

Conceptual Scheme

Pt. SE 1/4 Sec. 35-25-03-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

Revision: August 17, 2005

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

Doug and Barbara Ast

255091 Woodland Road

Calgary, AB T3R1G3

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6133-2005

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme in accordance with the Bearspaw Area Structure Plan, to provide a policy framework to guide and evaluate future development within portions of the SE 35-25-03 W5M comprising approximately \pm 24.23 hectares (\pm 59.78 acres); and

WHEREAS the Council deems it desirable to adopt the Conceptual Scheme; and

WHEREAS a notice was published on Tuesday, September 20, 2005 and Tuesday, September 27, 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, October 18, 2005; and

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

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a framework to guide and evaluate future development within portions of the SE 35-25-03 W5M comprising approximately \pm 24.23 hectares (\pm 59.78 acres); as shown on Schedule "A" attached to and forming part of this Bylaw; and
2. This Bylaw shall come into effect upon the date of its third and final reading thereof.

DIVISION 8
File: 05735006-2005-RV-140

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 13, 2005, on a motion by Councillor Neustaedter.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 18, 2005, on a motion by Councillor Neustaedter.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 18, 2005, on a motion by Councillor Habberfield.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6133-2005

SCHEDULE 'A'

A Conceptual Scheme for portions of the SE 35-25-03 W5M comprising approximately ± 24.23 hectares
(± 59.78 acres).

Part One

Conceptual Scheme - Pt. SE 1/4 Sec. 35-25-03-W5N

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Part Two - Development Cells

Development Cell A (Phase 1) - Portion of the SE ¼ Sec. 35-25-03-W5M

Detailed planning for subsequent phases of Development Cell A and Development Cells B to D Portion of the SE ¼ Sec. 35-25-03-W5M to be completed and appended to this Conceptual Scheme at a future date:

Development Cell B - Lot 1, Plan 9411044

Development Cell C - Lot 1, Block 7, Plan 9612634

Development Cell D - Block 7, Plan 7611297

1.0 Introduction

This Conceptual Scheme was prepared at the request and as a requirement of the M.D. of Rocky View No. 44. This Conceptual Scheme is characterized by the Municipality as a “Limited-Scope Conceptual Scheme” and applies to lands within a portion of the Pt. SE 1/4 Sec. 35-25-03-W5N. These lands are collectively referred to in this Conceptual Scheme as the Planning Area.

2.0 Conceptual Scheme Purpose and Objectives

This Conceptual Scheme provides:

- A description of all lands contained within the Conceptual Scheme Area;
- A description of the proposed internal road hierarchy within the entire Conceptual Scheme boundary; including its relation to main transportation routes and the existing internal subdivision roads of Spero Place and Woodland View.

3.0 Conceptual Scheme Planning Area

3.1 Municipal Location

The Conceptual Scheme Planning Area is located within Division 8 of the M.D. of Rocky View No. 44, approximately one half (1/2) mile north of Highway #1a, adjacent and west of Woodland Road and adjacent and north of Spero Place.

3.2 Planning Area

The Planning Area for this Conceptual Scheme is defined by a motion of Council at its meeting of February 01, 2005. The Planning Area contains an area of 59.78 acres (24.23 hectares) and comprises four (4) titled parcels under separate and individual land ownership.

Exhibit 13.1 - Conceptual Scheme Planning Area describes the Planning Area.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 3.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 13.1 – Conceptual Scheme Planning Area.

3.3 Planning Area - Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into four (4) Development Cells. Exhibit 13.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of this Conceptual Scheme's 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	Portion of the SE ¼ Sec. 35-25-03-W5M	35.28	14.31	59.02
Development Cell B	Lot 1, Plan 9411044	4.65	1.88	7.78
Development Cell C	Lot 1, Block 7, Plan 9612634	4.00	1.62	6.69
Development Cell D	Block 7, Plan 7611297	15.85	6.412	26.51
	Planning Area Total	59.78	24.23	100.00

Table Notes:

-
1. Table information current as per March, 2005 Title Searches.
 2. Totals may not equal due to rounding and metric conversion.
 3. All areas should be considered more or less.

Conceptual Scheme Policy: Development Cells

Policy 3.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to this Conceptual Scheme required by the M.D. of Rocky View.

3.4 Planning Area - Community Context and Land Use

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
Development Cell A	Residential Two District (R-2)
Development Cell B	Residential Two District (R-2)
Development Cell C	Residential One District (R-1)
Development Cell D	Residential One District (R-1)

Table Notes:

1. Table information current as per March, 2005

This Conceptual Scheme concludes:

- Residential land uses exist on lands within and 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 Bearspaw community. In order to maintain current development standards and facilitate architectural compatibility within the Bearspaw 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.)

3.5 Planning Area - Physical Characteristics

Terrain

Conceptual Scheme Policy: Terrain

Policy 3.5.1 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 3.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with a “Master Drainage Plan”, a detailed “Storm Water Management Plan” and an attendant “Grading Plan”.

Predevelopment Drainage Pattern

Conceptual Scheme Policy: Predevelopment Drainage Pattern

Policy 3.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of the M.D. of Rocky View No.44.

Conceptual Scheme Policy: Subsurface Conditions

Policy 3.5.4 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 3.5.5 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 3.5.6 Where an “Environmental Assessment or Overview” is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.

Vegetation

Conceptual Scheme Policy: Vegetation

Policy 3.5.7 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 a single residence.

- Development Cell C contains a single residence.
- Development Cell D contains a single residence.

4.0 Conformity to the Bearspaw Area Structure Plan

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

5.0 Future Land Use

Land Use Change

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 5.0.1 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 within and in proximity to the Planning Area.

Policy 5.0.2 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 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 Bearspaw Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View No.44.

6.0 Subdivision and Development Concept

Exhibit 13.3 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of four Development Cells (Development Cells A to D).

Development Cell A

Development Cell A comprises 35.28 acres (14.31 ha) contained under a single title. Exhibit 13.3 – Subdivision and Development Concept contemplates the subdivision of this Cell into ten 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 one title. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell at this time as future subdivision of Development Cell B may require demolition or relocation of the existing residence.

Development Cell C

Development Cell C comprises 15.86 acres (6.42 ha) contained under one title. Exhibit 13.3 – Subdivision and Development Concept contemplates the subdivision of this Cell into five lots in order to accommodate residential land use and development

Development Cell D

Development Cell D comprises 4.00 acres (1.62 ha) contained under one title. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell at this time as future subdivision of Development Cell B may require demolition or relocation of the existing residence.

Table 3 – Subdivision and Development Concept Build-out Statistics

Development Cell	Residential Lots	Acres	Hectares	Percent of Development Cell (%)
Development Cell A	10	35.28	14.31	59.66
Development Cell B	1	4.00	1.62	6.76
Development Cell C	5	15.86	6.42	26.82
Development Cell D	1	4.00	1.62	6.76
Total	17	59.14	23.97	100.00

Table Notes:

1. Land Use Statistics are for 14.4 – 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 6.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 13.3 – Subdivision and Development Concept.

Policy 6.0.2 Lot layouts illustrated in Exhibit 13.3 – 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 Bearspaw Area Structure Plan and other relevant policies and regulations of the M.D. of Rockyview No.44.

Conceptual Scheme Policy: Subdivision Design Principles

Policy 6.0.3 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 6.0.4 Lots provided within the Planning Area should be designed to be two (2) acres or greater in size (more or less).

Conceptual Scheme Policy: Municipal Reserve

Policy 6.0.5 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 provisions of the Municipal Government Act.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.6 Where appropriate, 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.

7.0 Road System

The Planning Area is accessible to the M.D. of Rocky View municipal road network and the Provincial Highway network via a future public road connection to Woodland View. Woodland View connects to Woodland Road which intersects Highway 1a to the south of the Planning Area. Currently, no direct access is available from the Planning Area to Spero Place due to an intervening 5.18 metre strip of land contained in Lot 1, Block 4, Plan 9310879 and extending east to Woodland Road. During the preparation of this Conceptual Scheme, the Owner of Lot 1, Block 4, Plan 9310879 advised that he was not willing to permit access across his lands for the purpose of linking Spero Place with Woodland View and/or to provide ingress and egress to the Planning Area.

Conceptual Scheme Policy: Road System Design

Policy 7.0.1 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

Policy 7.0.2 All internal roads are proposed as local public roads with development in accordance with M.D. of Rocky View No.44 policies and standards.

Policy 7.0.3 Internal roads within individual Development Cells shall be constructed to municipal standards in accordance with the current M.D. of Rocky View No.44 policies and standards.

Policy 7.0.4 The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.

Policy 7.0.5 Linear pathways will not be permitted within the road right of way.

- Policy 7.0.6 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 7.0.7 No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.) from the Municipality.
- Policy 7.0.8 This Conceptual Scheme contemplates that future ingress and egress to the Planning Area will be via an internal public road system with linkages north to existing Woodland View and west to adjacent lands (as shown on Exhibit 13.3 – Subdivision and Development Concept). With the exception of proposed Lot 1, Block 2 within Development Cell A and existing parcels having access to Woodland Road, all future lots within the Planning Area should utilize the planned internal road system (or Spero Place should access become available at a future date) for ingress and egress to the Municipal road system.

8.0 Utility Servicing Strategy

Shallow Utilities

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

Conceptual Scheme Policy: Shallow Utilities

- Policy 8.0.1 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Developer.
- Policy 8.0.2 The Developer of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.

Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

- Policy 8.0.3 A “Solid Waste Management Plan” should be considered at the first phase of subdivision approval for all Development Cells within the Planning Area to

the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.

9.0 Development Concept

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

9.1 Suitability to Accommodate Development

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 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 May 04, 2000, as amended.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the population will be approximately 66 persons more or less (based upon an average occupancy of 3.3 persons per residence).

Table 4: Estimated Build-out Population by Development Cell

Development Cell	Estimate Build-out Population
Development Cell A (10 x 3.3)	33.0
Development Cell B (1 x 3.3)	3.3
Development Cell C (5 x 3.3)	16.5
Development Cell D (1 x 3.3)	3.3
Total Estimated Build-Out Population	56.1

9.3 Architectural and Site Development Standards

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 Developer and following subdivision and development, subsequent landowners.

Conceptual Scheme Policy: Architectural and Site Development Standards

- Policy 9.3.1 Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.
- Policy 9.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, subsequent landowners.
- Policy 9.3.3 Architectural and site development standards should identify and encourage the use of finish materials which include natural colours, river rock and wood.

10.0 Community Considerations

Public Consultation

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Bears paw community has occurred during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an open house held June 13, 2005 in the residence of Doug and Barbara Ast. Five people attended the open house.

Conceptual Scheme Policies: Historical Context

- Policy 10.0.1 All proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.
- Policy 10.0.2 All local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

Conceptual Scheme Policies: Phasing

- Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme 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 11.0.2 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.

12.0 Conceptual Scheme Implementation

This Conceptual Scheme is in conformity to the Bearspaw 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.

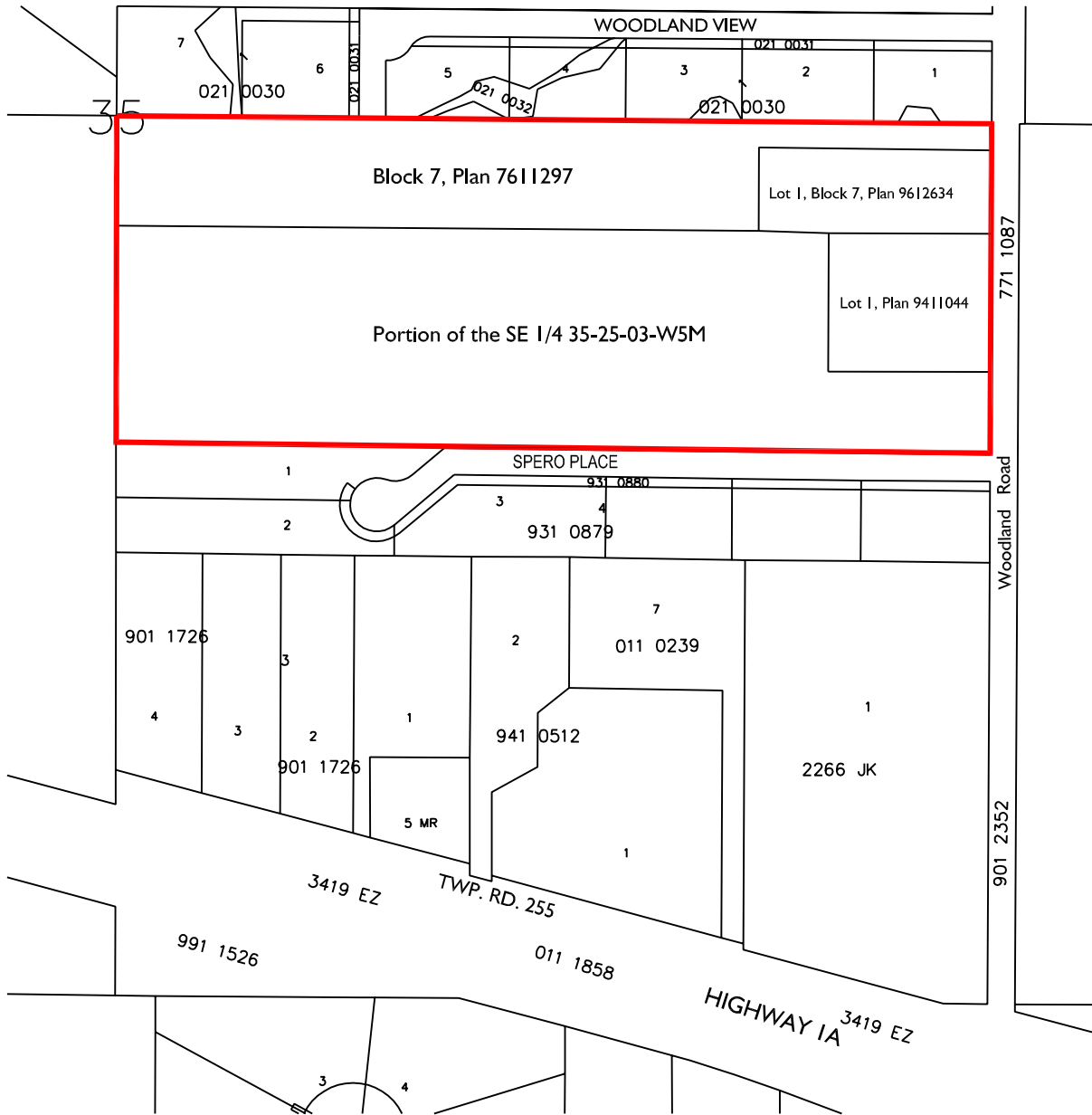
Conceptual Scheme Policies: Implementation

Policy 12.0.1 Pursuant to the provisions of the Bearspaw Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan.

Policy 12.0.2 The M.D. of Rocky View No. 44 shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.

13.0 Exhibits

- 13.1 Planning Area
- 13.2 Development Cells
- 13.3 Subdivision and Development Concept



Conceptual Scheme - Pt. SE 1/4 Sec. 35-25-03-W5M Exhibit 13.1 Planning Area

Planning Area comprises 59.78 acres (24.23 ha) and is outlined.

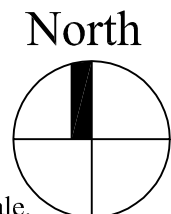
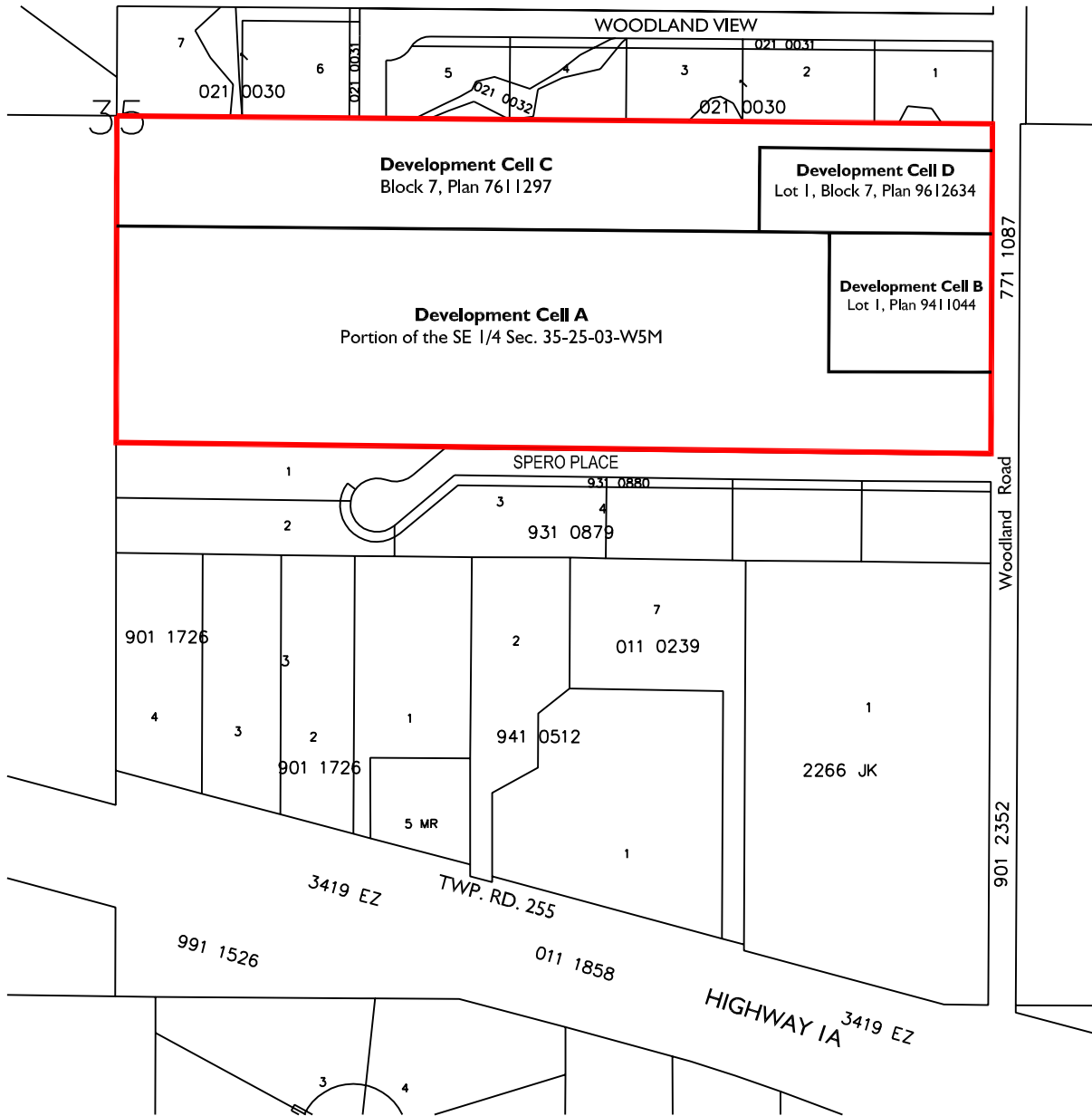


Exhibit is not to scale.
June 2005



Conceptual Scheme - Pt. SE 1/4 Sec. 35-25-03-W5M Exhibit 13.2 Development Cells

Planning Area comprises 59.78 acres (24.23 ha) and is outlined.

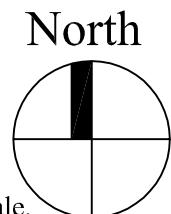
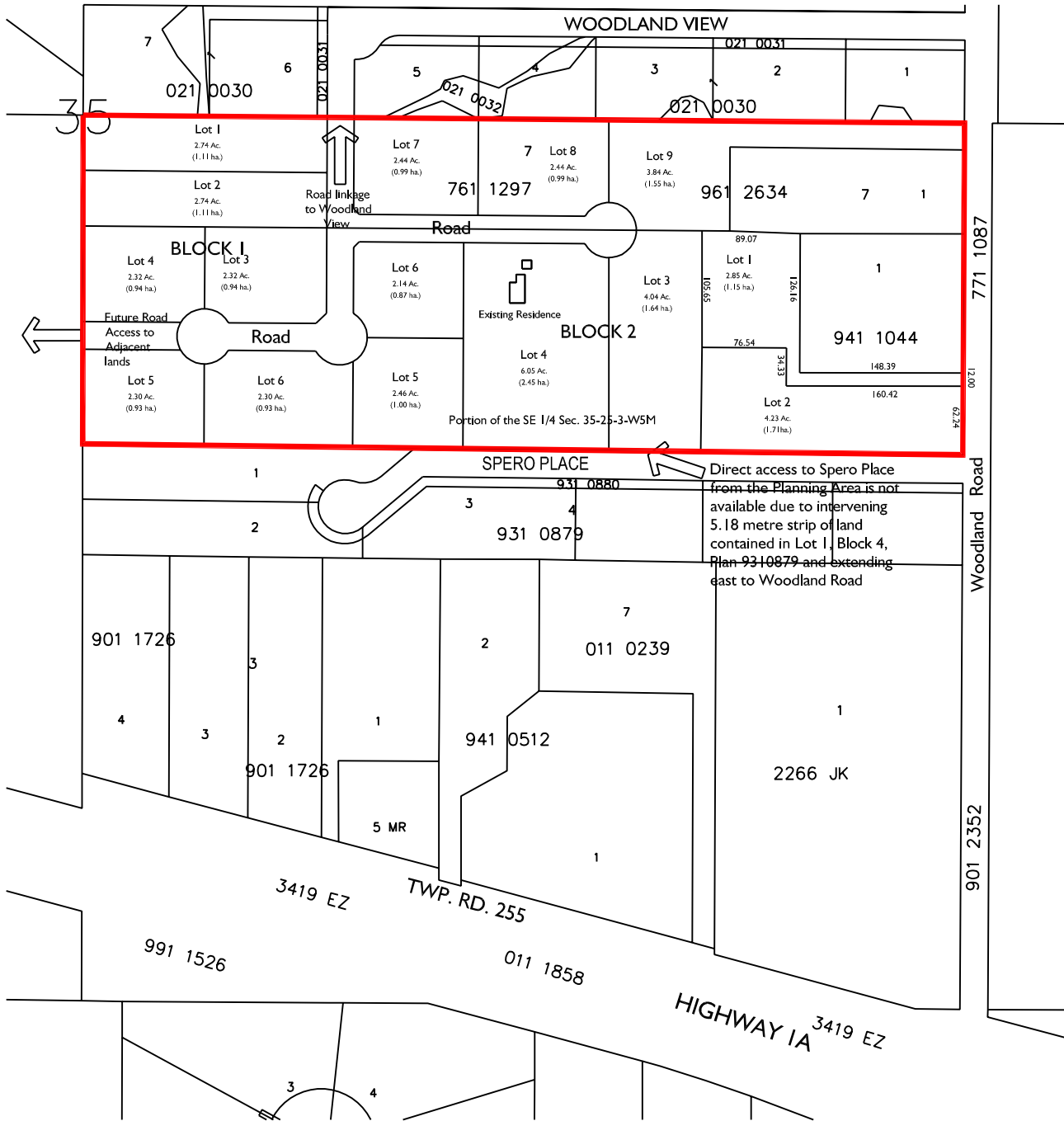


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Conceptual Scheme - Pt. SE 1/4 Sec. 35-25-03-W5M Exhibit 13.3 Subdivision and Development Concept

Planning Area comprises 59.14 acres (23.97 ha) and is outlined.

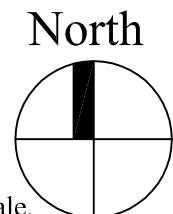


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Part Two - Development Cells

- Appendix 1 - Development Cell A - Portion of the SE ¼ Sec. 35-25-03-W5M
- Appendix 2 - Development Cell B - Lot 1, Plan 9411044
- Appendix 3 - Development Cell C - Lot 1, Block 7, Plan 9612634
- Appendix 4 - Development Cell D - Block 7, Plan 7611297

Development Cell labels do not indicate progression of phasing.

Appendix 1

Development Cell A - Portion of the SE ¼ Sec. 35-25-03-W5M

Phase 1 Redesignation and Subdivision of Development Cell A

Phase 1 redesignation and subdivision of Development Cell A proposes to redesignate and subdivide a portion of the SE ¼ Sec. 35-25-03-W5M in order to create one (1) 2.85 acre (1.15 ha) lot (Lot 1, Block 2 as shown in Exhibit 13.3 of this Conceptual Scheme) with a 32.43 acre (13.12 ha) balance lot.

The proposed subdivision is based upon the objective of the Landowner to create a new lot for her daughter and her family. In order to accommodate the sharing of an existing access driveway and approach to Woodland Road, Lot 1 contains an existing driveway within a short panhandle. In this manner the existing driveway can be shared between the existing Ast residence and the proposed new residence. As noted in this Conceptual Scheme, access south to Spero Place is restricted by an intervening strip of land approximately three (3) metres in width (contained within Lot 1, Plan 931 0879) which runs adjacent the north side of Spero Place to Woodland Road.

Appendix Exhibit 1.0: Phase 1 Subdivision of Development Cell A is attached and forms part of this appendix. The following table provides the land use statistics for Appendix Exhibit 1.0:

Proposed Lot	Area (Acres)	Area (Hectares)	Percent
Lot 1	2.85	1.15	8.08
Balance Parcel (containing the existing Ast Residence)	32.43	13.12	91.92
Total	35.28	14.28	100.00

Table Notes:

1. Areas are approximate and require verification by legal survey.
2. All areas should be considered more or less.
3. Totals may not equal due to rounding or metric conversion.

The subject lands are currently designated Residential Two District (R-2) by the M.D. of Rocky View Land Use Bylaw. It is proposed that Lot 1 be redesignated to Residential One District (R-1) to accommodate the proposed subdivision and to permit the development of residential land uses. The balance of Development Cell A will remain designated Residential Two District (R-2).

Currently, no further subdivision of Development Cell A is contemplated by the Landowner. At such time as future redesignation and subdivision of Development Cell A is proposed, it will follow the provisions and policies of this Conceptual Scheme.

Physical Characteristics of Development Cell A

Terrain

Development Cell A has a south west aspect. The subject land contains no areas of terrain which would impair its development within Development Cell A.

Vegetation

Development Cell A is believed to contain no environmentally significant areas of vegetation and/or wildlife habitat. Native and domestic grasses comprise the dominant plant communities found on the subject lands.

Existing Development

Development Cell A contains the existing residence of the Registered Owner. A new residence is proposed for construction on proposed Lot 1.

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 Development Cell A, it is important that these sites are identified and removed, preserved or avoided prior to development.

Site Development and Architectural Standards

Architectural standards will be developed at the time of subsequent subdivision of Development Cell A 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.

Potable Water

Potable water is supplied to the existing Ast residence by an existing well. Potable water is proposed to be provided to proposed Lot 1 by connection to the Rocky View Water Co-op distribution and treatment system.

Sewage Treatment

Currently, the existing Ast residence treats and manages domestic sewage with a private sewage system (septic tank and field). This private sewage system is regularly maintained and there are no known issues with its operation. Sewage management for development on proposed Lot 1 will be via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and Municipal policies.

Storm water Management

The proposed subdivision will compliment the natural drainage patterns found within Development Cell A. Post development drainage from Development Cell A will continue to flow south west to an existing depression located within Development Cell A. The management of storm water shall be in accordance with best management practices and M.D. of Rocky View policies and standards.

Shallow Utilities

Shallow utilities are currently provided to Development Cell A and additional service connections will be provided by the appropriate service provider in the area. Where required, easements will be provided as required by the utility service provider.

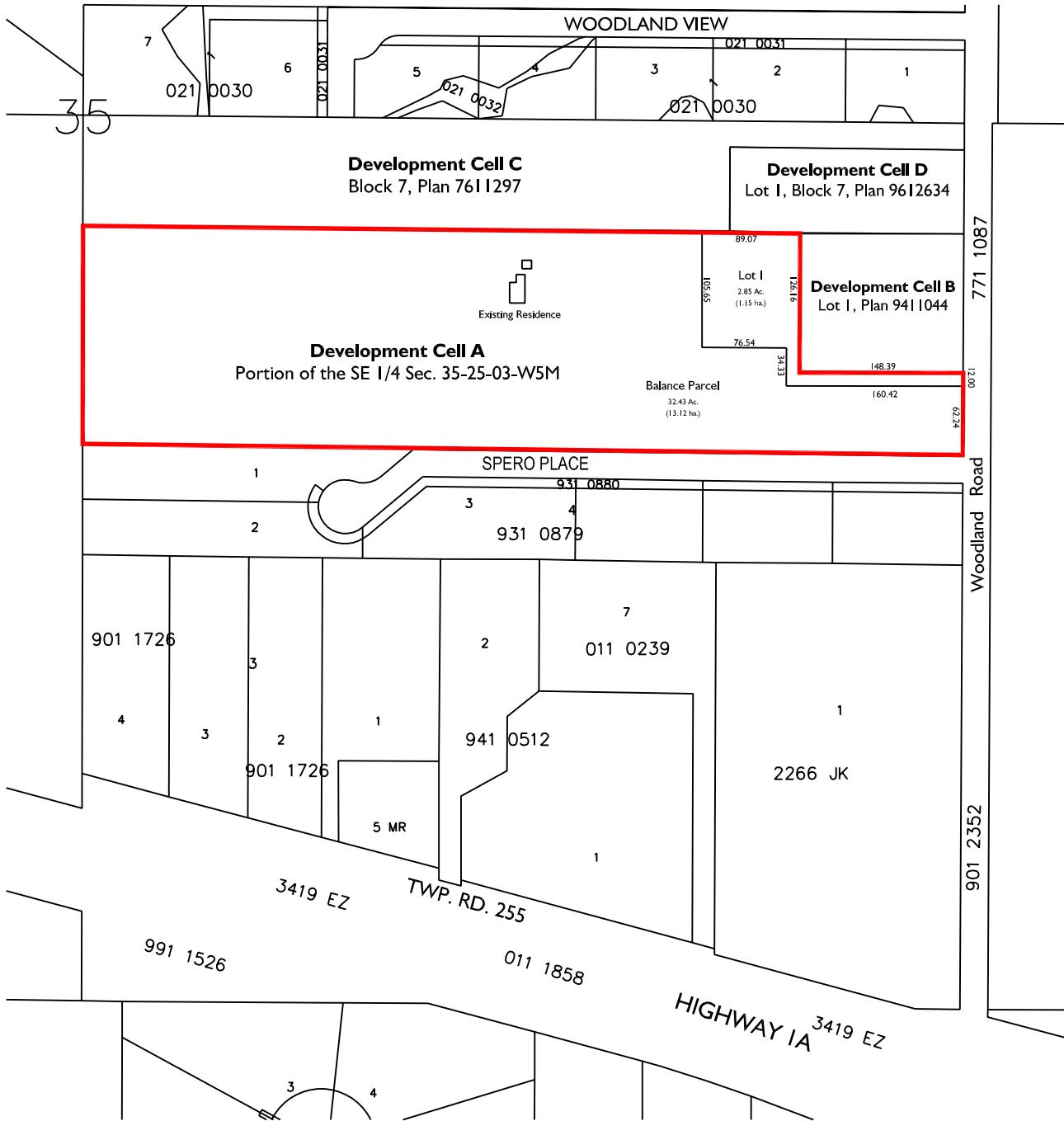
Access Management

Access to proposed Lot 1 and the Balance Parcel will be via a shared approach and existing driveway to Woodland Road. An access right of way and attendant easements will ensure that the rights and obligations of the two parcels respecting this shared situation are appropriately accommodated.

This Conceptual Scheme (pursuant to Policy 7.0.8) contemplates that further subdivision of Development Cell A will require ingress and egress to the Municipal Road system to be via an internal road system and/or Spero Place.

Municipal Reserve

Disposition of Municipal Reserve owed as the result of the subdivision of Development Cell A shall be in accordance with Section 666 of the Municipal Government Act. .



Conceptual Scheme - Pt. SE 1/4 Sec. 35-25-03-W5M
 Appendix 1 Exhibit 1.0:
 Phase 1 Subdivision of Development Cell A

Development Cell A comprises 35.28 acres (14.28 ha) and is outlined.

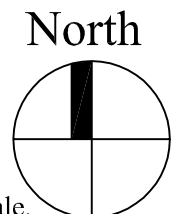


Exhibit is not to scale.
 August 2005