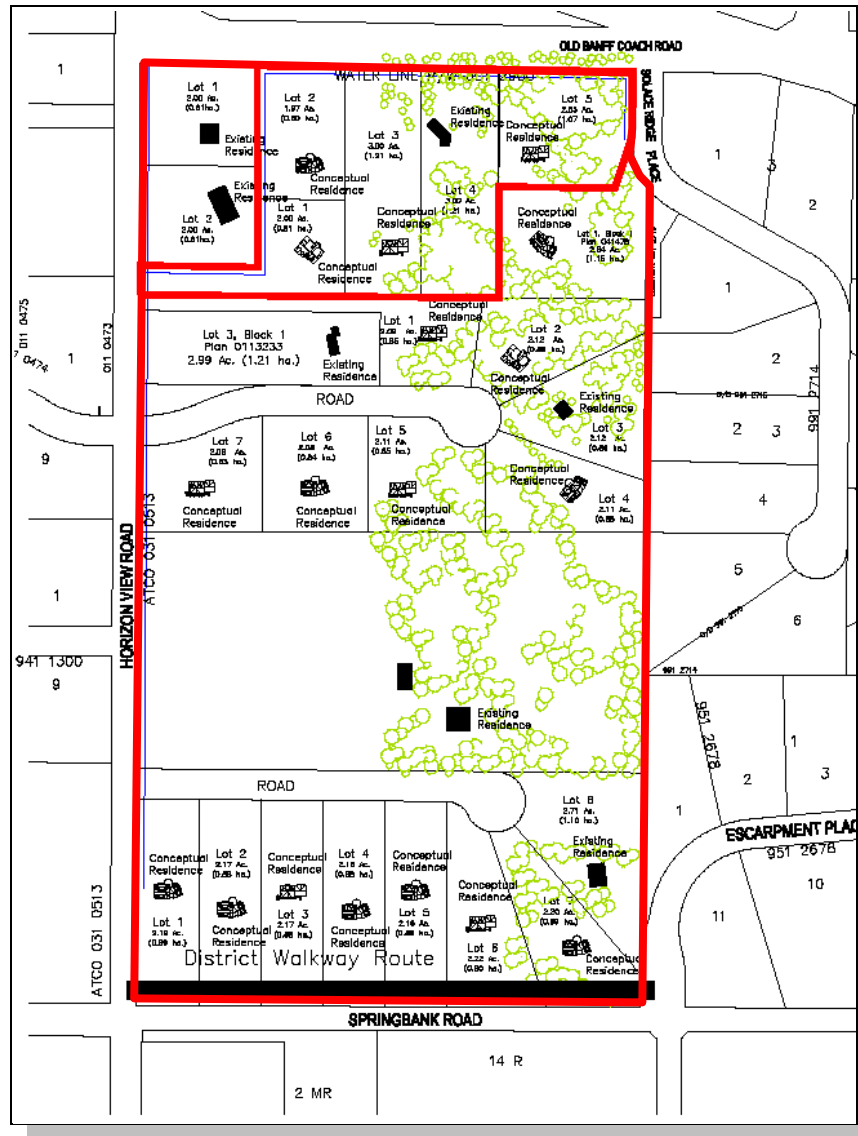




# A Portion of the SW ¼ Section 30-24-03 W5M

## CONCEPTUAL SCHEME



Bylaw C-6078-2005 Adopted on June 14, 2005

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6078-2005**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt a Conceptual Scheme as shown in the attached Schedule "A" referred to as the "A Portion of the SW ¼ Section 30-24-2 W5M Conceptual Scheme", pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act.

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

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme in accordance with the Central Springbank Area Structure Plan, to provide a policy framework to guide and evaluate future development within a portion of the SW ¼ Section 30-24-2 W5M comprising approximately 80.24 acres; and

**WHEREAS** a notice was published on Tuesday, May 17, 2005 and Tuesday, May 24, 2005 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, June 14, 2005; and

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

**NOW THEREFORE** the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a policy framework to guide and evaluate future development within a portion of the SW ¼ Section 30-24-2 W5M comprising approximately 80.24 acres as shown within Schedule 'A' attached to and forming part of this Bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 3**

**File: 04630019/020/021/022/082/083/142/160 – 2004-RV-279**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 10, 2005, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 14, 2005, on a motion by Councillor Goode.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 14, 2005, on a motion by Councillor Branson.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

## OFFICE CONSOLIDATION

**July 2006**

Note: This office consolidation includes the following amending Bylaw(s):

<b>Bylaw No.</b>	<b>Description</b>	<b>Date</b>
C 6275-2006	Add Appendix B – Development Cell D Add Exhibit B – Development Cell D Concept	July 04, 2006
C-7661-2017	Amend Section 7.0 – Development Cell F to remove reference to 3m wide District Walkway Route Amend Table 3 to reference 9 lots in Development Cell F Add Appendix C – Development Cell F	June 13,2017
C-7683-2017	Add Appendix D – Development Cell E	November 14, 2017

Note: This document is an office consolidation and amendments have been inserted for ease of reference only. The official Bylaw and all amendments thereto are available from the Administration Office of the M.D. of Rocky View No. 44 and should be consulted for all purposes of interpreting and applying this Bylaw.

# Conceptual Scheme

## Pt. SE 1/4 Sec. 30-24-02-W5N

Prepared at the request and as a requirement of:

M.D. of Rocky View No.44  
911-32nd Avenue N.E.  
Calgary, AB T2E 6X6

June 2005

Submitted to the M.D. of Rocky View No.44 by:



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# Conceptual Scheme - Pt. SW 1/4 Sec. 30-24-02-W5M

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# **Part One - Background and Policy**

## **1.0 Introduction**

This Conceptual Scheme was prepared at the request of and as a requirement of the M.D. of Rocky View No. 44 pursuant to the provisions of the Central Springbank Area Structure Plan, Bylaw C-5354-2001, adopted October 02, 2001 by the M.D. of Rocky View No. 44. This Conceptual Scheme applies to lands within a portion of the SW ¼ Sec. 30-24-02-W5M. These lands are collectively referred to in this Conceptual Scheme as the Planning Area.

## **2.0 Conceptual Scheme Purpose**

This Conceptual Scheme:

- Provides an assessment of the Planning Area in order to identify issues which may affect its subdivision and development.
- Provides a future subdivision and development concept for the redesignation, subdivision and development of the Planning Area.
- Addresses the requirements of the Central Springbank Area Structure Plan through its future subdivision and development concept.
- Identifies Development Cells within the Planning Area and provides an attendant implementation strategy for planning the future subdivision and development of these Cells.

## **3.0 Conceptual Scheme Objectives**

- To establish the appropriateness of the Planning Area for the redesignation, subdivision and development of residential and various land uses.
- To identify existing constraints and opportunities for various land uses, subdivision and development within the Planning Area.
- To identify Development Cells within the Planning Area.
- To establish an outline subdivision design for the Planning Area, an appropriate build-out scenario within the context of Central Springbank Area Structure Plan and other municipal statutory plans, policies, standards and procedures.
- To accommodate the phased redesignation, subdivision and development of the Planning Area.

## **4.0 Conceptual Scheme Planning Area**

### **4.1 Municipal Location**

The Conceptual Scheme Planning Area is located within Division 3 of the M.D. of Rocky View No. 44, approximately 1.5 miles west of the City of Calgary and 1.0 miles south of Highway #1. The Planning Area is bounded on the west by Horizon View Road, on the north by Old Banff Coach Road (Highway 563) and on the south by Springbank Road.

### **4.2 Planning Area**

The Planning Area for this Conceptual Scheme is defined by the Central Springbank Area Structure Plan. It contains an area of 80.24 acres (32.47 hectares) and comprises eight (8) titled parcels under separate and individual land ownership.

Exhibit 14.1 - Conceptual Scheme Planning Area shows the Planning Area

#### **Conceptual Scheme Policy: Conceptual Scheme Planning Area**

*Policy 4.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 14.1 – Conceptual Scheme Planning Area.*



### 4.3 Planning Area - Development Cells

In order to accommodate individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into six (6) Development Cells. Exhibit 14.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of the Development Cells.

Table 1 – Development Cells within the Planning Area

Development Cell	Land Description	Area (acres)	Area (Hectares)	Percentage of Planning Area
Development Cell A	Block G, Plan 3035 HE	12.62	5.11	15.73
Development Cell B	Lot 1, Plan 9310543	2.00	0.809	5.00
	Lot 2, Plan 9310543	2.00	0.809	
Development Cell C	Lot 1, Block 1, Plan 0411478	2.84	1.15	3.54
Development Cell D	Lot 3, Block 1, Plan 0113233	2.99	1.21	25.22
	Lot 4, Block 1, Plan 0113233	17.25	6.98	
Development Cell E	Block E, Plan 3035 HE	20.25	8.19	25.24
Development Cell F	Block D, Plan 3035 HE	20.29	8.21	25.29
	Planning Area Total	80.24	32.47	100.00

Table Notes:

1. Table information current as per April, 2004 Title Searches.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

It is intended that this Conceptual Scheme will identify planning issues common to the Development Cells in the Planning Area.

#### **Conceptual Scheme Policy: Development Cells**

*Policy 4.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to Part Two of this Conceptual Scheme as they are completed and adopted by Council.*

## 4.4 Planning Area - Community Context and Land Use

Country residential land uses characterize the community in which the Planning Area is located. Land use districts within the Planning Area by Development Cell are provided in Table 2 – Land Use Designation within the Planning Area by Development Cell

Table 2 – Land Use Designations within the Planning Area by Development Cell

Development Cell	Land Use Designation	Percentage of Planning Area
Development Cell A	Residential One District (R-1)	15.73
Development Cell B	Residential One District (R-1)	5.00
Development Cell C	Residential One District (R-1)	3.54
Development Cell D	Residential One District (R-1)	25.22
	Agricultural Holdings District (AH)	
Development Cell E	Agricultural Holdings District (AH)	25.24
Development Cell F	Residential One District (R-1)	25.29

Table Notes:

1. Table information current as per June, 2004

This Conceptual Scheme concludes:

- Residential land uses exist on lands adjacent to the Planning Area.
- Subdivision and development of the Planning Area for residential land use is consistent with the subdivision and development on adjacent lands. Land use conflicts between proposed and existing residential uses are not anticipated.
- The adjacent residential development is of a quality and character consistent with the country residential development throughout the Springbank community. In order to maintain current development standards and facilitate architectural compatibility within the Springbank community, subdivision and residential development of the Planning Area should establish appropriate subdivision design principles, site development standards and architectural controls.

(Note: The above are Conceptual Scheme conclusions not policies.)

## 4.5 Planning Area - Physical Characteristics

An understanding of the physical characteristics of the Planning Area is an important consideration in the preparation of an appropriate subdivision and development concept for its individual Development Cells.

### **Terrain**

The Planning Area rises in elevation from its lower levels adjacent to Horizon View Road and Springbank Road to its highest level adjacent to the north boundary of the Planning Area. Generally, the Planning Area has a west to southwest aspect.

Exhibit 14.3 – Terrain and General Drainage Patterns shows the Planning Area with contours at 0.5-metre intervals and the general drainage patterns in the Planning Area.

### **Conceptual Scheme Policy: Terrain**

*Policy 4.5.1 All future land use scenarios, subdivision and development concepts prepared for individual Development Cells within the Planning Area should be prepared in response to the existing terrain.*

*Policy 4.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with the Master Drainage Plan established for the Central Springbank Area Structure Plan lands and a detailed “Storm Water Management Plan” and an attendant “Grading Plan”.*

### **Existing Predevelopment Drainage Pattern**

The Planning Area generally drains south to the Elbow River watershed with the exception of the northerly half of Development Cells A, B and C which drains north to ditches adjacent Old Banff Coach Road. In discussions with registered owners within the Planning Area, it was noted that unmanaged storm water flows from adjacent subdivision and development to the west of the Planning Area to a pond within Development Cell A. Storm water flows then migrate south through Development Cells E and F to intercept with ditches adjacent to Springbank Road.

### **Conceptual Scheme Policy: Existing Predevelopment Drainage Pattern**

*Policy 4.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of an adopted “Springbank Utility Servicing Strategy”.*

### **Conceptual Scheme Policy: Subsurface Conditions**

*Policy 4.5.5 The Municipality, at its discretion, may require the Developer of Development Cells within the Planning Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the M.D. of Rocky View No.44.*

### **Conceptual Scheme Policy: Environmental Assessment**

*Policy 4.5.6 The Municipality, at its discretion, may require the Developer of Development Cells within the Planning Area to undertake an “Environmental Assessment or Overview” for individual Development Cells within the Planning Area prior to their development to the satisfaction of the Municipality.*

*Policy 4.5.7 Where an “Environmental Assessment or Overview” is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.*

### **Historical Resources**

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual Development Cells within the Planning Area, it is important that these sites are identified and removed, preserved or avoided prior to development.

### **Conceptual Scheme Policy: Historical Resources**

*Policy 4.5.7 A “Historical Impact Assessment” may be required by Alberta Community Development (ACD) for individual Development Cells within the Plan*

*Area prior to any disturbance as a result of subdivision or development occurring on the lands.*

*Policy 4.5.8 A “Historical Impact Assessment” shall be prepared in accordance with ACD guidelines and shall be at a minimum:*

- a) Be prepared by a qualified archaeologist in accordance with Alberta Community Development requirements and guidelines;*
- b) Assess the Development Cell for historical resources;*
- c) Identify the location of historical resources; and*
- d) Establish (where required) a program for the removal, avoidance and/or conservation of these resources.*

## **Vegetation**

The Planning Area is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use.

Notwithstanding, a portion of the Planning Area is heavily vegetated and comprises the western slopes where the Planning Area rises in elevation to the Broadcast Hill uplands. This vegetated area provides valued wildlife habitat, mitigates erosion of the slopes and holds important aesthetic value for the community.

## **Conceptual Scheme Policy: Vegetation**

*Policy 4.5.9 Future subdivision and development of the Planning Area should maintain native vegetation where possible.*

## **Existing Development**

The Planning Area contains seven existing residences and accessory buildings as follows:

- Development Cell A contains a single residence.
- Development Cell B contains two residences.
- Development Cell C is currently undeveloped and planned for residential development.

- Development Cell D contains two residences.
- Development Cell E contains a single residence.
- Development Cell F contains a single residence.

See Exhibit 14.2 - Development Cells.

## 5.0 Conformity to the Central Springbank Area Structure Plan

This Conceptual Scheme has been prepared in accordance with the objectives and policies of the Central Springbank Area Structure Plan.

## 6.0 Future Land Use

### Land Use Change

The Central Springbank Area Structure Plan identifies the Planning Area as an “Infill Residential Area”. As an “Infill Residential Area”, the subdivision and development of the Planning Area (in addition to other relevant plan provisions) is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas – Policies.

The Central Springbank Area Structure Plan policy notes that through the Conceptual Scheme process, “*the re-subdivision of larger parcels into 2-4 acre lots is envisioned provided the interface considerations between existing and new residential lots have been comprehensively addressed*”.

### Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

*Policy 6.0.1 Proposals for the redesignation of lands within the Planning Area to Residential One District (R-1) are considered consistent with land uses found on lands throughout the Central Springbank community.*

*Policy 6.0.2 Pursuant to the provisions of the Central Springbank Area Structure Plan, land use changes and subsequent subdivision will be guided by Parts One and Two of this Conceptual Scheme (as adopted) and the Central Springbank Area Structure Plan.*

*Policy 6.0.3 Proposals for redesignation of land within the Planning Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:*

- a) Recognizes and responds to the physical characteristics and attributes of the Planning Area;*
- b) Will result in a sustainable residential community at a scale appropriate and sensitive to the Springbank community;*
- c) Accommodates the full potential of these lands for residential subdivision and development; and*
- d) Conforms to the policies of this Conceptual Scheme, the Central Springbank Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View No.44.*

## **7.0 Subdivision and Development Concept**

Exhibit 14.4 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of six Development Cells (Development Cells A to F).

Detailed Subdivision and Development Concepts for these Development Cells are contained as Part Two of this Plan. Part Two is a refinement of this Conceptual Scheme’s Subdivision and Development Concept for each cell.

### **Development Cell A**

Development Cell A comprises 12.62 acres (5.11 ha) contained under a single title. Exhibit 14.4 – Subdivision and Development Concept contemplates the subdivision of this Cell into five lots in order to accommodate residential land use and development.

### **Development Cell B**

Development Cell B comprises 4.0 acres (1.62 ha) contained under two titles. Exhibit 14.4 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell at this time as it is considered to have reached its maximum potential within the residential context of the area.

### **Development Cell C**

Development Cell C comprises 2.84 acres (1.15 ha) contained under one title. Exhibit 14.4 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell at this time as it is considered to have reached its maximum potential within the residential context of the area.

### **Development Cell D**

Development Cell D comprises 20.24 acres (8.19 ha) contained under two titles. Exhibit 14.4 – Subdivision and Development Concept contemplates the subdivision of this Cell into eight lots (including the existing Lot 3, Block 1, Plan 0113233) in order to accommodate residential land use. Access to the lots shown in the Subdivision and Development Concept is via an internal subdivision road with connection to Horizon View Road.

### **Development Cell E**

Development Cell E comprises 20.25 acres (8.19 ha) contained under a single title. In accordance with the current registered owner's expectations, Exhibit 14.4 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell at this time. Future subdivision may be contemplated should these plans change.

### **Development Cell F**

Development Cell E comprises 20.24 acres (8.19 ha) contained under one title. Exhibit 14.4 – Subdivision and Development Concept contemplates the subdivision of this Cell into eight lots in order to accommodate residential land use. Access to the lots shown in the Subdivision and Development Concept is via an internal subdivision road with connection to Horizon View Road.

Section 2.6.5 (a) of the Central Springbank Area Structure Plan states that: “during the preparation of conceptual schemes, and to meet the intent of the Rocky View West Recreation Board Master Plan, a walkway system will be established that facilitates future connections that are convenient and safe within each conceptual scheme area and the greater community.”



**Table 3 – Subdivision and Development Concept Statistics**

Development Cell	Residential Lots	Acres	Hectares	Percent of Development Cell (%)
Development Cell A	5	12.62	5.11	15.73
Development Cell B	2	4.00	1.62	4.99
Development Cell C	2	2.88	1.15	3.59
Development Cell D	8	20.24	8.19	25.22
Development Cell E	1	20.25	8.12	25.24
Development Cell F	9	20.24	8.19	25.22
Total	27	80.24	32.43	100.00

Table Notes:

1. Land Use Statistics are for Exhibit 7 – Subdivision and Development Concept.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

### **Conceptual Scheme Policy: General Subdivision Design**

*Policy 7.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 14.4 – Subdivision and Development Concept.*

*Policy 7.0.2 Lot layouts illustrated in Exhibit 14.4 – Subdivision and Development Concept are conceptual only and may not reflect the a final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Central Springbank Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View No.44.*

### **Conceptual Scheme Policy: Subdivision Design Principles**

*Policy 7.0.3 The following Subdivision Design Principles should be applied to subdivision proposed for the Planning Area:*

- a) *A residential community design which is compatible with land uses adjacent and in proximity to the Planning Area.*

- b) *A residential community design which is sustainable, free of hazards and responsive to the natural characteristics of the Planning Area.*
- c) *A residential community design which includes open space appropriate to the community.*
- d) *A residential community design that when developed will achieve a high standard of architectural and site development that responds to the surrounding community fabric of buildings, spaces and local traditions.*

#### **Conceptual Scheme Policy: Lot Size**

*Policy 7.0.4 Lots provided within the Planning Area should be designed to be two (2) acres or greater in size (more or less).*

#### **Conceptual Scheme Policy: Lot Density**

*Policy 7.0.5 Pursuant to the Central Springbank Area Structure Plan policy, the number of lots allowed is 64 units on a quarter-section.*

#### **Conceptual Scheme Policy: Municipal Reserve**

*Policy 7.0.6 Where Municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves shall be in accordance with the Policy 2.6.4 (b) and (g) of the Central Springbank Area Structure Plan which states:*

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

*and*

*“In Infill Residential Areas, cash-in-lieu funds, in combination with outstanding reserve lands should be utilized to purchase land for pathways for the continuation of a community walkway system, as outlined in the Rocky View West Recreation Board Master Plan.”*

### **Conceptual Scheme Policy: Pedestrian Pathways**

*Policy 7.0.7 External pedestrian pathways should be developed within the Planning Area to accommodate extension of a developing regional pathway system as identified on Exhibit 14.4 – Subdivision and Development Concept.*

*Policy 7.0.8 Where appropriate, internal pedestrian pathways should be developed within each Development Cell of this Conceptual Scheme in order to provide pedestrian linkages to the municipal reserve parcels and the developing regional pathway system.*

## **8.0 Road System**

The Planning Area is accessible to the M.D. of Rocky View municipal road network and the Provincial Highway network as follows:

- The north boundary of the Planning Area is adjacent and south of Highway 563 (Old Banff Coach Road);
- The west boundary of the Planning Area is adjacent and east of Horizon View Road; and
- The south boundary of the Planning Area is adjacent and north of Springbank Road.

### **Conceptual Scheme Policy: Road System Design**

*Policy 8.0.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Traffic Impact Analysis (TIA) should be prepared in support of applications for land use changes within the Planning Area with the objective of improving safety and reducing land use conflicts; for review and to the satisfaction of the Municipality and Alberta Infrastructure and Transportation where applicable.*

*Policy 8.0.2 Access to subdivision proposed within the Planning Area shall be in accordance with M.D. of Rocky View No.44 policies and to the satisfaction of the Municipality and Alberta Infrastructure and Transportation where applicable. Intersectional treatments should be considered at the tentative plan preparation stage.*

- Policy 8.0.3 All internal roads are proposed as local public roads with design and construction to be in accordance with M.D. of Rocky View No.44 current policies and standards.*
- Policy 8.0.4 In accordance with the Long Range Transportation Network the Municipality will require Road Widening Agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval, for:*  
*a 5.0 metre strip of land across the entire westerly border of the Development Area (Horizon View Road), a 5.0 metre strip of land across the entire southerly border of the Development Area (Springbank Road) and a 15.0 metre corner cut at the South East corner of the Development Area (intersection treatments).*
- Policy 8.0.5 Where appropriate, proposed subdivision within the individual Development Cells should utilize mutual approaches for lots to gain ingress and egress to the internal local road system.*
- Policy 8.0.6 Linear pathways will not be permitted within road right of ways.*
- Policy 8.0.7 A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.*
- Policy 8.0.8 No Building Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into.*

## 9.0 Utility Servicing Strategy

The Municipality is developing a Springbank Interim Utility Servicing Strategy which includes the Planning Area. When implemented, the regional servicing strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment and stormwater management.

Costs associated with the provision of utility infrastructure shall be recovered by the Municipality from lands proposed for subdivision and development within the Springbank service area in accordance with the proposed Springbank Development Levy Bylaw.

### **Conceptual Scheme Policy: Utility infrastructure**

*Policy 9.0.1 Utility infrastructure (potable water treatment and distribution, waste water collection and treatment and storm water management), which is required to sustain future subdivision on and development of the Planning Area, shall be in accordance with the provisions of the Central Springbank Area Structure Plan.*

*Policy 9.0.2 All subdivision and development within the Planning Area shall be subject to the provisions of the Springbank Development Levy Bylaw.*

*Policy 9.0.3 Each Owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Municipal piped water and wastewater systems at their cost when such services become available. This agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services, and the requirements for their decommissioning and reclamation once Municipal Servicing becomes available, all to the satisfaction of the Municipality. The Deferred Service Agreement may also apply to Storm Water Management.*

*Policy 9.0.4 At the subdivision stage, each Owner shall provide the necessary easements for future water and sewage lines.*

## **Shallow Utilities**

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Central Springbank Area Structure Plan policy 2.8.4.

### **Conceptual Scheme Policy: Shallow Utilities**

*Policy 9.0.5 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Owner.*

*Policy 9.0.6 The Owner of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.*

## **Solid Waste Management**

Solid Waste is the responsibility of the Owner/Developer and at the subdivision stage shall be addressed to the satisfaction of the Municipality.

### **Conceptual Scheme Policy: Solid Waste Management**

*Policy 9.0.7 A “Solid Waste Management Plan” shall be prepared by each Owner at the first phase of subdivision approval for each Development Cell within the Planning Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Owner.*

## **Stormwater Management**

### **Conceptual Scheme Policy: Stormwater Management**

*Policy 9.0.8 Each Owner is to provide a Stormwater Management Plan, prepared by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Stormwater Issues Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended, and the Springbank Interim Utility Servicing Strategy.*

## 10.0 Development Concept

Residential development proposed for the Development Cell will comprise single detached dwellings.

### 10.1 Suitability to Accommodate Development

#### Conceptual Scheme Policy: Building Envelope

*Policy 10.1.1 Proposals for subdivision within the Planning Area shall provide a suitable residential development area within each proposed lot in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.*

### 10.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the population will be approximately 82.5 persons more or less (based upon an average occupancy of 3.3 persons per residence pursuant to the provisions of the Central Springbank Area Structure Plan ).

Table 4: Estimated Build-out Population by Development Cell

Development Cell	Estimate Build-out Population
Development Cell A	16.5
Development Cell B	6.6
Development Cell C	3.3
Development Cell D	26.4
Development Cell E	3.3
Development Cell F	26.4
Total Estimated Build-Out Population	82.5

### 10.3 Architectural and Site Development Standards

Architectural and site development standards are important to the overall development of the Springbank community. Architectural standards establish the desired design elements for development within the community. Architectural standards can serve to avoid

conflict issues which arise when differing architectural styles are permitted to develop within a planned community.

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each Development Cell Owner and following subdivision and development, subsequent landowners.

### **Conceptual Scheme Policy: Architectural and Site Development Standards**

*Policy 10.3.1 Architectural and site development standards proposed for developments within each Development Cell should identify and encourage the use of finish materials which include natural colours, river rock and wood; and the implementation of these standards will be considered at the time of subdivision and development permit approval and be registered by the Owner by caveat or restrictive covenant at the time of plan approval. It is the responsibility of the Developer to implement these standards.*

*Policy 10.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Owner and following subdivision and development, subsequent landowners.*

## **11.0 Community Considerations**

### **Public Consultation**

Consultation with affected property Owners within the Conceptual Scheme area and other adjacent affected parties within the Central Springbank community has occurred during the preparation of this Conceptual Scheme. Further, an open house was held at the Springbank Heritage Centre on August 24, 2004. No community issues were expressed at the open house.

### **Conceptual Scheme Policies: Historical Context**

*Policy 11.0.2 Pursuant to the provisions of the Central Springbank Area Structure Plan, all proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.*



*Policy 11.0.3 Pursuant to the provisions of the Central Springbank Area Structure Plan, local road names should incorporate the names of settlement families, historical events or locations.*

## **12.0 Subdivision and Development Phasing**

Phase 1 – Subdivision and development of 5 lots within Development Cell A. Phase 1 will comprise approximately 15.73 percent of the Planning Area.

The subdivision and development of Phase 1 can proceed independently of subdivision and development of other Development Cells within the Planning Area. Similarly other lands within Planning Area and/or adjacent lands are not dependent upon subdivision and development of Development Cell A.

Phase 2 – Subdivision and Development of the remaining Development Cells within the Planning Area may occur in any order in accordance with the aspirations of the Registered Owners of lands within these Development Cells.

### **Conceptual Scheme Policies: Phasing**

*Policy 12.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme, the Central Springbank Area Structure Plan and the provisions of the M.D. of Rocky View Land Use Bylaw as it applies to individual Development Cells within the Planning Area.*

*Policy 12.0.2 Subdivision and development within the Planning Area should be matched to a logical progression of servicing. Subdivision and development within individual Development Cells may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.*

## **13.0 Conceptual Scheme Implementation**

This Conceptual Scheme is in conformity to the Central Springbank Area Structure Plan and no amendment to the ASP is required prior to adoption of this Conceptual Scheme.

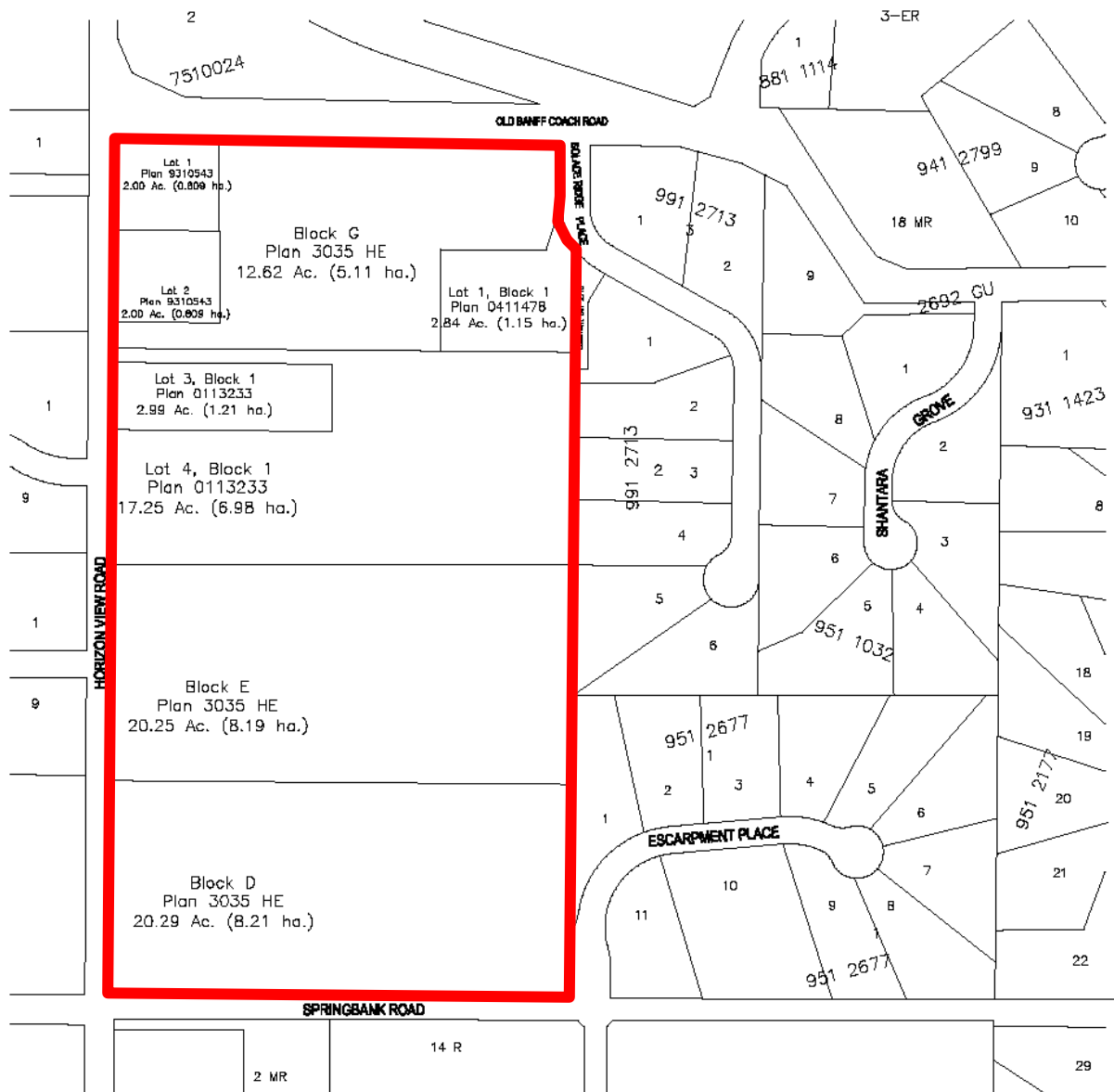
Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by the M.D. of Rocky View No. 44.

### **Conceptual Scheme Policies: Implementation**

*Policy 13.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan.*

*Policy 13.0.2 The M.D. of Rocky View No. 44 shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.*

## **14.0 Exhibits**



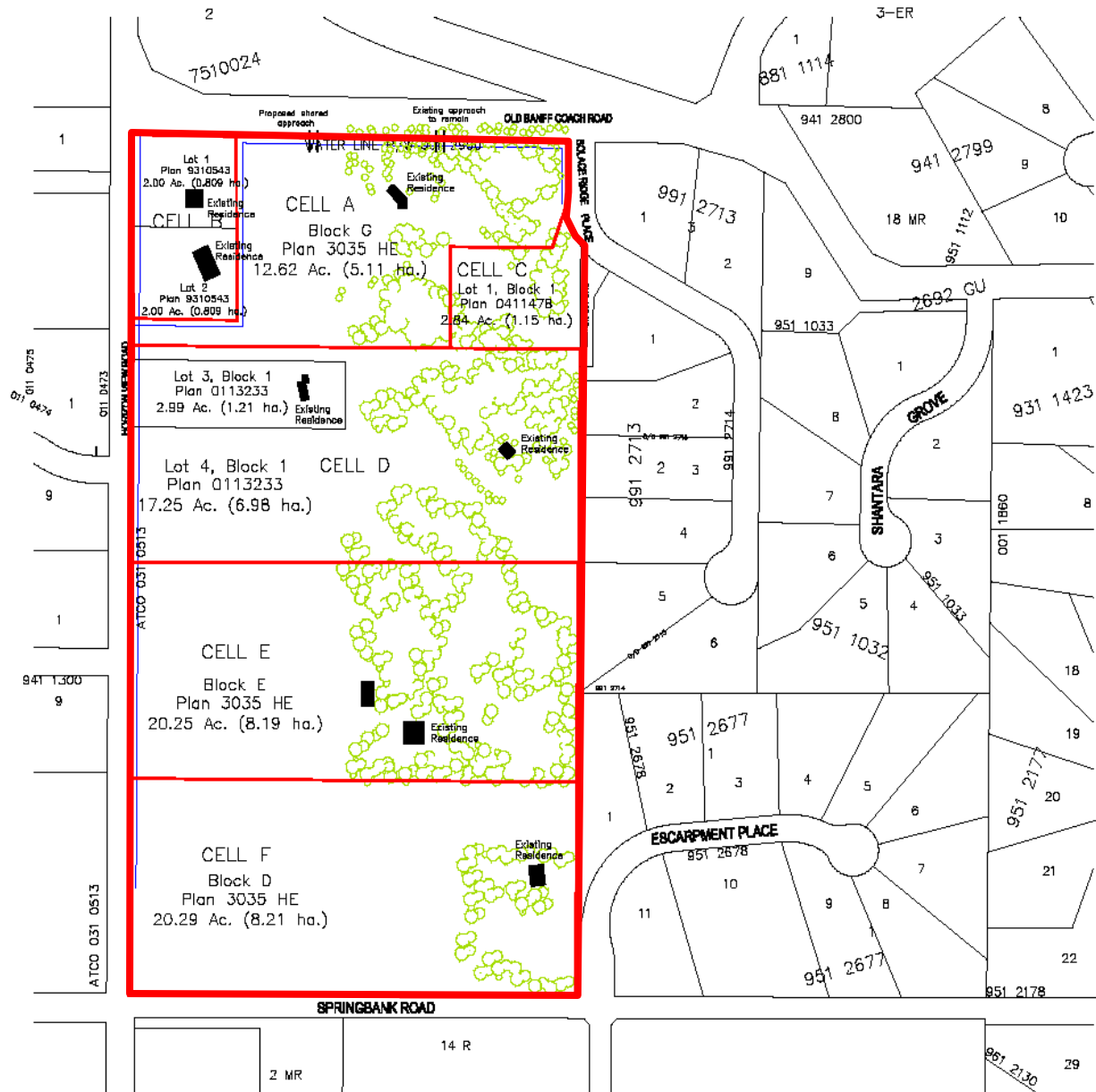
## Conceptual Scheme - Pt. SW 1/4 Sec. 30-24-02-W5M

### Exhibit 14.1 Planning Area

Planning Area comprises 80.24 acres (32.4 ha) and is outlined.

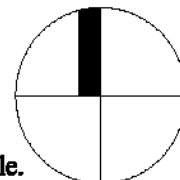


Exhibit is not to scale.  
February 2005



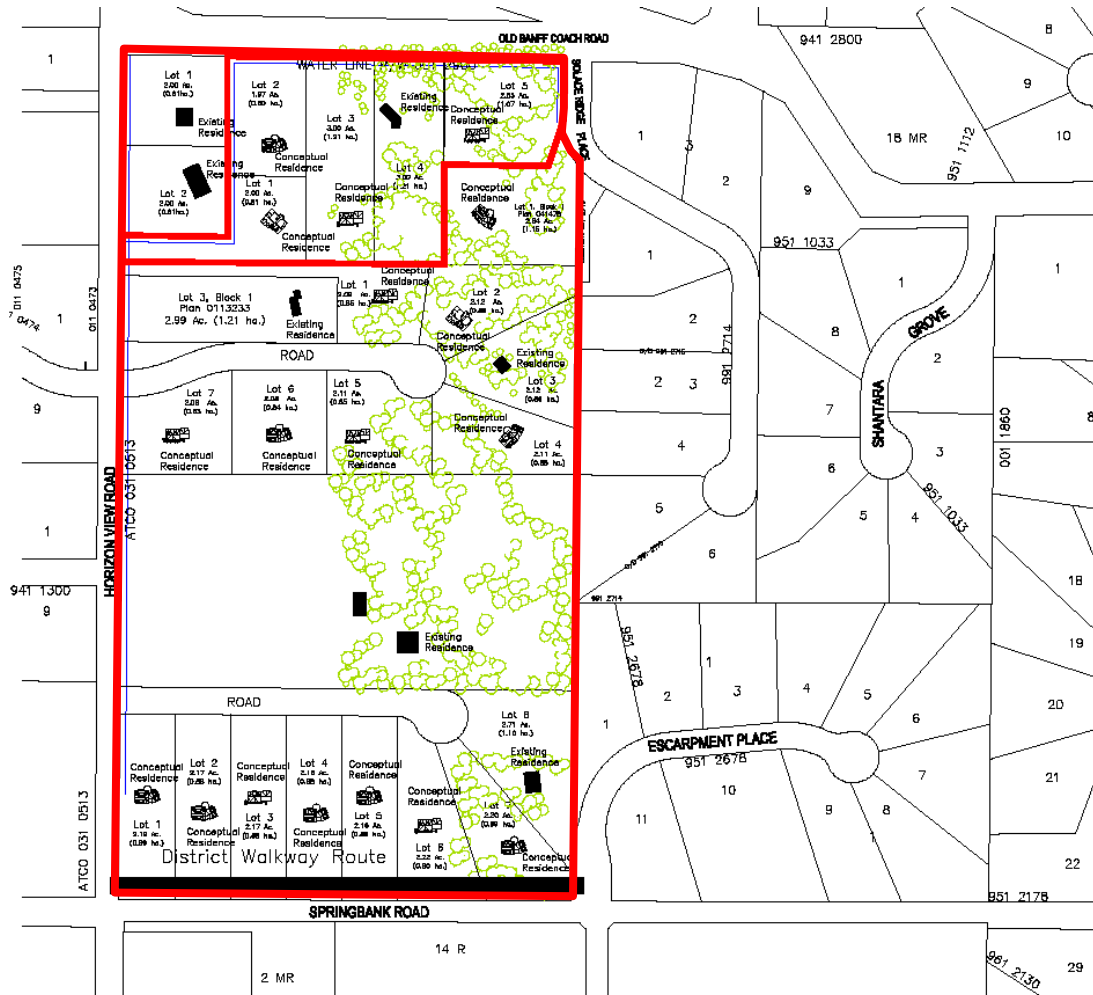
**Conceptual Scheme - Pt. SW 1/4 Sec. 30-24-02-W5M**  
**Exhibit 14.2 Development Cells**

**North**



**Exhibit is not to scale.**  
**February 2005**





## Conceptual Scheme - Pt. SW 1/4 Sec. 30-24-02-W5M

### Exhibit 14.4 Subdivision and Development Concept

- Development Cell A - Block G, Plan 3035 HE
- Detailed planning of Development Cells B to F to be completed and appended to this Conceptual Scheme at a future date:
- Development Cell B - Lots 1 and 2, Plan 9310543
  - Development Cell C - Lot 1, Block 1, Plan 0411478
  - Development Cell D - Lots 3 and 4, Block 1, Plan 0113233
  - Development Cell E - Block E, Plan 3035 HE
  - Development Cell F - Block D, Plan 3035 HE
- Development Cell labels do not indicate progression of phasing.

## Part Two – Development Cells

### Appendix A - Development Cell A

#### Block G, Plan 3035 HE

#### Physical Characteristics of Development Cell A

##### Terrain

Development Cell A is generally flat with a slight rise in elevation from west to east. It is self evident that Development Cell A contains no slopes in excess of 15 percent which require avoidance or mitigation prior to its development for residential land uses.

##### Existing Predevelopment Catchment Areas

A Storm Water Management Plan prepared by Doran Engineering Services Ltd. Suggests that pre development runoff is as follows:

*“the south easterly portion of the site draining south in a relatively undefined drainage course that eventually exits the SW 1/4 of Section 30 via a culvert under Springbank Road. The remainder of the site drains to the southwest to a ditch along the east side of Horizon View Road, then to the culvert under the north-south road at the entrance to Timberstone Estates.”*

Source of quote: Stormwater Retention Requirements, PTN of SW 1/4 30-24-2-W5M, Doran Engineering Services Ltd., June 2003.

*Policy A1     The Owner of each lot is to provide for the implementation of the recommendations of the Storm Water Management Plan prepared by Doran Engineering Services Ltd. previously accepted by the Municipal District of Rocky View No. 44. and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan, prior to the stripping and grading of any portion of the site, all to the satisfaction of the Municipality.*

## Soil Percolation Rates and Near Surface Groundwater

Percolation tests and near surface water table testing undertaken by Jasa Engineering Inc. for Development Cell A found:

*“The soils in the percolation holes at depths of 60 to 90 centimetres consisted of clay loam and loam; and were considered suitable for the construction of septic fields.”*

*Temporary monitoring wells were installed on each lot to depths of 3.3 metres below the existing ground surface. All stand pipes were dry five days after drilling. Accordingly, there should be no restriction for installation of septic fields with respect to near surface groundwater levels.”*

Source of quote: Percolation Testing, SW 1/4 Sec. 30, Twp. 24, Rge. 2, W5M, Jasa Engineering Inc., March 2004.

*Policy A2     The Owner of each lot shall provide for sewage disposal in accordance with the 1999 Alberta Private Sewage Systems Standard of Practices. Individual septic tank and tile fields in accordance with the Municipal District of Rocky View No. 44, Subdivision and Development Standards adopted by Council on June 1, 1999, as amended are the preferred method of sewage disposal.*

*Policy A3     The Owner of each lot is to undertake percolation and near-surface water table testing on each newly created lot to verify the suitability of the soil to accept tank effluent and to ensure that a septic field can be installed on each new lot; to be conducted by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Wastewater Disposal Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended. If the results of the testing do not fall within the guidelines of the Servicing Standards, the proposed subdivision shall not be endorsed nor registered.*

*Policy A4     The Owner of each lot is to register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to piped wastewater systems at their cost when such services become available. This Agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services and the requirements for their decommissioning once Municipal Servicing becomes available, all to the satisfaction of the Municipality.*



## **Vegetation**

The Planning Area is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. The maintenance of the existing vegetation will be enhanced by the preparation of a Landscaping Plan prepared at the time of development of individual lots within Development Cell A. Further, a restrictive covenant will be registered against the proposed lots within the Development Cell to restrict the post-development removal of trees.

*Policy A5 At the development stage, the Owner of each lot shall prepare a Landscaping Plan for the lot to the satisfaction of the Municipality.*

*Policy A6 The Owner of each lot shall register a Restrictive Covenant against the title of each lot, to restrict the post-development removal of trees.*

## **Existing Development**

Development Cell A contains an existing residence and accessory buildings which are proposed for demolition at the time the Development Cell is developed.

## **Existing Land Use Bylaw Designation**

Development Cell A is currently designated as Residential One District (R-1) by the M.D. of Rocky View Land Use Bylaw. The purpose of this District is to:

*“provide for a residential use on a small parcel of land which does not accommodate agricultural, general.”*

The minimum parcel size in the Residential One District (R-1) is 2.0 acres (0.8 hectares). All lots shall conform to this minimum.

*Policy A7 Each lot shall conform to the minimum parcel size of the Residential One District (R-1) as described in the Land Use Bylaw, Bylaw C-4841-97.*

## Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual lots within the Development Cell, it is important that these sites are identified and removed, preserved or avoided prior to development.

*Policy A8    Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall ensure that these sites are identified and removed, preserved or avoided prior to development.*

## Subdivision and Development Scenario

Development Cell A is proposed for subdivision and development for residential land use. The proposed subdivision design is shown on the proposed layout of Development Cell A.

### Development Cell A Subdivision and Development Scenario Statistics

<b>Lot</b>	<b>Residential Lots</b>	<b>Acres</b>	<b>Hectares</b>	<b>Percent of Development Cell (%)</b>
Lot 2	1	2.65	1.07	21.00
Lot 3 (Contains the existing residence)	1	3.00	1.22	23.77
Lot 4	1	2.00	0.81	15.85
Lot 5	1	2.3	0.93	18.23
Lot 6	1	2.67	1.08	21.16
Total	5	12.62	5.11	100.00

#### Table Notes:

- 
1. Land Use Statistics are for Exhibit A – Development Cell A.
  2. Totals may not equal due to rounding and metric conversion.
  3. All areas should be considered more or less.

*Policy A9 At the subdivision stage, the subdivision of Cell A shall be done in accordance with the layout provided in Exhibit A – Development Cell A Concept.*

### **Site Development and Architectural Standards**

Architectural standards will be developed at the time of subdivision of the Development Cell and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer and subsequent homeowners within Development Cell A.

*Policy A10 At the time of subdivision, the Owner of Block G, Plan 3035 HE, shall develop architectural standards, which shall be registered as a restrictive covenant against the title of each lot. It is the responsibility of the Developer to implement these standards.*

### **Potable Water**

A potable water pipeline (contained within an easement in favor Poplar View Co-operative Ltd.) traverses Development Cell A. Poplar View Co-operative Ltd. has confirmed that there is capacity in this potable water pipeline to provide water service to Development Cell A.

*Policy A11 At the subdivision stage, it will become a condition of subdivision, that the Owner of each lot is to provide all documentation indicating they have obtained confirmation that an adequate and continuous water supply is available and will be installed from a piped water distribution system for the proposed lots as shown on Exhibit A in accordance with the Water Systems and Waterworks Section of the Servicing Standards for Residential Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended.*

### **Sewage Treatment**

Sewage treatment for the five lots within Development Cell A is proposed via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and the adopted Springbank Utility Servicing Strategy. Further, a “Deferred Servicing Agreement” will be registered by caveat against the proposed lots within the Development Cell in order to facilitate the future connection to a Springbank Regional Utility System at such time as it may be available.

*Policy A12 Percolation and near surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate “private sewage disposal systems”. The Municipality may require this testing as a condition of subdivision approval and it may also be required prior to approval of the final plan of subdivision.*

*Policy A13 The Owner to register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot owner of the requirement to connect to a Springbank Regional Utility System wastewater system at their cost when such services become available. This agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services, and the requirements for their decommissioning and reclamation once Municipal Servicing becomes available, all to the satisfaction of the Municipality.*

## **Stormwater Management**

Pre, during and post development storm water will be managed on-site in accordance with a “Storm Water Management Plan” which comprises best management practices and standards of the M.D. of Rocky View and the adopted Springbank Utility Servicing Strategy.

*Policy A14 The Owner of each lot is to provide a Storm Water Management Plan for the pre during and post development of each lot, prepared by a qualified professional licensed to practice in the Province of Alberta, prior to the stripping and grading of any portion of the site, to the satisfaction of the Municipality.*

## **Access Management**

No internal public roads are required to provide access to lots proposed for subdivision within Development Cell A. Proposed Lot 1 will have access to Horizon View Road while Lots 2 to 4 will have access to Old Banff Coach Road (Highway 563). Lot 5 and the existing lot 1, Block 1, Plan 041478 will have a shared access to Solace Ridge Place. Alberta Transportation has advised that the through the utilization of common approaches, there will be no significant impact on the function of Highway 563. Alberta Transportation has advised that a waiver of the Subdivision and Development Regulation will be granted.

*Policy A15 Access to be located on the Municipal and Provincial roads as indicated on Exhibit A and approaches installed, to each lot, at the Owner’s expense, in*

*accordance with the Road Standards Section of the Servicing Standards for Subdivisions and Road Construction, as approved by Council on June 1, 1999, as amended.*

*Policy A16 Existing road approaches, as shown on Exhibit A, to be upgraded at the Owner's expense in accordance with the Road Standards Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended.*

*Policy A17 Mutual road approaches are to be used to serve as access to the proposed Lots 2 and 3 as shown on Exhibit A with respective easements to be registered on each title, where required, and the mutual road approach constructed in accordance with the Road Standards Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended.*

*Policy A18 The panhandle, providing access to Lot 1 as shown on Exhibit A, to be a minimum of 12.5 m (41 feet) wide.*

## **Municipal Reserve**

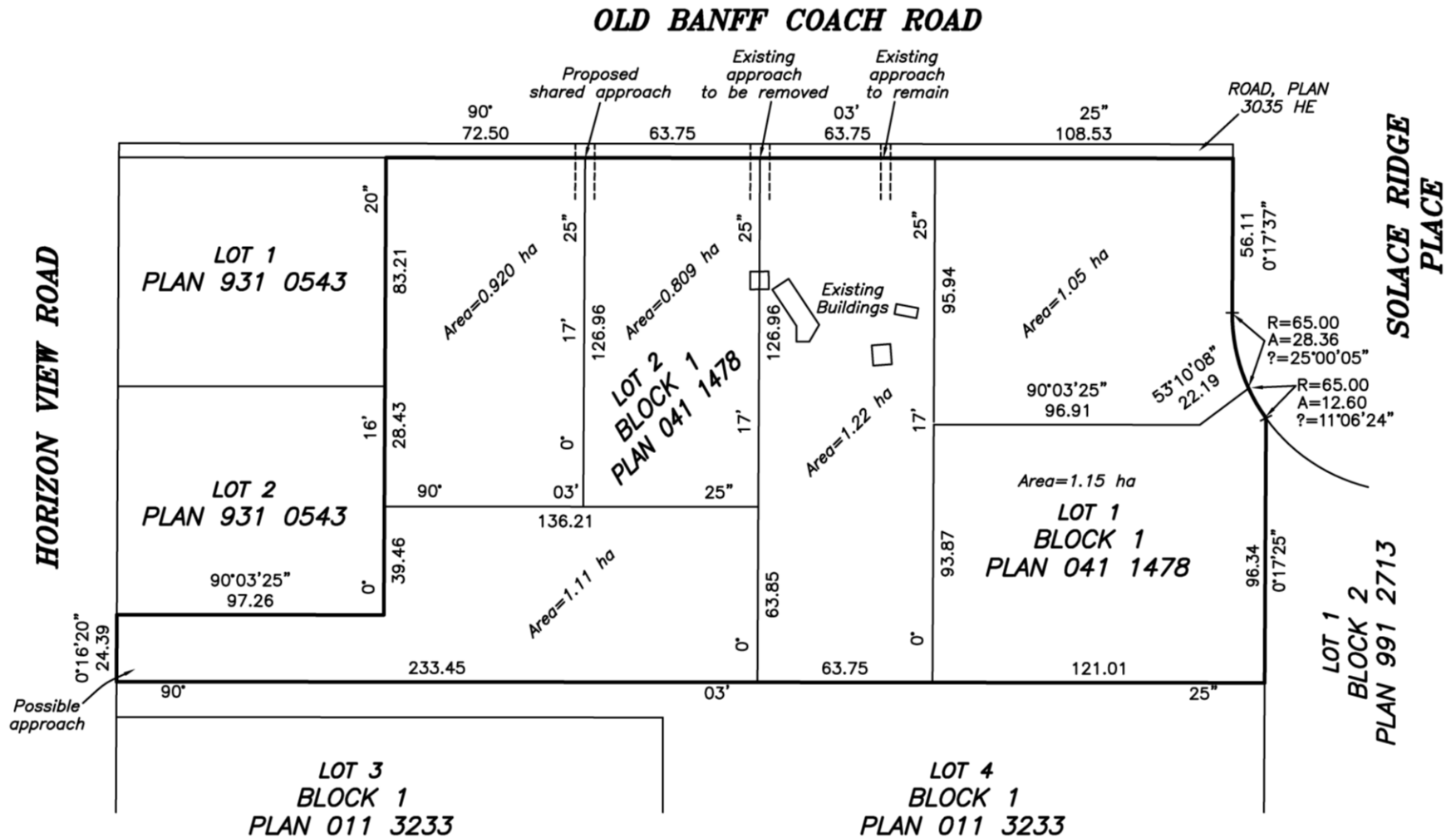
Disposition of Municipal reserves for Development Cell A are is proposed to be by cash in lieu payment in accordance with the Rocky View West Recreation Board Master Plan and Operation Guidelines, 2000. However, at the subdivision stage, the Owner may be requested to provide an internal pedestrian pathway in accordance with Policy 7.0.8. of this Conceptual Scheme.

*Policy A19 The provision of Reserve in the amount of 10% of the  $\pm$  12.62 acres, comprising of Cell A, be provided by payment of cash-in-lieu in the amount of the appraised dollar value per acre on account of the land that otherwise would have been provided as Reserve pursuant to Section 666(3) of the Municipal Government Act.*

*Policy A20 At the subdivision stage, the Owner may be requested to provide an internal pedestrian pathway in accordance with Policy 7.0.8. of this Conceptual Scheme.*



**Exhibit A – Development Cell A Concept  
(Development Cell A is outlined)  
Block G, Plan 3035 HE**



## Part Two – Development Cells

### **Appendix B - Development Cell D**

Lot 3 & 4, Block 1, Plan 0113233

#### **Physical Characteristics of Development Cell D**

##### **Terrain**

Development Cell D is generally flat with a slight rise in elevation from west to east. Development Cell D does not contain slopes in excess of 15 percent that would require avoidance or mitigation prior to its development for residential land uses.

##### **Existing Pre-development Catchment Areas**

A Storm Water Management Plan prepared by Doran Engineering Services Ltd. suggests that pre-development runoff is as follows:

*“the south easterly portion of the site draining south in a relatively undefined drainage course that eventually exits the SW 1/4 of Section 30 via a culvert under Springbank Road. The remainder of the site drains to the southwest to a ditch along the east side of Horizon View Road...”*

Source of quote: Stormwater Retention Requirements, PTN of SW 1/4 30-24-2-W5M, Doran Engineering Services Ltd., June 2003.

*Policy B1 A Stormwater Management Plan, prepared by a qualified professional engineer licensed to practice in the Province of Alberta, must be prepared to the satisfaction of the Municipality and submitted in conjunction with the subdivision application.*

##### **Vegetation**

The Planning Area is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. The maintenance of the existing vegetation will be enhanced by the preparation of a Landscaping Plan prepared at the time of development of individual lots within Development Cell D. Further, a restrictive covenant will be registered against the proposed lots within the Development Cell to restrict the post-development removal of trees.

*Policy B3 At the development stage, the Owner of each lot shall prepare a Landscaping Plan for the lot to the satisfaction of the Municipality.*

*Policy B4 The Owner of each lot shall register a Restrictive Covenant against the title of each lot, to restrict the post-development removal of trees.*

## Existing Development

Development Cell D contains two existing houses, a garage, shed, and barn. Both houses and the garage are to remain on-site, although the shed and barn are proposed for demolition at the time the Development Cell is developed.

## Existing Land Use Bylaw Designation

The majority of Development Cell D is currently designated as Agricultural Holdings District (AH) by the MD of Rocky View Land Use Bylaw, although there are two parcels within Development Cell D of approximately 3 acres in size that are designated Residential One District (R-1). These parcels are located in the Northwest and Southwest corners of Development Cell D. The Agricultural Holdings District (AH) District:

*“provides for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land.”*

The minimum parcel size in the Agricultural Holdings District (AH) is 20 acres (8.1 hectares).

The purpose of the Residential One District (R-1) is to:

*“provide for a residential use on a small parcel of land which does not accommodate agricultural, general.”*

The minimum parcel size in the Residential One District (R-1) is 2.0 acres (0.8 hectares). All lots shall conform to this minimum.

*Policy B5 Each lot shall conform to the minimum parcel size of the Residential One District (R-1) as described in the Land Use Bylaw, Bylaw C-4841-97.*

## Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual lots within the Development Cell, it is important that these sites are identified and removed, preserved or avoided prior to development.

*Policy B6 Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall ensure that these sites are identified and removed, preserved or avoided prior to development.*

## Subdivision and Development Scenario



Development Cell D is proposed for subdivision and development for residential land use. The proposed subdivision design is shown on the proposed layout of Development Cell D, in Exhibit B. The parcel identified as Lot 3, Block 1, Plan 0113233 will be subject to reconfiguration, moving the east property line further to the west and moving the north property line to match the northern boundary of the parent parcel. The reconfiguration will allow a more efficient layout by incorporating the isolated strip of land into Lot 3, Block 1, Plan 0113233.

#### Development Cell D Subdivision and Development Scenario Statistics

<b>Lot</b>	<b>Residential Lots</b>	<b>Acres</b>	<b>Hectares</b>	<b>Percent of Development Cell (%)</b>
Lot 1	1	3.14	1.27	17.9
Lot 2	1	2.03	0.82	11.6
Lot 3	1	2.03	0.82	11.6
Lot 4	1	2.13	0.86	12.1
Lot 5	1	2.22	0.90	12.6
Lot 6	1	2.03	0.82	11.6
Lot 7	1	2.00	0.81	11.3
Lot 8	1	2.00	0.81	11.3
<b>Total</b>	<b>8</b>	<b>17.58</b>	<b>7.11</b>	<b>100.0</b>

#### Table Notes:

1. Land Use Statistics are for Exhibit B – Development Cell D Concept.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.
4. Excludes internal road and pathway.

*Policy B7 At the subdivision stage, the subdivision of Cell D shall be done in general accordance with the layout provided Exhibit B – Development Cell D Concept. Variation in lot sizes may be permitted without an amendment to this conceptual scheme provided no lot is less than 2 acres in size.*

#### **Site Development and Architectural Standards**

Architectural standards will be developed at the time of subdivision of the Development Cell and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer and subsequent homeowners within Development Cell D.

*Policy B8 At the time of subdivision, the Owner of Block 1, Lot 4, Plan 0113233 shall develop architectural standards, which shall be registered as a Restrictive Covenant against the title of each lot. It is the responsibility of the Developer to implement these standards.*

#### **Potable Water**

Poplar View Co-operative Ltd. has confirmed that there is capacity in their potable water pipeline to provide water service to Development Cell D.

*Policy B9 At the subdivision stage, it will become a condition of subdivision, that the Owner of each lot is to provide all documentation indicating they have obtained confirmation that an adequate and continuous water supply is available and will be installed from a piped water distribution system for the proposed lots as shown on Exhibit B in accordance with the Servicing Standards for Subdivisions and Road Construction as amended.*

### **On-Site Sewage Disposal**

The two existing houses, which are located on Lot 3, Block 1, Plan 0113233 and on the proposed Lot 3, currently have private sewage treatments systems in place in the form of septic tank and field.

Sewage treatment for the remaining six lots within Development Cell D is proposed via private sewage systems (septic tank and field) and will be installed in accordance with the Alberta Sewage Systems Standard of Practice and the adopted Springbank Utility Servicing Strategy. Further, a “Deferred Servicing Agreement” will be registered by caveat against the proposed lots within the Development Cell in order to facilitate the future connection to a Springbank Regional Utility System at such time as it may be available. The Deferred Servicing Agreement will recognize that a sewage collection system will not need to be installed within Cell D.

*Policy B10 Recognizing Development Cell D is designated as an Infill Residential Area in the Central Springbank Area Structure Plan, the installation of a sewage collection system will not be required.*

*Policy B11 At the subdivision stage, percolation and near surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate “private sewage disposal systems”. The Municipality may require this testing as a condition of subdivision approval and it may also be required prior to approval of the final plan of subdivision.*

*Policy B12 The Owner of each lot shall provide for sewage disposal in accordance with the 1999 Alberta Private Sewage Systems Standard of Practices. Individual septic tank and tile fields in accordance with the Servicing Standards for Subdivisions and Road Construction, as amended are the preferred method of sewage disposal.*

*Policy B13 The Owner to register a caveat on each new lot regarding a Deferred Services Agreement notifying each future lot owner of the requirement to connect to a Springbank Regional Utility System wastewater system at their cost when such services become available. This agreement is to outline the location of existing services within each parcel, the operation and*

*maintenance of these services, and the requirements for their decommissioning and reclamation once Municipal Servicing becomes available, all to the satisfaction of the Municipality.*

### **Stormwater Management**

Pre, during and post-development stormwater will be managed on-site in accordance with a “Stormwater Management Plan” which comprises best management practices and standards of the MD of Rocky View and the adopted Springbank Utility Servicing Strategy.

*Policy B14 A Stormwater Management Plan, prepared by a qualified professional licensed to practice in the Province of Alberta, is to be prepared to the satisfaction of the Municipality prior to subdivision approval.*

### **Access Management**

An internal road is required to service the lots proposed for subdivision within Development Cell D. The proposed road will have access from Horizon View Road, located approximately at the midpoint in the block, ending in a cul-de-sac. Its alignment will match the internal subdivision road found on the opposite (west) side of Horizon View Road.

*Policy B15 Access to be located on the Municipal roads as indicated on Exhibit B, with approaches installed, to each lot, at the Owner's expense, in accordance with the Servicing Standards for Subdivisions and Road Construction, as amended.*

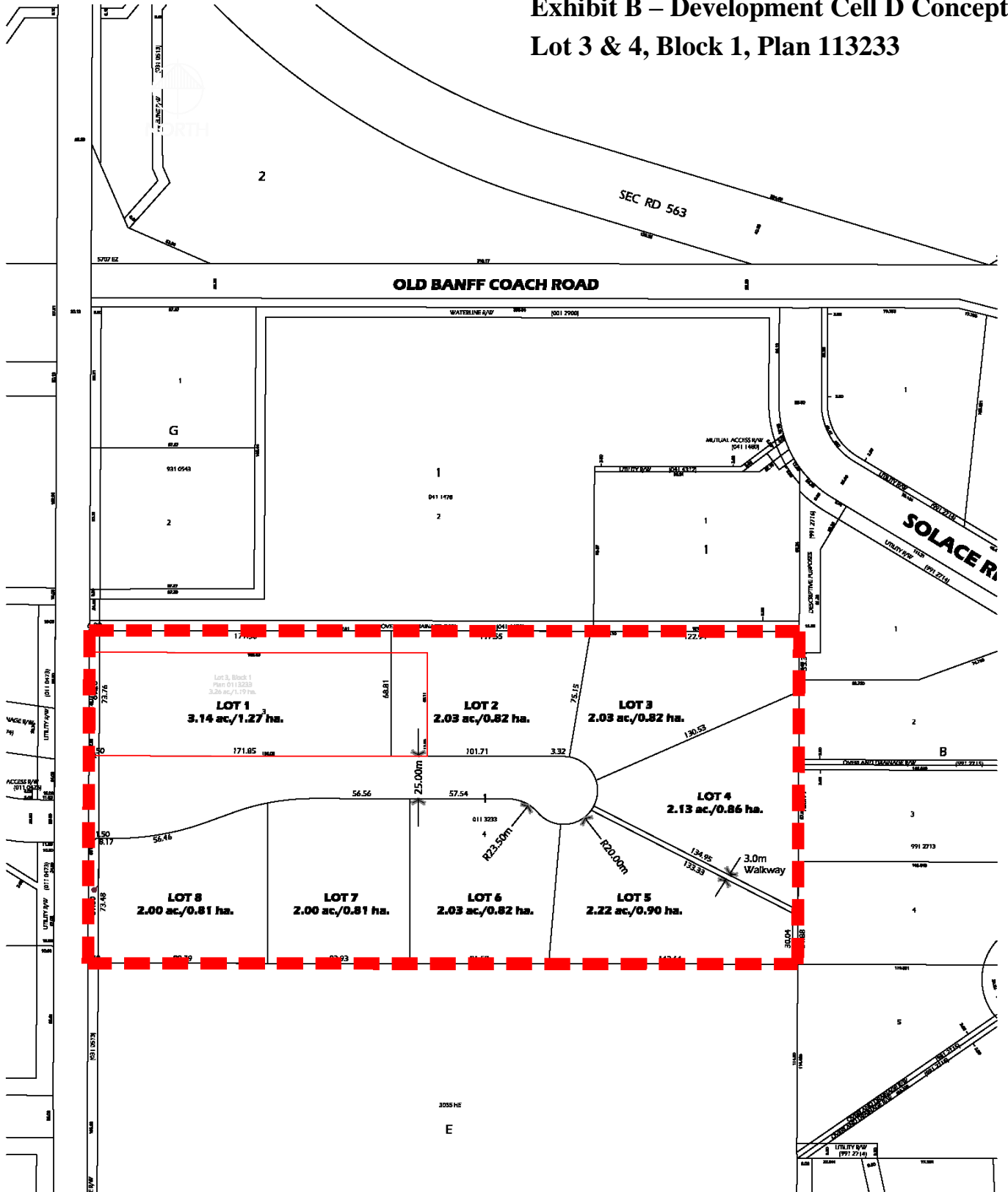
*Policy B16 A Traffic Impact Assessment, prepared by a qualified professional licensed to practice in the Province of Alberta, is to be prepared to the satisfaction of the Municipality and Alberta Infrastructure and Transportation as a condition of subdivision approval.*

### **Municipal Reserve**

Disposition of Municipal Reserves for Development Cell D is proposed to be by a combination of land dedication for the pathway as illustrated on Exhibit B and by cash in lieu payment in accordance with the Rocky View West Recreation Board Master Plan and Operation Guidelines, 2000.

*Policy B17 The provision of Municipal Reserve will be provided by a combination of land dedication for the internal pedestrian pathway and by payment of cash-in-lieu, pursuant to Section 666(3) of the Municipal Government Act.*

**Exhibit B – Development Cell D Concept  
Lot 3 & 4, Block 1, Plan 113233**



**Conceptual Scheme - Portion of SW  $\frac{1}{4}$  Section 30, Twp. 24, Rge 2, W5M**

**EXHIBIT B - Development Cell D Concept**

**Lot 3 & Lot 4, Block 1, Plan 113233**

Scale 1:3000

August 2005

# TIMBERSTONE CONCEPTUAL SCHEME AMENDMENT

APPENDIX C - DEVELOPMENT CELL F



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Appendix C - Development Cell F  
Block D, Plan 3035 HE  
SW 30-24-2 W5M 8.21 ha (20.29 Acres)

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## 1.0 PHYSICAL CHARACTERISTICS OF DEVELOPMENT CELL F

Development Cell F, as outlined in the attached site plan identified as Exhibit A, is sloped on the east end, as this represents the bottom of the hill for which the balance of the Escarpment Place subdivision is located. The site naturally drains towards a low area located almost in the middle of the site. Water collects in the low area and spills south vis an existing culvert under Springbank Road. The middle of the site contained a drainage feature on the southern side that was disturbed. Alberta Environment approval for the disturbance was obtained and compensation was provided to Ducks Unlimited Canada.

### 1.1 Existing Pre-development Catchment Areas

A Storm Water Management Plan (SWMP) prepared by LGN Consulting Engineering Ltd. was submitted under separate cover to Rocky View County. The SWMP outlines a drainage concept which accommodates runoff generated by development within the sub-catchments and provides design information for the stormwater management facility. The SWMP will meet all of the criteria outlined in the Springbank Master Drainage Plan

**Policy C1** *A Stormwater Management Plan (SWMP), prepared by a qualified professional engineer licensed to practice in the Province of Alberta, shall be prepared to the satisfaction of the County, and requirements implemented as outlined in the SWMP.*

### 1.2 Vegetation

The Development Cell F is believed to contain no environmentally significant animal or rare plant communities that require avoidance or mitigation measures prior to the development of residential land use.





## 2.0 EXISTING DEVELOPMENT

Development Cell F contains three existing structures: one house, a garage, and a barn—none of which are considered historically significant per the Historical Resources Impact Assessment (HRIA) completed under Alberta Culture Permit 14-054. All existing structures are to be removed at the time the Development Cell is developed to a greater residential density by virtue of the full Historical Resources clearance granted to this development under the Alberta Historical Resources Act.

### 2.1 Existing Land Use Bylaw Designation

Development Cell F is currently designated as Residential One District (R-1) in the Rocky View County Land Use Bylaw.

The purpose of this District is to:

*“provide for a residential use on a small parcel of land which does not accommodate agricultural, general.”*

The minimum parcel size in the Residential One District (R-1) is 0.80 Hectares (1.98 acres). All lots shall conform to this minimum, with the exception of lots 3 through 7, which shall conform to a minimum parcel size of 0.78 Hectares (1.93 acres).

Lots 3, 4, 5, 6, and 7 are 2.5% below the minimum parcel size as outlined in the Land Use Bylaw. Under section 654(2) of the Municipal Government Act, the subdivision approving authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion, it will not unduly interfere with the amenities of the neighbourhood, affect the use, enjoyment, or value of neighbouring parcels, and the proposed subdivision conforms with the prescribed uses for that land in the land use bylaw.

**Policy C2**      *Each lot shall conform to the minimum parcel size of the Residential One District (R-1) as described in the Land Use Bylaw, Bylaw C-4841-97, except for lots 3, 4, 5, 6, and 7, which shall conform to a minimum parcel size of 0.78 Hectares.*

## 3.0 HISTORICAL RESOURCES

Three structures were re-recorded as Historic Structures in Development Cell F, however none pre-date 1960, and none are considered significant. Historical resource clearance has been issued for this site by Alberta Culture (HRA #4835-14-0029-002). Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual lots within the Development Cell, it is important that these sites are identified and removed, preserved or avoided prior to development, in accordance with the Historical Resources Act (HRA).

**Policy C3**      *Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall notify the Minister of the discovery, in accordance with the Historical Resources Act (HRA).*



## 4.0 SUBDIVISION AND DEVELOPMENT SCENARIO

Development Cell F is proposed for subdivision and development for residential land use in accordance with existing R-1 land use designation. A minimum of 1 acre of developable land has been retained on all parcels. The proposed subdivision design is shown on the proposed layout of Development Cell F, as outlined in the attached site plan identified as Exhibit B.

### Development Cell F Subdivision and Development Scenario Statistics

Lot	Residential Lots	Lot Size		Developable Area (ac)	Percent of Development Cell (%)
		Acres	Hectares		
Lot 1	1	1.98	0.80	1.68	9.76
Lot 2	1	1.98	0.80	1.19	9.76
Lot 3	1	1.93	0.78	1.56	9.51
Lot 4	1	1.93	0.78	1.73	9.51
Lot 5	1	1.93	0.78	1.75	9.51
Lot 6	1	1.93	0.78	1.64	9.51
Lot 7	1	1.93	0.78	1.55	9.51
Lot 8	1	1.98	0.80	1.23	9.76
Lot 9	1	1.98	0.80	1.65	9.76
Municipal Reserve	-	0.33	0.13	-	1.63
Internal Road	-	1.63	0.69	-	8.03
Road Widening (South Boundary -5m by Plan)	-	0.76	0.31	-	3.75
<b>Total</b>	<b>9</b>	<b>20.29</b>	<b>8.21</b>	<b>-</b>	<b>100</b>

**Table Notes:**

1. Land Use Statistics are for Exhibit A – Development Cell F Concept.
2. Totals may not equal due to rounding and metric conversion
3. All areas should be considered more or less.



- Policy C4** *At the subdivision stage, the subdivision of Cell F shall be done in general accordance with the layout provided Exhibit A – Development Cell F Concept.*
- Policy C5** *Site development shall follow the recommendations as outlined in the McIntosh Lalani Engineering Ltd. Geotechnical Evaluation, dated July, 2014.*

## 5.0 SITE DEVELOPMENT AND ARCHITECTURAL GUIDELINES

Architectural and Site Development Guidelines, including tree retention areas, will be provided at the time of subdivision of Development Cell F and registered against individual titles by Restrictive Covenant. Management of the Architectural Guidelines will be the responsibility of the Developer and subsequent homeowners within Development Cell F.

- Policy C6** *At the time of subdivision, The Developer of Development Cell F shall register a Restrictive Covenant against the title of lots 4, 5, and 6, to restrict the post-development removal of trees outside of the Building Envelope, where applicable.*
- Policy C7** *The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls and vegetative avoidance measures.*

## 6.0 POTABLE WATER

Poplar View Water Co-operative Ltd. has confirmed that there is capacity in their potable water pipeline to provide water service to Development Cell F.

- Policy C8** *At the time of subdivision, the Developer of Cell F shall provide all documentation indicating they have obtained confirmation that an adequate and continuous water supply is available and will be installed from a piped water distribution system for the proposed lots as shown on Exhibit A in accordance with County Servicing Standards*

## 7.0 ON-SITE SEWAGE DISPOSAL

Sewage treatment for the nine (9) lots within Development Cell F is proposed via private sewage systems (septic tank and field) and will be installed in accordance with the Alberta Sewage Systems Standard of Practice. Further, a "Deferred Servicing Agreement" will be registered by caveat against the proposed lots within the Development Cell to facilitate the future connection to a Springbank Regional Utility System at such time as it may be available.

- Policy C9** *All development within Cell F will comply and adhere to County Policy 449 with regards to Requirements for Wastewater Treatment Systems.*



**Policy C10** *A Level 4 PSTS Report is required at time of subdivision to verify the suitability of the soil to accommodate private sewage treatment and disposal systems.*

**Policy C11** *The Developer shall register a Caveat on each new lot in accordance with the required Deferred Services Agreement notifying each future lot owner of the requirement to connect to a Springbank Regional Utility System wastewater system at their cost when such services become available. This agreement shall outline the location of existing services within each parcel, the operation and maintenance of these services, and the requirements for their decommissioning and reclamation once Municipal Servicing becomes available, all to the satisfaction of the County.*

## 8.0 STORMWATER MANAGEMENT

A Stormwater Management Plan (SWMP) prepared by LGN Consulting Engineering was submitted to the County at the time of application. The SWMP indicates the overall natural drainage pattern and pre-development runoff levels can be maintained through a combination of stormwater management facilities and low-impact development strategies.

**Policy C12** *Stormwater Management shall be facilitated through conditions of subdivision, in accordance with the findings of the Stormwater Management Plan (SWMP) prepared by LGN Consulting Engineering Ltd.*

## 9.0 Access Management

The existing approach from Springbank road will be removed as a condition of subdivision and an internal road constructed to service the lots proposed for subdivision within Development Cell F. The proposed road will have access from Horizon View Road, located approximately at the midpoint in the parcel, ending in a cul-de-sac. All road widening (8.0m on the south side, 5.0m on the west side, and a 15m corner cut) has been identified on Exhibit A and is consistent with the Springbank Functional Study (2008) prepared by the County. In pre-application discussion with County Engineering Services a Traffic Impact Assessment was not considered as required in order to facilitate the future development of Development Cell F.

**Policy C13** *The existing approach from Springbank Road shall be removed as a condition of subdivision approval.*

**Policy C14** *Access shall be relocated on the County roads as indicated on Exhibit A, with approaches installed, to each lot, at the Developer's expense, in accordance with the County Servicing standards.*

**Policy C15** *The Transportation Off-Site Levy shall be paid in accordance with the requirements of the applicable bylaw at the time of subdivision.*



## 10.0 MUNICIPAL RESERVE (MR)

The provision of Municipal Reserves for Development Cell F is proposed as a 0.43 Hectare (0.33) 8m wide linear dedication along the Western boundary, allowing for access to the art centre to the North and the broader pathway system to the South.

**Policy C16** *The provision of Municipal Reserve will be provided by a combination of cash-in-lieu and land dedication located on the Western boundary, pursuant to Section 666(1c) of the Municipal Government Act.*



EXHIBIT A - DEVELOPMENT CELL F

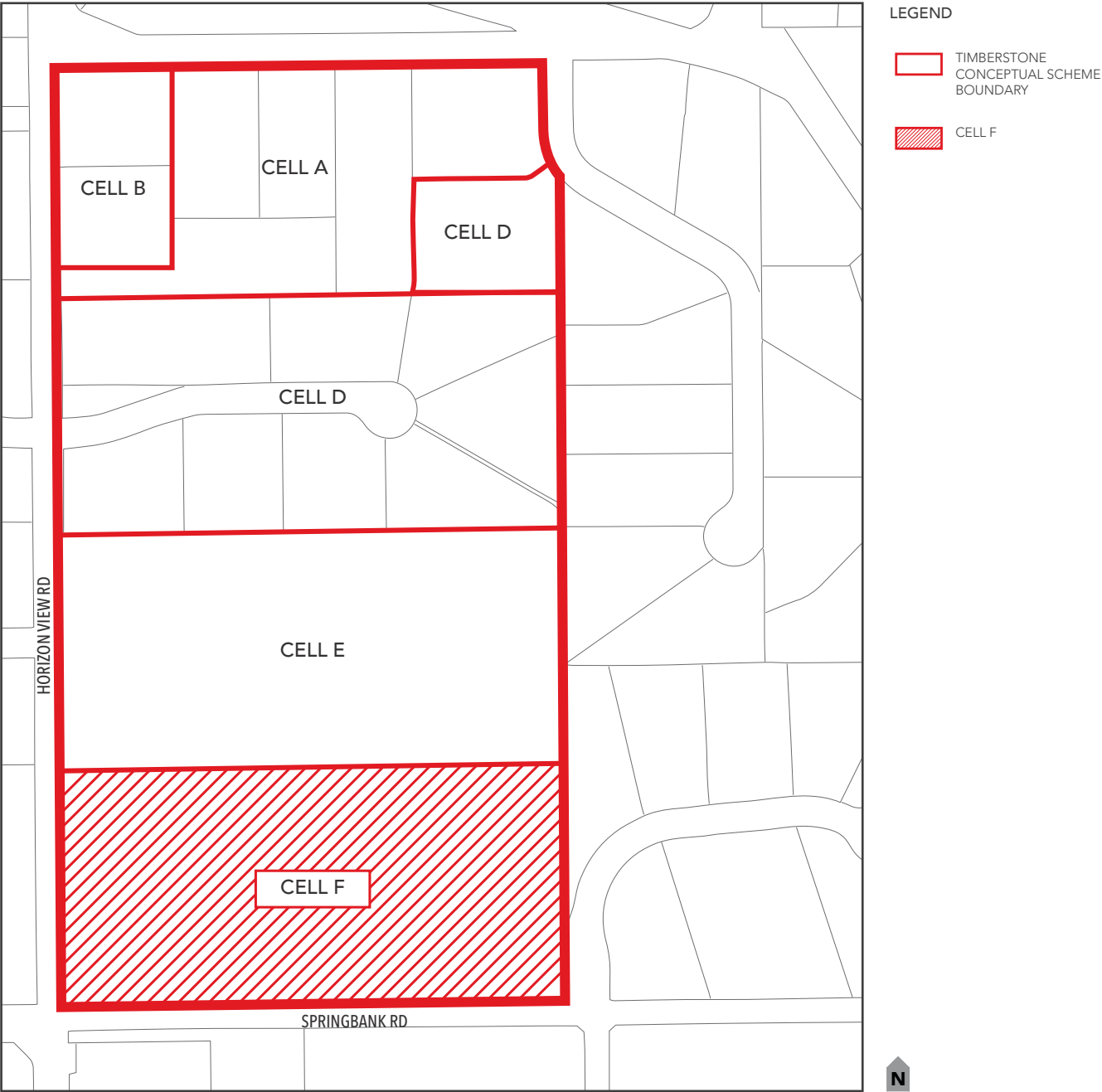


EXHIBIT B - DEVELOPMENT CELL F CONCEPT

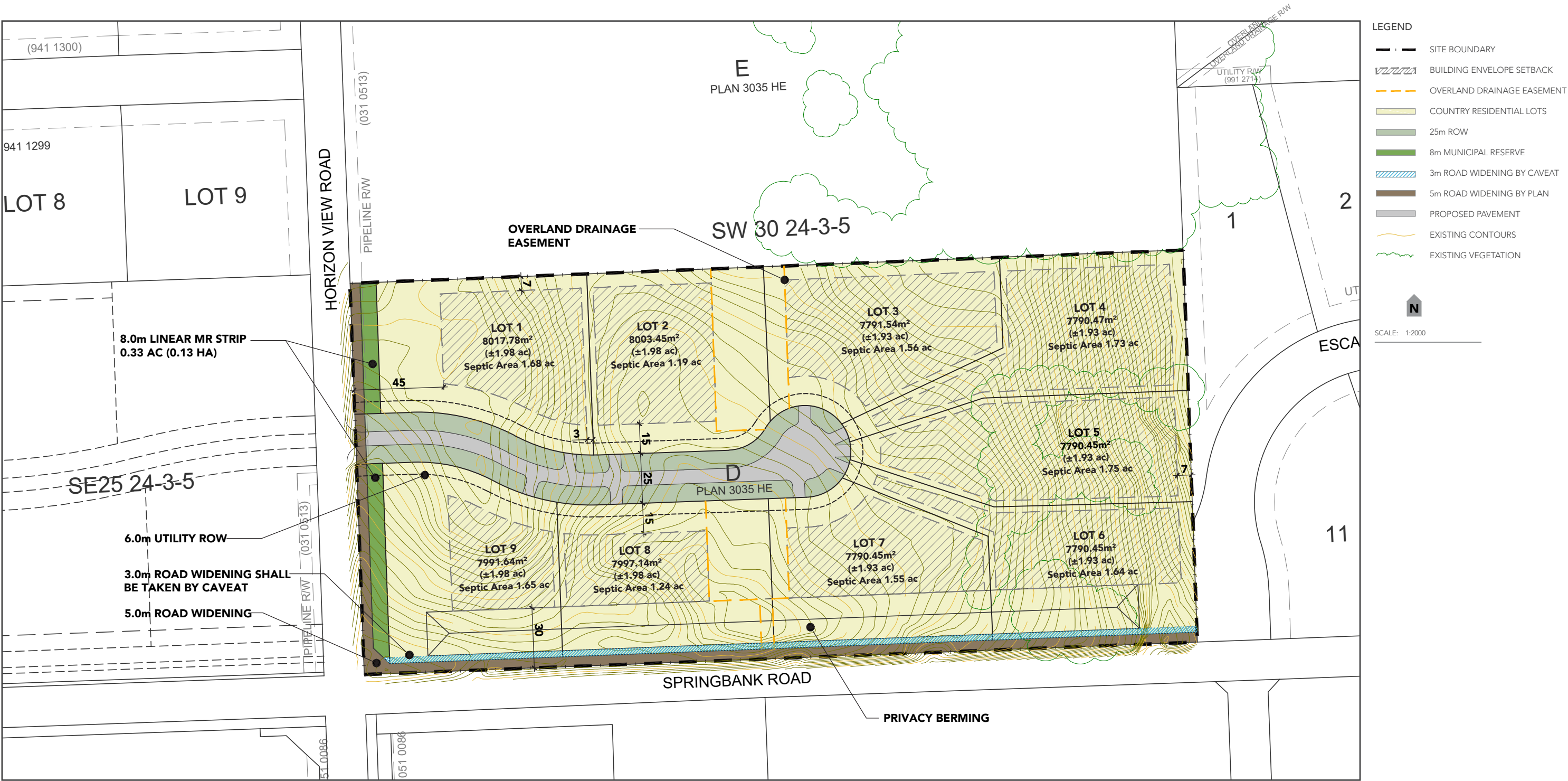
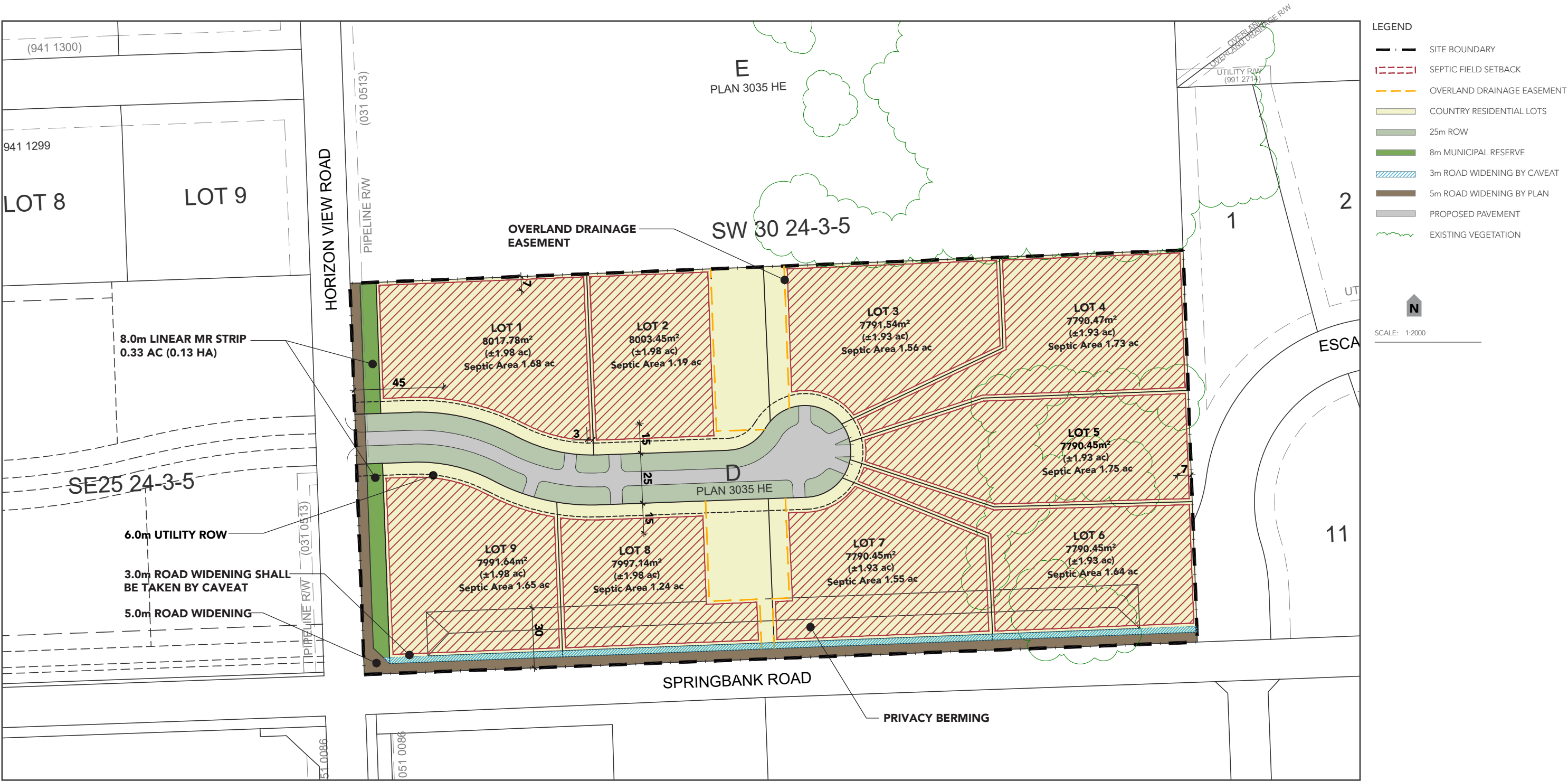




EXHIBIT B - DEVELOPMENT CELL F CONCEPT - DEVELOPABLE AREA





# TIMBERSTONE CONCEPTUAL SCHEME AMENDMENT



Appendix D – Development Cell E  
Kiyooka Ohe Art Centre (KOAC) Development Brief

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## 1.0 INTRODUCTION

### 1.1 PROJECT RATIONALE

Harry Kiyooka and Katie Ohe, former owners of Lot E, intend to develop a centre for contemporary art that will make an important contribution to Rocky View County, the Calgary region and indeed the Canadian and International Arts community:

*“Harry and Katie both believe in giving back to the community that has enabled and supported their long careers as teachers and artists. To this end, they established Kiyooka Ohe Arts Centre Society (KOAC) and incorporated it as a CRA-approved charitable organization in 2007. They have donated their property, residence, studios, personal artwork, art collection and endowment funds to KOAC and have worked tirelessly to articulate and enable their vision for KOAC since that time. The KOAC Board of Directors oversees these assets and has moved the Vision for KOAC forward since 2007....*

*“The Kiyooka Ohe Arts Centre and Sculpture Park has a simple proposition: to give back to the community by establishing an arts facility dedicated to the artist and to the aesthetic experience of contemporary art....*

*Harry Kiyooka’s and Katie Ohe’s vision is to develop and establish a world-class, visual arts centre and sculpture park that encourages and inspires creativity in a natural forest and wetlands habitat. KOAC will be a permanent cultural legacy for the communities of Rocky View County, the City of Calgary and the Province of Alberta. KOAC will offer a tranquil environment for research, workshops, lectures for the promotion and exhibition of the best in Canadian and international contemporary art....*

*KOAC will contribute to cultural enrichment and community pride, enhance the overall quality of life, and recognize the role of culture as an economic driver. Rocky View County and the Calgary region will experience this cultural enrichment through the activities of KOAC.”*

At the outset, please note that:

- KOAC is not envisioned as a cultural attraction that focuses on large public visitation. Rather, the focus of the site will be on the three R’s – Retreat, Research and Residence.
- KOAC will provide a venue that includes an extensive library of contemporary art, research space and tools, a contemporary art collection, and a residence where visiting artists can be hosted.
- KOAC will incorporate: an Outdoor Sculpture Park and Gardens, an Art Pavilion and Galleries and a Sanctuary in the Wetland and Aspen Forest.
- KOAC will be a repository for visual art contributions and loans from artists. Several works of art have been received and more have been offered.
- KOAC will be operated similar to the famous Noguchi Museum in Japan with visitation controlled to reduce the impact on the sensitive site, to prevent the need for costly utility and road upgrading and to prevent conflict with neighbours.
- Access by the public will be on a request basis limited to eight people per day.
- Occasional educational tours will involve selected groups and special guests.
- Periodic exhibitions will be undertaken. The maximum on-site visitation is expected to be 50 people.

## 1.2 SUPPORTING DOCUMENTATION

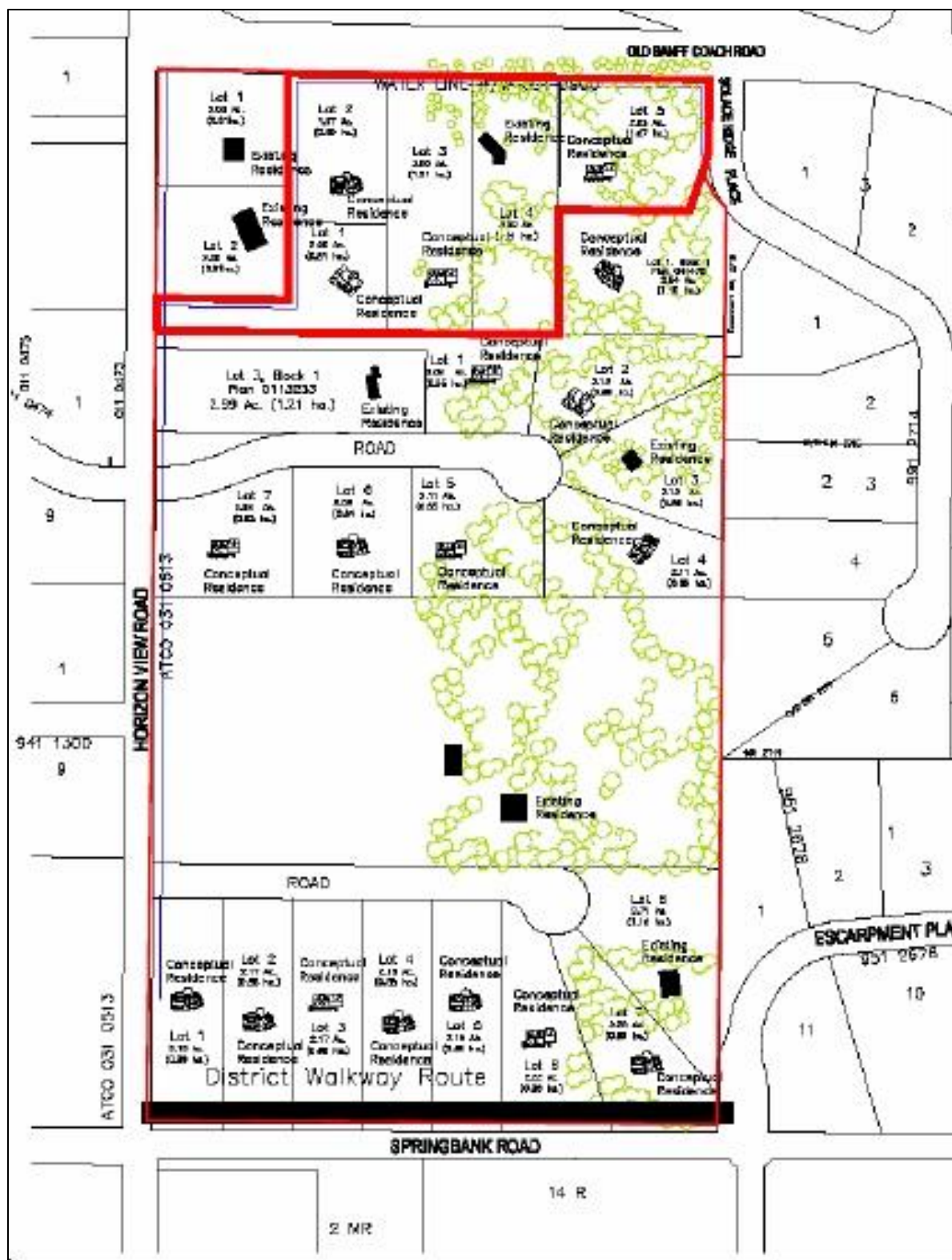
Over the past few years, KOAC has undertaken professional studies and design work to support this application, including:

- Infrastructure Services Utilities Plan, by Westhoff Engineering Resources Inc., and
- KOAC Contemporary Arts Centre Feasibility and Business Plan, June 2016, by WMC.

## 1.3 TIMBERSTONE CONCEPTUAL SCHEME

Rocky View approved the Timberstone Conceptual Scheme in 2005 which provided for residential development on the 89-acre site. It shows Lot E in an undivided parcel and stated that it could ultimately be developed for residential use. The Subdivision and Development Concept contemplates no additional subdivision within this Development Cell.

Development Cell E is currently designated as Agricultural Holdings District (AH) with a minimum parcel size of 8.1 hectares (20 acres). In order to establish the Art Centre, complete with the Pavilion, two studios, the Sculpture Park, gardens and a residence for Harry and Katie, an appropriate land use category must be approved by Rocky View County. Because of the complexity of these activities and the need to provide long-term residence and security for the artists and for KOAC, a Public Services District (PS) is recommended. The minimum parcel size for Public Services District is 1.24 acres (0.50 hectares). KOAC is intended to maintain the current parcel size without any future subdivision.



## 2.0 CHARACTERISTICS OF DEVELOPMENT CELL E

### 2.1 EXISTING CONDITIONS

This 8.1-hectare (20 acre) site has served as the residence for Harry Kiyooka and Katie Ohe, internationally acclaimed artists, for nearly forty years. While teaching at the Alberta College of Art and Design, they established on-site studios for the creation and collection of works of art. Many of these works are located on the property. They have also conserved a part of the site as a sanctuary, containing an aspen and poplar forest and a natural wetland, providing a place for reflection and retreat.

*“Harry Kiyooka and Katie Ohe constructed a 4,500 square foot (418 sq m) home and studio on the property in 1977. It serves the artists now with the following functions:*

- *A home with a two car garage;*
- *Offices for both artists;*
- *A library housing their collection of some 2,000 books; and*
- *A print studio located in the basement of the home.*

*A studio to properly accommodate artist Katie Ohe’s welding and large sculptures was constructed in 1988. A second studio was constructed to support artist Harry Kiyooka’s large-format painting needs in 1998. Together the studios are 3,963 square feet (368 sq. m).” WMC, 2016.*

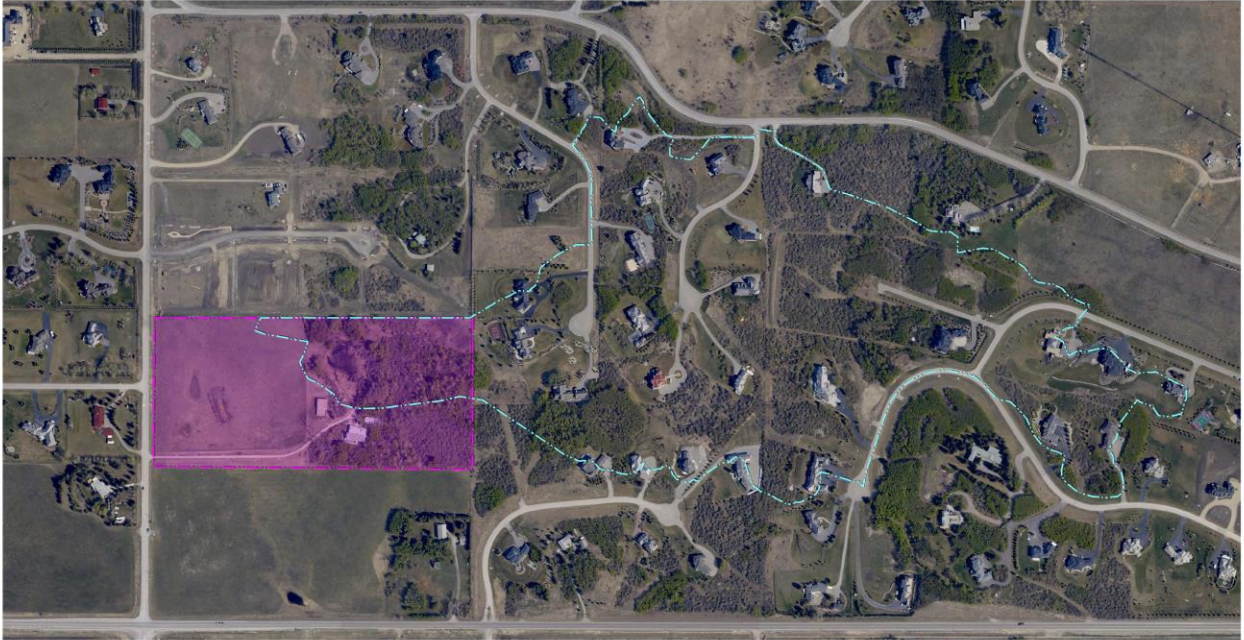
### 2.2 SITE ANALYSIS – TERRAIN AND DRAINAGE

The Site Analysis on the following page sets out the framework for the comprehensive development of the property. The site is shown in purple with Horizon View Road to the west, Old Banff Coach Road a short distance to the north and Springbank Road to the south. The extent of residential coverage in the vicinity is clear.

Development Cell E slopes gently upward from west to east but does not exhibit slopes in excess of 15 percent that would require avoidance or mitigation prior to its development for the intended land uses.

Site grading has been completed under the supervision of Westhoff Engineering Resources Inc. to conform to the Stormwater Management Plan. Presently, there are three wetlands on the property: two small depressions in the meadow near the west side, where a large sculpture is located, and the larger wetland north of the residence. The meadow is contained with a berm and the captured surface drainage pumped to the larger pond. The berm paralleling the access road will serve as a pathway to the pavilion from the west parking lot.





Site Context

Site Boundary Catchment Boundary



Existing Conditions

- LEGEND**
- Existing Building
  - Existing Sculpture
  - Existing Wetland Reservoir/Pond
  - Existing Seasonal Wetland
  - Existing Septic Field
  - Existing Road
  - Fence Line
  - Site Boundary
  - Catchment Line



## 2.3 SITE ANALYSIS – VEGETATION

The site has no identified environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development for the intended land use. It is comprised of a slightly undulating meadow for the western half and an Aspen and Balsam Poplar forest to the east. The meadow previously produced forage.

The maintenance of the existing vegetation will be enhanced by the preparation of a Landscaping Plan prepared at the time of development. KOAC intends to register a Restrictive Covenant against the title to restrict the post-development removal of trees.

## 2.4 CULTURAL RESOURCES

KOAC is being established to collect, preserve and interpret contemporary art and to provide educational and research opportunities. As such, the facility has been and will become an even greater cultural resource for Rocky View County, the Calgary region and for the international visual art community.

## 2.5 HISTORICAL RESOURCES

The KOAC site is not known to contain important historical resources. Notwithstanding, where sites of archaeological or historical importance are identified during development of Cell E, it is important that these are identified and removed, preserved or avoided prior to development.

## 2.6 EXISTING ENCUMBRANCES

ATCO Pipelines has a high-pressure gas transmission line located within a 6 metres easement along the west boundary of the property. Buildings are restricted within 15 metres of the centre of the transmission line and written approval is required for surface disturbances within 30 metres. A crossing agreement would be required for the driveway entry.

Domestic gas service connections to the house and studios are provided from the west side of Horizon View Road by a low-pressure service line.

# 3.0 DEVELOPMENT SCENARIO

## 3.1 SITE DESIGN CONCEPTS

The following page presents Site Design Concepts that have formed the framework for KOAC. The top sketch shows the three components of KOAC. Moving from west- to-east, it features:

- The Outdoor Sculpture Park and Gardens,
- The Pavilion, Galleries and Residence, and
- The Wetland and Aspen Poplar Forest.

These are somewhat equal in area but very different in character. Being closest to Horizon View Road, the westerly component will be the active and visible. It is comprised of the undulating meadow that currently contains several sculptures. These will be supplemented with additional works of art.



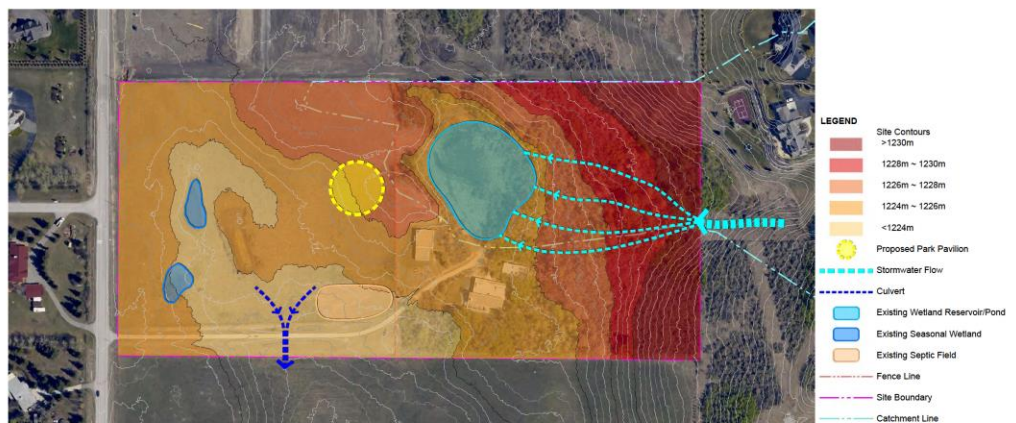
# Site design concepts



Function Layout



Landscape Development



Stormwater Treatment

The Infrastructure Services Utilities Plan on the following page shows the overall KOAC site and the development being proposed. This features the Pavilion and includes the adjacent Sculpture Park along with the Aspen Poplar Forest and Wetland.



- |              |  |
|--------------|--|
| Policy 3.2.1 | Any future development and/or terrain modifications on site must comply with the Stormwater Management Plan completed by Westhoff Engineering, dated July 2014.              |
| Policy 3.2.2 | The Applicant/Owner shall submit an update Stormwater Management Plan should there be any additions and/or or modifications to the existing drainage infrastructure on site. |
| Policy 3.2.3 | The Applicant/Owner shall obtain Alberta Environment and Parks approval and licensing for the stormwater management infrastructure on site.                                  |

In order to retain the atmosphere and seclusion of the KOAC, buildings would not be open to the public except when invited for special occasions. The Sculpture Park would be available for casual strolling and observation by invitation only. No municipal reserve dedication is anticipated as there are no plans for future subdivision.

Policy 3.3.1 Future consideration for public open space and pathway development affecting the subject lands should provide connectivity to the municipal reserve pathway alignment to the south, fronting Horizon View Road.

### 3.4 ROAD ACCESS

Access to KOAC will utilize the existing driveway from Horizon View Road. It is anticipated that there would be a maximum of eight visits per day on a request basis, with special exhibits that would involve up to 50 people each time.

Given the expectation of low visitation and traffic flow to KOAC, a Traffic Impact Assessment is not warranted at this time. Traffic accommodation strategies for the special exhibits can be evaluated at the Development Permit stage or through special events permits.

Policy 3.4.1 A Traffic Impact Assessment may be required at the development permit stage should the proposal expand beyond what is contemplated in this Conceptual Scheme, with maximum of eight visits per day.

### 3.5 PARKING

Given the low visitation, little additional parking will be required. Currently, parking spaces are provided at the westerly studio and at the residence. As shown on the Surface Improvement Plan, these will be supplemented by expanded parking at the studio.

Policy 3.5.1 A development permit and/or applicable County approval may be required for special events to ensure adequate parking is being provided onsite.

Policy 3.5.2 There shall be no on-street parking at all times.

### 3.6 UTILITY INFRASTRUCTURE

Currently, KOAC is serviced by an existing water well and a private sewage treatment system. The water well would be licensed through Alberta Environment and Parks.

Given the very low visitation expected, KOAC intends to use a cistern for potable water located north of the Pavilion. The cistern will be refilled by truck. The existing dwelling and accessory buildings would continue to be serviced by the existing well.

Sanitary sewage treatment for the proposed pavilion would be provided by an advanced wastewater treatment system on the north side of the Pavilion, with disposal through an at-grade effluent disposal bed located in the forested location to the north. This method of sanitary sewage treatment and disposal was approved by the Province of Alberta in 2008 through the 'At Grade Guidelines of the 1999 Alberta Private Sewage Systems Standards of Practice' (2008, Alberta On-Site Wastewater Management Association).

The current natural gas and electric services to the property would be extended for the development and easements modified. A crossing agreement would be required from ATCO Pipelines for the driveway across the high pressure transmission line.

Westhoff Engineering Resources Inc. prepared the following plans as part of this Development Brief, including:



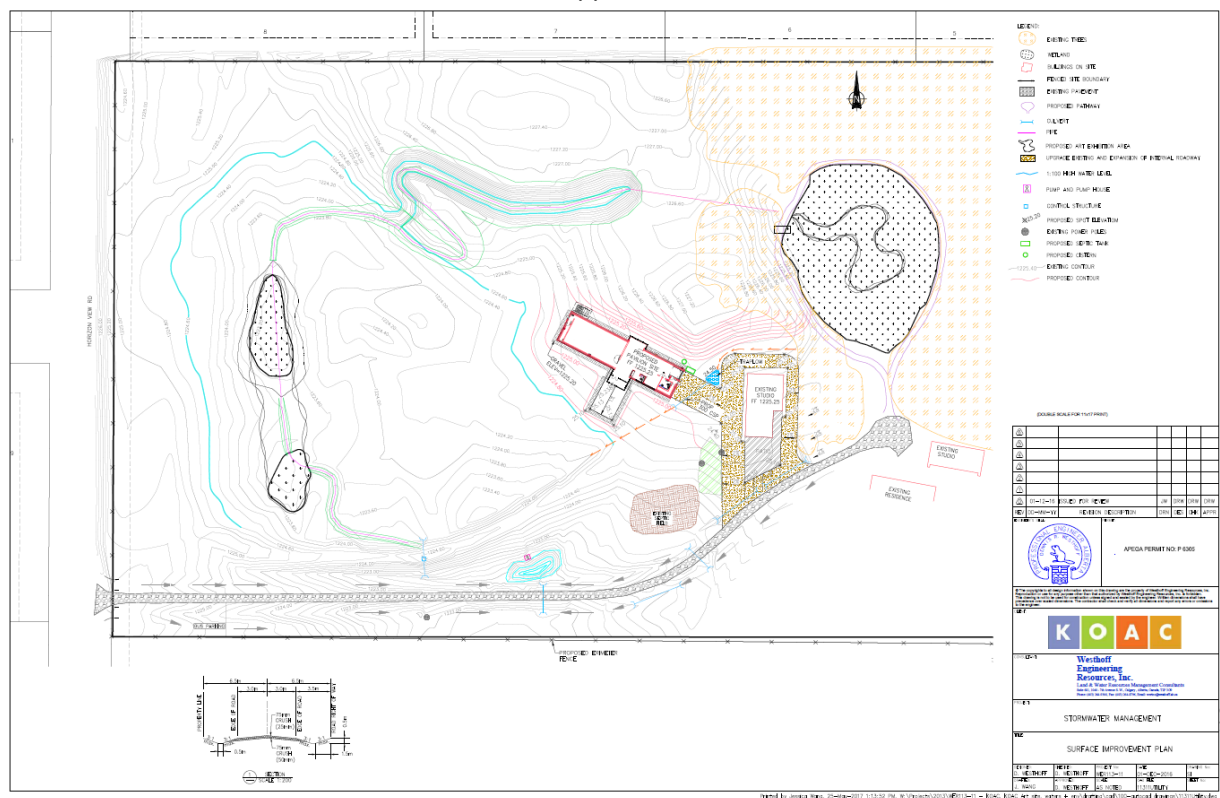
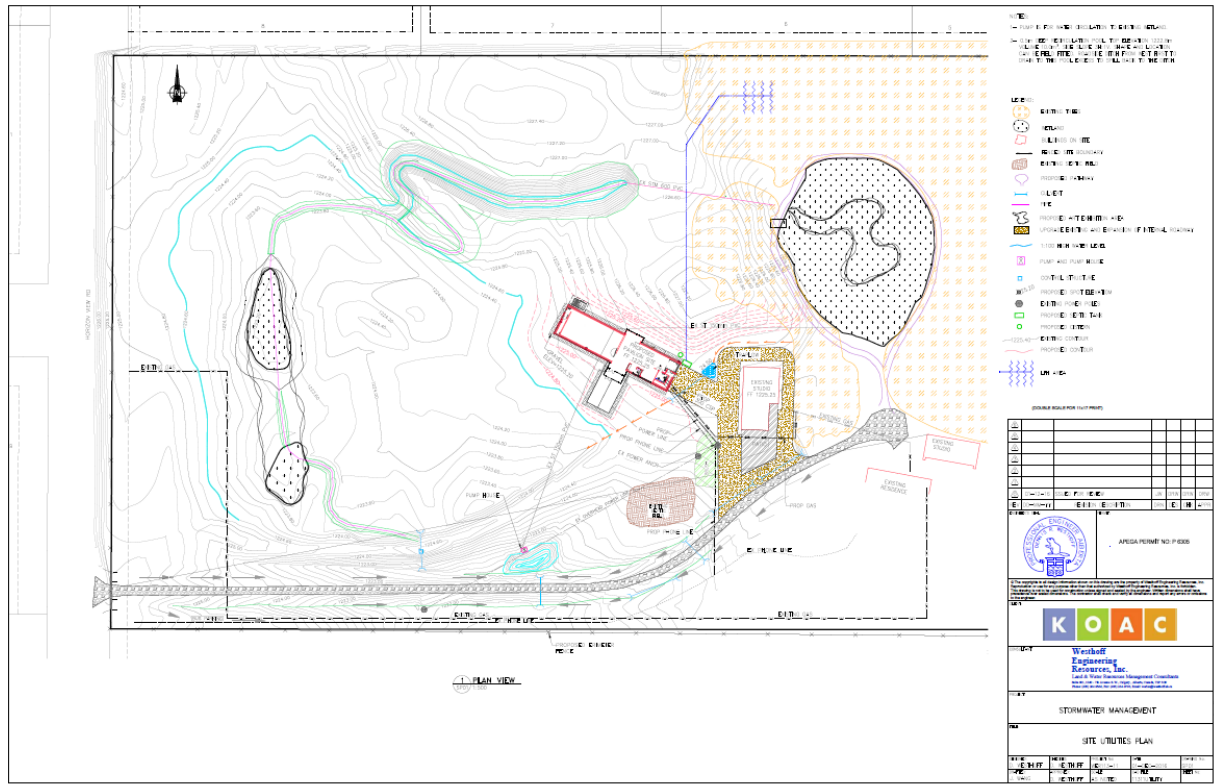
- an aerial plan of the site utilities;
- a schematic of the site utilities;
- the surface improvement plan; and
- a building layout plan.

Policy 3.6.1 A detailed servicing strategy shall be submitted at future development permit stage. On-site servicing should tie into the regional servicing system, where available and feasible.

Policy 3.6.2 Alternative servicing methods, such as the use of water cistern or a licensed groundwater well on site, may be considered if the Applicant/Owner can demonstrate that tie into the regional servicing system is not feasible for the proposed development, and that the proposed alternative servicing methods are in compliance with the applicable regulations (i.e. Alberta Health Services requirements).



FIGURE 3 - SITE UTILITIES PLAN – STORMWATER MANAGEMENT (1)



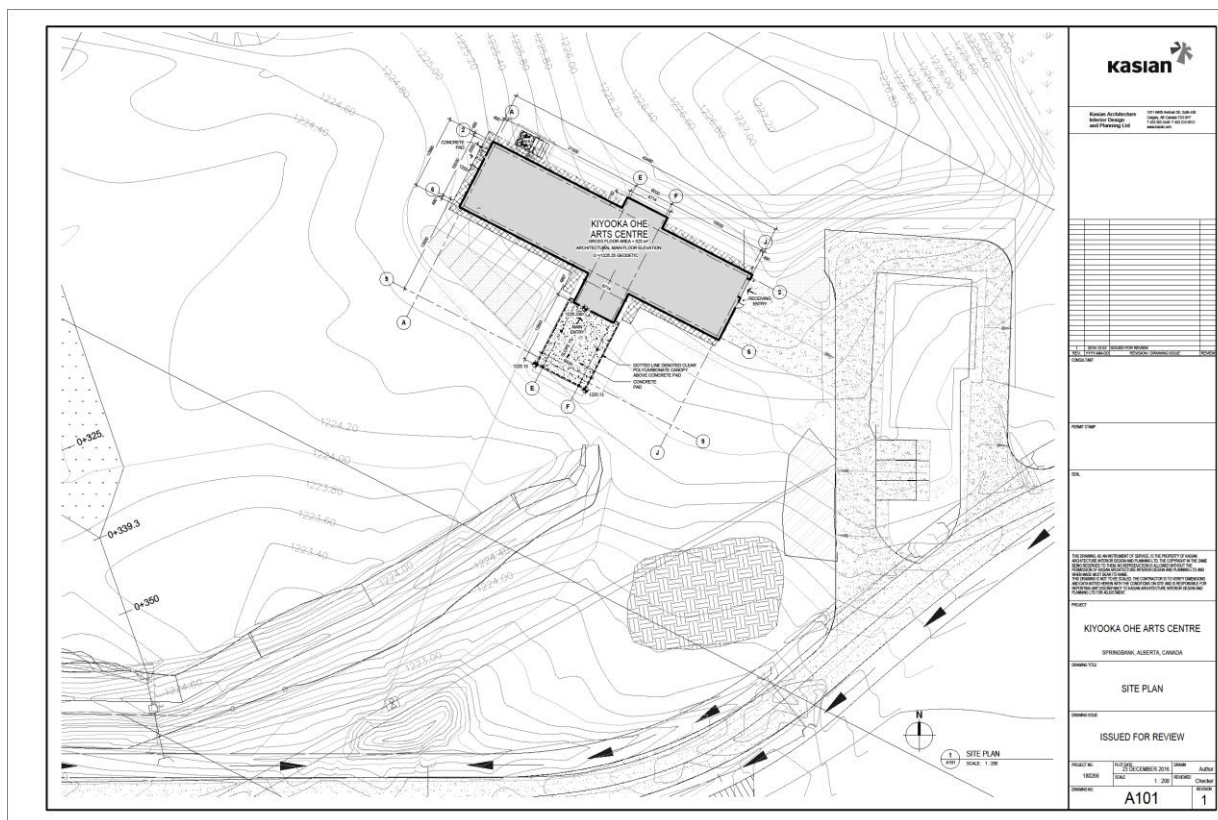
### 3.7 KOAC PAVILION

Design of the Pavilion has been prepared by Kasian Architecture. Reflecting that it will house and be surrounded by contemporary art, the building is proposed to be constructed of metal and glass and would have a footprint of approximately 464 sq. m (4,995 sq. ft.) plus a mezzanine of approximately 97 sq. m (1,045 sq. ft.). The terrace at the entry would be approximately 74 sq. m (797 sq. ft.)

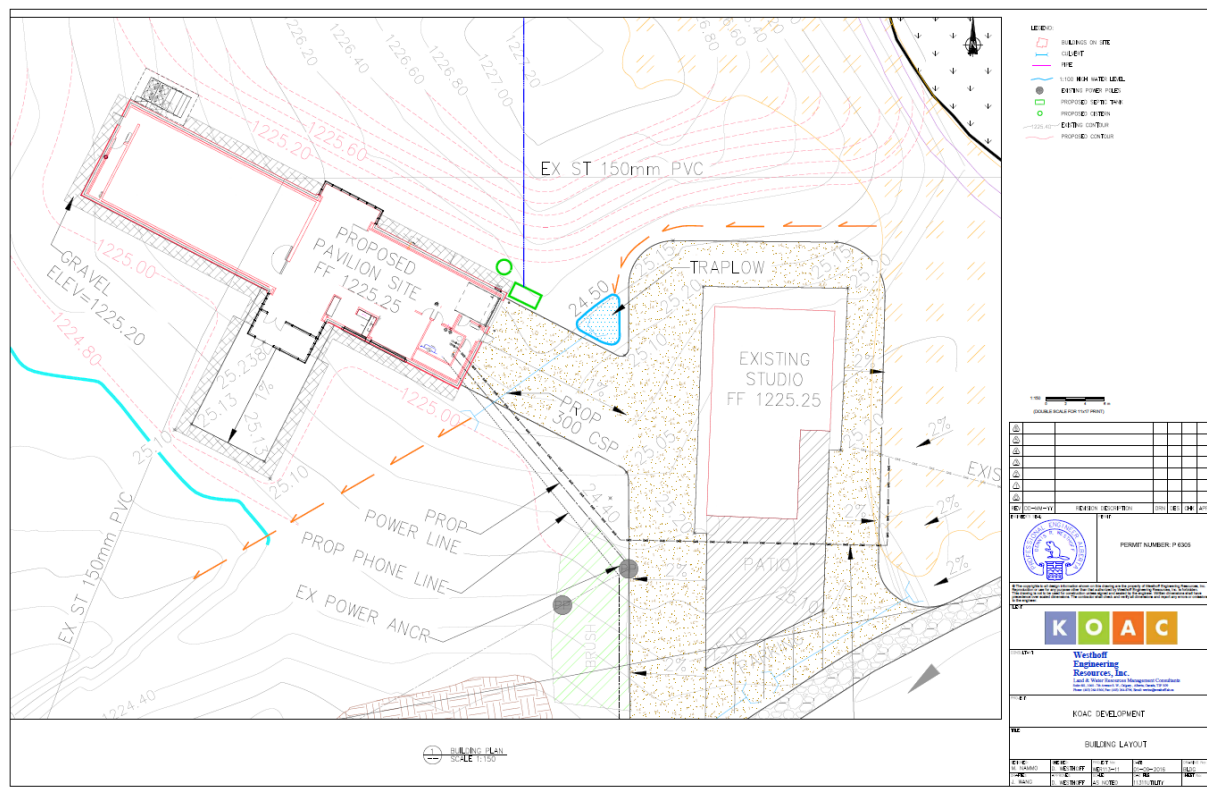


FIGURE 6 - PROPOSED PAVILION (EXTERIOR)





**FIGURE 7 - PROPOSED PAVILION (SITE PLAN)**



**FIGURE 8 – PROPOSED PAVILION (BUILDING LAYOUT)**

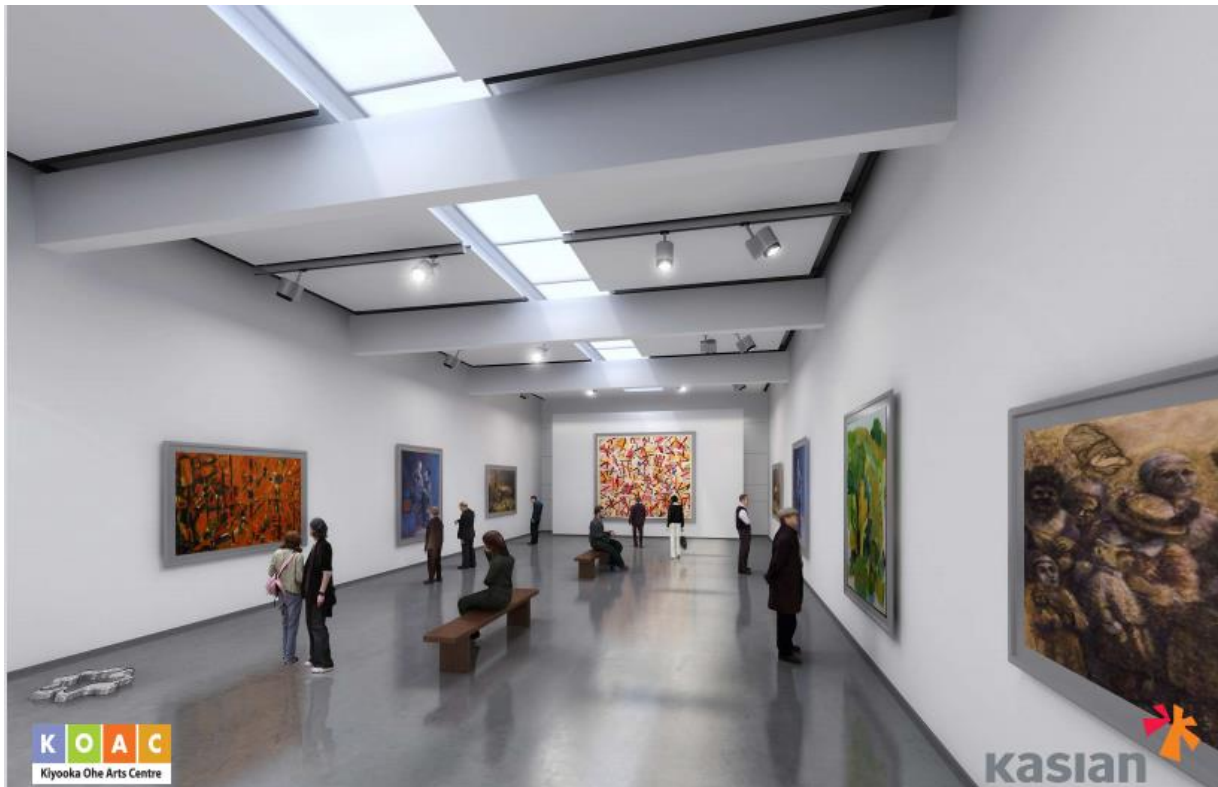


FIGURE 9 - PROPOSED PAVILION (INTERIOR)

## 4.0 PUBLIC CONSULTATION

The KOAC society has representatives from the local area, including some Board members. Being long-term residents of Springbank, Harry and Katie often have visits from neighbours. On September 17, 2016, they hosted an Open House at KOAC to inform their neighbours of the plans for the land. Invitations were sent to all residences within a two-kilometre radius.

Because of the spread of activity and venues and the comings-and-goings of the attendees, registration and recording of those present was not possible. Nevertheless, approximately 50 people attended - including some art enthusiasts from Calgary. It is estimated that 30 neighbours visited KOAC to toured the site and facilities.

The representatives of KOAC who were on-site toured the visitors through the facilities and around the property, describing the development proposal, anticipated visitor and artistic opportunities and projected schedule. The discussion with and comments from the attendees were very positive. All attendees were impressed by the proposal and anxious for it to proceed.