainage Basin

LEGEND:

- CATCHMENT AREA TO BOW RIVER
- SPRINGBANK SUB-BASIN TO BOW RIVER
- CATCHMENT AREA TO ELBOW RIVER
- SPRINGBANK SUB-BASIN TO ELBOW RIVER



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Figure 14a Cullen Creek Drainage Basin

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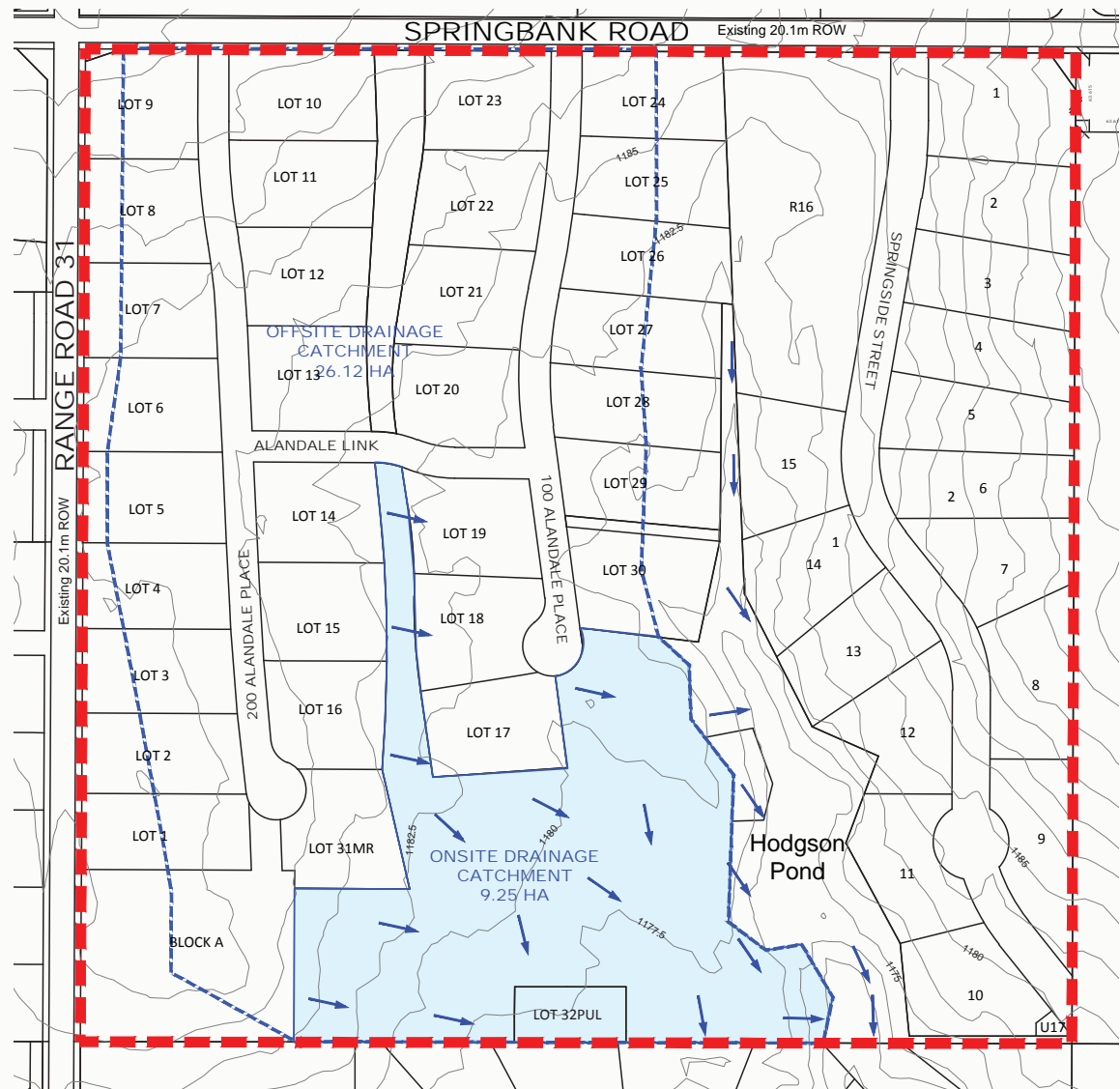
Stormwater Management

The site is located at the upper end of the Cullen Creek Drainage Basin, which flows south towards the Elbow River. **Figure 14a: Cullen Creek Drainage Basin** shows the location of the LAZY H ESTATES CS within the Drainage Basin. The Springbank Master Drainage Plan 2016 requires a volume control target of 45 mm or lower to meet the Stream Erosion Index of less than two. Developments must provide downstream right of way until an outlet is available, which consists of a drainage path and a defined channel. Generally, topographical relief within the Plan area slopes from the north and northwest to the southeast corner into the creek. A small portion of the site drains into the existing Hodgson Pond as shown on **Figure 14b: Onsite Drainage Catchment**. The landowner has noted that the pond has never overflowed and that Cullen Creek has never flooded at the subject site.

Figure 14b Onsite Drainage Catchment

Legend

- Conceptual Scheme Boundary
- Catchment Boundary
- Existing Drainage Directions



A Stormwater Management Plan has been prepared and submitted to the County by Jubilee Engineering Consultants Ltd. The Plan proposes to collect surface drainage in grassy roadway swales, directed to a dry pond at the rear of Units 4 and 5 for a controlled discharge rate of 1.7 L/s/ha into Cullen Creek. The depth of water retained at a peak flow will be 1.5 metres (6.0 feet). This plan is presented on **Figure 14c: Stormwater Management**.

Policy 3.3.4.1	Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 14c: Stormwater Management .
Policy 3.3.4.2	The proposed subdivision shall be in compliance and implement the recommendations from the approved Stormwater Management Plan.
Policy 3.3.4.3	The stormwater management design shall be in accordance with County Servicing Standards and the Springbank Master Drainage Plan.
Policy 3.3.4.4	The developer shall register the dry pond if required by Alberta Environment.
Policy 3.3.4.5	The developer shall provide necessary easements to protect the dry pond at the subdivision stage.
Policy 3.3.4.6	The Lazy H Estates Condominium Board shall be responsible for the on-going maintenance of the dry pond as generally illustrated on Figure 14c: Stormwater Management to the satisfaction of Rocky View County.

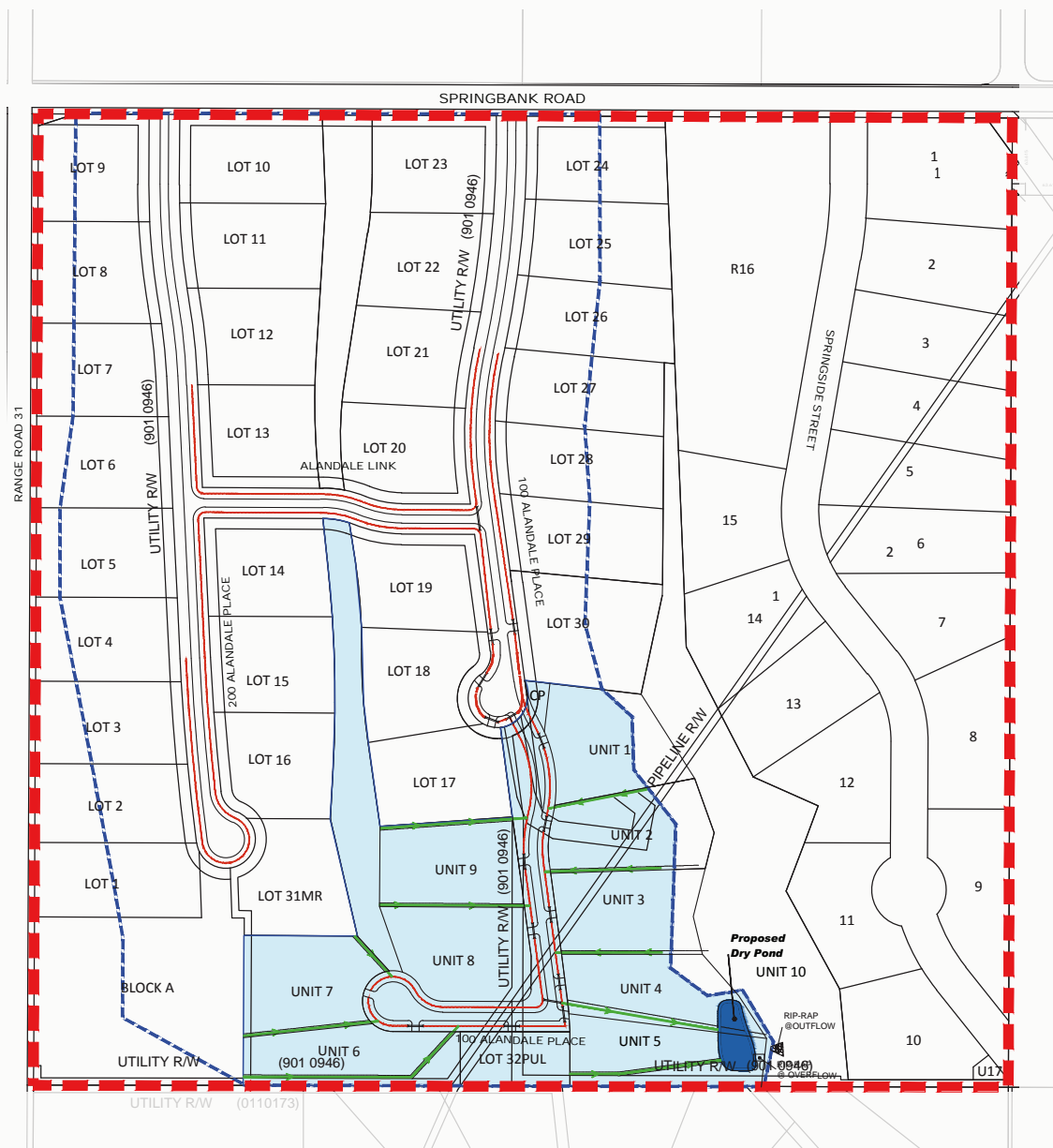


Figure 14c Stormwater Management

- Conceptual Scheme Boundary
- Catchment Boundary
- Enhanced Grass Swale
- Ditch

3.3.5 Shallow Utilities

Shallow utilities include services such as telephone, natural gas, electricity, and cable. The owner of each new lot will be responsible for the coordination and installation of these utilities.

Policy 3.3.5.1

Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.

Policy 3.3.5.2

Shallow utilities should be located in common locations in order to maximize the developability of lands and reduce any off-site impacts.

3.3.6 Solid Waste Management

Disposal of solid wastes will be contracted to a qualified operator and overseen by the Condominium Board. Each residence will be required to provide an approved on-site bin for storage that is animal-proof and secure.

Policy 3.3.6.1

Solid waste management shall be provided within the Plan area by a qualified operator through a contract overseen by the Condominium Board.

Policy 3.3.6.2

Solid wastes shall be stored in an approved container and collected by a contract operator under the supervision of the Condominium Board.

Policy 3.3.6.3

The developer will provide a Solid Waste Management Plan at the subdivision stage.

3.3.7 Emergency Services

Primary fire response action will be from the County Fire Station at the Springbank Airport.

Police services will be provided by the RCMP Detachment in Cochrane and ambulance services will be activated by the provincial 911 system



4

Implementation Framework

4.1 THE IMPLEMENTATION PROCESS

The LAZY H ESTATES CS establishes expectations for subdivision within the Plan area. The CS provides a framework of land use policies that will guide subsequent subdivision decisions.

Consideration of this CS by Rocky View County Council will occur following a Statutory Public Hearing. Council will then consider adopting the Plan by Bylaw to amend the Central Springbank ASP and append this document.

4.2 LAND USE

The lands are currently designated as Residential One (R1) District which allows for the size of units proposed in Phase Three. Should land within the CS area be proposed for redevelopment, an amendment to the LAZY H ESTATES CS and a land use amendment may be required in accordance with the Central Springbank ASP.

Policy 4.2.1

The proposed subdivision plan for Phase Three complies with the size requirements of the current land use designation of the lands and no land use bylaw amendment is required.

4.3 PROPOSED SUBDIVISION

Subdivision within the Infill Country Residential Policy Area is expected to occur as generally illustrated in **Figure 15: Proposed Infill Residential Policy Area Subdivision Plan**. Specific subdivision design criteria are as follows:

- » Phase Three will be subdivided as a bareland condominium plan with one (1) to nine (9) residential units to ensure ownership and maintenance of the open space land.
- » Hodgson Pond will be protected and managed by the future Condominium Board through Unit 10.
- » Implementation of all required transportation and servicing requirements in accordance with the County Servicing Standards.

Subdivision of Phases One and Two are not anticipated at this time. Should landowners wish to pursue a minor subdivision, this may be considered in accordance with the land use bylaw and Section 2.3.2.2(c) of the Central Springbank ASP.

Policy 4.3.1

Implementation of subdivision within the Infill Country Residential Policy Area is expected to proceed as generally illustrated by **Figure 15: Proposed Infill Residential Policy Area Subdivision Plan**.

Policy 4.3.2

Applications for subdivision within the Infill Country Residential Policy Area will be required to satisfy the relevant policies described in Section 3 of this Plan, to the satisfaction of the County.

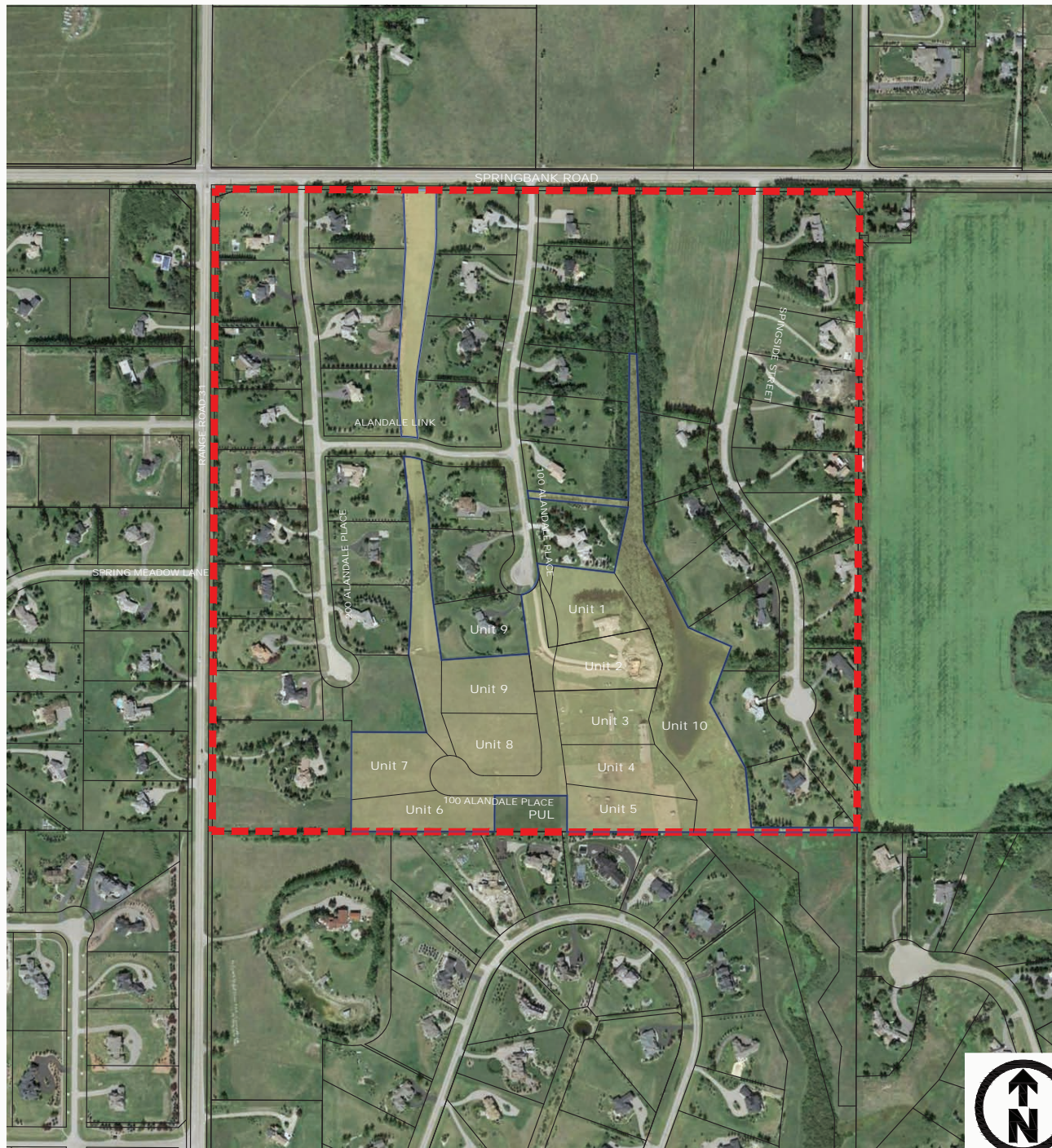


Figure 15
Proposed Infill Residential Policy
Area Subdivision Plan

----- Conceptual Scheme Boundary



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ARCHITECTURAL DESIGN



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4.4 ARCHITECTURAL DESIGN CONSIDERATIONS

At the subdivision stage, the developer will prepare architectural controls and a building scheme for Phase Three of the LAZY H ESTATES CS. These controls will protect the value and integrity of the community and ensure compatible aesthetics with Phases One and Two of the CS.

Suggested styles are 'Transitional or Contemporary Farmhouse' in accordance with the builder's architectural custom designs; The developer will register the Architectural Controls against the certificate of title for each residential property at the subdivision stage to advise future owners of the requirements. While control of architectural design is important, a certain degree of flexibility will be maintained to allow for custom designed homes.



Policy 4.4.1

The developer shall establish Architectural Controls to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc. at the subdivision stage.

Policy 4.4.2

The Architectural Controls will ensure that development respects the "dark sky" policy of the Central Springbank Area Structure Plan. Exterior lighting will be direct and focus on relevant onsite features to minimize any off-site light pollution.

Policy 4.4.3

The Architectural Controls will ensure protection of Hodgson Pond and the Riparian area.

Policy 4.4.4

The Architectural Controls will address the location and design of entrance signage.

CUSTOM DWELLINGS

All estates part of the Lazy H development will be built by the impeccably stylish and experienced team at Rockwood Custom Homes.

While all builds will be governed by the estate's architectural controls and building scheme (in order to protect the value and integrity of the community), owners will still have plenty of flexibility to custom design their individual homes.

Photos: Sample renders of recently completed Rockwood homes.

FEATURES

- Acreage estate living
- Nine two-acre lots in Springbank
- Views of the Rocky Mountains
- Natural pond
- Close to schools
- Near to local amenities of Aspen Woods and West Springs
- Minutes from Stoney Trail exchange



SUGGESTED STYLE:

Custom (i.e., Transitional or Contemporary Farmhouse)



ROCKWOOD
CUSTOM HOMES

4.5

DEVELOPMENT PHASING

Development in the LAZY H ESTATES CS is expected to proceed in three (3) phases as generally illustrated by **Figure 16:**

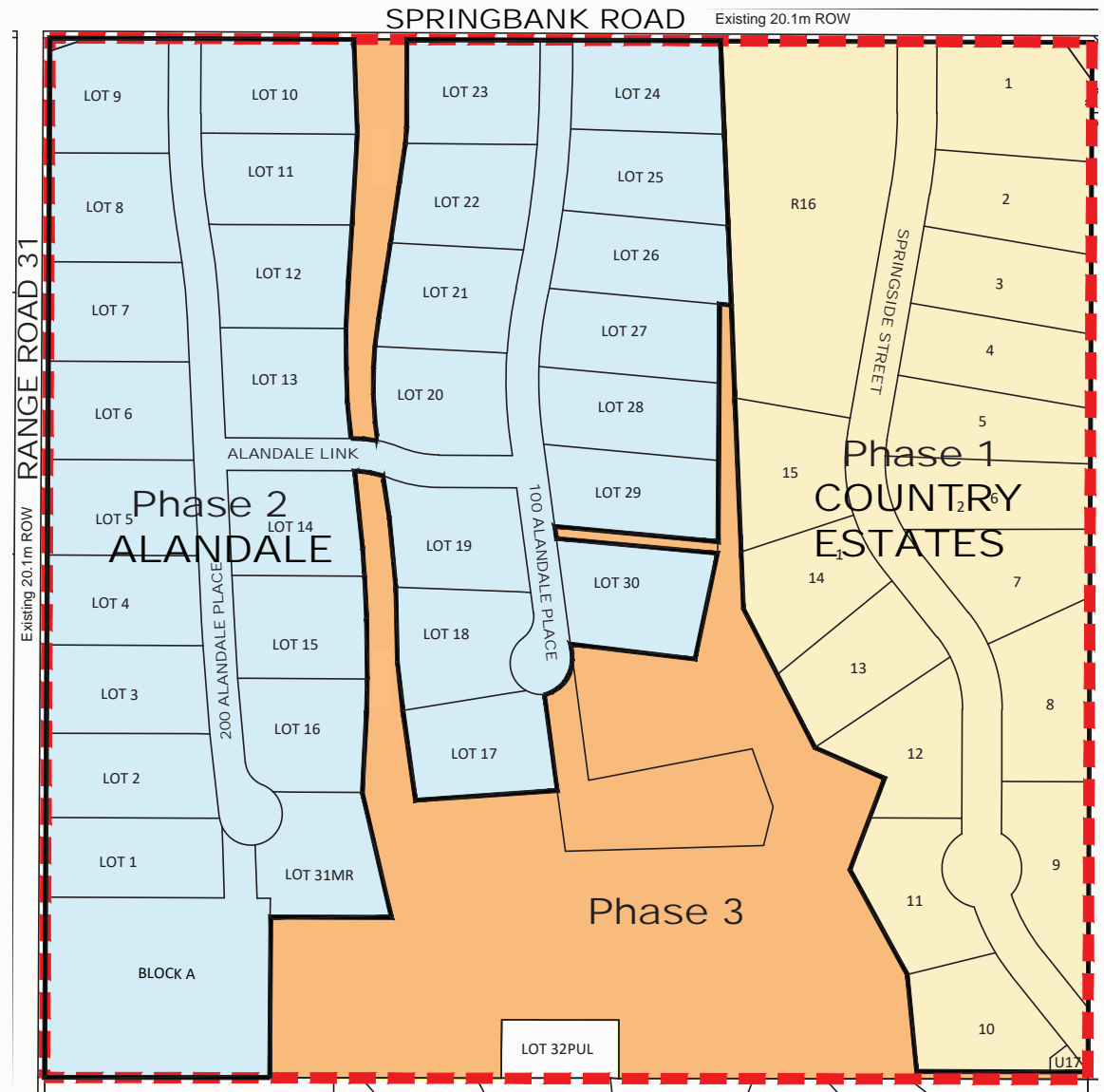
Development Phasing. Phase One (Country Estates) and Phase Two (Alandale Estates) are within the existing the Established Country Residential Policy Area and no further subdivision is anticipated.

The owner/developer of Phase Three will be required to install transportation and servicing infrastructure to complete full build out of the LAZY H ESTATES CS in accordance with the terms of the County's Development Agreement Process.

Policy 4.5.1

Implementation of subdivision is expected to proceed in phases as generally illustrated by **Figure 16: Development Phasing.**

Figure 16 Development Phasing



The open space system is a fundamental aspect of this community. It not only links the pathway system in the area but it also serves as an amenity for residents. Maintenance and ownership of these open space areas is an important consideration. Portions of the open space system are dedicated as reserve and others will be privately owned. As such, two different legal entities will be required to maintain and own the open space system, namely a condominium board where land is privately owned and a homeowners association where land is publicly owned.

4.6 CONDOMINIUM BOARD

Protection, maintenance and management of Cullen Creek in the LAZY H ESTATES CS will be the responsibility of a Condominium Board (CB). The CB will be formed at the time of subdivision in association with the open space and will be responsible for implementing the recommendations of the Biophysical Site Assessment submitted in support of this CS. Public access will be restricted through the private open space area to protect the integrity of the riparian area and pond. The area to be managed by the CB is generally shown as #3 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.

- | | |
|---------------------|--|
| Policy 4.6.1 | At the time of subdivision, the developer shall legally establish a Condominium Board charged with the responsibility for owning and ongoing maintenance of the natural integrity of the Private Open Space area shown as #2 and #3 on Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme . |
| Policy 4.6.2 | The Condominium Board will monitor construction activity to ensure that erosion and pollution are controlled. |
| Policy 4.6.3 | Access to the margins of Hodgson Pond and Cullen Creek (Unit 10) will be restricted by the Condominium Board during critical nesting and rearing periods for waterfowl and amphibians. |

4.7 HOMEOWNERS ASSOCIATION

Maintenance and management of the newly dedication Municipal Reserve (MR) areas in the LAZY H ESTATES CS will be the responsibility of a Homeowners Association (HOA).

The HOA will be formed at the time of subdivision in association with dedication of the MR area and will be responsible for maintaining the indicated area and ensuring public access. The area to be managed by the HOA is generally shown as #2 on **Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme**.

- | | |
|---------------------|--|
| Policy 4.7.1 | At the time of subdivision, the Alandale Homeowners shall legally establish a Homeowners Association charged with the responsibility for the ongoing maintenance of the newly created Municipal Reserve shown as #2 on Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme . |
| Policy 4.7.2 | All existing Municipal Reserve areas identified as #1 on Figure 17: Maintenance and Management Areas in the Lazy H Estate Conceptual Scheme shall remain under the maintenance of Rocky View County. |



Figure 17
Maintenance and Management
Areas in the Lazy H Estate
Conceptual Scheme

	OWNERSHIP	MAINTENANCE
1	County	County
2*	Condominium Board	Condominium Board
3*	LAZY H ESTATES	Condominium Board

* PROPOSED

4.8

EROSION AND SEDIMENTATION

The developer shall prepare an Erosion and Sedimentation Control Plan at the subdivision stage in accordance with Rocky View County requirements to ensure soil stability and to prevent siltation of the stream.

Policy 4.8.1	Erosion and Sedimentation Control plan will be provided at the subdivision stage to ensure soil stability and to prevent siltation of the stream.
---------------------	---

4.9

GEOTECHNICAL REQUIREMENTS

The developer shall ensure that all recommendations from the geotechnical site assessment submitted in support of this document are implemented.

Policy 4.9.1	The developer shall implement all recommendations from the geotechnical site assessment submitted in support of the LAZY H ESTATES CS.
Policy 4.9.2	Sound engineering and construction practices, Rocky View County policies and Alberta Occupational Health & Safety Regulations are to be followed.
Policy 4.9.3	Slopes shall be no greater than 5H/1V and fill sections greater than 1.2 metres (4 feet) require engineering review.
Policy 4.9.4	Drainage shall be directed away from structures and weeping tile installed around foundations.
Policy 4.9.5	Frost protection will be required for foundations, roads and utilities where susceptible soils are encountered.



5

Municipal Framework

5.1 ROCKY VIEW COUNTY PLAN

The Alberta Municipal Government Act requires local governments to establish Municipal Development Plans to direct and guide land uses and development within their jurisdiction.

In 2013, Rocky View County adopted an updated Municipal Development Plan, now named the County Plan, intended to direct and control development over the next decade. The Plan is guided by six principles:

1. Rocky View County will direct new growth to designated development areas, and in doing so it will remain fiscally responsible.
2. Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment.
3. Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy.
4. Rocky View County will support the development and retention of rural communities.

5. Rocky View County will strive to provide an equitable level of rural service to its residents.
6. Rocky View County will maintain a strong web of partnerships to help extend the range of services it provides to its residents.

Rocky View County, County Plan, Implementation, 2014.

Targeting the first principle, the Plan established Residential Growth Areas, including Central Springbank containing Alandale Estates. County policies require that development be guided by Area Structure Plans.

Policy 5.1.1 The completion of Alandale Estates through this LAZY H ESTATES Conceptual Scheme shall conform to the Rocky View County Plan.

5.2 CENTRAL SPRINGBANK AREA STRUCTURE PLAN [ASP]

The Central Springbank Area Structure Plan "...defines a planning and development framework to guide future growth the area, and provide some certainty for landowners and land uses and development within in the years to come."

RVC, Bylaw C-5354-2001, Adopted October 2, 2001

The Alandale Estates site is designated an Infill Residential Area requiring that the County approve a Conceptual Scheme prior to additional development proceeding. Environmental protection, integrated open space corridors, visual impact and recreational amenities are to be promoted.



Goals of the ASP are:

- » To ensure residential development is sensitive to the natural environment, topography, vegetation and watersheds.
- » To encourage residential development that maximizes open space and views and minimizes adverse visual impacts.
- » To maintain single-detached dwellings as the predominant form of housing.
- » To integrate a system of walkways and other similar community amenities in the design of residential subdivisions to promote community interaction and common open spaces.
- » To define an integrated and compatible residential land use pattern that complies with the servicing objectives of the Plan.

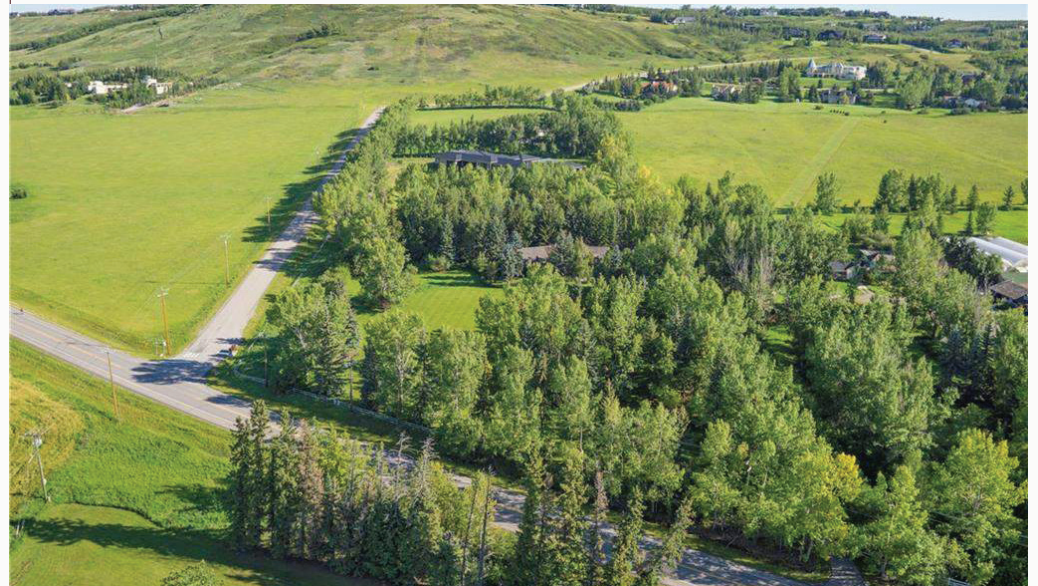
RVC, Central Springbank Area Structure Plan, 2001

The ASP places a high priority on open space and pedestrian connections for storm water management, recreation or educational purposes. Tools include: conservation easements, municipal reserve, environmental reserve or environmental reserve easements, and condominium board or lot owner associations.

5.3

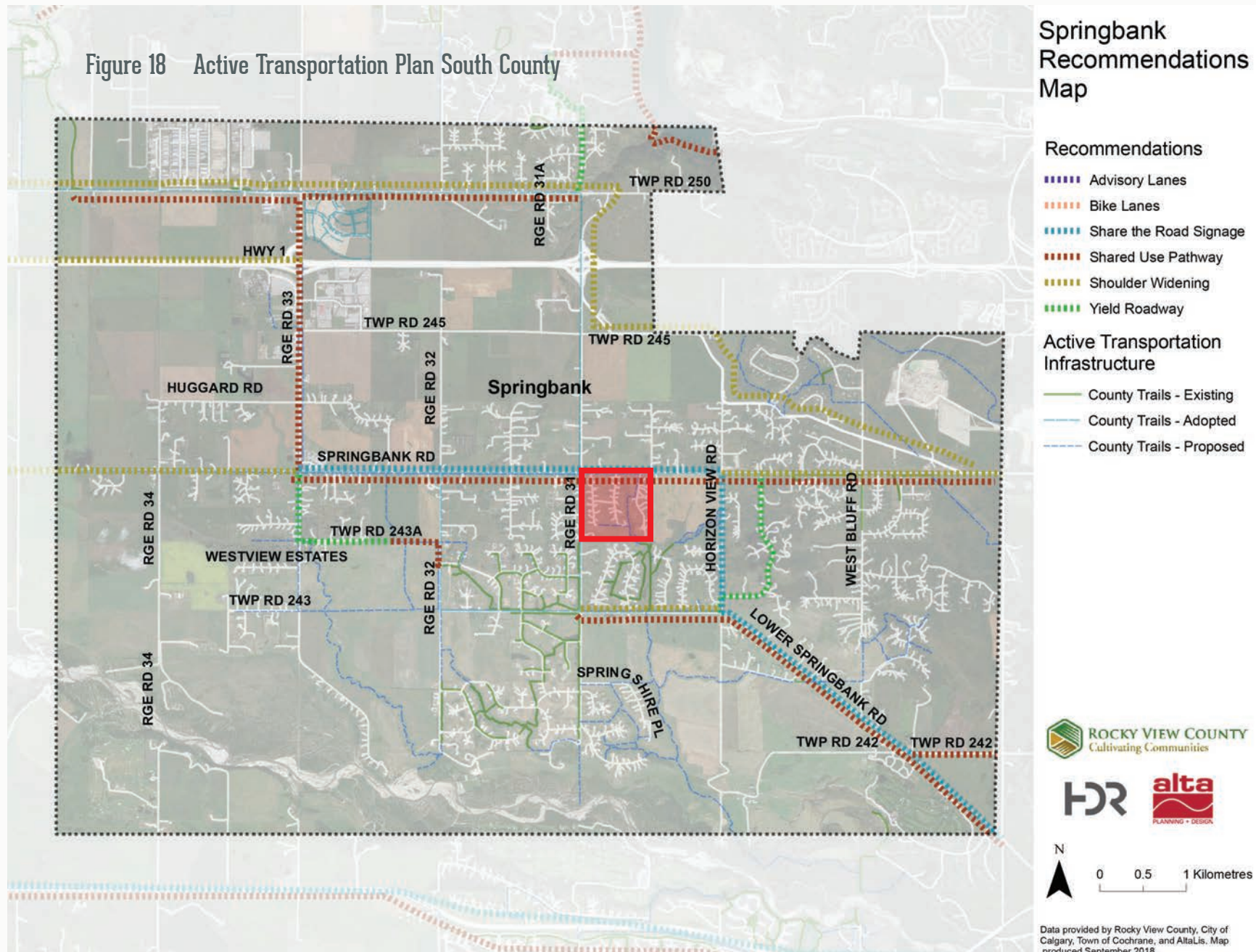
ACTIVE TRANSPORTATION PLAN SOUTH COUNTY [ATP]

The Active Transportation Plan South County (ATP) was approved by County Council on October 23rd, 2018. The Plan provides an inventory of existing pathways and trails throughout the south portion of the County including Springbank, Langdon and Bragg Creek. Various local community groups were consulted resulting in the inventory and recommended areas for extension of the network. The intent is to build on the existing network and create a well connected pathway and trail system. The network identified focuses on priority areas for the County and does not inhibit proposals for local trail development by The Springbank Trails and Pathways Association (STAPA).



Corridors identified in Springbank accommodate high-speed cyclists on Springbank Road, Range Road 33, Range Road 31 and Lower Springbank Road.

Figure 18 Active Transportation Plan South County





6

Public Consultation

6.1 COMMUNITY INVOLVEMENT AND CONTACTS

The Hodgson family has enjoyed an active and valuable record, spanning many decades and generations, in the life of Springbank and Rocky View. Alan and Claire were instrumental in community activities and events including education, recreation, heritage and environmental protection. The Springbank Pioneer Club, the venue for the Conceptual Scheme Open House, was initiated by Alan.

When Alandale Estates began in 1978, this initiative by the Hodgson family was well received in the community - respect that continues today. Alan and Claire were actively involved in this final phase of Alandale Estates and enthused by the adoption of LAZY H ESTATES as the project name. During the initial work on this phase, Alan, Claire and other members of the family discussed the project with many of their neighbours.



6.2

OPEN HOUSE SUMMATION

An Open House was held at 6:30 PM on June 25, 2018 at the Springbank Pioneer Club. Eighty-five invitations had been mailed to adjacent and nearby property owners on behalf of LAZY H ESTATES by Rocky View County.

The format for the event was to have the attendees sign-in upon arrival and then to review the following poster-boards set up around the room:

- » Introduction of LAZY H ESTATES
- » Springbank Key Plan
- » Representative Photos
- » Plan of Conceptual Scheme
- » Pathway Route

LAZY H ESTATES and builder representatives were available to respond to questions.

Seven individuals attended the session most of whom were adjacent property owners. All were familiar with the project but were mostly interested in the timing of construction. They also wanted to know what would be done to limit traffic flow and control vehicle speeds. Some asked about details on the Conceptual Scheme such as what the access easements were to accommodate.

Several asked if Rocky View County had any plans for the two Municipal Reserve parcels in Alandale Estates, properties that are seldom used and not well maintained.

All attendees were in favour of the timely completion of Alandale Estates and agreed with the concept as presented. Comments heard involved drainage issues for the second phase, due primarily to frost heaving culverts, blocking water discharge and flooding adjacent lots. The Stormwater Management Plan has been prepared in consideration of these concerns.

6.3

ALANDALE LANDOWNER MEETING

A Landowner meeting was held at 7:00 PM on March 7, 2019 at the Springbank Heritage Club where detailed information was presented to the Alandale Estates homeowners whose lands back onto the Hodgson family greenspace. In order to address maintenance and ownership concerns raised through the review process, residents were provided with the following three options for discussion.

Option 1:	Land is dedicated as Municipal Reserve and maintained by the Alandale community
Option 2:	Land is owned and managed by Hodgson family or the Lazy H Estates Condominium Board
Option 3:	Land is divided down the middle of each strip and each owner agrees to purchase the piece of land behind their lot

A unanimous consensus was reached by the homeowners that the linear strip of land immediately behind their lots should be dedicated as Municipal Reserve and that the maintenance and management of the newly dedicated Municipal Reserve be the responsibility of the adjacent homeowners. The homeowners agree to form a Homeowners Association at the time of subdivision in association with the dedication of the municipal reserve area. Refer to **Figure 19: Alandale Homeowners Response**.



6.4

RESPONSE FROM THE DEVELOPMENT TEAM

The team advised the attendees, that LAZY H ESTATES and Rockwood will institute measures to control traffic flow and speeds. Contractors will be advised to respect the current residents' issues and within reason to schedule vehicle flow and to minimize speed and movements in and out. Contracts will stipulate penalties for violations.

LAZY H ESTATES personnel advised that the access easements were required to provide maintenance to Hodgson Pond and for control of the dam by the Condominium Board. Public access will connect to the pathway system in Cullen Creek, be provided along the south boundary of this project, onto the cul-de-sac bulb and then along the municipal reserve corridor leading north. A connection is also provided eastward to link to the municipal reserve north of the pond. This may ultimately tie to other open space corridors in the vicinity.

LAZY H ESTATES and Rockwood will review drainage matters in the design of the Stormwater Management Plan.

The attendees were advised that LAZY H ESTATES has no authority to intervene in the operation of the municipal reserves but will advise Rocky View County of these issues.

6.5

COMMUNITY OUTREACH

Along with the Open House conducted in the Spring of 2018, door to door community outreach was also conducted in December 2018 with those residents of Phase 2 - Alandale Estates who back onto the linear, open greenspace behind their homes. Several of these residents are founding members of the Alandale community and recall conversations with Alan and Claire Hodgson regarding the future of the greenspace behind their homes. Through these conversations, the homeowners clearly understood it was Alan and Claire's intention this space would be left for the community as Municipal Reserve.

As the conversations continued with the homeowners, it became clear the Alandale community, who back onto the greenspace, feel it is critical their greenspace be left as Municipal Reserve. To ensure this happens, the homeowners have willingly agreed to form a Homeowners Association to manage any maintenance and insurance or other matters the County may require. One of the homeowners has agreed to be the President and the homeowners are willing and ready to work together to preserve their community.



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APPENDIX

Supporting Studies

All Supporting Studies are Under
Separate Cover

- » Biophysical Impact Assessment, Pinchin Group
- » Geotechnical Evaluation, McIntosh Lalani Engineering Ltd.
- » Traffic Impact Assessment, Watt Consulting Group
- » Water Supply Approval Letter, Westridge Water System
- » Stormwater Management Plan, Jubilee Engineering Consultants Ltd.

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