



PRINCETON

CONCEPTUAL SCHEME

BYLAW C-8440-2023

A bylaw of Rocky View County, in the Province of Alberta, to adopt the Princeton Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8440-2023*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the *Princeton Conceptual Scheme*, affecting Block 1 & 2, Plan 9712096, NE-19-24-28-W04M, be adopted as defined in Schedule 'A', which is attached to and forms part of this Bylaw.

Effective Date

- 4 *Bylaw C-8440-2023* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this

5 day of December, 2023

PUBLIC HEARING HELD this

5 day of December, 2023

READ A SECOND TIME this

5 day of December, 2023

READ A THIRD AND FINAL TIME this

5 day of December, 2023



Reeve



Chief Administrative Officer

December 6, 2023

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8440-2023

A Conceptual Scheme affecting Block 1 & 2, Plan 9712096, NE-19-24-28-W04M, referred to as "Princeton Conceptual Scheme".



CONCEPTUAL SCHEME

October 2023

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1

Introduction

The Princeton Conceptual Scheme (CS) has been prepared on behalf of Truman Developments Corporation, in accordance with the implementation requirements of the Conrich Area Structure Plan (ASP). The purpose of this plan is to guide future development of these lands through the application of strategic policy that will direct future land use redesignation and subdivision processes. A Development Concept has been prepared to showcase the general land uses for the Plan area, in addition to the design of essential systems such as the open space network, road configuration, stormwater management, servicing approach and development guidelines. The actualization of the Princeton community is captured within the implementation section of the plan, which outlines the development phasing strategy.

WHAT IS A CONCEPTUAL SCHEME?

A Conceptual Scheme (CS) is a non-statutory plan prepared for a smaller area within an Area Structure Plan that provides detailed direction on land use, subdivision, and development to Council, Administration, and the public. The CS is informed by, and in accordance with, the policies of the guiding ASP. It will further identify policy for this area regarding planning, transportation and engineering elements to ensure these items are addressed in advance of land use redesignation and subdivision.

2

Site Context

2.1 Plan Location & Ownership

The Princeton Plan area is located within Rocky View County (RVC), immediately north of the City of Calgary boundary and approximately 0.8 km east from the Calgary border, and approximately 1.6 km west of the City of Chestermere (**Figure 1. Location Plan**). The Plan area, owned by Truman Developments Corporation, borders the boundaries of the existing Prince of Peace development to the south. Ownership of the subject lands and the surrounding area is outlined in **Figure 2. Ownership**.

In total, the lands within the Plan boundaries amount to approximately 25.20 hectares (62.27 acres). The legal description of the Plan area includes:

- Block 1, Plan 9712096
- Block 2, Plan 9712096

The subject lands are adjacent to the Highway 1 (Trans Canada Highway) corridor to the north, Range Road 285, and existing Rocky View Garden of Peace Cemetery, to the west the existing Prince of Peace development to the south, and privately owned land to the west.



FIGURE 1. Location Plan



FIGURE 2. Ownership

2.2 History of Conrich

The subject site is located within the Conrich Area Structure Plan (ASP). The Conrich area is located in the central east region of Rocky View County, encompassing approximately 4,375 hectares (10,811 acres).

The dominant development form within the area is agricultural focused, characterized by both large and small scaled operations, with scattered residential subdivisions. A significant residential development that includes institutional uses, within the Conrich area is the Prince of Peace community which is located south of the Princeton lands. The community was developed in 1995 and includes a school, church, supportive living for seniors, and a dementia care facility.

The area also includes other approved conceptual schemes and or master site development plans, including Cambridge Park (South Conrich), Buffalo Hills and the CN Logistics Park located NE of Princeton. The CN Logistic Park is where a facility for Canadian National (CN) was developed, making the lands the key logistics point for shipments within the Calgary vicinity. The development of the facility has resulted in a demand of warehouse and light industrial development within area.

2.3 Existing & Surrounding Land Use

The Princeton lands are currently designated Direct Control – 11 (DC11), and Special, Public Service District (S-PUB). The intent of DC-11 land use is to accommodate for residential, specific to senior living. Similarly, the purpose of the Direct Control-79 (DC-79) land use, which is located south of the Princeton Plan area, is to support the development of community facilities in the Prince of Peace area, such as a community hall or recreational centre, in addition to supportive living accommodations for seniors. The S-PUB land use is intended for the development of institutional, educational, and recreational uses. The S-PUB parcel located south east of the Princeton area is currently a school site (the Prince of Peace Lutheran School).

The surrounding land uses are a combination of the following, as shown in **Figure 3. Surrounding Land Uses**

EAST OF THE PLAN AREA

- S-PUB (Special, Public Service District)

WEST OF THE PLAN AREA

- A-GEN (Agricultural, General District)

SOUTH OF THE PLAN AREA

- DC-11 (Residential Mixed)
- DC-79 (Residential)
- S-PUB (Special, Public Service District)

NORTH OF THE PLAN AREA

- A-SML (Agricultural, Small Parcel District)
- A-GEN (Agricultural, General District)
- S-PUB (Special, Public Service District)

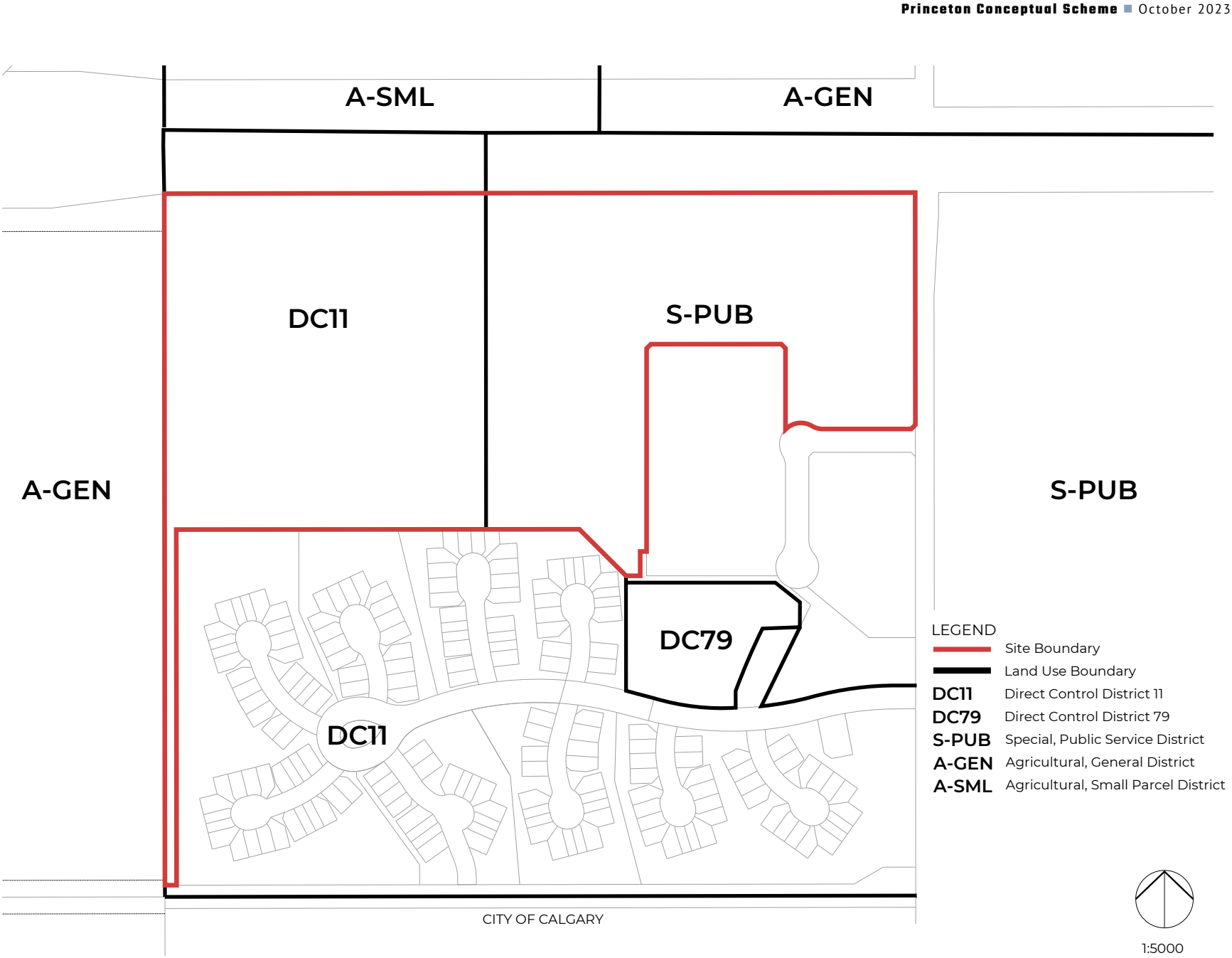


FIGURE 3. Surrounding Land Uses



2.4 Site Conditions

The Princeton lands are bordered by major roadway Highway 1 (Trans Canada Highway) to the north and Range Road 285 (Garden Road) to the east. The site is also accessed by the existing internal road within the Prince of Peace development to the south. To the east of the Plan area is an existing cemetery and agricultural lands. The Plan area also borders agricultural lands to the west. The Prince of Peace community south of Princeton is a low to medium density residential area that has been designed to accommodate the needs of seniors. This existing development includes facilities such as, senior assisting living facility Prince of Peace Manor, senior long term care facility Prince of Peace Harbor, and the Prince of Peace Lutheran School.

The lands are generally flat with grassland vegetation and natural drainage courses characteristic of the typical Alberta Prairie landscape. There is also an existing pond that is situated in the south central portion of the site. On the southwest corner of the Plan area, there is a portion of land that extends south, running west along the adjacent Prince of Peace Community. An existing right-of-way containing discontinued pipeline infrastructure runs along the western boundary of the Princeton CS Plan area.

The existing site conditions are highlighted in **Figure 4. Site Conditions.**



FIGURE 4. Site Conditions

3 Policy Review

3.1 Regional Statutory Plans

The following policy review section outlines the regional planning documents relevant to the Princeton lands and the Conceptual Scheme’s key areas of alignment with those policy documents, where applicable.

SOUTH SASKATCHEWAN REGIONAL PLAN

The South Saskatchewan Regional Plan (SSRP) is a foundational planning tool that establishes a framework for managing Alberta’s land and natural areas. The Plan has defined land-use regions and development plans for each area within the region which must be followed. All statutory plans that are prepared for lands within this region are required to align with the SSRP.

CALGARY METROPOLITAN REGIONAL BOARD (CMRB) GROWTH PLAN

In 2018, Rocky View County and nine (9) surrounding municipalities formed the Calgary Metropolitan Region Board (CMRB), with the objective to guide future development of the Calgary Metropolitan Region. Prior to the development of the current Growth Plan and

Servicing Plan, the Interim Growth Plan (IGP) was created to guide land use, growth, and infrastructure across the member municipalities. In 2021, the Growth Plan and Servicing Plan were approved by the Board. These plans align with the policies of the South Saskatchewan Regional Plan and require that other statutory documents prepared within the region, such as Area Structure Plans, must be approved by the CMRB. Approved Area Structure Plans will be in accordance with the SSRP and the IGP.

As described below, the proposed Princeton Conceptual Scheme (CS) aligns with the Conrich Area Structure Plan (ASP) and is therefore in accordance with the Growth Plan by forming a land use strategy to guide development in the area and determine opportunities for residential development and open space within the County.

ROCKY VIEW COUNTY/CITY OF CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), adopted by the County in October 2012, outlines the framework for development within those lands located adjacent to the municipal boundaries between the City and the County. This statutory document

outlines the strategy on how the provision of services including transportation, water, open spaces, and utilities, is coordinated across County and City borders. The IDP identifies areas adjacent to Highway 1 East corridor as a key focus area for intermunicipal collaboration in land use policy and interface planning. The Plan also highlights the West boundary of the Conrich ASP as a long-term growth area within the City of Calgary.

The Princeton Conceptual Scheme aligns with the relevant goals of the Rocky View County/City of Calgary IDP by:

- Addressing development and design of areas adjacent to the Highway 1 East Corridor, an important gateway that is utilized, and visual to the public traveling between municipalities
- Providing the supporting technical studies that demonstrate how water and sanitary systems will be managed and provisions for adequate stormwater management for this area
- Including policy that requires circulation of land use, subdivision and development permit applications to adjacent municipalities (both the City of Calgary, and the City of Chestermere) to establish intermunicipal collaboration on the planning of transportation, servicing, infrastructure, land use, and open space systems

3.2 The County Plan

The County Plan was adopted in 2013 as Rocky View County’s principal statutory plan. It provides an overall policy framework to guide strategic growth, land use planning, and overall service delivery within the municipality. Residential growth within the Plan is directed to develop within existing hamlets and country residential areas, which includes the Conrich ASP area. Overall, the Plan supports the development of rural communities that integrate a range of land uses, housing typologies, and services.

The Princeton CS considers the County Plan principles for development by;

- Ensuring the provision of low-mid density residential development that compliments and preserves the rural character of the County
- Considering the management of stormwater systems that does not impact the surface and groundwater supply, and providing water resources to ensure safe and reliable drinking water supply
- Providing a network of open space with public pathways that are well connected within the community, and to adjacent areas;
- Preserving the rural character by including policy that requires dark skies, open spaces and sensitive transition to agricultural areas
- Requiring intermunicipal collaboration to address the planning of transportation, servicing, infrastructure, land use, open space systems

3.3 Area Structure Plans

CONRICH AREA STRUCTURE PLAN (ASP)

The subject lands are located within the southwest portion of the Conrich Area Structure Plan (ASP) area. The ASP, adopted in 2015, encompasses 4,402 (10,876) acres across 68 quarter sections, and was developed to provide a comprehensive outlook for planning and development within the area. The ASP focuses on the strategic integration of compatible and transitional land uses, including residential, commercial, and industrial development. The vision for the Conrich area is to include a mix of these uses to foster economic vitality and complete communities by providing services to meet the needs of community members and local employment opportunities. ASP Map 5 Land Use Concept defines the Princeton lands as “Institutional/Residential.”

The Princeton community is proposed to include a mix of low and medium density residential development complimented with an open space and pathway network to provide for connections and recreation opportunities within the area. The ASP does not include specific objectives or guiding policy for Institutional/Residential use; however, the following information is provided to demonstrate that the Princeton CS adheres to both broad and specific policies to guide development within the ASP. The Princeton CS seeks to align with those sections of the ASP that provide policy direction for the concept and land uses proposed, which is comprised primarily of residential and open space development. The following is an overview of the Princeton CS's alignment with the relevant objectives and or policies from the Conrich ASP.

The Princeton CS aligns with the relevant residential objectives of the **ASP Hamlet Residential** by:

- Promoting residential design that supports friendly neighbourhood interaction between residents by including policy that requires street oriented design with a focus on human scale and attractive front yard aesthetics
- Ensuring the rural character is preserved through dark sky friendly street lighting and utilizing street names that showcase the rural nature
- Providing an open space network with pathways integrated throughout to provide opportunities for walking, cycling and positive recreational and or cultural experiences for Princeton community members
- Ensuring the internal transportation network provides efficient connections within the Princeton community, and to adjacent areas

- Providing primarily single family housing with a range of housing types, while also including medium density housing options located strategically in close proximity to transportation routes/access and community amenity space

Although the Princeton lands do not fall within the Hamlet Residential area within the ASP, the Princeton CS aligns with the following Hamlet Residential policies as described below:

- *ASP Policy 8.1* The predominant land use within the hamlet residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses, and townhouses shall also be allowed:
 - The predominant land use of the Princeton community is single detached homes, with multi-family in the form of townhouses/rowhouses, providing a range of both single and multi-family options
- *ASP Policy 8.4* The gross residential density of the hamlet residential area should be 9.63 units per hectare (3.9 units per acre)
 - The gross residential density of Princeton is 16.64 units per hectare (6.73 units per acre)
- *ASP Policy 8.5* Medium density residential (townhomes, row houses, and multi-unit) land use should comprise at least 10 per cent of the net developable area within a hamlet residential area
 - The Princeton community provides 12.30% of the gross developable area as multi-family

The Princeton CS aligns with the applicable objectives and policies of the **ASP Open Space and Parks** by:

- Providing a well-connected open space network that preserves the natural landscape, and includes opportunities for safe, accessible and enjoyable active and passive recreation
- Dedication of municipal reserve and public utility lots
- Including a network of pathways open to the public, to connect residents within the community to residential and open space amenities through active transportation modes, with opportunities for regional connections to adjacent open spaces/pathways when available
- Design considerations to ensure an appropriate interface between the non-agricultural uses and agricultural land

Lastly, the Princeton CS aligns with the applicable objectives and policies of the **ASP Infrastructure** by:

- Providing an efficient internal transportation network that safely aligns with the adjacent regional transportation routes
- Incorporating design that creates opportunities for connectivity within the community and between adjacent areas

- Preparation of a Traffic Impact Assessment to outline specific off-site upgrades that may be required based on traffic volumes generated by way of this development
- Designing roadways in accordance with the County servicing standards with internal road connections being provided through an urban road standard with opportunity for potential sidewalk connections
- Ensuring potable water and wastewater system is provided in a cost effective, logical manner, and requiring all new development to connect to the County's systems
- Designing an effective and sustainable stormwater management system that is in accordance with the Conrich Master Drainage Plan and the CSMI regional stormwater solution
- Requiring solid waste management to be addressed throughout all stages of development in accordance with the County's Solid Waste Master Plan, and ensuring solid waste services are provided and coordinated at the sole responsibility of the established Home Owners Association

4

Public Engagement

The purpose of this engagement was to understand the perspectives of stakeholders and address their questions about the Princeton Conceptual Scheme. The engagement period occurred between the months of March and April 2022. The engagement process for this project was hosted online using a dedicated project website (www.liveatprinceton.com), rather than hosted in person, due to the changing COVID-19 public health measures. The online engagement provided a safe, reliable, and convenient engagement process for stakeholders. The project website featured a variety of content, including information about the developer and a frequently asked questions section. The website also included a brief project overview video that outlined the development concept (the proposed land uses, transportation networks, paths), as well as the engagement opportunities for the project.

In total, nineteen (19) participants participants submitted their input through the website to avoid redundancy. Subject matter experts were on-hand to prepare informative and timely responses to the questions and comments that were submitted throughout the engagement period.

To generate broad awareness about and interest in the project, our engagement approach aimed to reach as many stakeholders as possible. This was completed through targeted mail-outs to over two hundred and thirty (230) stakeholders within a half-mile radius of the Princeton lands, as well as onsite signage, and lastly, a one-on-one meeting with



the Prince of Peace Village Condo Board. The project team met with members of the Village Condo Board to share information about the Conceptual Scheme and address their questions and concerns.

All participants who submitted their input through the project website received a response via email to acknowledge their comments and address their questions. To accommodate participants who did not have reliable access to computers, information packages were mailed to participants. The following themes emerged from the engagement process.

THEMES

Irrigation. Many participants were interested to know how the development of the Princeton Conceptual Scheme will affect existing residents and their ability to draw water from the stormwater pond, located north of the Prince of Peace community, for irrigation.

Traffic. Several participants were interested to learn how future residents of Princeton will access the community, and what if any changes would need to be made to Garden Road to accommodate more users.

Connectivity of Pathways. Some participants asked about how the Princeton pathway system would interact with existing pathways in the area, and if there would be public access to the trails.

Residential Housing Product. Participants expressed an interest to know what type of housing options were being considered for the area. Participants were also curious to understand the number of homes that were being proposed for the area and the associated density.

Construction Concerns. A few participants shared concerns about how construction could impact their access throughout the area and were interested to learn about future mitigation measures.

Existing Residential Green Space. Some participants shared that the existing green spaces in the area are very important to them and wanted to learn if the project proposed to alter them.

For further information on how these comments and comments were addressed, please refer to the complete *What We Heard Report*, submitted under separate cover.

RESPONSES

Our approach to addressing the irrigation is still under development at this time, although we are carefully considering this, and expect to have a resolution by the time we submit the Conceptual Scheme to the County.

A review of the road capacities is currently being undertaken with Rocky View County requirements. We are in the process of analyzing what road network improvements are necessary to support new development. All site access will be provided via Garden Road, and no traffic from Princeton will utilize Luther Rose Blvd.

The Princeton community is intended to be well connected and accessible by Prince of Peace Village residents, and all Rocky View County residents. The new proposed paths will add to the existing network within the area.

At this stage in the project's development, we are still working to determine the area's density, and population. We are proposing to build around 300 residential homes, the vast majority of Princeton will be single-family homes, with multi-family residential in the form of row housing or townhomes throughout the community.

Construction will not block access existing community amenities such as the school site, etc. Specific traffic mitigation measures will be determined through later parts of the planning and construction process.

Areas outside of the Princeton Conceptual Scheme and will not be altered by this project.

5 Community Vision

5.1 Community Vision

Princeton will be a vibrant community, focused on expanding residential development within the County, while simultaneously respecting the natural landscape and existing surrounding features. The community is located along Highway 1, making it a convenient, well accessed place to live and recreate within the region. An appropriate density target will be applied for development within the community, to provide sufficient living options while also preserving the rural character of the area.

The vision for the Princeton community is to create a residential neighbourhood that fosters neighbourly connection, and allows for linkages from residential areas to the natural environment through open space and pathway networks. The natural environment has been preserved to provide an open space network comprised of well connected public pathways that are accessible year round, as well as multiple community amenity spaces for residents to enjoy. The residential and open space based concept provides compatible land uses that provide for a smooth transition between existing developments surrounding the community.

The Princeton CS incorporates the following elements of the Conrich ASP goals:

- To create a fully serviced community that offers a range of residential housing options and recreational opportunities through a linked system of open spaces
- To provide a connected system of pathways that are safe, enjoyable and accessible for multi-modal transport during all seasons
- To create a socially connected community through the provision of gathering areas for residents to interact, and street oriented design that is attractive and welcoming
- To consider design elements that enhance the Highway 1 corridor and provide a buffer between residences and major roadways
- To provide water and wastewater servicing to the community in a safe, cost effective manner
- To successfully manage stormwater throughout the community

6 Development Concept

6.1 Concept

The Princeton community will be residential focused, with the preservation of the existing storm pond and open space connectivity that provides a transition space between the surrounding areas. The concept is a result of the Plan's community vision, location, and key characteristics. The regional context and a variety of guiding policy documents, including the Conrich ASP, have influenced the overall design and land use approach for the subject site.



FIGURE 5. Land Use Concept

6.2 Land Use Statistics

TABLE 1. Land Use Statistics

CONCEPTUAL SCHEME	HECTARES	ACRES	%
Gross Developable Area	25.20	62.27	
Less Road Widening	-0.80	-1.99	
Net Developable Area	24.40	60.28	100.00
Residential - Single Family	9.82	24.27	40.25
Residential - Multi-Family	3.00	7.41	12.30
PUL (Storm pond)	2.27	5.61	9.30
Open Space	4.52	11.17	18.53
Municipal Reserve	3.84	9.49	
Non-Credit MR (Gas Line R/W)	0.50	1.24	
Non-Credit MR (UR/W)	0.18	0.44	
Roads	4.79	11.84	19.64
County Collector 25m ROW	0.22	0.54	
Urban Residential Collector 20m ROW	1.65	4.07	
Urban Residential 15m ROW	2.41	5.96	
Lanes 7.0m	0.46	1.13	
Walkways	0.06	0.15	
Net Developable Area	24.40	60.28	100.00

Note: Areas are approximate based on the current concept plan.

ANTICIPATED UNIT COUNT	PHASE 1	PHASE 2	TOTAL
Single Family	164	130	294
Multi-Family	72	53	125
Total	236	183	419
Anticipated Density 6.73 upa 16.64 upha			

ANTICIPATED POPULATION	PHASE 1	PHASE 2	TOTAL
Single Family (3.3ppl/unit)	541	429	970
Multi-Family (2.2ppl/unit)	158	116	245
Total	699	545	1244

7 Residential Development

The community of Princeton will consist of low density residential development that is well integrated within the rural setting of the County, offering opportunities for various housing types, including single and multi-family. The residential design utilized a grid-like block pattern to accommodate and preserve the existing stormwater management facility. The residential areas were strategically designed to be well connected to the open space network, which has been preserved to provide community amenity space, establish a buffer between the residential uses and major roadways, and act as a transitional zone from the existing Prince of Peace community to the south. Additionally, these areas will provide a pathway network to ensure multi-modal connectivity options for residents, and the general public, to move throughout the development.

The gross density for this community is approximately 6.73 units per acre (16.64 units per hectare), which has been determined in alignment with the servicing capacity for the area as outlined in **Section 12 Servicing**. The housing types will be primarily single family homes with a variety of lot widths and depths depending on their location within the community. To ensure preservation of the rural nature of the area, rather than focusing on higher density development, Princeton will be comprised of single family homes designed to create an enjoyable

and safe neighbourhood feel. The community will include laneways to allow for opportunities to incorporate street oriented design and design elements to increase neighbourly interactions such as, front yard aesthetics, street trees, street oriented porches or patios. The lower density residential development is contiguous with the existing Prince of Peace community to the south, allowing for a seamless transition between the two communities. Additionally, the open space throughout the area was designed to act as a natural buffer between the proposed community and the existing community of Prince of Peace.

MULTI-FAMILY RESIDENTIAL

Princeton will include opportunities for medium density development in the form of townhouses or row housing, located in areas that are well accessed by the main east/west roadway, and areas connected to community amenity/open spaces. The available multi-family sites will contribute to a greater variety of housing options available to residents in the community. The development of these parcels will consider integration of private outdoor living areas, and buffers for sensitive transition to adjacent single family areas. Development of these areas will also consider design elements, such as street oriented design, to enhance the pedestrian realm and promote neighbourly interaction.



7.1 RESIDENTIAL POLICIES

- 7.1.1 Residential development shall be generally consistent with the land use concept proposed in **Figure 5. Land Use Concept**
- 7.1.2 All residences in the Plan area should be located within a five minute walk from a pathway and or open space (or within a 400-metre radius)
- 7.1.3 All residential development should be designed to be sensitive to adjacent acreages, communities and agriculture development, as well as any adjacent major roadways by incorporating complementary interface and transition treatments such as open space, landscaping, screening, berming, fencing etc.

- 7.1.4 Architectural Guidelines shall be prepared and implemented by the developer at the time of subdivision to ensure development aligns with the community character, and reflects a high quality, natural aesthetic by encouraging design elements such as front yard aesthetics, street trees, street oriented porches or patios
- 7.1.5 Multi-family residential development as identified in **Figure 5. Land Use Concept**, may be developed into either condominium or fee simple, to be determined at subdivision and or development stage

8 Home Owner's Association

A Home Owners Association (HOA) for the Princeton community will be formed to assume responsibility of the operation and maintenance of:

- Open space and pathway networks
- Solid waste pick-up (i.e., garbage and recycling)
- Implementation of architectural guidelines

It is a requirement of the HOA to enter into a license arrangement with the County for the maintenance of public space and facilities, which includes Municipal Reserve lands. The HOA will maintain community amenities and physical elements to ensure the long term functional usage and aesthetic appeal of the community over time.



- 8.1 HOME OWNERS ASSOCIATION POLICIES**
- 8.1.1

At subdivision stage, a Home Owner's Association (HOA) shall be established by the developer. Each property owner shall be a member of the HOA pursuant to a restrictive covenant that shall be registered against all titles on the subject land
- 8.1.2

Through a license arrangement between the County, the Home Owner's Association shall maintain and operate the Municipal Reserve lands, pathways, and walkways within the community
- 8.1.3

The Home Owner's Association shall be responsible for the following:

a.

Implementation and enforcement of the Architectural Design Guidelines established by the developer at the subdivision stage

b.

Operation and maintenance of publicly and privately owned open spaces, pathways, and associated amenities, inclusive of public realm waste and recycling

c.

In accordance with the County Solid Waste Master Plan and Solid Waste Servicing Strategy, solid waste management and recycling services shall be implemented for the residential development

d.

The operation and regular maintenance of the irrigation system and associated pump station

9 Open Space & Pathways

9.1 Open Space

The subject site presents many characteristics that are consistent with a typical Alberta Prairie landscape. The topography is relatively flat with grassland vegetation and natural drainage courses. This existing combination of physical geography and biology establishes the foundation for an open space network that seeks to enhance the natural landscape and provide amenity value to the community. The primary intent of the open space design for this development is to embrace the prairie landscape with a focus on connectivity, proximity, view corridors, and a meaningful balance of man-made and natural amenities.

Connectivity is the primary guiding principle associated with the open space system with the deliberate intention of creating internal and broader network connections and providing interface with the natural environment. The comprehensive network is a key component to building a sense of community, providing physical connectivity as well as the opportunity for social interaction for residents and visitors alike. The internal circulation system will be designed to accommodate users of all ages and abilities, with seating nodes throughout.

A central amenity node located adjacent to the northeast corner of the pond anchors the pathway system and offers both passive and active recreation components including flexible and programmed play with the opportunity for observation and contemplation. This is intended to be the primary gathering space for the community where people come together to interact in a natural setting as well as a starting point for further exploration.

The adjacency of the Highway 1 presents a unique challenge and a subsequent opportunity for this site.





FIGURE 6. Open Space & Pathways

A linear open space corridor runs east/west for the entire length of the north project boundary, helping to form a key portion of the overall contiguous green network. It also allows for strategic planting along the highway interface to provide both a visual buffer as well as a mechanism for sound attenuation.

The overall planting strategy in a general sense is intended to respect the prairie landscape, with a focus on drought-tolerant, non-invasive, Chinook-hardy tree, shrub, and naturalized grass species. Planting design strategies will be incorporated where appropriate to connect the built and natural environments. Some of the key goals include the following:

- Buffering
- Water interface
- Protection of existing views
- Creation of new view corridors
- Spatial definition

9.2 OPEN SPACE POLICIES

- 9.2.1 In accordance with Section 666 of the Municipal Government Act (MGA), the Municipal Reserve as outlined in **Figure 6. Open Space & Pathways** shall be dedicated to Rocky View County
- 9.2.2 The Municipal Reserve lands shall be maintained and operated by the Home Owners Association via a license arrangement with Rocky View County, as outlined in **Section 8. Home Owners Association** of the Conceptual Scheme
- 9.2.3 The open space areas should provide opportunities for year round active and passive recreation, and consider programming that accommodates a wide range of ages and abilities to create spaces that are a positive, safe, social and cultural experience for community members

- 9.2.4 At subdivision stage, a Landscaping Plan shall be prepared by a Qualified Professional that outlines the landscape design for the public and private open spaces, prior to endorsement of the applicable plan, or the issuance of a Development Permit
- 9.2.5 Design and construction of open space and pathway networks should be aligned with the County's servicing standards and should consider the County's Parks and Open Space Master Plan design criteria
- 9.2.6 Landscaping of the open spaces should consider mitigation against those invasive noxious weeds as identified in the Alberta Week Control, on both private and public lands
- 9.2.7 At subdivision phase, the developer should implement sufficient interface design measures to mitigate the impacts of open space adjacent to major roadways where appropriate such as:
- a. Landscaping
 - b. Natural vegetation buffers
 - c. Screening
 - d. Fencing
- 9.2.8 At subdivision stage, surrounding municipalities should collaborate to identify opportunities to create an attractive gateway along Highway 1, as directed by their respective Intermunicipal Development Plans
- 9.2.9 All existing wetlands within the development to be removed in accordance with Alberta Environment Water Act

9.3 PATHWAY NETWORKS POLICIES

- 9.3.1 The pathway network should generally align with the design as outlined in **Figure 6. Open Space & Pathways**. The exact location of these connections should be determined at the subdivision stage
- 9.3.2 The pathway connections shown on **Figure 6. Open Space & Pathways** should provide an opportunity for future connection to regional pathways in the area. The exact location of these connections should be determined at the subdivision stage
- 9.3.3 The design of all pathways;
 - a. Shall adhere to the County’s servicing standards and the County’s Parks and Open Space Master Plan design criteria
 - b. Should be constructed to minimize impacts on the natural environment
 - c. Should incorporate elements to allow for comfortable, enjoyable and safe pedestrian and cyclist movement throughout the community; and
 - d. Should incorporate Crime Prevention Through Environmental Design (CPTED) features where appropriate
- 9.3.4 Pathways within the Princeton area shall be maintained by the established Home Owners Association as described in **Section 8. Home Owners Association** of the Conceptual Scheme, and shall be open to the public



10 Dark Sky

Lighting within Princeton community will provide a low impact lighting scheme that respects the rural, natural landscape, and aligns with the County’s Dark Sky policy, and the International Dark Sky Association guidelines. Additionally, all street lighting will adhere to the design standards of both the County and Alberta Transportation prior to installation.

To reflect these policy requirements, the Princeton community will be designed to provide the required lighting to maintain visibility for a safe travel experience for all modes of transportation and movement, while remaining unobtrusive to the rural landscape. The objective of Princeton’s lighting approach is to reduce the potential impacts of unnatural lighting on the surrounding rural landscape and residential areas, while also cutting down on energy usage.

Lastly, to create a safe, comfortable and enjoyable pedestrian experience, design elements such as the scale of lighting, will be considered along pathways with the consideration of utilizing techniques such as low mounted lighting, to achieve this.

10.1 Dark Sky Policies

- 10.1.1 All outdoor lighting plans shall meet the County’s Dark Sky policy and the International Dark Sky Association guidelines
- 10.1.2 Low impact lighting should be incorporated to mitigate light pollution
- 10.1.3 Flood lights, spotlights, or any other large-area, high intensity lighting is discouraged
- 10.1.4 An outdoor lighting plan should be completed at the subdivision stage, to the satisfaction of Rocky View County and shall demonstrate:
 - a. Lighting methods that preserve community character while maintaining visibility for safety; and
 - b. Reasoning for the outdoor lighting plan and how it meets the Rocky View County’s Dark Sky policy

11 Transportation

The transportation network planned for the community of Princeton will provide for a well connected, efficient system to move vehicular traffic throughout the community. The design takes into consideration the natural landscape and the external road network to determine access points, and the most efficient network of internal roads. This network will also consider opportunities for active transportation connections through the potential of sidewalks.



11.1 External Road Network

External road connections to Princeton are made through 2 access points to 100th Street/Garden Road to the east, as outlined in **Figure 7. Road Network**. Access to future western lands is also proposed, and it is assumed that the future road network will then route south, to connect to 8th Ave on the Rocky View County/City of Calgary boundary. This connection is longer term in nature, however, is being accommodated through this concept plan.

A Traffic Impact Assessment (TIA) was completed by Bunt & Associates in support of this Conceptual Scheme and will be provided to the County under separate cover. As per the TIA, dual north bound left hand turn lanes will be added on the south side of Highway 1 along Garden Road.

11.2 Internal Road Network

Princeton will be accessed by two main access points to and from the community connected to 100th Street/Garden Road, as outlined in **Figure 7. Road Network**.

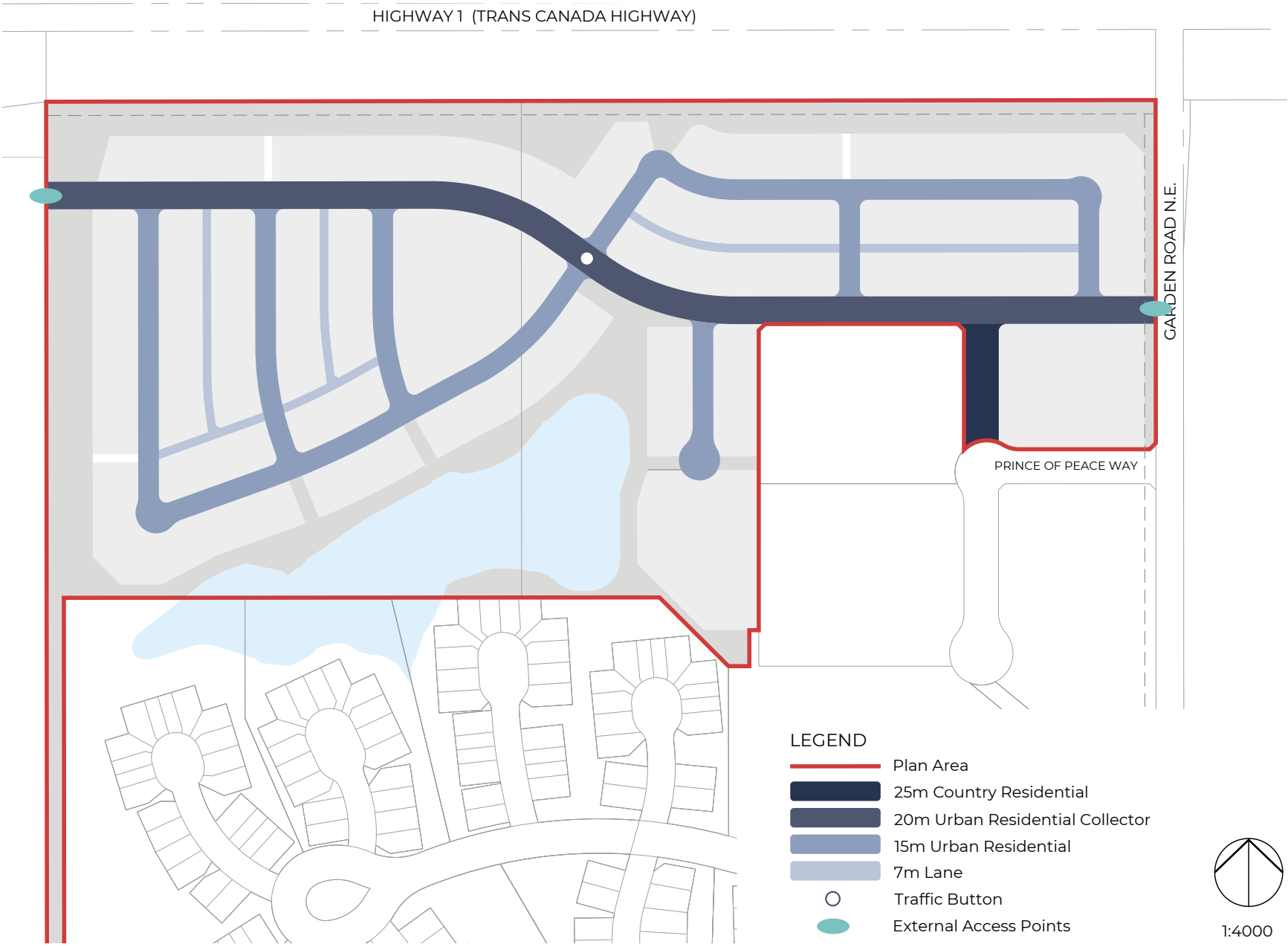


FIGURE 7. Road Network

A main collector road will run in the east/west direction point, tying from Garden Road to the western limits of the development, providing the main point of entry to the community. This collector will tee near the eastern limit, providing secondary access via the existing collector, currently accessing Prince of Peace Lutheran School. A traffic button has been proposed at the 4-way intersection, roughly at the centre of the community, to facilitate traffic movements and emergency access. Finally, a custom grid of residential roads is developed from this main collector, to provide access throughout the community, at an urban residential standard. The proposed cross sections will provide opportunities for incorporation of sidewalks to ensure complete connections between the residential areas and the open space/pathways within the community.

While there is currently no regional public transit system proposed, community development will consider connection points within Princeton should this occur in the future. Road naming in accordance with approved municipal policy will be determined at subdivision stage, pending branding and theming of the neighbourhood.

11.3 Road Design

The Princeton CS has proposed to utilize Rocky View County standard collector and residential cross sections as outlined in **Figure 7. Road Network**. The **Urban Residential Collector Road** runs east/west throughout the community and off of this main road, the residential areas are connected by **Urban Residential Roads**, which will include the addition of sidewalks on one side, to further promote accessibility throughout the development.

11.4 TRANSPORTATION POLICIES

- 11.4.1 The access to the community shall generally align with the identified access point(s) in **Figure 7. Road Network**



- 11.4.2 The road network identified to service the development shall be constructed fully by the developer, in accordance with the County's Servicing Standards for Roadways, to the satisfaction of Rocky View County
- 11.4.3 At subdivision stage, the developer shall name all roads in accordance with the approved municipal addressing policy, to ensure proper identification of distress calls and property locations in times of emergency, and the developer should identify street names that celebrate the rural identity of the area
- 11.4.4 Transit connection opportunities should be determined during detailed design at the subdivision stages, in collaboration with adjacent municipalities
- 11.4.5 The Developer shall complete all the necessary off-site improvements to support the proposed development to the satisfaction of the ATEC and Rocky View County

12 Servicing

The community of Princeton will be fully serviced, including water mains, wastewater collection, shallow utilities and a stormwater management. The servicing strategies have been reviewed and summarized in the *Water/Wastewater Servicing Brief* and *Sub-Catchment Master Drainage Plan* prepared by Urban Systems Ltd, and submitted under separate cover.

12.1 Water Servicing

Water servicing will be provided by via a connection to the existing 600mm Prince of Peace Waterworks Extension, installed by Rocky View County. Two 300mm connections are proposed to this 600mm feed, one already existing immediately east of the school site, and a second proposed along Garden Road. A 300mm water loop will then extend to the west to the extents of the Princeton development and will feed smaller distribution mains throughout the development. The proposed servicing concept is shown in **Figure 8. Water Servicing**. The proposed concept will allow for extensions to the west and ultimately looping back to the north to future lands as required.

The existing Conrich water system is fed by the Conrich Reservoir and Pump Station which discharges to the existing pressure zone, servicing lands between 1050 and 1080 (Conrich Potable Water Servicing Plan Rev 2, May 2020). Elevations within the site are expected to range from 1058m in the southeast corner to 1061m in the northwest corner. Operating pressures are expected to fall within the target range for this pressure zone, and as such, no PRV's (pressure reducing valves) are expected.

All water servicing will occur in a logical, sequenced manner. The detailed design for the water distribution system, on a per phase basis, will be completed in accordance with the Rocky View County Servicing Standards, and will align with all applicable Provincial Guidelines. Further detail has been provided in the supporting Servicing Design Brief completed by Urban Systems Ltd attached.

12.2 WATER SERVICING POLICIES

- 12.2.1 Potable water servicing shall be provided by the existing regional water utility services
- 12.2.2 The potable water distribution system shall be designed in accordance with section 606.5 of the Rocky View County Servicing Standards to ensure adequate fire protection throughout the development. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage
- 12.2.3 Water conservation methods should be considered that include, but are not limited to, low maintenance or xeriscape landscaping, mandatory water meters, low flow water fixture
- 12.2.4 A dry hydrant shall be installed at the stormwater pond to provide additional fire protection.

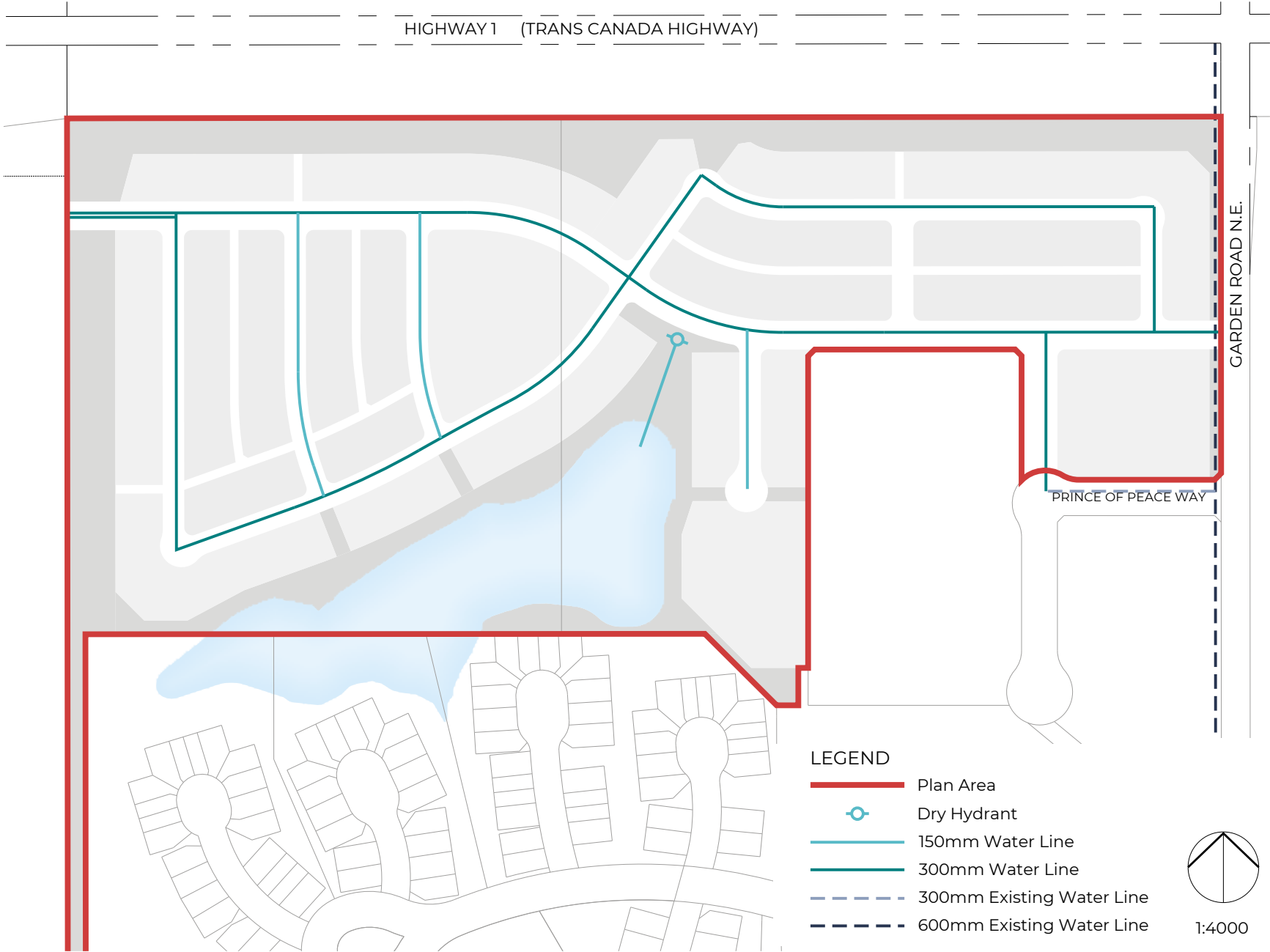


FIGURE 8. Water Servicing

12.3 Wastewater Servicing

Wastewater flows from the Princeton Development will be collected within a sanitary sewer main system within proposed roadways and utility right of ways through the development. The system will drain east by gravity sewer pipes towards a connection point at the existing sanitary lift station where the flows will be conveyed through the existing sanitary forcemain to the Rocky View County East Rocky View Wastewater Transmission Main. The sanitary system will be designed and constructed with minimum slope and cover (where possible). Pipe sizes are expected to range from 200mm to 300mm and are expected to reach depths of up to 7m in certain areas.

The existing Prince of Peace lift station will be accommodated near the Southeast corner of the development within an easement. Detailed design of any possible lift station improvements is to be completed following Concept Plan Approval (if required).

The proposed servicing plan for the development is outlined in **Figure 9. Wastewater Servicing**. The proposed concept will allow for extensions to future residential lands to the west as required. Note that only primary connection mains have been shown on the plan.

Further detail has been provided in the supporting Servicing Design Brief completed by Urban Systems Ltd.

12.4 WASTEWATER SERVICING POLICIES

12.4.1 Wastewater Servicing shall be provided by piped utility services





FIGURE 9. Wastewater Servicing

12.5 Stormwater

The Princeton development is within the CSMI regional servicing area. In accordance with the Conrich Master Drainage Plan and current CSMI boundaries, the long-term stormwater servicing plan for the development is via pumping through Conrich to CSMI 1N regional infrastructure.

In the interim, prior to the availability of CSMI connection, stormwater servicing will be based on a zero-release concept, with irrigation and evaporation as only means of stormwater disposal. Runoff collected in the stormwater facility will be reused for irrigation of green spaces within both Princeton and existing Prince of Peace Retirement Community.

Stormwater flows from the Princeton development will be collected in a minor (pipe) system and directed towards the existing centrally located zero-release pond. The pond, which provides servicing for the Prince of Peace Retirement Community, will be converted to a conventional wet pond with set operating levels. This will prevent flooding and increase the level of service for the existing development. The facility design will be based on meeting the CSMI targets, with flow rate from the pond limited to 0.8 L/s/ha, average annual discharge volume limited to 40 mm, and no winter release from the facility. In the interim, zero-release from the facility is achieved by increasing the irrigation demand area.

The internal stormwater system will be designed to provide safe conveyance and management of 1:100-year precipitation event, per current municipal and provincial guidelines.

The proposed stormwater servicing plan for the development is outlined in **Figure 10. Stormwater Servicing**.

Further detail has been provided in the Princeton Sub-catchment Master Drainage Plan (SCMDP) completed by Urban Systems Ltd (May 2022) and the subsequent SCMDP Amendment (July 2023).

12.6 STORMWATER POLICIES

- 12.6.1 All stormwater management infrastructure shall be designed and constructed in accordance with Rocky View County's Servicing Standards
- 12.6.2 All stormwater management infrastructure shall be designed in accordance with CSMI discharge targets. Once CSMI connection becomes available, the development shall connect to the CSMI regional stormwater infrastructure in accordance with CSMI agreements signed by Rocky View County
- 12.6.3 At each subdivision stage of development, a stormwater management report, informed by the Sub-Catchment Master Drainage Plan, shall be required to the satisfaction of Rocky View County and Alberta Environment and Parks
- 12.6.4 To enhance water quality, reduce volume of stormwater discharges, and support the sustainable nature of the community, Low-Impact Development (LID) measures shall be implemented where feasible throughout the development
- 12.6.5 At subdivision stage, stormwater infrastructure shall be located with Public Utility Lots and dedicated to Rocky View County to be owned, maintained and operated by the County



FIGURE 10. Stormwater Servicing

12.7 Shallow Utilities

Princeton will be fully serviced at each phase with shallow utilities including natural gas, electricity, telephone and cable. Connections to each utility will be provided by extensions from existing services in the area.

12.8 SHALLOW UTILITIES POLICIES

12.8.1 The developer shall install utilities for all new residential development, at their own cost, within the appropriate utility right-of-way established at the subdivision stage

13 Phasing

The development of Princeton will be completed in a logical and cost effective manner guided by the phasing outlined in **Figure 11. Phasing Plan**. The community is anticipated to be constructed in two (2) phases, however, the ultimate phasing plan and construction timeline will be influenced by several factors, including market conditions, provision of off-site infrastructure, and development costs. Development will commence from east to west, beginning with the area adjacent to existing Garden Road, benefiting from this existing access point to provide the main entry to the community. Development will then move westward.

13.1 PHASING POLICIES

- 13.1.1 The development of the Princeton community should be generally aligned with the phasing proposed in **Figure 11. Phasing Plan**, with the ultimate phasing being dependent on market demand and availability of off-site infrastructure.

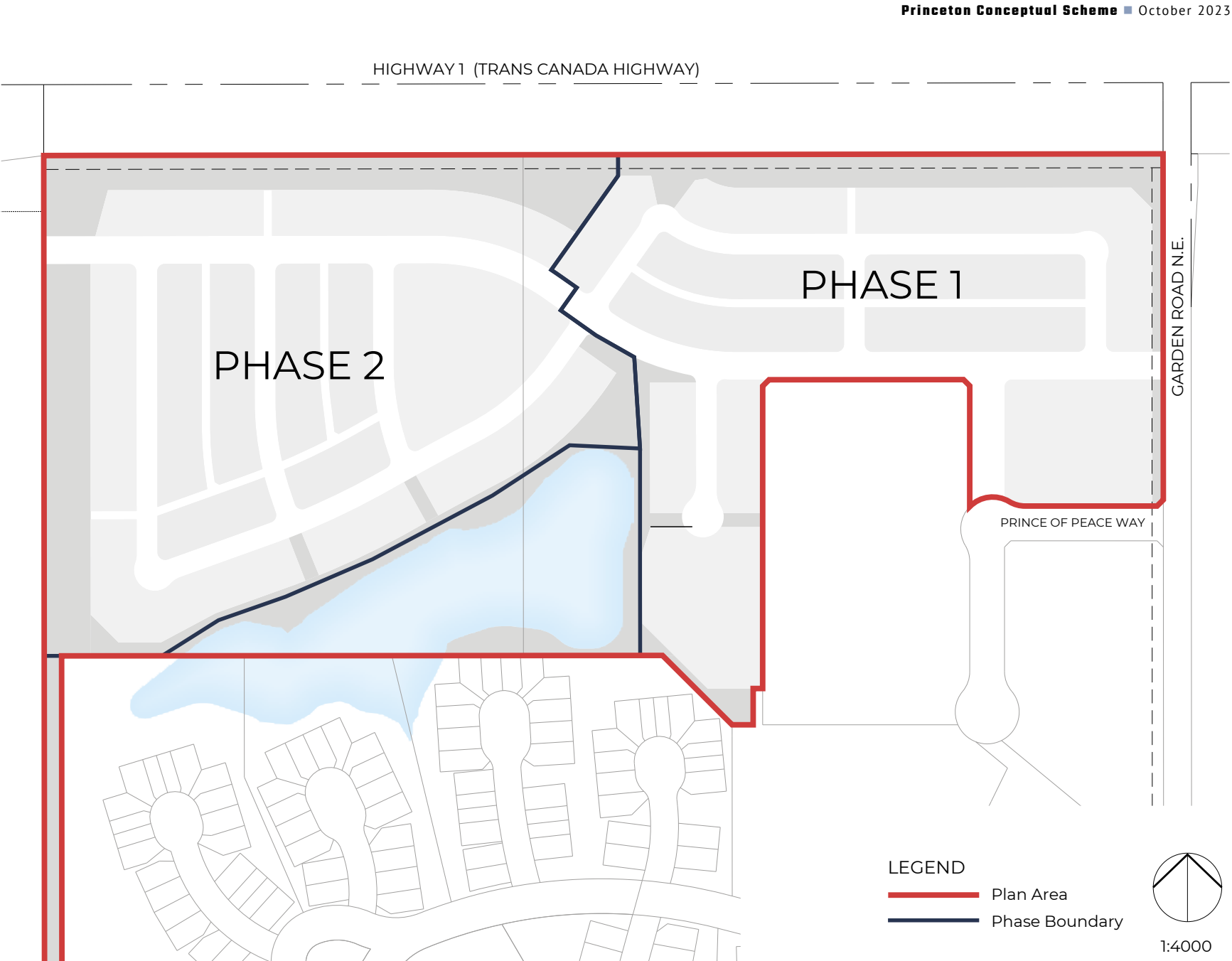


FIGURE 11. Phasing Plan

14 Implementation

A conceptual scheme is a non-statutory document adopted by Council in order to provide policy direction for future development of the subject lands. In order for future development to occur, the lands must be designated to the appropriate land use in accordance with the adopted Land Use Bylaw. Land use redesignation will be followed by subsequent subdivision application(s).

14.1 LAND USE REDESIGNATION POLICES

- 14.1.1 Future land use are anticipated to be designated within the Plan area in accordance with the land use plan outlined in **Figure 5. Land Use Concept**
- 14.1.2 At land use redesignation stage, applicants are required to submit rationale demonstrating how the proposal is aligned with the vision and policies of the Princeton Conceptual Scheme (CS), and Conrich Area Structure Plan (ASP)
- 14.1.3 All land use redesignation applications within the Plan area should be circulated to adjacent municipalities, as directed by their respective Intermunicipal Development Plans

14.2 SUBDIVISION & DEVELOPMENT PERMIT POLICIES

- 14.2.1 All subdivision and development permit applications within the Plan area should be circulated to adjacent municipalities, as directed by their respective Intermunicipal Development Plans
- 14.2.2 Prior to subdivision, Rocky View County, in collaboration with the City of Calgary, shall review the impacts of the development to The City of Calgary’s recreation and community services to the satisfaction of both parties. If demonstrable impacts are found, the applicant shall enter into a cost contribution agreement with Rocky View County in coordination with the City of Calgary, providing a financial contribution to offset the development’s impacts. This contribution shall be in addition to any recreation and/or community services levy imposed by Rocky View County.

16 Supporting Studies

The following is a list of technical studies completed to support the Conceptual Scheme. These studies have been submitted under separate cover.

- Servicing Design Brief, Urban Systems Ltd. - March 2023
- Sub-Catchment Master Drainage Plan, Urban Systems Ltd. - May 2022
- Traffic Impact Assessment (TIA), Bunt & Associates - May 2022
- Geotechnical, Englobe Corp - March 2022
- Wetland Assessment and Impact Report, Urban Systems Ltd.- June 2023

