



WOODLAND RANGE

CONCEPTUAL SCHEME

AS AFFECTING A PORTION OF SE 02-26-03-W5M



Bylaw C-5593-2002, Adopted July 30, 2002

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5593-2002**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Section 10.0 of Bylaw C-4129-93 (the Bearspaw Area Structure Plan) by inserting a Conceptual Scheme to provide a comprehensive policy framework intended to evaluate and guide redesignation, subdivision and development within the subject lands.

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 to provide a comprehensive policy framework to guide and evaluate redesignation, subdivision and development proposals within Block 5 Plan 1092 LK and Block 6, Plan 791 0740 within the SE 2-26-3-W5M; and

WHEREAS a notice was published on Thursday, July 18, 2002 and Thursday, July 25, 2002 in the Rocky View Times, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 30, 2002; 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 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That Section 10.0 of Bylaw C-4129-93 (the Bearspaw Area Structure Plan) be amended by inserting a Conceptual Scheme to provide a framework for subsequent redesignation, subdivision, and development within Block 5 Plan 1092 LK and Block 6, Plan 791 0740 within the SE 2-26-3-W5M; hereto attached as Schedule 'A' to this Bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

File:06702013/019-2002147

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 9, 2002, on a motion by Councillor Cameron.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 30, 2002, on a motion by Councillor Kent.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 30, 2002, on a motion by Councillor Konschuk.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

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LISTING OF SUPPORTING REPORTS (Submitted under separate cover)

Stormwater Management Study, Jubilee Engineering Consultants Ltd., May 2002.

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1.0 INTRODUCTION

The Woodland Range Conceptual Scheme (*Woodland Range CS*) was prepared at the request of the Municipal District of Rocky View No. 44 and applies to Block 6, Plan 791 0740 and Block 5, Plan 1092 LK.

Preparation of the Woodland Range CS has been guided by the Bearspaw Area Structure Plan (Bearspaw ASP), Bylaw C-4129-93, adopted in January 1994 and Municipal District of Rocky View No. 44 Procedure No. 301 dealing with the processing of concept plans.

1.1 CONCEPTUAL SCHEME PURPOSE

The Woodland Range CS provides supporting land use rationale for the redesignation and subdivision of Block 6, Plan 791 0740 and Block 5, Plan 1092 LK to accommodate residential subdivision and development. It provides a comprehensive policy framework intended to guide and evaluate redesignation, subdivision and development proposals within its Planning Area.

The individual policies of the Woodland Range CS address the land use issues identified by the Bearspaw ASP and provide specific direction to achieve the objectives of the Bearspaw ASP.

2.0 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Woodland Range CS are:

- ❑ To establish the appropriateness of the Block 6, Plan 791 0740 and Block 5, Plan 1092 LK for the land uses proposed by the Woodland Range CS.
- ❑ To establish a Conceptual Scheme that addresses existing constraints and opportunities while protecting and enhancing subdivision and development opportunities for Block 6, Plan 791 0740 and Block 5, Plan 1092 LK as well as the adjacent community.
- ❑ To facilitate sustainable subdivision within Block 6, Plan 791 0740 and Block 5, Plan 1092 LK within the context of the Bearspaw ASP and other municipal statutory plans, policies, and procedures.
- ❑ To accommodate the phased subdivision and development within Block 6, Plan 791 0740 and Block 5, Plan 1092 LK.

3.0 CONCEPTUAL SCHEME PLANNING AREA

The Woodland Range CS applies to Block 6, Plan 791 0740 and Block 5, Plan 1092 LK that are located within the SE1/4 Sec. 2-26-3-W5M. The Planning Area comprises a total area of 14.14 hectares (34.9 acres) contained under two titles having separate ownership. Current Title Searches for each of the subject parcels are provided in **Appendix 1**.

The Planning Area is located within Division 8 of the Municipal District of Rocky View No. 44, approximately 4.5 miles east of the Town of Cochrane and 3.5 miles west of the City of Calgary. The Planning Area is also approximately 0.5 miles west of Woodland Road and approximately 1.5 miles north of Highway #1A. **Exhibit 1 – Municipal Location** identifies the municipal location of the Planning Area.

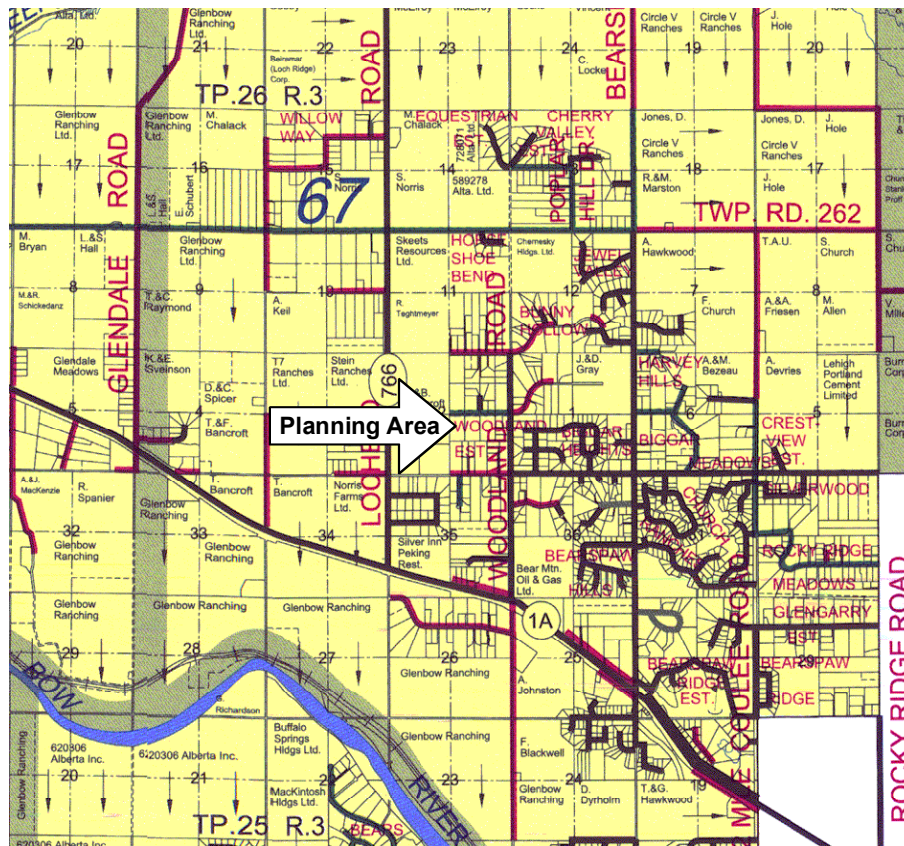


Exhibit 1 - Municipal Location
Source: Municipal District of Rocky View Municipal Map, 2000

Exhibit 2 – Planning Area identifies the Woodland Range CS Planning Area.

Conceptual Scheme Policy – Planning Area

Policy 3.1

Policies contained in the Woodland Range CS shall apply to the lands identified in Exhibit 2 – Planning Area.

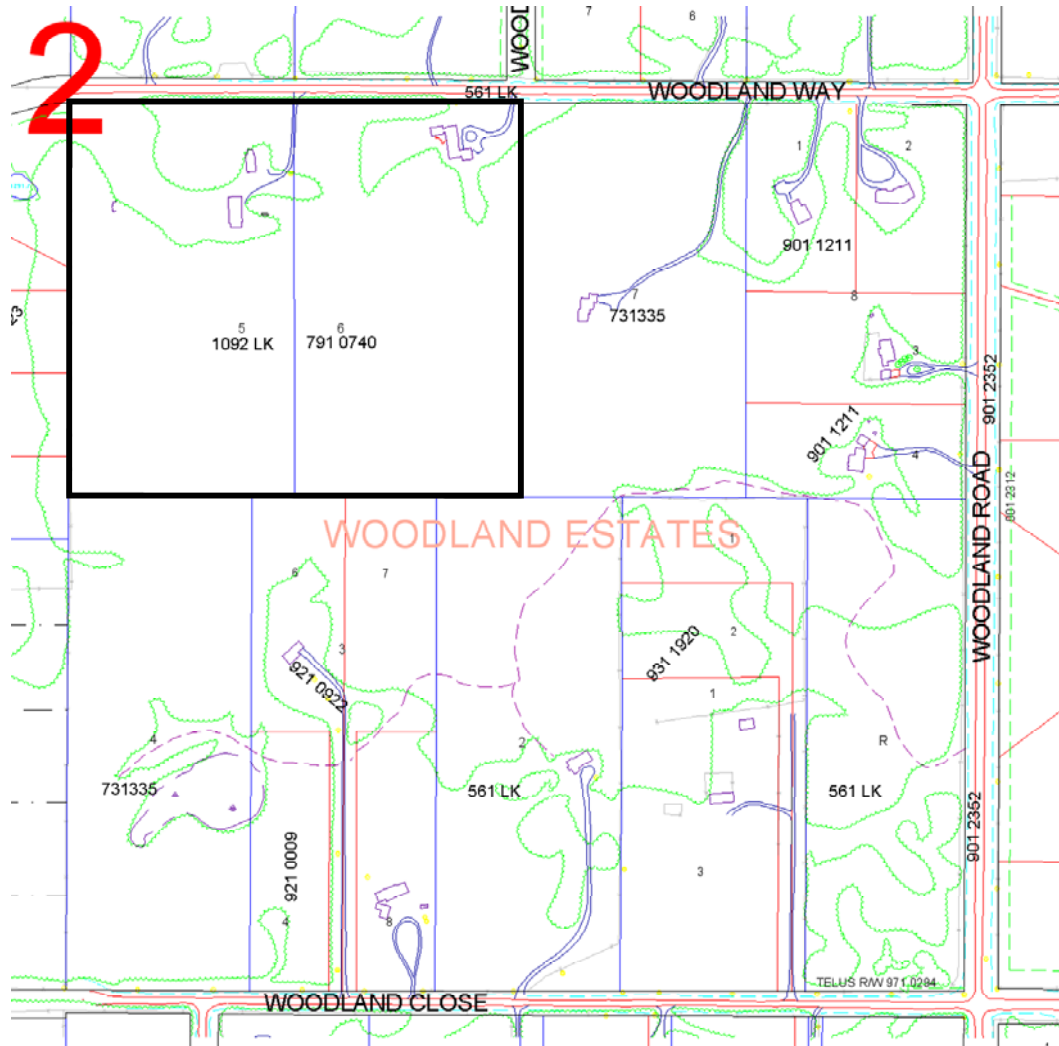


Exhibit 2 - Planning Area

Source: Orthoshop, Calgary, Alberta, 2002

3.1 COMMUNITY CONTEXT AND LAND USE

A mix of country residential and small-scale agricultural land uses characterizes the Bearspaw community within which the Planning Area is located. **Exhibit 3 – Current and Surrounding Land Use Districts** identifies the community context and land use districts in proximity to the Planning Area at the time of Conceptual Scheme preparation. At the time of Conceptual Scheme preparation, the Planning Area was designated Residential Two (R2) under the Municipal District of Rocky View No. 44 Land Use Bylaw C-4841-97.

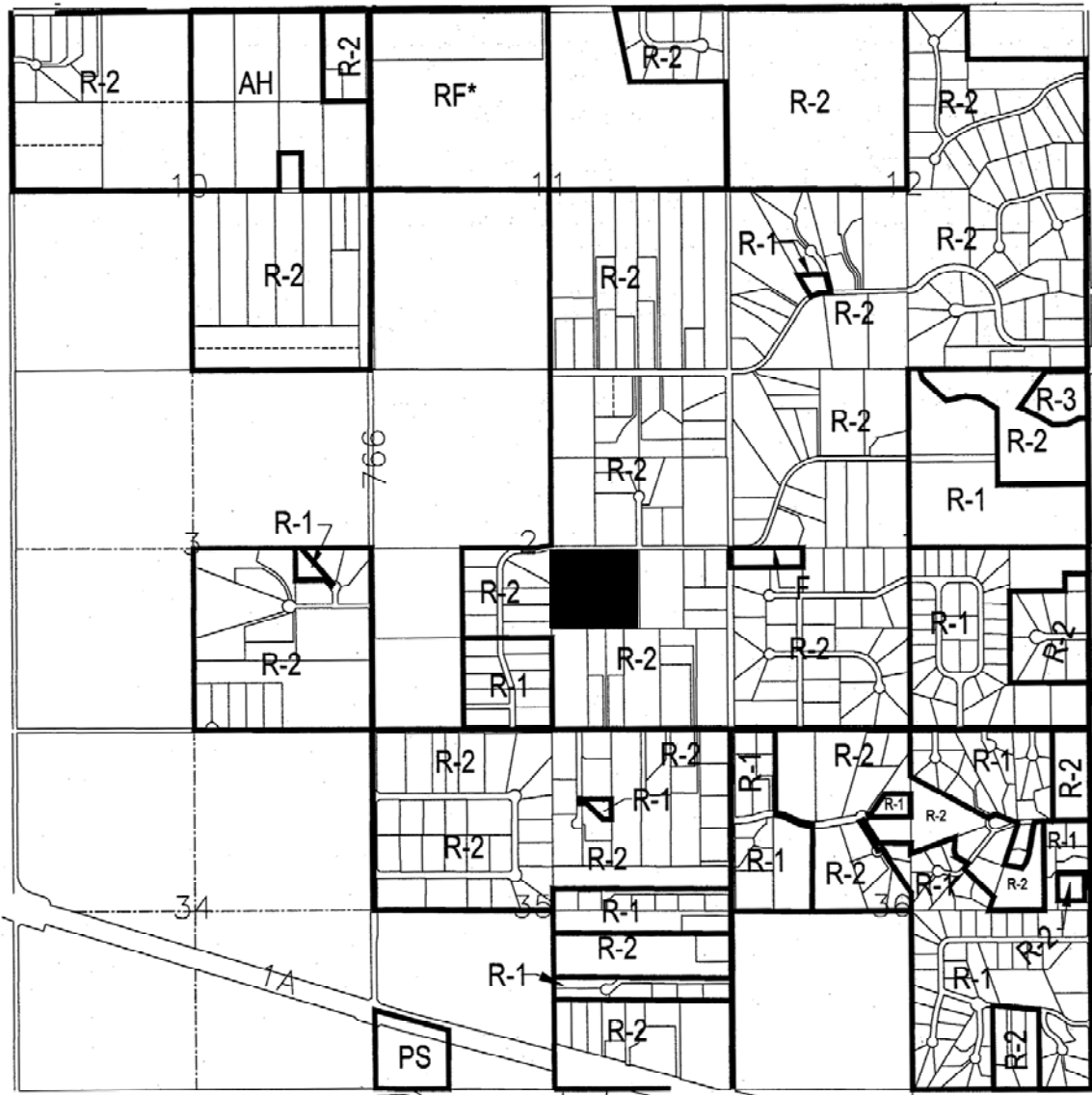


Exhibit 3 - Current and Surrounding Land Use Districts
Source: Municipal District of Rocky View, Land Use Bylaw, 2002

3.2 SITE FEATURES

Exhibit 4 – Air Photo is of the Planning Area showing the prominent site features.



Exhibit 4 - Air Photo

Source: Alberta Government, Air Photo Services, Air Photo Date - 2000

3.2.1 SOILS

Soils found within the Planning Area are of the Dunvargan soil group (represented as the DVFS1_d and DVG3_e soil units).

DVFS1_d unit is mapped in areas of rough, hummocky topography in which morainal and glaciolacustrine parent materials are complexly mixed. The unit consists of almost equal amounts of deep, well-drained Dunvargan till soil (40 percent) and fine clayey, moderately well-drained Fish Creek glaciolacustrine soil (40 percent). It also contains a notable component of wet, clayey Pothole Creek soil (20 percent). The relatively short frost-free season restricts potential crops to rapidly maturing grains, green feed, forage and pasture. The scattered wet depressions are usually unsuited to agriculture and can disrupt the efficient use of the remaining well-drained soils.

DVG3_e unit is mapped on undulating to gently sloping or gently rolling morainal topography. The land surface is generally smooth, slopes are simple and uniform, and there are very few wet depressions. About 70 percent of the unit is well-drained Dunvargan soil and 20 percent is similar soil that is slightly leached. Imperfectly to poorly drained soils and some thick soils arising from slope wash accumulation make up the remaining 10 percent of the unit. The short frost-free season limits the types of crops that can be grown in this unit to those that mature rapidly. These areas are well drained, moderately permeable and are not excessively stony.

With the limiting factor of soil, the Planning Area is unsuitable for agricultural production.

Exhibit 5 – Soils identifies the Soil Mapping Units for the Planning Area.

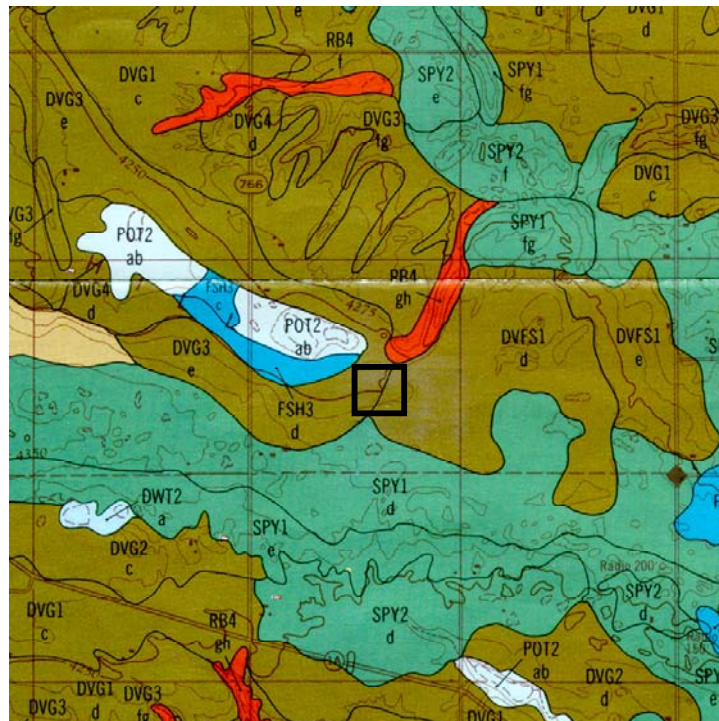


Exhibit 5 – Soils

Source: Soil Survey of the Calgary Perimeter, R.A. MacMillan, Alberta Research Council, 1987.

3.2.2 TERRAIN

The terrain found within the Planning Area offers positive opportunities for residential development. According to the **Preliminary Geotechnical Assessment Report** prepared by McIntosh Lalani Engineering Ltd. (see **Appendix 2**) dated May 8, 2002, there are no areas within the Planning Area that have slopes in excess of 15%.

Exhibit 6 – Terrain shows the Planning Area with contours at 1-metre intervals.

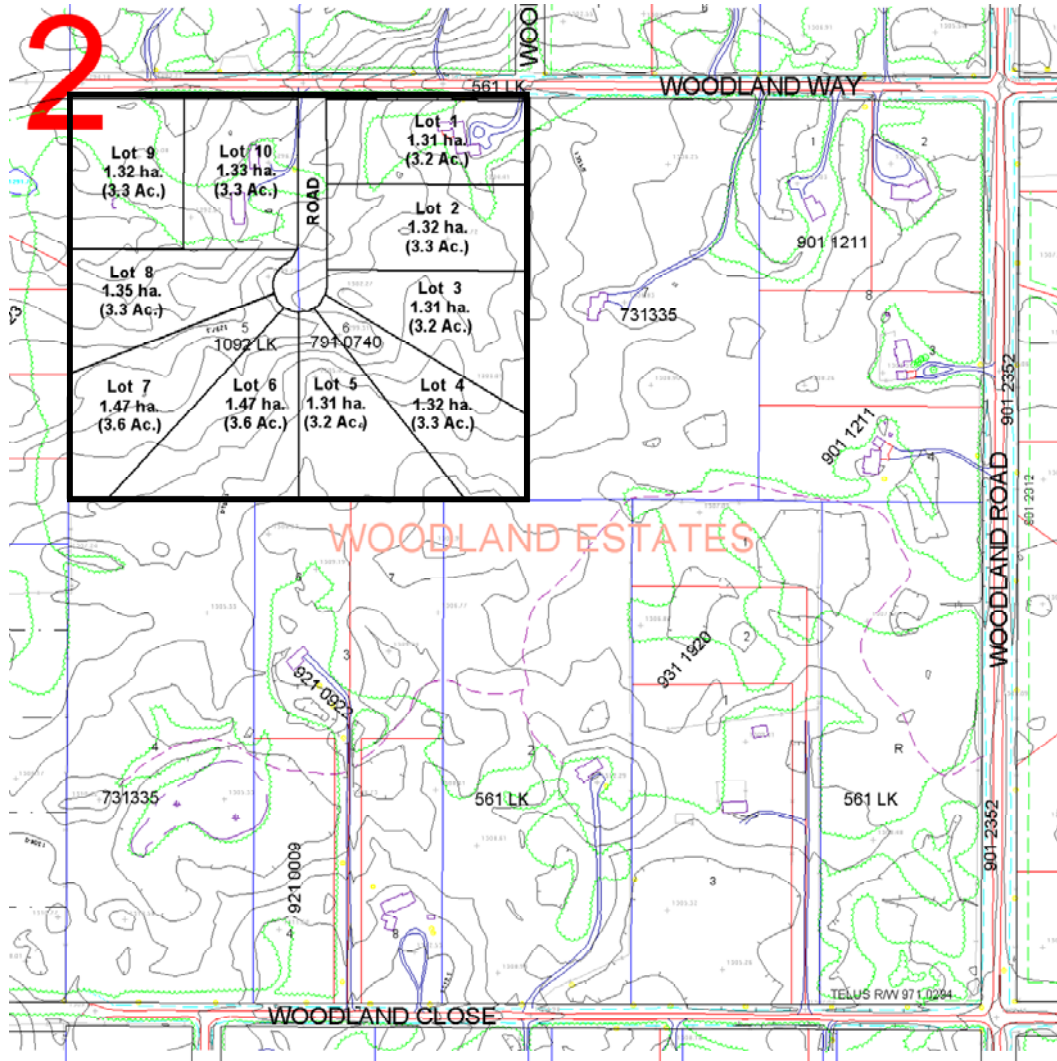


Exhibit 6 – Terrain

Source: Orthoshop, Calgary, Alberta, 2002

Conceptual Scheme Policy – Terrain

Policy 3.2.2.1

Terrain alterations within the Planning Area shall proceed in accordance with a Grading Plan and a Stormwater Management Plan, to the satisfaction of the Municipal District of Rocky View and Alberta Environment.

3.2.3 VEGETATION

The plant community found within the Planning Area is typical parkland vegetation with both native and non-native grasses with forest cover. The forested areas consist of aspen, poplar, willow, balsam poplar and white spruce. Vegetation can be seen on **Exhibit 4 - Air Photo** and is illustrated on **Exhibit 2 – Planning Area**.

The Planning Area contains no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land uses

3.2.4 EXISTING DEVELOPMENT

The Planning Area is currently developed with two country residential dwellings (to remain) shown on **Exhibit 6 – Terrain** and contains no known cultural or historically significant structures or features.

4.0 PLANNING AREA – FUTURE LAND USE

Redesignation of the Planning Area from its current **Residential Two (R2)** to **Residential One (R1)** land use district is consistent with residential land uses found on land throughout the Bearspaw community. A discussion of the appropriateness of residential land uses within the Planning Area is contained under **Section 6.1** of this Conceptual Scheme.

Exhibit 7 – Subdivision and Development Concept (discussed under **Section 5.0**) contemplates the subdivision and development of a residential cul-de-sac to accommodate single-family estate homes with no accessory agricultural land uses.

Conceptual Scheme Policy - Land Use

Policy 4.1

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:

- 1. Recognizes and responds to the physical characteristics and attributes of the Planning Area;***
- 2. Will result in a sustainable residential community at a scale appropriate to the surrounding community;***
- 3. Accommodates the full potential of these lands for residential subdivision and development; and***
- 4. Conforms to the policies of the Woodland Range CS, the Bearspaw ASP, and other relevant policies and regulations of the Municipal District of Rocky View No. 44.***

5.0 PLANNING AREA – FUTURE SUBDIVISION

5.1 SUBDIVISION AND DEVELOPMENT CONCEPT

Exhibit 7 – Subdivision and Development Concept proposes a subdivision design that conforms with the Bears paw ASP and other relevant Municipal District of Rocky View No. 44 policies.

The Subdivision and Development Concept proposes a residential cul-de-sac (comprising 10 lots: 2 existing and 8 proposed) that:

- ☐ Responds to the physical attributes of the Planning Area;
- ☐ Is sustainable;
- ☐ Offers an alternative parcel size and range of development opportunities;
- ☐ Is compatible with existing and future development of adjacent lands; and
- ☐ Retains the established country residential character of the surrounding area.

Land use statistics for **Exhibit 7 – Subdivision and Development Concept** are provided in **Table 1 – Land use Statistics**.

Conceptual Scheme Policy

Policy 5.1.1

Proposals for the subdivision of land within the Planning Area shall be generally in accordance with subdivision design of Exhibit 7 – Subdivision and Development Concept.

Table 1 – Land Use Statistics (Exhibit 7 – Subdivision and Development Concept)

Land Use	Hectares (ha.)	Acres (Ac.)	Lots (#)	Percent of Planning Area (%)
Residential	13.51	33.4	10	95.5
Public Road	0.63	1.5	0	4.5
Total	14.14	34.9	10	100.0

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.

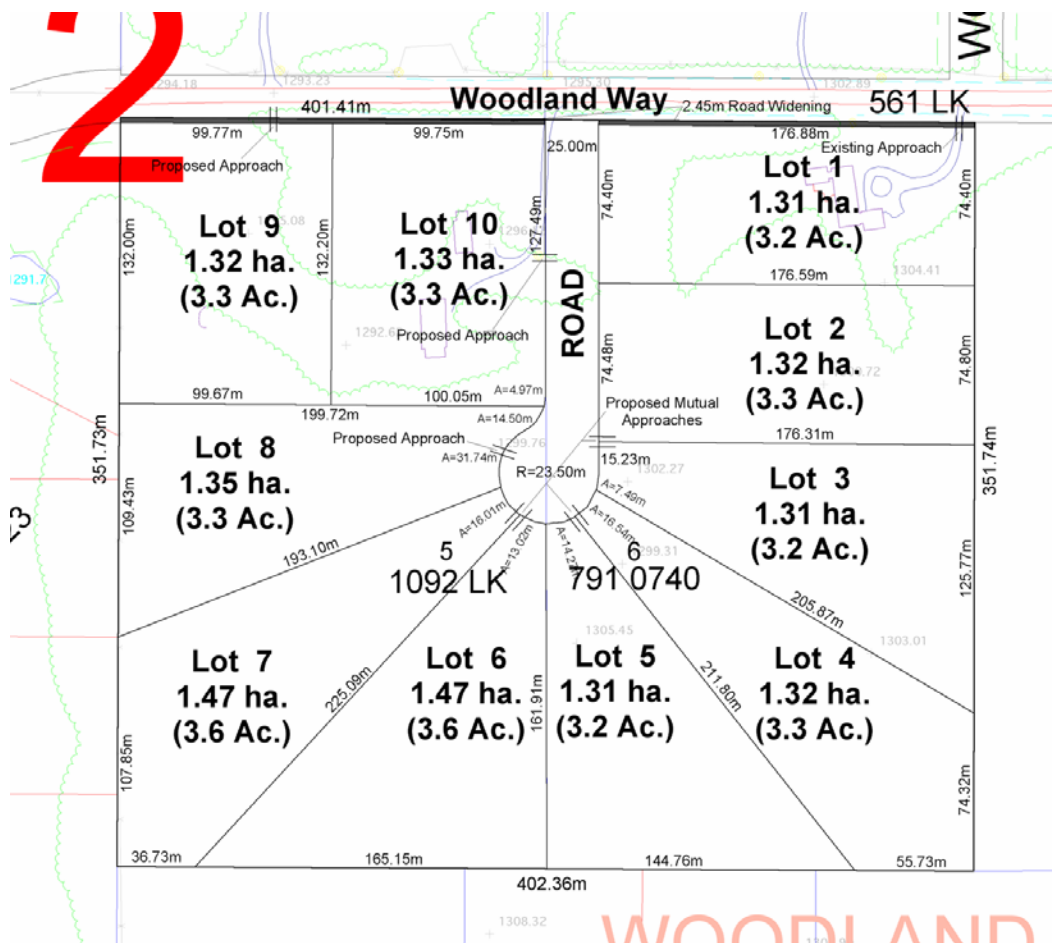


Exhibit 7 - Subdivision and Development Concept

The Exhibit 7 – Subdivision and Development Concept shown above is also contained in Appendix 3 at the rear of this Conceptual Scheme.

6.0 CONFORMITY TO THE BEARSPAW AREA STRUCTURE PLAN

The Woodland Range CS and **Exhibit 7 – Subdivision and Development Concept** has been prepared having consideration for the objectives of the Bearspaw ASP:

Relevant Excerpt from the Bearspaw ASP Policy (page 25):

- To establish a future land use scenario for the Plan Area that in concert with sound land use planning principles that will provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bearspaw community.
- To guide growth and change within the Plan Area through the implementation of sound land use planning policies.
- To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
- To achieve the goals and objectives of the General Municipal Development Plan through the implementation of sound land use planning policies.
- To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts.
- To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
- To preserve the archaeological, historical, and/or cultural heritage within the Plan Area.

6.1 APPROPRIATE LAND USE

The land use and subdivision design as provided in **Exhibit 7 – Subdivision and Development Concept** is in accordance with the following Bearspaw ASP Policy (page 29):

8.1.2 Figure 7 identifies areas within the Plan Area generally considered appropriate for country residential land uses.

Conceptual Scheme Policy – Appropriate Land Use

Policy 6.1.1

Development of the Planning Area for single-family residential development is the preferred development form.

6.2 AREA STRUCTURE PLAN DEVELOPMENT PHASING

The land use and subdivision design as provided in **Exhibit 7 – Subdivision and Development Concept** is in conformity with the subdivision and development phasing established for the Bearspaw ASP Plan Area.

Relevant excerpt from the Bearspaw ASP Policy (page 30):

8.1.8 Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.

The Bearspaw ASP (Figure 8 – Phasing) identifies the Planning Area as being within Development Priority Area 1. **Appendix B: General Criteria for Development Priority Areas** according to the Bearspaw ASP is described as follows:

Priority Area 1:

Contains lands either designated for uses other than agricultural and comprised of parcels sizes under 32 hectares (80 acres), or predominantly unsubdivided lands which are surrounded by subdivided/developed areas.

Generally, these lands exhibit few constraints to development and may have resubdivision potential; however there may be some limited hazards to development, such as slopes and high water tables. Lands do not contain known environmentally significant natural landscapes, archaeological, historical and/or cultural features. Lands generally comprise Lower Capability Agricultural Land (CLI equivalent of Class 4, 5, 6 and 7).

The Woodland Range CS has comprehensively examined all the development issues (including the influence of the terrain on the development of country residential land use) and has prepared a subdivision design that responds to the opportunities and constraints of the site in a manner that is appropriate and sustainable.

The subdivision of the Planning Area is timely and appropriate for the following reasons:

- ❑ Infilling of country residential land use on land adjacent to the Planning Area and throughout the Bearspaw community since the adoption of the Bearspaw ASP has changed the context of the Planning Area; and
- ❑ The submission of a comprehensive subdivision design proposal for the subject lands addresses all issues of development in a manner that is in conformity to the provisions of the Bearspaw ASP and consistent with the principles of sound community planning.

Conceptual Scheme Policy – Bearspaw ASP Subdivision and Development Phasing

Policy 6.2.1

The Planning Area is considered to be appropriate for subdivision and development and no amendment to the Subdivision and Development Phasing provisions of the Bearspaw ASP is required prior to consideration of proposals for redesignation and subdivision of the Planning Area.

6.3 SUBDIVISION DESIGN CONSIDERATIONS

Preparation of **Exhibit 7 – Subdivision and Development Concept** has been guided by the following Bears paw ASP policy considerations:

Relevant excerpt from the Bears paw ASP Policy (page 32):

8.1.19 When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:

- The natural condition of the lands proposed for subdivision and the manner in which these conditions (i.e. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;
- The serviceability of the proposed parcels by private and public utilities;
- The suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;
- The context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;
- The intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;
- The conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provision of this Plan;
- The design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;
- Conformity to this Plan, which may necessitate an amendment to the Plan; and
- Any other matter deemed appropriate by the Municipality.

The individual Bears paw ASP policy considerations and the corresponding design solution presented in **Exhibit 7 – Subdivision and Development Concept** are discussed in the following sections.

6.3.1 Bears paw ASP Consideration A – Natural Conditions

Exhibit 7 – Subdivision and Development Concept provides a design for lots in which a variety of options for a building site can be found with every lot containing a proposed mix of forested and open landscape. Additional discussion of suitability to accommodate a building site is discussed under **Bears paw ASP Consideration C**.

6.3.2 Bears paw ASP Consideration B – Serviceability

Serviceability relates to the ability of the existing and proposed service infrastructure to sustain and manage subdivision and development of the Planning Area in accordance with **Exhibit 7 – Subdivision and Development Concept**.

These issues of serviceability relate to the following:

- ☐ Provision of Potable Water;
- ☐ Proposed Method of Sewage Management;
- ☐ Provision of Shallow Utilities;
- ☐ Proposed Method of Stormwater Management.

Potable Water

Potable water will be distributed to development within the Planning Area by connection to the Rocky View Water Co-op (a confirmation by the Rocky View Water Co-op to provide potable water to the Planning Area is attached as **Appendix 4**).

This is in accordance with the following Bears paw ASP Policy:

Relevant excerpt from the Bears paw ASP Policy (page 56):

8.9.1 The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.

Conceptual Scheme Policy – Potable Water

Policy 6.3.2.1

The water supply and distribution system required to service subdivision within the Conceptual Scheme Planning Area shall be via a piped system constructed by the Developer and licensed and permitted by Alberta Environment, to the satisfaction of the Municipal District of Rocky View No. 44.

Sewage Management

Sewage treatment for the development within the Planning Area will be managed through the use of individual septic tanks and fields located within each of the proposed lots in accordance with Municipal District of Rocky View guidelines. Percolation testing and near-surface groundwater conditions within the adjacent subdivisions to the north and west of the Planning Area have been completed by McIntosh Lalani Engineering Ltd. and found to be appropriate for sewage management using conventional septic tank and field systems (see **Preliminary Geotechnical Assessment Report** prepared by McIntosh Lalani Engineering Ltd. (see **Appendix 2**) dated May 8, 2002).

This is in accordance with the following Bears paw ASP Policy:

Relevant excerpt from the Bears paw ASP Policy (page 56):

8.9.2 Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.

Conceptual Scheme Policy – Sewage Management

Policy 6.3.2.2

Sewage treatment shall be by individual septic tanks and fields in accordance with Municipal District of Rocky View Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.

Policy 6.3.2.3

Percolation and near-surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate residential development as a condition of subdivision.

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility companies providing service to the area. This is in accordance with the following Bears paw ASP Policy:

Excerpt from the Bears paw ASP Policy (page 56):

8.9.3 Shallow utilities (telephone, natural gas, etc.) shall be provided by the appropriate public or private utility companies in the Plan Area.

Conceptual Scheme Policy – Shallow Utilities

Policy 6.3.2.4

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

Stormwater Management

Exhibit 7 – Subdivision and Development Concept has been designed to compliment the natural drainage patterns found within the Planning Area (see **Stormwater Management Study**, Jubilee Engineering Consultants Ltd, dated May 2002. Areas required for the management of stormwater will be accommodated within individual lots under separate easements. The management of stormwater within the Planning area will be in accordance with the Municipal District of Rocky View Servicing Standards for Residential Subdivisions and Road Construction, which mandate the implementation of “best management practices”.

According to the **Stormwater Management Study** the proposed development will have insignificant impact on the adjacent properties and catchment areas, since the runoff is either contained on site or released at no greater than pre-development rate. The stormwater management plan developed for this Conceptual Scheme Planning Area follows the guidelines provided by the Municipal District of Rocky View No. 44 on Stormwater Management Section 700.00.

Conceptual Scheme Policy – Stormwater Management

Policy 6.3.2.5

Stormwater management within the Planning Area shall be designed and constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended and in accordance with the recommendations of the Stormwater Management Study, Jubilee Engineering Consultants Ltd., May 2002, to the satisfaction of the Municipal District of Rocky View and Alberta Environment.

Policy 6.3.2.6

The owner is to provide for the implementation of the recommendations of the Stormwater Management Study, Jubilee Engineering Consultants Ltd., May 2002 and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Study, all to the satisfaction of the Municipal District of Rocky View.

6.3.3 Bears paw ASP Consideration C – Suitability to Accommodate a Building Site

The Municipal District of Rocky View's Servicing Standards for Subdivisions and Road Construction identifies the developable area as the minimum area required to ensure there is adequate space for a building site, water well, two septic fields, required setback distances as recommended by a geotechnical engineer and any setback distances as required by pipelines or other utilities. All proposed parcels by this Conceptual Scheme are required to contain a “Suitable Development Area” as required by this definition.

6.3.4 Bears paw ASP Consideration D – Context

Land Use

The development of the Planning Area as proposed, is expected to be compatible and have minimal impact on adjacent land uses.

Parcel Size and Density

Lots provided in the Planning Area offer a similar lot size ranging from 1.31 hectares (3.2 acres) to 1.47 hectares (3.6 acres).

The total area of the Planning Area is 14.14 hectares (34.9 acres). The overall development density proposed by **Exhibit 7 – Subdivision and Development Concept** is 0.71 dwelling units per gross developable hectare or 0.29 dwelling units per gross developable acre.

The overall density proposed by **Exhibit 7 – Subdivision and Development Concept** is compatible with the average gross development densities that can be achieved from full development of a quarter section under a uniform 4-acre subdivision scenario (0.25 dwelling units per gross developable acre).

Assuming the average number of persons per household is approximately 3.3 (Source: Statistics Canada Census, 1996), then the overall population density proposed by **Exhibit 7 – Subdivision and Development Concept** is approximately (10 residences x 3.3 persons/household) 33 persons. Therefore, population density proposed by **Exhibit 7 – Subdivision and Development Concept** should then be approximately (33 persons / 14.14 hectares) 2.33 persons/hectare.

Exhibit 7 – Subdivision and Development Concept offers an efficient subdivision design while maintaining an overall gross development density for the Planning Area that is compatible with the surrounding residential community.

Exhibit 7 – Subdivision and Development Concept offers lot sizing responding to terrain, vegetation, appropriateness of the lot to contain a suitable building envelopes, and recognition of existing adjacent development.

Exhibit 7 – Subdivision and Development Concept proposes a simple and efficient design having a cul-de-sac internal road located away from adjacent lands. When fully developed, the appearance of the community will have avoided a uniform and dense settlement pattern found in urban situations in favour of one, which offers a natural appearing open country residential settlement pattern.

The proposed subdivision design results in 8 additional lots plus 2 existing for total of 10 lots which:

- ❑ Are designed to offer a variety of development opportunities through configuration and orientation, while respecting the privacy and uses on adjacent lands;
- ❑ Accommodate residential development with varying separation distances between neighbouring residences;
- ❑ Integrates and respects the natural systems present on the Planning Area; and
- ❑ Preserves the views and vistas internal and external to the Planning Area.

Proposals for redesignation and subdivision, which comply with the policy provisions of the Woodland Range CS and reflect the design considerations of **Exhibit 7 – Subdivision and Development Concept** will result in a community that will integrate well with the established country residential settlement pattern evolving in the Bears paw area and respect the intent of the Bears paw ASP Policy 8.1.20.

Conceptual Scheme Policy – Lot Size and Density

Policy 6.3.4.1

In accordance with Exhibit 7 – Subdivision and Development Concept and Table 1 – Land Use Statistics. Lot sizes within the Plan Area shall be consistent within the Residential One Designation (R1) of the Land Use Bylaw.

Policy 6.3.4.2

Notwithstanding Policy 6.3.4.1, no parcel less than 3 acres in area shall be permitted within the Plan Area without an amendment to the Conceptual Scheme.

6.3.5 Bears paw ASP Consideration F – Conformity to any Concept Plan

The Bears paw ASP (Figure 3) indicates development within the Planning Area does not generally require support of a conceptual scheme. However, the following excerpts from the Bears paw ASP (page 33) are noted:

8.1.20 Within the country residential area identified in Figure 7, the minimum parcel size should not be less than four (4) acres.

8.1.21 Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.

Because the range of parcel sizes proposed are less than 4 acres, adoption of a Conceptual Scheme is required as a pre-requisite for development.

6.3.6 Bears paw ASP Consideration E – Potential for Future Subdivision

The policies of the Woodland Range CS do not contemplate further subdivision of the Planning Area beyond that shown on **Exhibit 7 – Subdivision and Development Concept**.

Conceptual Scheme Policy – Potential for Future Subdivision

The potential for future subdivision is limited by the densities and policy provisions of the Woodland Range CS and the provisions of the Municipal District of Rocky View Land Use Bylaw.

Conceptual Scheme Policy – Conceptual Scheme

Policy 6.3.6.1

Pursuant to provisions of the Bearspaw ASP, the Woodland Range CS shall be considered the “Conceptual Scheme” for the Planning Area.

6.3.7 Bearspaw ASP Consideration G – Road System Design

Road System Design

The internal road system of **Exhibit 7 – Subdivision and Development Concept** is comprised of a single internal local subdivision road with a cul-de-sac. The internal road system conforms to current Municipal District of Rocky View Policy, which restricts the maximum number of lots served by a cul-de-sac to 10 lots. The internal subdivision road is proposed as a public road to be developed to Municipal District of Rocky View standards.

Traffic Generation

Traffic generation at full development of the Planning Area is expected to increase by 8 additional residential lots generating +/- 80 additional vehicle trips per day based on a standard measurement of 10 trips per day per household. The total overall traffic generation for the Planning Area is expected to be +/- 100 vehicle trips per day.

Current Traffic Counts Reports (24-hour count taken as a total of east and west bound vehicular movements) compiled by the Municipal District of Rocky View are summarized (see **Appendix 5**) below:

- ❑ Woodland Close west of Woodland Road (August 30, 2001) reported 170 vehicular trips.
- ❑ Woodland Road north of Burma Road (August 30, 2001) reported 774 vehicular trips.
- ❑ Woodland Road north of 1A (April 5, 2000) reported 1276 vehicular trips.

The anticipated +/- 80 additional vehicle trips per day generated by the additional proposed lots could represent approximately 6.27 percent increase in traffic along Woodland Road north of 1A.

Ingress and Egress

As directed by Bearspaw ASP Policy, direct individual lot access to a collector road is avoided by the proposed subdivision design.

Relevant excerpt from the Bearspaw ASP Policy (page 47):

8.5.5 Roads not identified as service roads or major/minor collector roads within the Transportation Hierarchy (Figure 5) are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.

It is proposed that where possible, mutual approaches will be used to provide access to individual lots from the internal subdivision road with cul-de-sac.

Conceptual Scheme Policy – Road System Design

Policy 6.3.7.1

Access to subdivision proposed within the Planning Area shall be as shown on Exhibit 7 – Subdivision and Development Concept.

Policy 6.3.7.2

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

Policy 6.3.7.3

Where deemed necessary by the Municipal District of Rocky View, a Traffic Impact Assessment shall be prepared for the Planning Area prior to its' development to determine any road improvements required as a result of the increased usage of the local road network.

6.3.8 Bears paw ASP Consideration H – ASP Conformity and the Necessity for Plan Amendment

The proposed subdivision is in conformity to the Bears paw ASP and no amendment to the ASP is required.

6.3.9 Bears paw ASP Consideration I – Other Matters

Municipal Reserve

The municipal reserve requirement for the entire quarter section that the Planning Area is located has been previously provided through land dedication (Block R, Plan 561 LK) in the southeast corner of the subject quarter section.

This is in accordance with the following Bears paw ASP Policy:

Relevant excerpt from the Bears paw ASP Policy (page 34):

8.1.25 Applications for subdivision approval shall be subject to the Municipal Reserve provisions of the Planning Act and this Plan.

Conceptual Scheme Policy – Municipal Reserve

Policy 6.3.9.1

Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves may be satisfied by payment or cash-in-lieu or by the dedication of land or combination of both.

Policy 6.3.9.2

Notwithstanding Policy 6.3.9.1 municipal reserves for the Planning Area were previously provided within the southeast corner of the subject quarter section and registered as Block R, Plan 561 LK containing 16.0 acres.

Environmental Reserve

The Woodland Range CS does not identify any area within the Planning Area be preserved as environmental reserve (pursuant to the provisions of the Municipal Government Act).

Conceptual Scheme Policy – Environmental Reserve

Policy 6.3.9.3

No environmental reserve is provided within the Planning Area.

Sensitivity to Adjacent Residential Properties

It is proposed that as much of the native tree cover along the perimeter of the Plan Area is to be preserved in order to address potential sightline issues arising from new development relating to existing residences adjacent to the Plan Area.

Conceptual Scheme Policy – Sensitivity to Adjacent Residential Properties

Policy 6.3.9.4

The proposed building sites within the Planning Area shall be designed to retain as much of the natural tree cover as is considered reasonable, to the satisfaction of the MD of Rocky View.

Public Consultation

Consultation with adjacent property owners and other homeowners within the Bearspaw community will occur as part of the preparation of the Woodland Range CS. An “Open House” is scheduled for June 10, 2002 at 7:00 pm. Ongoing consultation has resulted in letters of support from adjacent landowners, submitted under separate cover.

7.0 Subdivision and Development Phasing

The proposed subdivision within the Planning Area is to proceed in two phases. The first phase to involve the four 3.2 to 3.3 acre parcels with the 3.2 acre remainder to be created within Block 6, Plan 791 0740 serviced via the cul-de-sac road (complete with the bulb affecting Block 5, Plan 1092 LK to be dedicated by Plan of Subdivision and constructed to Municipal District of Rocky View standards). The second phase to involve the subdivision of Block 5, Plan 1092 LK in a similar fashion creating four 3.2 to 3.6 acre parcels with a 3.3 acre remainder. All areas are more or less.

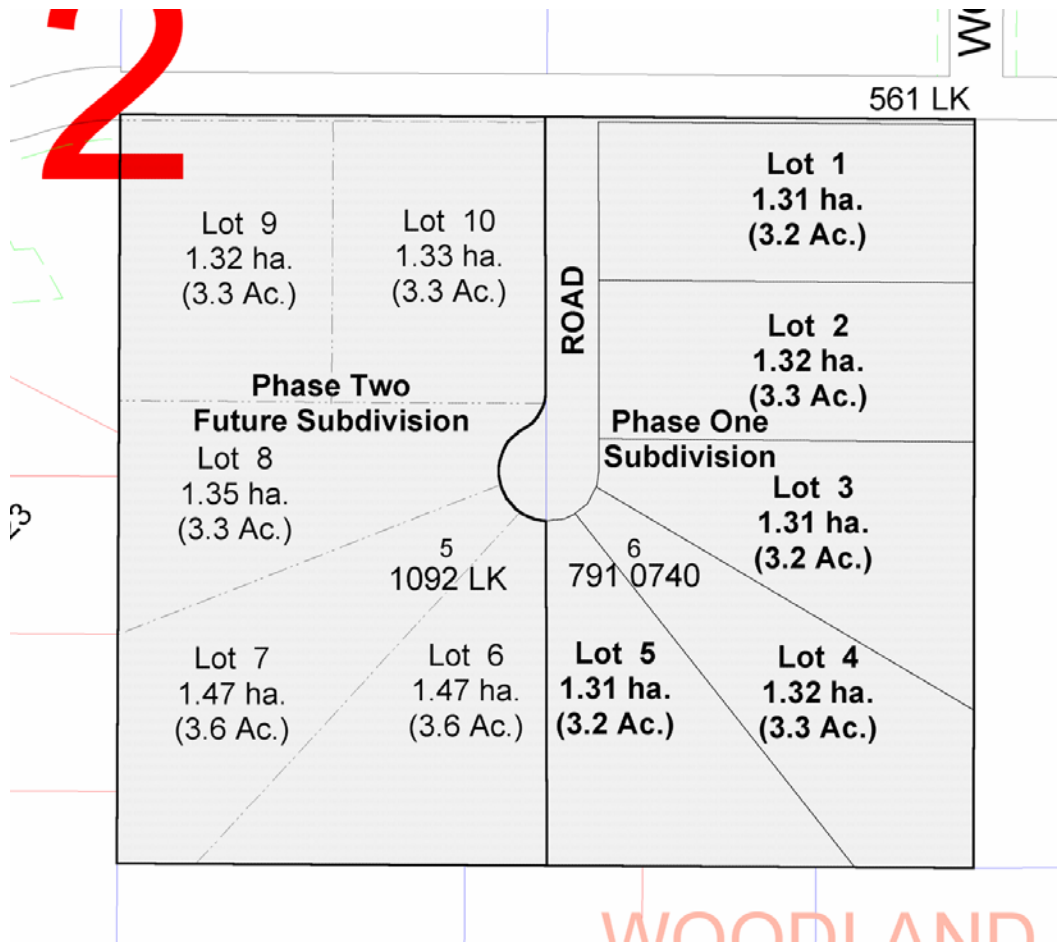


Exhibit 9 - Subdivision Phasing

Conceptual Scheme Policy – Phasing

Policy 7.1

Development within the Plan Area is proposed to proceed in two phases as shown in Exhibit 9 - Subdivision Phasing.

Policy 7.2

While the subdivision and development within the Planning Area is intended to proceed in two phases matched to a logical progression of servicing, subdivision and development may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure to sustain the planned subdivision is in place and/or available at the time of approval.

8.0 Conceptual Scheme Implementation

Exhibit 7 – Subdivision and Development Scheme has been designed to be compatible with land use in the area and provisions of the Bearspaw ASP. It is anticipated that the development of the Planning Area in accordance with the provisions of the Subdivision and Development Concept will maximize the development potential of the Planning Area and create a sustainable residential community, which is complementary with the adjacent community.

Exhibit 7 – Subdivision and Development Concept responds to site conditions within the Planning Area by providing suitably sized parcels that will accommodate and sustain the development of single-family residences.

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

Conceptual Scheme Policy – Implementation

Policy 8.1

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