



BYLAW C-7621-2017
A Bylaw of Rocky View County
known as the Bearspaw River View Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7621-2017.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Bearspaw River View Conceptual Scheme, and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

- THAT** Bylaw C-4129-93, known as the "Bearspaw Area Structure Plan", be amended in accordance with amendments contained in Schedule 'A', attached to and forming part of the Bylaw; and,
- THAT** Bylaw C-7621-2017 being the "Bearspaw River View Conceptual Scheme", be adopted, affecting Lot:1 Plan:1746 LK as defined in Schedule 'B' which is attached to and forms part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7621-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 08

File: 05607006 - PL20170022

PUBLIC HEARING WAS HELD IN COUNCIL this

13th day of June, 2017

READ A FIRST TIME IN COUNCIL this

13th day of June, 2017

READ A SECOND TIME IN COUNCIL this

13th day of June, 2017

UNANIMOUS PERMISSION FOR THIRD READING

13th day of June, 2017

READ A THIRD TIME IN COUNCIL this

13th day of June, 2017

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7621-2017

Amendments to Bearspaw Area Structure Plan (C-4129-93)

Amendment #1

Add the following to section 10.0 Concept Plans:

Bearspaw River View Conceptual Scheme – Adopted (Month, Day, Year)



SCHEDULE 'B'
FORMING PART OF BYLAW C-7621-2017

A Conceptual Scheme affecting Lot:1 Plan:1746 LK, herein referred to as the "Bears paw River View Conceptual Scheme".

**CONCEPT PLAN:
BEARSPAW RIVER VIEW
LOT 1 PLAN 1746 LK
NW ¼ 7-25-2 W5M**

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On Behalf of:
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1) INTRODUCTION AND SUMMARY

1.1) SUMMARY OF DEVELOPMENT PLAN

The intention of this application is for a land use re-designation from R-2 to R-1 and subdivision from one 13-acre lot into 6 approximately 2-acre lots with a single internal subdivision cul-de-sac entering from Bearspaw Village Road (133 St NW).

The developer intends to service all 6 lots with treated water, advanced NSF40 / BNQ septic systems, natural gas, electrical, and data service lines run underground to each pre-designated home site before sale of the lots begins. The internal subdivision road is to be built with architectural and landscaping enhancements and all home site driveways will be paved after home construction is completed. Architectural and home location controls will be placed on all lots to maximize the value of these lots and to minimize disturbances to the existing topography.

1.2) LAND DESCRIPTION:

This is a 13 acre parcel in the NW ¼ of section 7-25-2 W5M. It is bounded by Twp Rd 252 (80th Ave NW) to the north and Bearspaw Village Road (133 St NW) to the west. The legal description is Lot 1 Plan 1746 LK.

1.3) PROPOSED USE AND PARCEL SIZE OF LANDS:

A total of six R-1 designated serviced lots with a minimum size of 0.8 ha (1.98 acres) with designated home sites.

1.4) PROPOSED INTERNAL ROAD HIERARCHY:

A single internal cul de sac subdivision road is proposed to service all six lots. Each lot will have its own approach off the internal subdivision road. See drawings for location.

2) CONCEPTUAL PLAN OBJECTIVES

- 2.1) To address potential concerns of the MD of Rocky view Council, Planning & Development, and Engineering Services.
- 2.2) To ensure that the development is done to a high standard that maximizes the quality of the area.
- 2.3) To show how the proposed development fits within the requirements of the Bearspaw Area Structure Plan
- 2.4) To provide an optimal framework for utilities, lot servicing and development
- 2.5) To optimize the internal road network and storm water runoff system for minimal topography disturbance and correct storm water management
- 2.6) To ensure that homes are built minimizing the disturbance of the topography and with respect to the neighbours' privacy as well as to maximize the home sites' views of the Rocky Mountains and Bow River.

3) AREA CONTEXT AND JUSTIFICATION FOR RE-ZONING

This site is in the area of multiple developments which are of R-1 density or greater and is serviced by roads that will not be presented with any traffic problems due to the development on this site. The site's location will allow for nice homes with great views and will not negatively impact future development or subdivision in the immediate area. Re-zoning from R-2 to R-1 is justified within the context of the Bearspaw ASP and will not change the character of the area.

3.1) CONTEXT RELATED TO BEARSPAW AREA STRUCTURE PLAN (ASP): This parcel is located in Bearspaw, and is influenced by the Bearspaw ASP. The property is favorable for current development within the guidelines of this ASP:

3.1.1) RESTRICTED DEVELOPMENT AREA: See Fig. 3.1.1: Distance from Calgary Restricted Development Area. The property is outside the Calgary Restricted Development Area and is not hindered by those restrictions.

3.1.2) PRIORITY AREA FOR CONCEPT PLANS AND DEVELOPMENT: See Fig. 3.1.2: Location within Development Priority Area 1 The property is in Development Priority Area 1 meaning it has few constraints to development and has further subdivision potential. A concept plan is recommended but not required as it would be with development priority areas 2 and 3. It is also not subject to the agricultural provisions of the ASP.

3.1.3) RESOURCE AGGREGATES: See Fig 3.1.3: Location within Empress Aggregates Formation. The property is within the Empress aggregate formation which contains developments of equal to or greater density than this proposal.

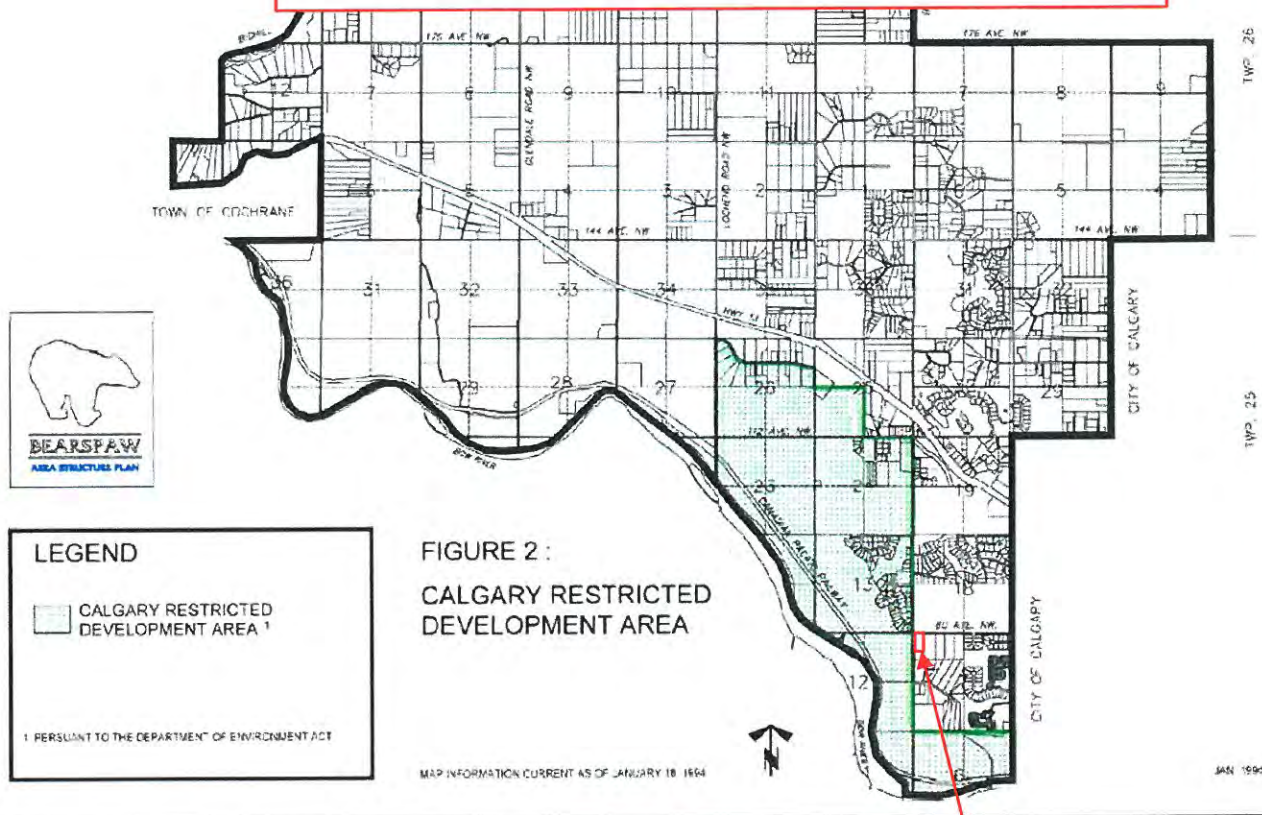
3.1.4) TRANSPORTATION HIERARCHY: See Fig 3.1.4: Location within the Transportation Hierarchy (note: a detailed traffic analysis follows). The property is bordered by Twp Rd 252 which is a minor collection road and by Bearspaw Village Road which continues that minor collection road flow north of the subject property.

3.1.5) ENVIRONMENTALLY SIGNIFICANT FEATURES: See Fig 3.1.5: Location in relation to Environmentally Significant Features. The property is not within areas of steep slopes, potential high water tables, or areas of potential flooding. A section of the property appears to be partially in the "known areas of potential archaeological historical and/or cultural significance" but we do not know why. There are no visible archaeological artifacts, features, or remains on the site nor are there any historical structures or remains.

3.1.6) COUNTRY RESIDENTIAL VS AGRICULTURAL: See Fig 3.1.6: Location within land designated for Country Residential land use. The property is designated for country residential development and not for agricultural use.

3.1.7) PHASING PRIORITY: See Fig 3.1.7: Location within Development Priority Area 1 for phasing timelines. The property is within Development Priority Area 1 for phasing timelines meaning that it has the highest priority for development timelines. It is also located within the Urban Fringe recognizing its close proximity to the City of Calgary.

FIG. 3.1.1: DISTANCE FROM CALGARY
RESTRICTED DEVELOPMENT AREA



OUTSIDE OF CALGARY
RESTRICTED
DEVELOPMENT AREA:
not an impediment to
development

FIG. 3.1.2: LOCATION WITHIN DEVELOPMENT PRIORITY AREA 1

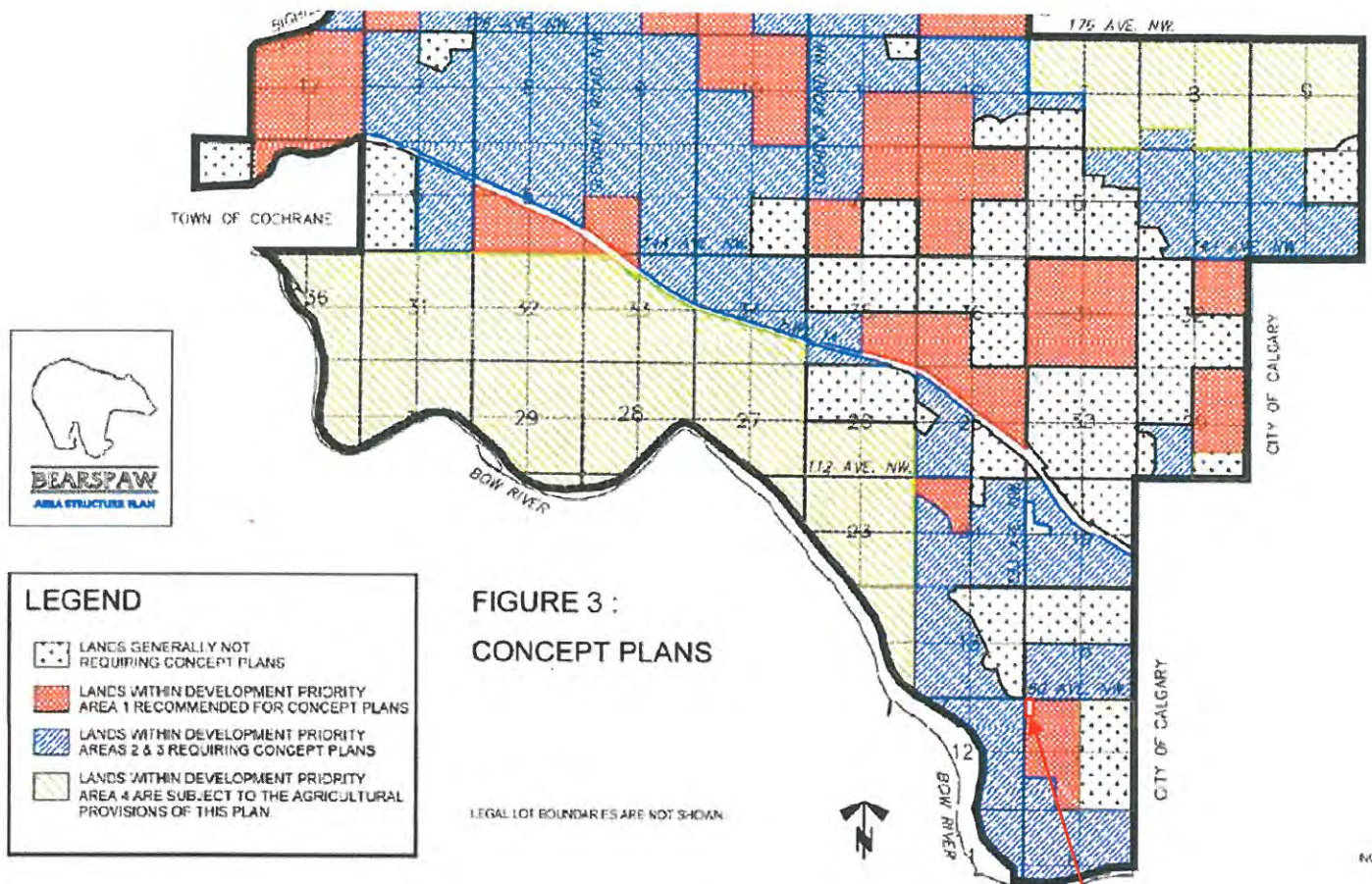


FIG 3.1.3: LOCATION WITHIN EMPRESS
AGGREGATES FORMATION

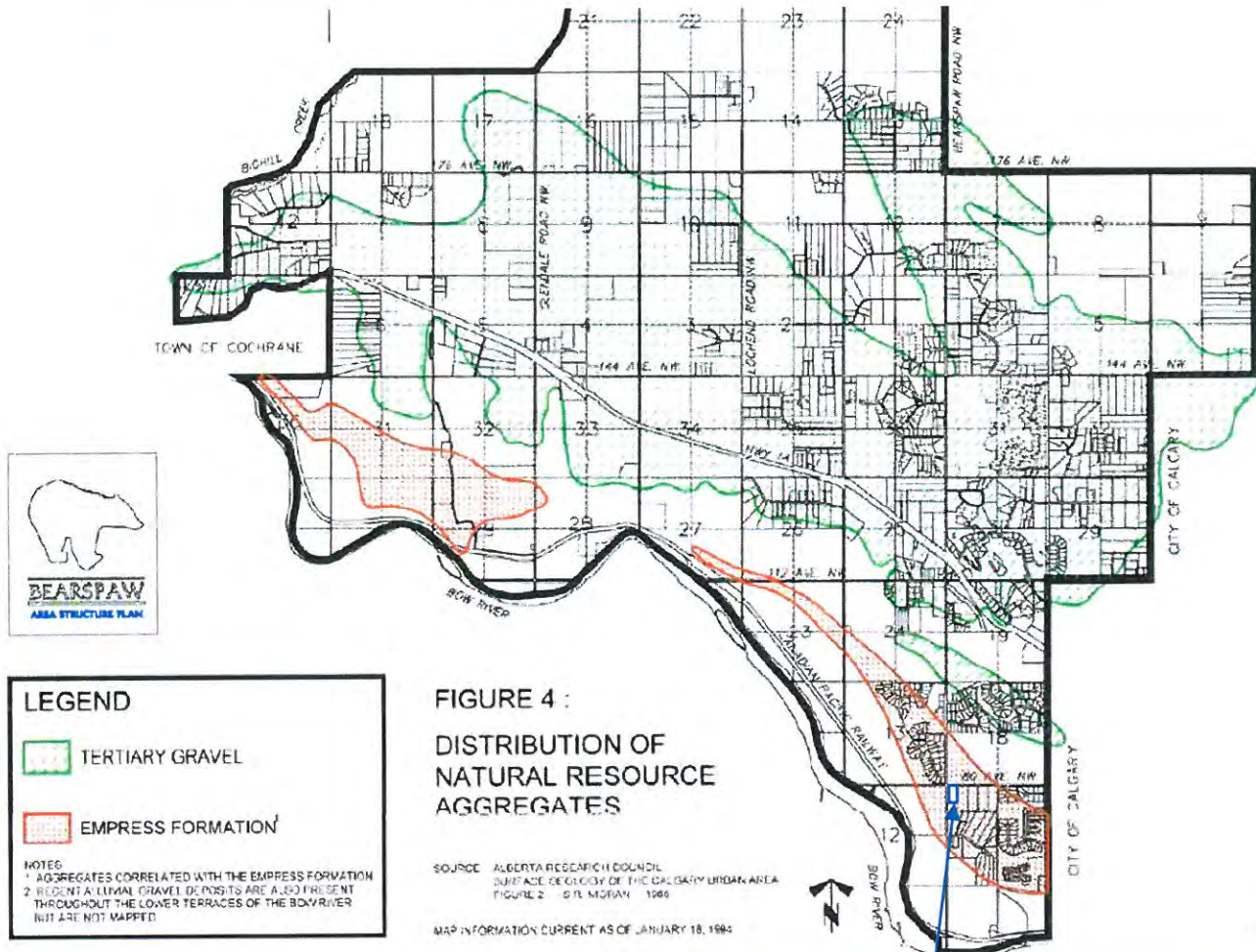
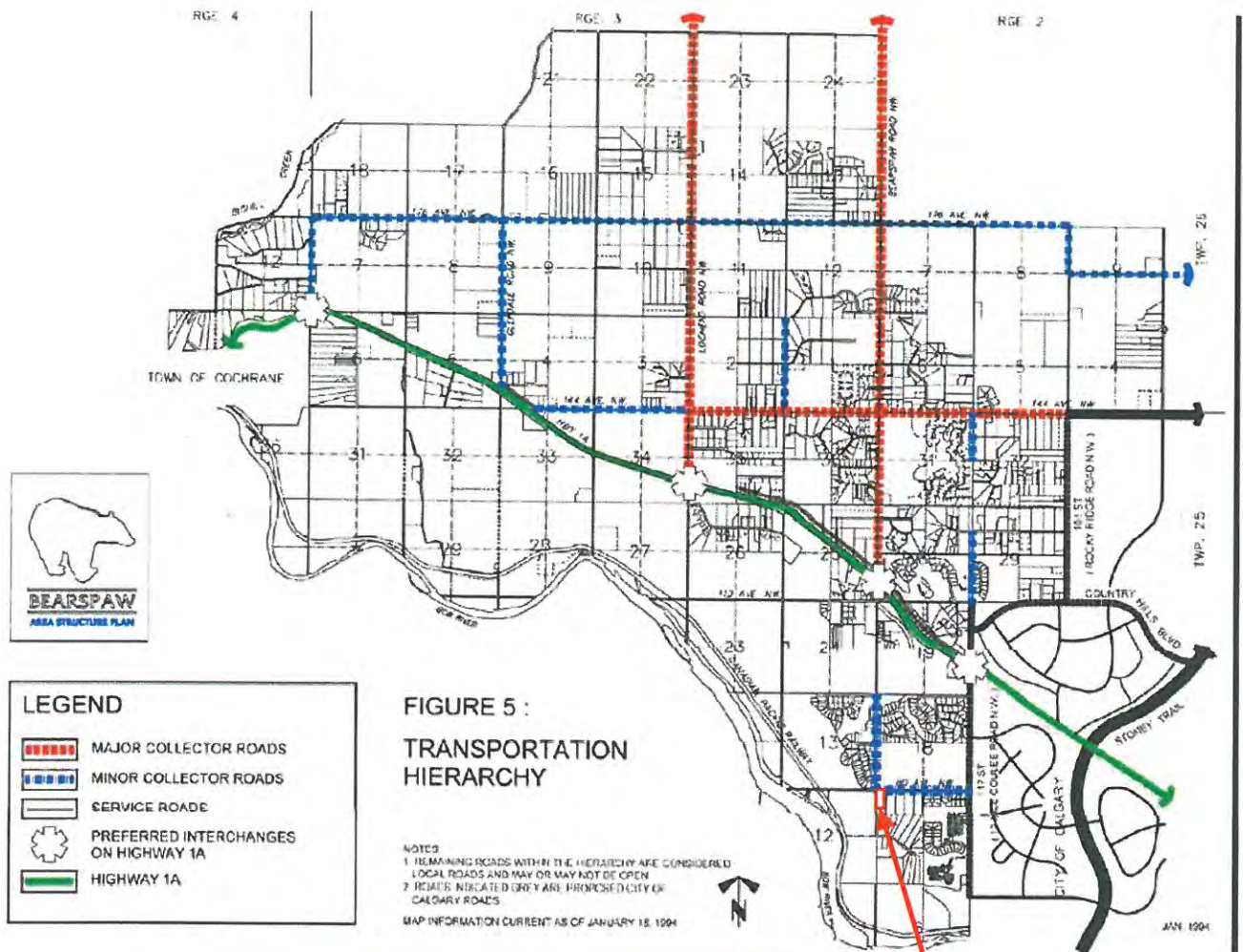
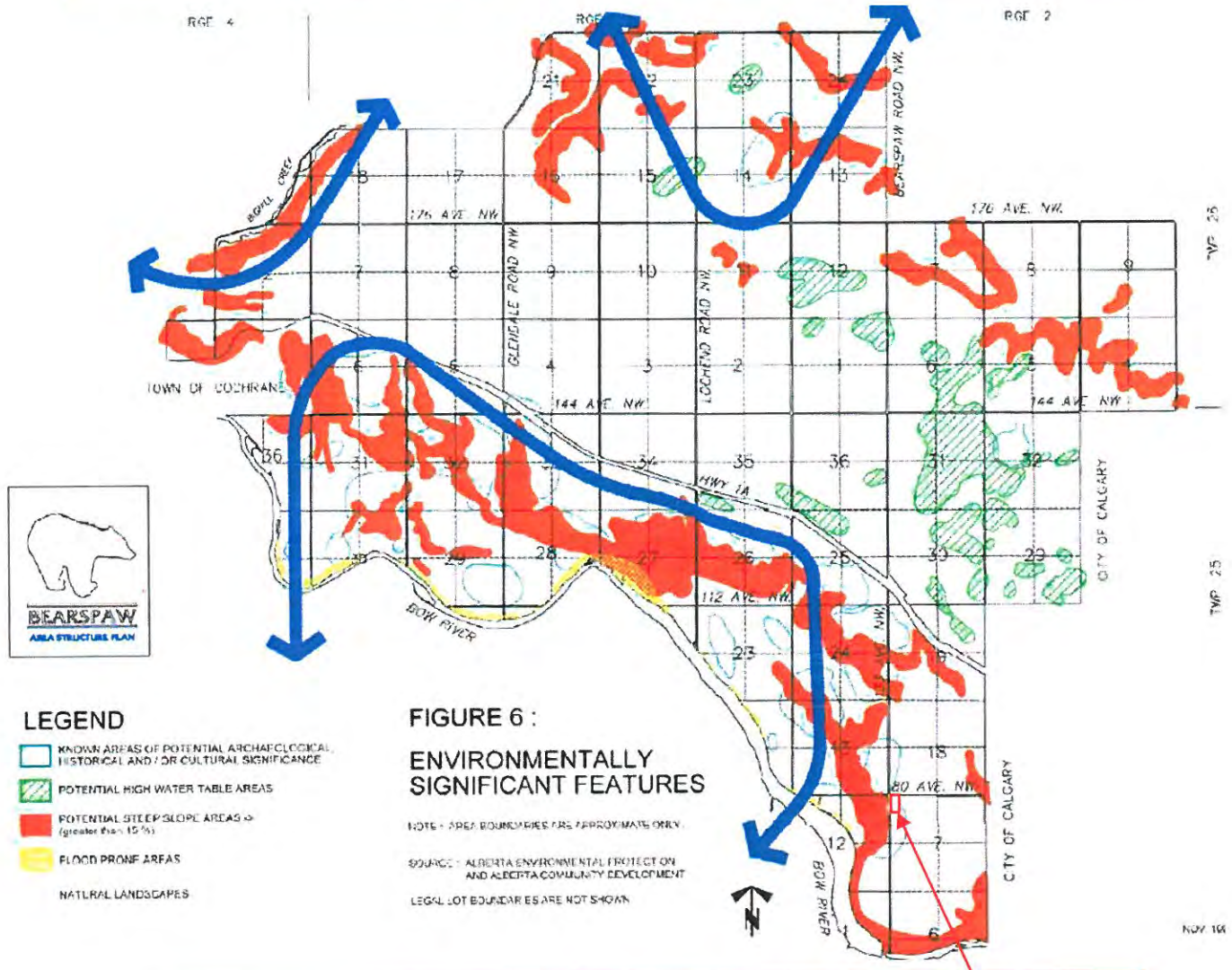


FIG 3.1.4: LOCATION WITHIN THE
TRANSPORTATION HIERARCHY



TRANSPORTATION HIERARCHY:
Property bordered by minor collection road
Property close to both Highway 1A
(Crowchild Trail) and Stoney Trail

FIG 3.1.5: LOCATION IN RELATION TO ENVIRONMENTALLY SIGNIFICANT FEATURES



ENVIRONMENTALLY SIGNIFICANT FEATURES:

- Not located in a flood prone area
- Not located in a potentially high water table area
- Not located on a potential steep slope area
- Part of property is close to approximate known area of potential archaeological, historical, or cultural significance but we are not sure what that entails. Land owner has never seen any items of significance in his 25 years on the property nor is he aware of any.

FIG 3.1.6: LOCATION WITHIN LAND DESIGNATED FOR COUNTRY RESIDENTIAL LAND USE

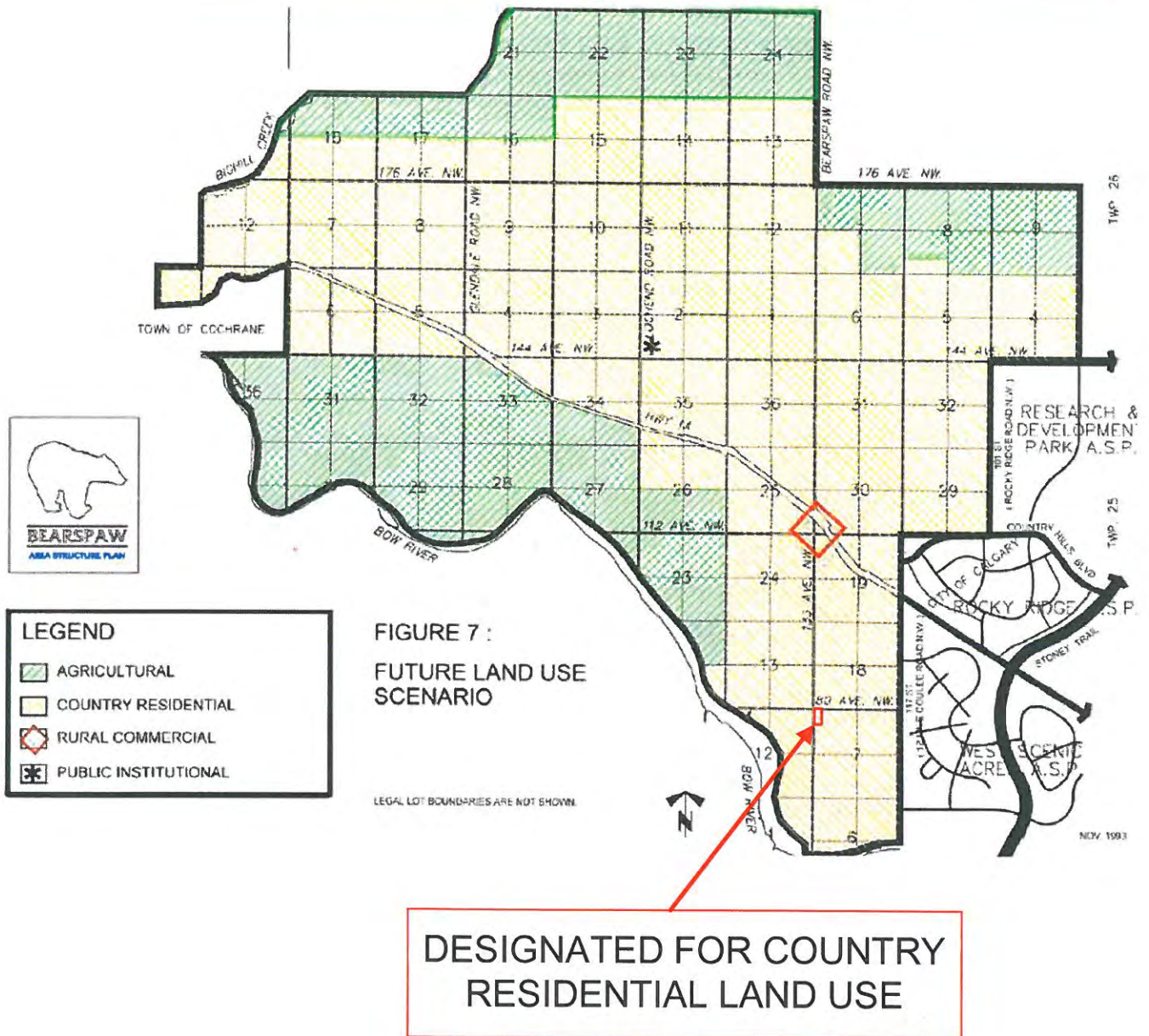
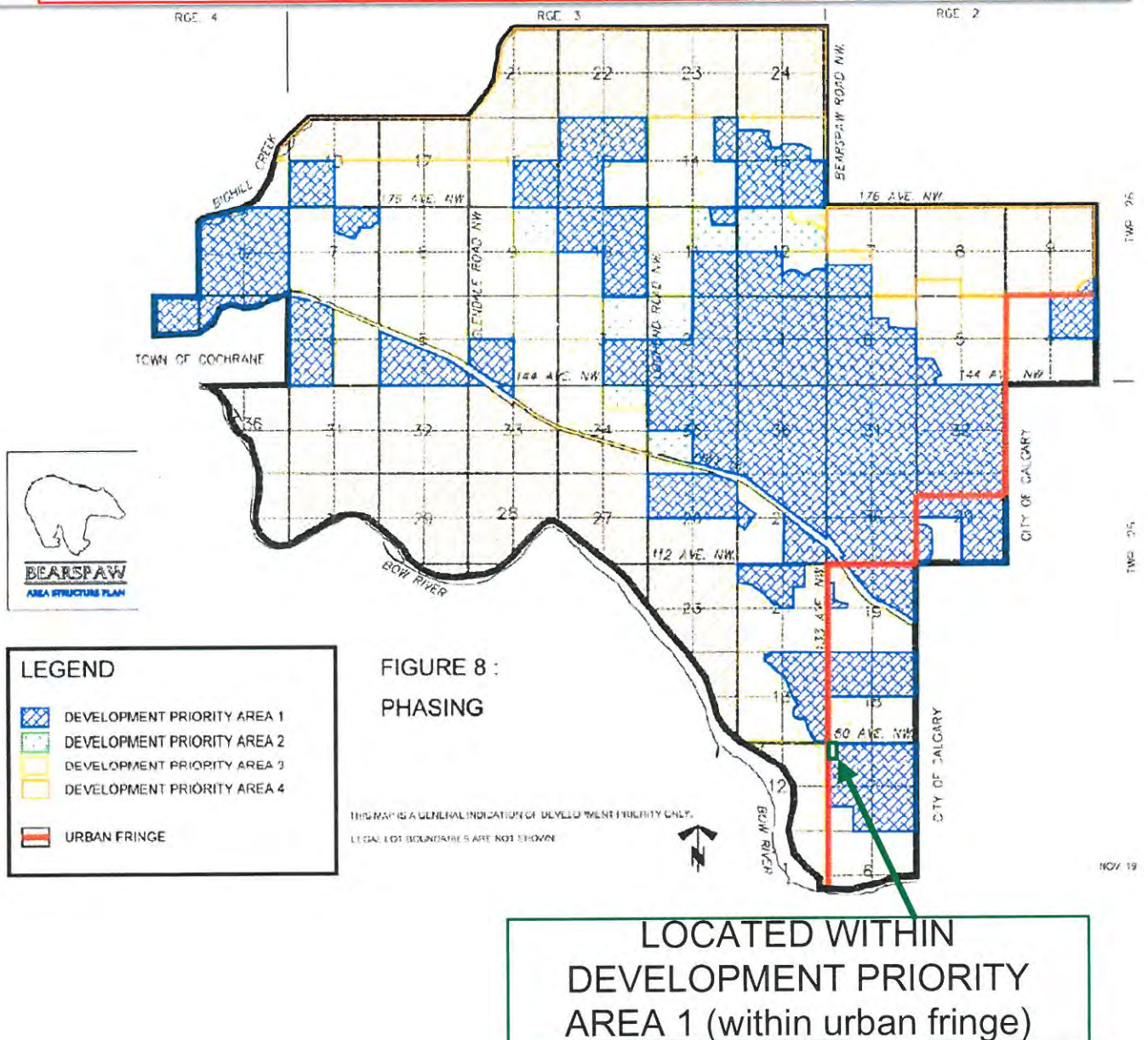


FIG 3.1.7: LOCATION WITHIN DEVELOPMENT PRIORITY AREA 1 FOR PHASING TIMELINES



3.2) SURROUNDING LAND USES: See Fig 3.2: Surrounding Land Uses and Developments. Neighbouring lands are predominantly country residential with some lots at R-2, and many lots at R-1 zoning or denser.

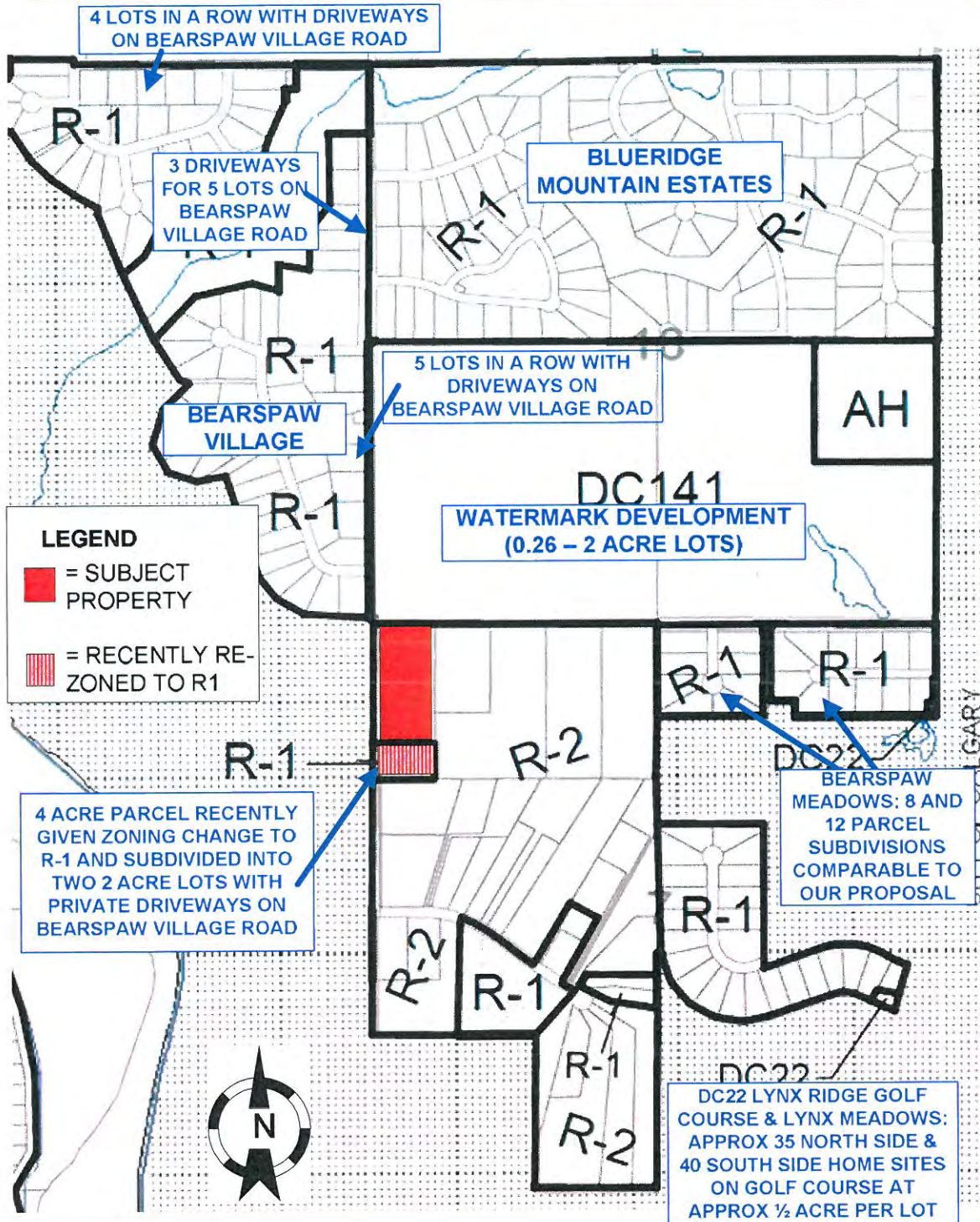
- City of Calgary suburban development is approximately 1.6 km to the east
- City of Calgary land immediately west of Bearspaw Village Rd is in the conceptual stage of development.
- There are 4 lots to the direct east that still have less than 1 home per 4 acres and are zoned R-2.
- The Watermark residential development (DC141) which is directly north across Twp Rd 252 from the subject site has lot sizes from 0.26 acres to nearly one acre in size.
- A church mixed with residential development of comparable density to Watermark is currently being applied for approximately 1.5 km to the north east of the subject property.
- The Lynx Ridge golf course with Lynx Meadows residential lots (DC22) of approximately 0.5 acres in size are located about 1 km to the southeast of the subject property.
- Of the R-2 parcels in the vicinity, the largest one is approximately 24 acres.
- There is no zoning of lower density than R2 in the area
- There are R-1 developments to the east, north east, south, south east, north and north- west; all within 1km of the site.

3.3) NEIGHBOURING DEVELOPMENTS: See Fig 3.2: Surrounding Land Uses and Developments

Following are the site's proximities to some of the high density developments in the direct area:

- 1.6 km from city limit to the east and high density development in Tuscany
- Right across 80th Ave from the high density Watermark Development with lot sizes beginning at about 0.26 acres
- Surrounded by R-1 two Acre lots to the Northwest at Bearspaw Village and to the east at Bearspaw Meadows as well as north of Watermark at Blueridge Mountain Estates
- Approximately 1.1 km from home site developments of Lynx Meadows at Lynx Ridge Golf Course with lot sizes of approximately 0.5 acre
- The City of Calgary bounds the site on the west side.

FIG 3.2: SURROUNDING LAND USES & DEVELOPMENTS



3.4) TRAFFIC FACTORS: See Fig 3.4: Transportation Area Map

3.4.1) SUMMARY: The proposed development contains 6 homes which will not have a significant impact on local traffic flows. It borders a minor collection road and benefits from close proximity to two major arteries. The geography of the area significantly limits the potential for future development to place a strain on the local roads' traffic volumes, although it is possible that the City of Calgary will be expanding traffic flow along Bearspaw Village Road. The site is also close to C Train and bus stops for those wishing to use public transportation.

3.4.2) MAJOR ARTERIES: The site is under 3.5 km from Highway 1A (Crowchild Trail NW) which is a major NW to SE artery and 6.1 km from highway 201 (Stoney Trail NW) by taking Highway 1A. Both highways support far more daily volume than this development could significantly effect and provide this development with excellent access to the City of Calgary and surrounding areas.

3.4.3) LOCAL ROADS: The roads which lead from the site to Highway 1A are Bearspaw Village Road, Twp Rd 252 and 12 Mile Coulee Road. None of these roads currently experience significant traffic backup. Geography limits the possibility of these roads experiencing significant volume increases in the future due to the fact that all three roads are bounded by the Bow River which wraps around them to the west and south. The distance from the Bow River to Highway 1A going South to North on 12 Mile Coulee Road is 4.3 km. Twp Rd 252 only runs 1.6 km west of 12 Mile Coulee road before terminating at Bearspaw Village Road and being bounded on the west by a steep incline leading to the river. This topography limits the potential for future development to be serviced by these roads. Possible future changes to Nose Hill Drive NW and development in the City of Calgary to the west of the subject property could affect the future of this road system.

3.4.4) ROAD ACCESS INTERSECTIONS

- Access from Bearspaw Village Road to Twp Rd 252 is controlled by a stop sign on Twp Rd 252. Twp Rd 252 terminates at Bearspaw Village Road with a T-Intersection.
- Access from Twp Rd 252 to 12 Mile Coulee Road is controlled by a stop sign at Twelve Mile Coulee Rd.
- Access from 12 Mile Coulee Road to Highway 1A towards Calgary (turning right) has an approximately 350 m merge lane.
- Access from 12 Mile Coulee Road to Highway 1A towards Cochrane (turning left) has a traffic light and turning lane.
- Access to 12 Mile Coulee Road from Highway 1A coming from Calgary (turning left) has a traffic light with dual turning lane.
- Access to 12 Mile Coulee Road from Highway 1A coming from Cochrane (turning right) has its own exit lane.

3.4.5) PUBLIC TRANSIT: The site is only 5.2 km from the newest NW Calgary C-Train station by roadway (3.2 km as the crow flies) for those wishing to commute to Calgary by means other than personal vehicle. The site is also only 1.7 km from the #74 and #174 bus routes in Tuscany, which connect to the C-Train system.

FIG 3.4: TRANSPORTATION AREA MAP



3.5) EFFECTS ON ADJACENT PROPERTIES: See Fig. 3.5 Proximity to neighbouring properties Due to spacing, topography, and natural features, the homes planned on this site will not have a significant effect on the privacy or views of neighbouring properties.

3.5.1) EFFECTS ON LANDS TO THE WEST: Bearspaw Village Road is directly west of the property and past that is a steep incline and then the Bow River is about one km west of that. There will be no issues with privacy or view disturbance to the west.

3.5.2) EFFECTS ON LANDS TO THE EAST: The northern 70 % of the East property line contains a thick row of coniferous trees and no homes are visible through that. The southern 30% of the property does not contain any home sites between the subject property and 12 Mile Coulee Road. While some of the proposed home sites will be visible from that land, the fact that they are downhill will prevent a significant effect on privacy or views.

3.5.3) EFFECTS ON LANDS TO THE SOUTH: The two bare two-acre lots directly to the south of the subject property will probably be developed into two homes within the near future. These lots are level to or downhill from the subject property with views to the west and southwest. The proposed development will therefore not have a significant effect on these southern lots' views or privacy. The nearest existing home to the south is approximately 290 m south. It has numerous trees on its northern edge and has a ground elevation approximately 6 or 7 meters lower than the lowest building site ground elevation in the proposed subdivision. There will be no privacy issues to the south.

3.5.4) EFFECTS ON LANDS TO THE NORTH: Twp Rd 252 borders the property to the north and north of that is a phase of the Watermark project which has not yet been developed. The Watermark Concept Plan states that properties there will be set back at least 24.5 m from their southern property line which will be 17 m from our north property line. No significant privacy issues are anticipated. In the event that privacy becomes a concern for residents of the proposed subdivision, trees can be planted on the north sides of the homes without losing any southern sunlight in the living areas. The subject property is downhill from Watermark and should not affect Watermark homes' southern or southwestern views

3.5.5) EFFECTS ON LANDS TO THE SOUTHEAST: There are some homes located about 240 m south east from the nearest property line but they are down an incline and the front and rear elevations of the subject property homes will be perpendicular to those homes. Privacy will not be an issue with these sites.

FIG 3.5: PROXIMITY TO NEIGHBOURING PROPERTIES



3.6) POLICIES FOR GUIDANCE

3.6.1) SITE HISTORY: The site was purchased by the homeowner, Robert Petryk, in 1987 as a 17 acre parcel. The southernmost 4 acres of the property were subdivided and sold several years after that. The site has been used as a residential property since the 1987 purchase, with a short period when the owner attempted to establish a berry farm.

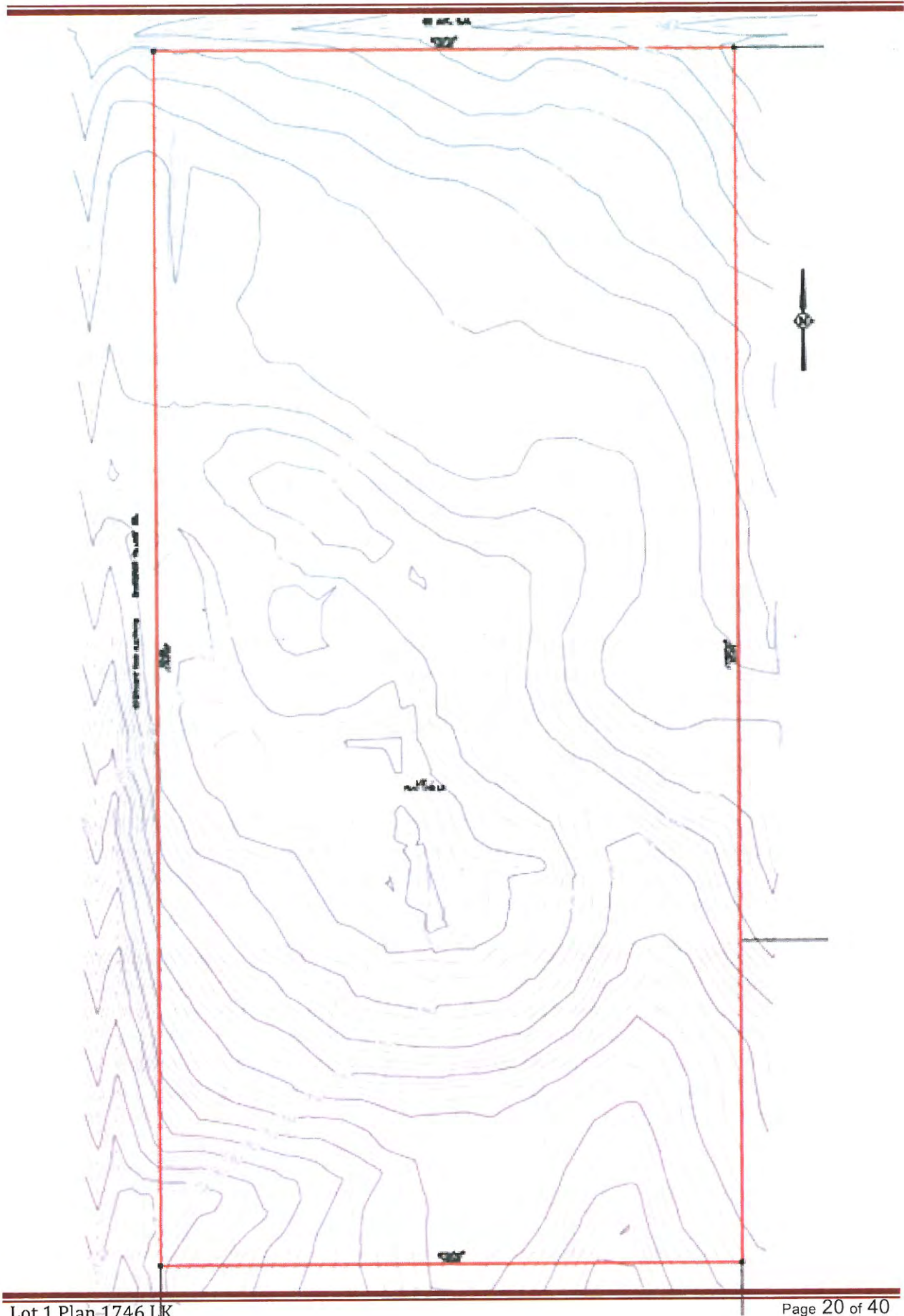
3.6.2) GEOTECHNICAL INVESTIGATION: see Fig. 3.6.2 Topographical Survey. There are no issues with slope stability or ground water on the site. A topographical survey including elevations with 250 mm increments was completed by Stewart Weir in October 2013. These elevations will be used to formulate detailed plans for the road and home site elevations. No slope issues have been detected and there are no signs of slope erosion or gaps in plant growth on the property. Ground water tests have not been conducted but due to the slope and lack of standing water on the site, it is not anticipated to be an issue. In the 30 years that the homeowner has lived on the site, he has never seen groundwater accumulate, including during the floods of 2005 and 2013.

3.6.3) ENVIRONMENTAL AUDIT OF LAND: see Fig 3.6.3 Overhead View of Subject Property There are some trees planted near the house and near the north and west property lines, but apart from that, the land is predominantly grassland. The site has been a single family home for over 30 years and there was never any industrial use on the site. No formal audit has been undertaken at this point.

3.6.4) BIOPHYSICAL CHARACTERISTICS: : see Fig 3.6.3 Overhead View of Subject Property This property is located along the eastern edge of the Foothills and is considered to be in the North East portion of the Foothills parkland natural sub region of Alberta. Native flora includes low shrubbery like cinquefoil and buck brush. The land is currently being used exclusively as a home site with the grasses being mowed regularly and clippings mulched. A soils test has been conducted which confirms great septic viability and no high water table.

There is a relatively low diversity of wildlife and a low environmental significance due to the proximity to high density development within the city and in Watermark, Lynx Meadows, Bearspaw Meadows, Blueridge Mountain Estates, and Bearspaw Village. Wildlife that may be detected on or near the site include deer, coyotes, jack rabbits, badgers, gophers, and squirrels.

3.6.5) EVALUATION OF HYDROLOGICAL CONDITIONS. A level 3 Private Sewage Treatment System (PSTS) soils test has been conducted and concluded that all six potential home sites have "very good to excellent" soil suitability for a septic system with more than 2.5 meters of well suited soils, including loam, silt loam, fine sandy clay loam, and silty clay loam. There are no seasonal or high water table level issues. The current home is running off a well and septic system. Development plans call for tying into a nearby existing treated water system for water and utilizing septic systems for disposal.





3.6.6) ARCHAEOLOGICAL AND HISTORICAL ASSESMENT: The current landowner has lived on the site for 30 years and mows the lawn himself. He has never detected any archaeological artifacts or historic structures. To the best of our knowledge no artifacts or items of historic relevance are present on the site. No professional historical audit has been conducted.

3.6.7) HAZARDS: There are no detected hazards on the site. Slopes do not preclude building on any parcel. There are no large trees which require protecting although trees will be added. There are no visible environmental conditions which would be threatened by or would threaten building on the site.

3.6.8 NEIGHBOURS: When the initial re-designation application was made, adjacent neighbours were contacted about an intent to subdivide the area and no concerns were expressed to ourselves. When an amendment to this application proposing subdivision into ten one-acre lots was circulated three neighbors (non-contiguous) submitted letters objecting to the increased density.

3.6.9) OTHER FACTORS:

- Great views of the mountains and river valley mean these lots should sell rather easily and allow for high-end homes. Home sites are the highest and best use for this location.
- Not a panhandle design: Bounded by roads to West and North and plans will allow future subdivision of neighboring parcels.

3.6.10) EMERGENCY SERVICES

- The internal subdivision road will be constructed to or above Rocky View County standards to allow emergency vehicle access and a sufficient turning radius.
- All home sites will have addresses clearly labeled at the driveway's intersection with the internal subdivision road to allow easy identification by emergency services.
- The nearest fire station is the Bearspaw Fire station at 31211 Lochend Place, Rocky View County which is a full time station located approximately 6 km from the site as the crow flies or 9.5 km by road.

3.6.11) LOCAL SCHOOLS:

- **Rocky View School Division:** Bearspaw School is the closest school for K-8 and Cochrane High School or Bow Valley High School are closest for 9-12
- **Calgary Catholic School Division:** St Basil in Tuscany is the closest school for K-8 and St Francis High School in Charleswood is the closest high school for 9-12

4) DEVELOPMENT PLANS:

4.1) LOT CONFIGURATIONS: See Fig. 4.1: Lot Configuration, Table 4.1: Lot and Road Area Calculations, and Appendix A: Scale Lot Configuration. After several drafts and individual reviews with Rocky View County planners and engineers, it was decided to submit plans with 6 approximately equal sized lots with a single cul de sac entrance intersecting Bearspaw Village Road. All lots will have individual approach driveways intersecting with the internal subdivision road. Privacy and views will be maintained through designated home site locations.

The attached subdivision plan has 6 lots which are approximately 2 to 2.2 acres in size. These lot sizes and configurations are subject to slight change pending review by Rocky View County planners as well as the final subdivision road plan and storm water management plan.

In response to stakeholder comments, the lot configurations have been adjusted from rectangular to pie shape in order to accommodate comfortable building envelopes on the two most westerly lots which honour the 45 m setback requirement from Bearspaw Village Road. There are current home sites in the near vicinity facing Bearspaw Village Road which have had setback relaxations. Our proposed lot configuration would not require these relaxations.

4.2) INTERNAL SUBDIVISION ROAD PLAN: see Fig 4.2: Subdivision Road Plan, Table 4.2: Subdivision Road Calculations, and Appendix B: Scale Subdivision Road

- Access to the internal subdivision road will come from a single entrance on Bearspaw Village Road
- Road specifications will be to Rocky View County minimum standards or above and are subject to a Professional Engineer's review.
- The internal subdivision road will be a straight asphalt road with a cul-de-sac
- The asphalt will be 7 m wide and the right of way will be 25 m.
- Ditch slopes will be 3:1 with an approximately 2.5 m wide flat valley
- The cul de sac circle will be constructed to municipal standards to allow for the turning radius of all emergency vehicles. Paved radius will be 14 m and ROW radius will be 23 m.
- The 7 m asphalt road and 2.5 m ditches will have a 2% downward slope to the west to carry water to the ditch on Bearspaw Village Road
- Culverts will be run in the ditches at all driveways and along Bearspaw Village Road
- The asphalt surface will have a downward slope from the middle to the sides of 2%.
- Water absorbing planting will be placed in the ditch for visual interest and water absorption
- Stone Pillars to be added on either side of the entrance road to the subdivision. All pillars will have appropriate setbacks from the paved surface.
- Road elevations will be set to minimize disturbance and variance from original topography
- The internal subdivision road is located over 2 km from any local highways
- The internal subdivision road is located over 160 m from the nearest intersection at Bearspaw Village Road and Twp Rd 252
- The nearest intersection road, Twp Rd 252, is a minor collection road.
- No street lighting will be provided

FIG 4.1: LOT CONFIGURATIONS

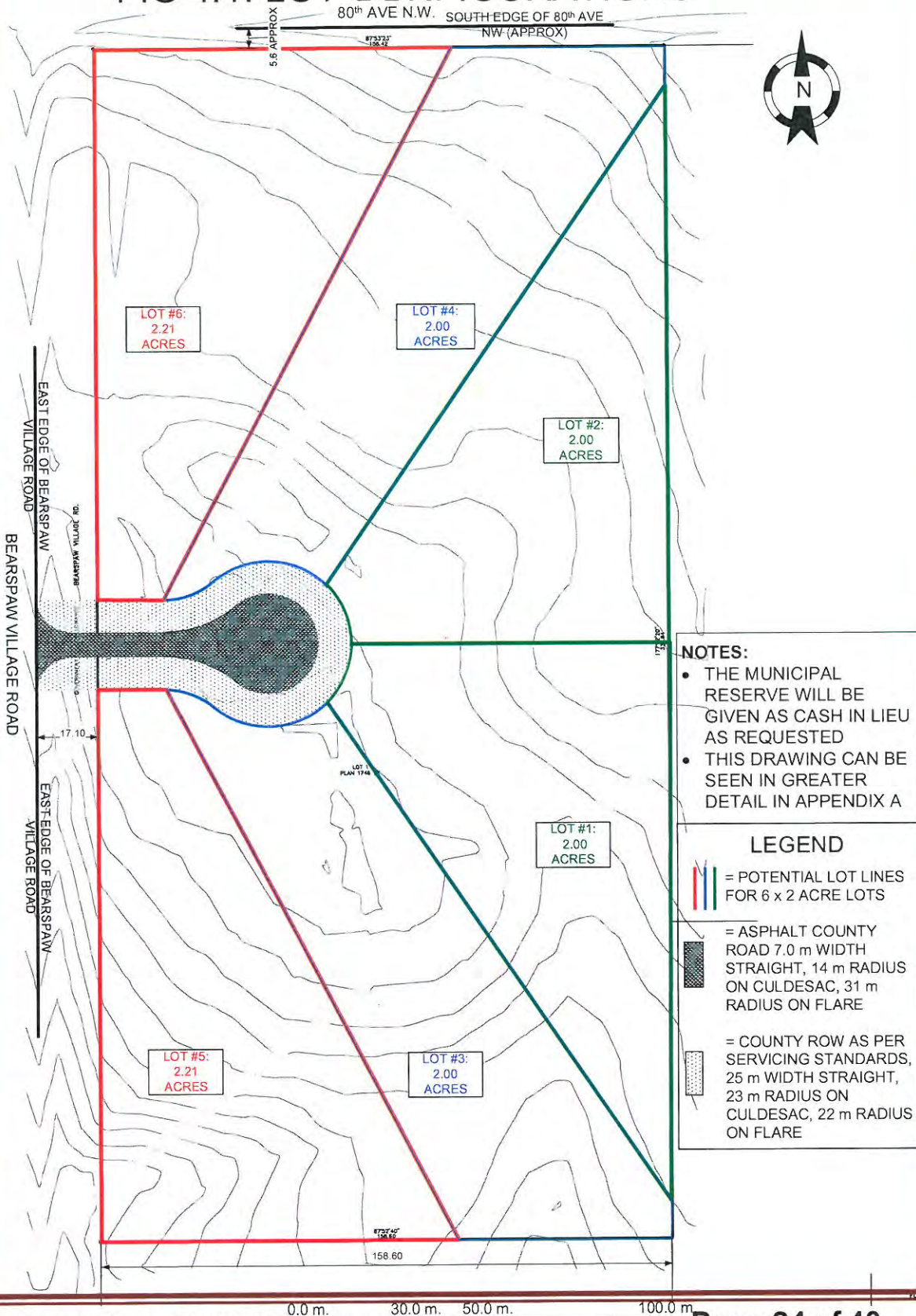


TABLE 4.1: LOT AND ROAD AREA CALCULATIONS

SITE AND ROAD AREA CALCULATIONS					
	L (m)	W (m)	area (m ²)	acres	area ft ²
Total lot area	331.84	158.51	52599.96	12.99	565891.39
Road Area					
Road ROW to joining culdesac	24.00	25.00	600.00		
Culdesac Circle	46.00	46.00	1661.06		
Plus joined flare of circle	4.03	13.06	<u>52.63</u>		
TOTAL (sq m)			2313.69	0.57	

CALCULATIONS OF LOT AREAS				
East Lots (green)	L (m)	W (m)	AREA m ²	Acres
small rectangle	16.41	88.51	1452.45	
small approach triangle	16.41	6.80	55.79	
main triangle	138.71	95.31	6610.23	
less circle section 1	see below		-18.24	
TOTAL (sq m)			8100.23	2.00
Middle Lots (Blue)				
middle rectangles (N&S) w/circle	35.36	156.24	5524.65	
west triangle	19.00	185.36	1760.92	
bottom left triangle	44.93	22.16	497.82	
less circle section 2			-184.10	
plus top triangle	43.94	20.50	450.39	
less extra top triangle	7.97	11.30	45.03	
TOTAL (sq m)			8094.70	2.00
West Lots (Red) with 2.0 acre size				
triangle	153.42	80.90	6205.84	
west rectangles	153.42	18.00	2761.56	
TOTAL (sq m)			8967.40	2.21

Sum of Land areas (addition check)

13.00

CIRCLE SECTOR AREA1

ANGLE/360*PI*R²

circle segment area

sector area - triangle area(from segment to center point)

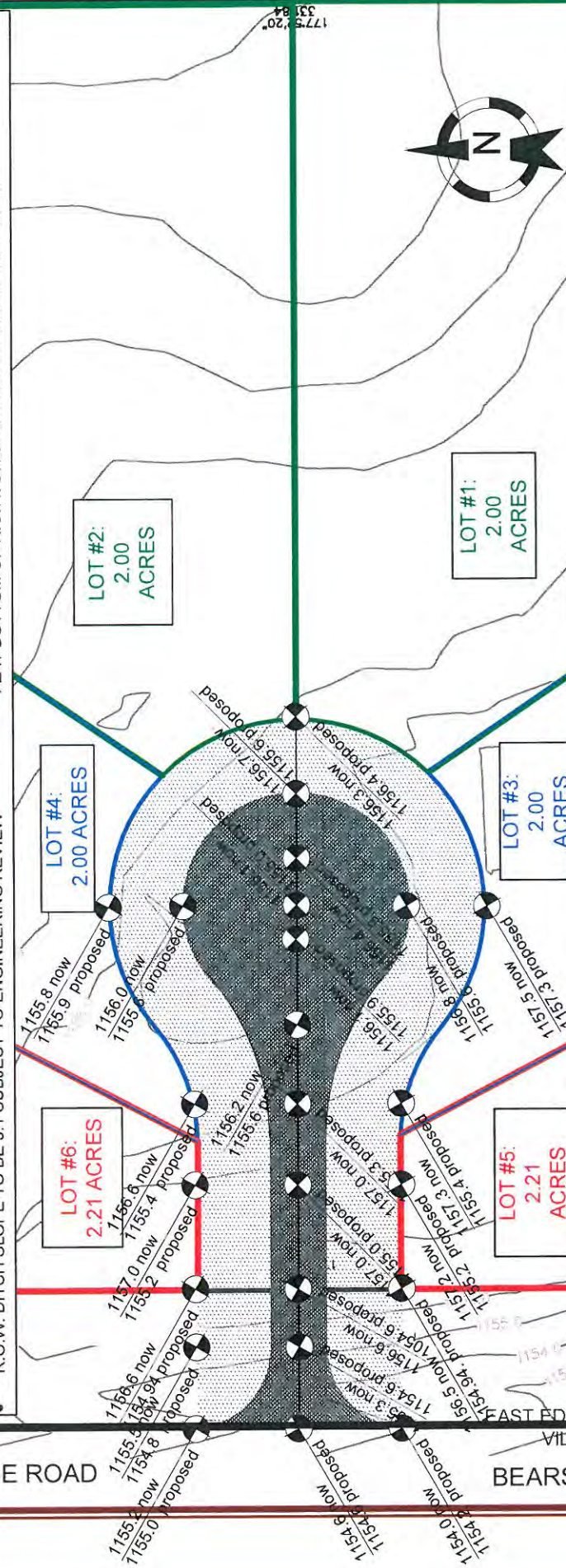
circle segment 1 =

$$18.2405 = ((45/360) * 3.14 * 23^2) - ((21.28 * 17.8)/2)$$

circle segment 2 =

$$184.101811 = ((101/360) * 3.14 * 23^2) - ((37.74 * 14.94)/2)$$

- ROAD DESIGN AND ROW DITCH SLOPE OF 3:1 SUBJECT TO PROFESSIONAL ENGINEERING REVIEW
- FLAT BOTTOM OF R.O.W. DITCH TO BE APPROXIMATELY 2.5 m WITH A 2% DOWNWARD SLOPE TO THE WEST
- ASPHALT SURFACE TO HAVE A 3% DOWNWARD SLOPE TO THE WEST FROM THE CENTRE OF THE CULDESAC UNTIL THE WEST PROPERTY LINE WHERE THE GRADE WILL SWITCH TO 0% FOR 17.1 m WHERE IT JOINS BEARSPAW VILLAGE ROAD.
- ASPHALT SURFACE TO HAVE A 2% DOWNWARD SLOPE AWAY FROM THE CENTER OF THE CULDESAC TO THE NORTH, SOUTH, AND EAST AS WELL AS A 2% SLOPE FROM THE CENTER TO THE SIDES OF THE APPROACH ROAD
- ROAD AND ALL LOTS WILL HAVE INDIVIDUAL ASPHALT DRIVEWAYS COMING OFF THE INTERNAL SUBDIVISION ROAD AND LEADING TO THE HOME SITES WITH WIDTHS OF APPROXIMATELY 4.5 m.
- CULVERTS WILL RUN EAST TO WEST UNDER THE DRIVEWAYS IN THE INTERNAL SUBDIVISION ROAD TO ALLOW HIGH WATER VOLUMES TO RUN TOWARDS BEARSPAW VILLAGE ROAD AND THEN SOUTH IN THE DITCH OF BEARSPAW VILLAGE ROAD
- A CULVERT WILL ALSO RUN NORTH TO SOUTH UNDER THE INTERNAL SUBDIVISION ROAD IN THE DITCH OF BEARSPAW VILLAGE ROAD TO ALLOW WATER TO FLOW DOWN THE DITCH OF BEARSPAW VILLAGE ROAD
- ROAD WILL BE CONSTRUCTED AS PER THE FIGURE 400.5 OF THE M.D. OF ROCKY VIEWS SERVICING STANDARDS MANUAL FOR A COUNTRY RESIDENTIAL ROAD SUBJECT TO REVIEW.
- MINIMUM GRANULAR SUBBASE: 200mm
- MINIMUM GRANULAR BASE: 100 mm
- R.O.W. DITCH SLOPE TO BE 3:1 SUBJECT TO ENGINEERING REVIEW
- FLAT BOTTOM OF R.O.W. DITCH TO BE APPROXIMATELY 2.5 m
- MINIMUM ASPHALT DEPTH: 90 mm



INTERNAL SUBDIVISION ROAD PLAN
6 X 2.0 ACRE LOTS W/ CULDESAC
LOT 1 PLAN 1746 LK
NW¼ SEC7-25-2-W5M
DATE: 2017/01/19 NOT TO SCALE

LEGEND

- LOT LINES FOR 6 x APPROX. 2 ACRE LOTS
- ASPHALT COUNTY ROAD 7.0 m WIDTH STRAIGHT, 14 m RADIUS ON CULDESAC, 31 m RADIUS ON FLARE
- COUNTY R.O.W. AS PER SERVICING STANDARDS, 25m WIDTH STRAIGHT, 23 m RADIUS ON CULDESAC, 22 m RADIUS ON FLARE
- CURRENT AND PROPOSED GEODETIC ELEVATION POINTS (M)
- now
- proposed

FIG 4.2: INTERNAL SUBDIVISION ROAD LAYOUT

BEARSPAW VILLAGE ROAD

TABLE 4.2: SUBDIVISION ROAD CALCULATIONS

ROAD HEIGHT COMPARED TO CURRENT GROUND HEIGHT

slope PL to C of culdesac 3.00%			slope to end of culdesac 2.00%		
	distance from start	height above start @ 2%	center of road elevation proposed	current elevation @ center of road	diff. prop - current
	0	0.00	1154.6	1154.6	0.00
	10	0.00	1154.60	1155.3	-0.70
property line	17.1	0.00	1154.60	1156.6	-2.00
	20	0.09	1154.69	1157	-2.31
	30	0.39	1154.99	1157	-2.01
	40	0.69	1155.29	1157	-1.71
start of circle	50.1	0.99	1155.59	1156.2	-0.61
	60	1.29	1155.89	1156.1	-0.21
centre of circle	64.1	1.41	1156.01	1156.1	-0.09
	70	1.29	1155.89	1156.4	-0.51
end of circle	78.1	0.99	1155.59	1156.2	-0.61
	80	0.93	1155.53	1156.7	-1.17
end of ROW	87.1	0.72	1156.60	1156.6	0.00
TOTAL					-10.77

VOLUME CHANGES IN MATERIAL

slope PL to C of culdesac 3.00%			slope to end of culdesac 2.00%			diff. current - pro	width subbase	volume difference p-c	volume difference c- p
	distance from start	height above start @ 2%	center of road elevation proposed	current elevation @ center of road	diff. prop - current				
	0	0.00	1154.6	1154.6	0.00	0.00	9	0.00	0.00
	10	0.00	1154.60	1155.3	-0.70	0.70	9	-63.00	63.00
property line	17.1	0.00	1154.60	1156.6	-2.00	2.00	9	-127.80	127.80
	20	0.09	1154.69	1157	-2.31	2.31	9	-60.37	60.37
	30	0.39	1154.99	1157	-2.01	2.01	9	-181.17	181.17
	40	0.69	1155.29	1157	-1.71	1.71	9	-154.17	154.17
start of circle	50.1	0.99	1155.59	1156.2	-0.61	0.61	9	-55.45	55.45
	60	1.29	1155.89	1156.1	-0.21	0.21	9	-18.98	18.98
centre of circle	64.1	1.41	1156.01	1156.1	-0.09	0.09	9	-3.32	3.32
	70	1.29	1155.89	1156.4	-0.51	0.51	9	-26.97	26.97
end of circle	78.1	1.13	1155.73	1156.2	-0.47	0.47	18.75	-71.38	71.38
	80	1.09	1155.69	1156.7	-1.01	1.01	23.3	-44.62	44.62
end of ROW	87.1	0.72	1155.32	1156.6	-1.28	1.28	32	-290.82	290.82
TOTAL					-12.92	12.92		-1098.05	1098.05

4.3) SERVICING PROPOSAL: Lots to be fully serviced with driveways, treated water, natural gas, and underground electrical and communication services.

4.3.1) PLAN FOR TREATED WATER:

Treated water in the proposed subdivision will be connected to the Blazer Water Utility treated water system which runs along the south edge of the Watermark Development, and is separated from the subject site by Twp Rd 252. Blazer has confirmed the system has the capacity to service the 6 lots.

As currently proposed by Blazer, the main water line is approximately 600 meters from the proposed subdivision; however this point may move further west as Watermark continues to develop.

At the time of tie-in, a right of way will be required to construct the water line across Twp Rd 252. The installation will be bored under the road to avoid traffic disruption and the water line will be placed at a minimum depth of 3.0 m below the ground surface.

4.3.2) PLAN FOR SEWAGE AND SOLID WASTE:

Individual advanced septic systems adhering to NSF 40 and/or BNQ standards are planned for each lot with solid waste being the responsibility of each individual site owner as per standards of the M.D of Rocky View through a contract with a solid waste disposal service.

4.3.3) PLAN FOR NATURAL GAS UTILITY:

Natural gas distribution lines exist along the north and west boundaries of the subject property. Service to each lot will be installed after consultation with the natural gas distributor. Utility company rights of way will be maintained as per utility standards.

4.3.4) PLAN FOR ELECTRICAL UTILITY:

Run underground electrical service from West to East to each home site from the electrical utility line which runs north to south along the west edge of the property line as per utility standards. Rights of way will be maintained as per utility company standards.

4.3.5) PLAN FOR PHONE/CABLE LINES:

Cable and phone lines will be run underground to each home site in the same trench as the electrical power utility. They will branch off the raised power line running north to south along Bearspaw Village Road.

4.4) STORM WATER MANAGEMENT

4.4.1) STORM WATER MANAGEMENT FOR GENERAL SITE: Refer to Fig. 3.6.2: Topographical Survey for topography of site, and included Stormwater Implementation Plan from Sedulous Engineering. (Note that a storm water management plan satisfactory to the County engineering department was prepared contemplating the 10 one-acre lot subdivision scenario. The stormwater plan will be updated when final lot and road configurations are determined)

- This is a low risk parcel for standing water. The soil composition on this site has good absorption and no standing water has ever accumulated on the site in the 30 years that the current owner has resided there, including the 2005 and 2013 floods.
- A stormwater management plan, prepared by Sedulous Engineering, calls for creation of a 1740 square meter drypond in the southwest corner of the site as well as a 208 square metre infiltration basin leading to a neighbouring drainage right of way in the southeast.
- The stormwater plan is designed to limit water flow from the site to area mandated levels during 100 year floods, as well as absorbing runoff from the lot to the east of this site.
- The current lot has a natural slope from the northeast to the southwest which runs into the ditch on the east side of Bearspaw Village Road. As well there is a swale which trends to the southeast corner of the subject property. These features are being utilized to draw storm water towards the dry pond and the infiltration basin.
- Bearspaw Village Road has a steep south incline heading to the river. In the event that heavy volumes of rain accumulate, this natural slope can carry water away from the site before it accumulates.

Further details of the stormwater management plan will be finalized at the detailed design stage. Site Slope Averages:

- (18.3 m 5.0% drop from NE to SW)
- (14.0 m 4.2% drop from N to S along West property line)
- (12.7 m 4.2% drop from N to S along West property line)
- (4.3 m 2.7% drop from E to W along North property line)
- (5.8 m 3.7% drop from E to W along South property line)

4.4.2) STORM WATER MANAGEMENT FOR HOMES

- All eaves to contain downspouts which carry water a minimum of 0.9 m from the home's foundation.
- All lands containing soft landscaping to have minimum downward slopes away from the home of 2%
- All cement based landscaping to have minimum downward slopes away from the home of 0.5%
- Home construction will include a weeping tile system incorporating the basement windows, and foundation including appropriate drainage
- Home construction will include watchdog or foundation spray or equivalent for all foundation areas between the footings and the ground surface.

4.4.3) STORM WATER MANAGEMENT FOR ROADWAY: See Fig 4.2: Internal Subdivision Road Layout, Appendix B: Scale Subdivision Road, and included Stormwater Implementation Plan from Sedulous Engineering. (Note that the storm water management plan was prepared contemplating the 10 one-acre lot subdivision scenario. It will be updated when final lot and road configurations are determined)

- The drainage pattern along the internal subdivision road will be a grade of approximately 2% draining west towards Bearspaw Village Road.
- A culvert will run north to south in the Bearspaw Village Road ditch below the road to carry heavy rainfalls south along the approximately 4% slope of Bearspaw Village Road. Drypond(s) and/or infiltration basin(s) will be constructed as required to manage stormwater runoff from the road.
- Culverts will run underneath each built up driveway to allow storm water to flow east to west in the ditches alongside the internal subdivision road.



Note: This functional stormwater plan was developed for a 10 lot configuration on this site which contained more pavement and buildings than the current 6 lot application

4.5) MUNICIPAL RESERVE COMMITMENT: See Fig. 4.1: Lot Configurations or Appendix A: Scale Lot Configurations

4.5.1) COMMUNITY AMMENITIES

A Municipal Reserve Path was proposed along the western border of the property but local stakeholders ultimately decided it was not required. The main reason cited was that the path would simply terminate at the south end of the subject property due to properties directly to the south of the property not having a municipal reserve. Issues with safely connecting the proposed pathway to the pathway system north across TWP Rd 252 (80th Ave NW) were also cited. A cash in lieu contribution to the Municipal Reserve fund can be used to upgrade and expand existing community amenities.

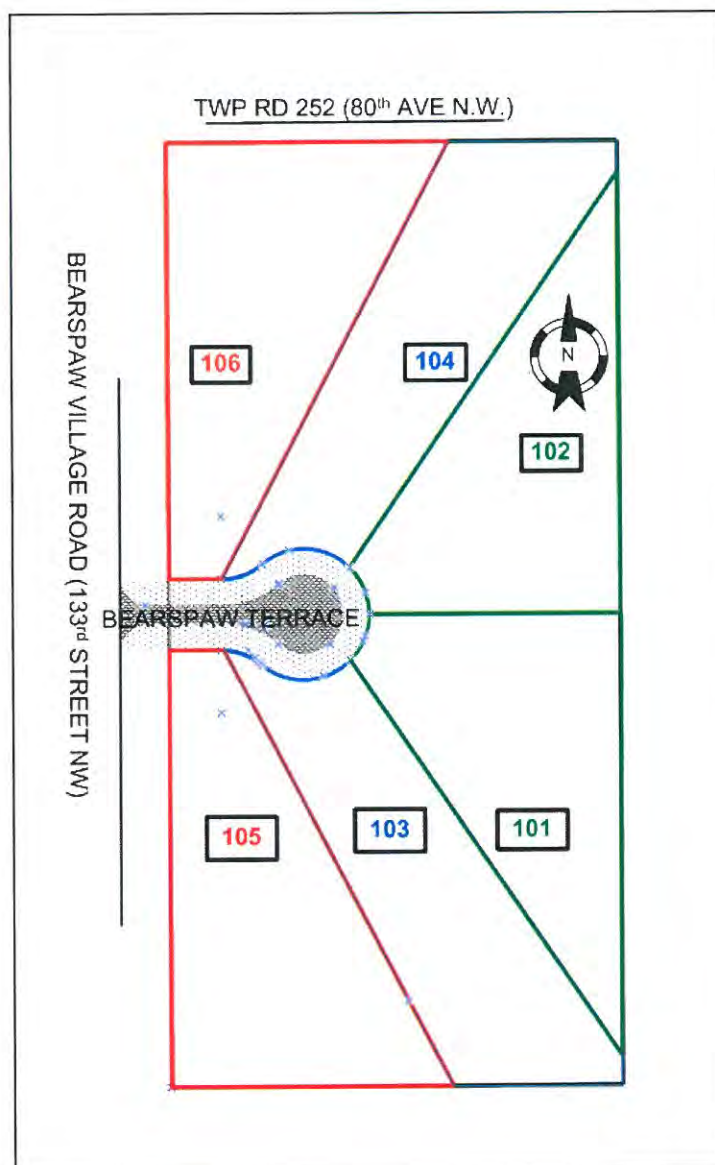
4.5.2) MUNICIPAL RESERVE CALCULATION SCENARIOS: Further to 4.5.1, the proposed municipal reserve contribution of a western pathway was rejected. We therefore propose a cash in lieu payment for the required municipal reserve contribution.

4.6) PROPOSED INTERNAL SUBDIVISION ROAD NAME AND UNIT NUMBERS:

4.6.1) PROPOSED UNIT NUMBERS: It is proposed that the lots would be assigned the following addresses: 101, 102, 103, 104, 105, and 106. Lots south of the internal subdivision road would be odd numbered and lots north of the internal subdivision road would be even numbers, with numbers increasing as they moved west.

4.6.2) PROPOSED INTERNAL SUBDIVISION ROAD NAME: The name proposed for the subdivision road is:

- 1) **Bearspaw Terrace:** Because this road sits near the top of a hill overlooking the river and mountains, and has a relatively short length, Terrace is an appropriate name.



4.7) FUTURE DEVELOPMENT OF SECTION 7-25-2 W5M

See Fig. 4.7: Shadow Plan for Remainder of Section and Appendix C: Shadow Plan for Remainder of Section

4.7.1) OVERVIEW

- The subject property along with the 4 lots directly east of the subject property are the only remaining lots in Section 7-25-2 W5M which haven't been subdivided into lots of approximately 4 acres or less. Therefore subdivision and development of any of these 5 lots must recognize that the rest of the lots in this grouping will likely also be subdivided.
- Independent subdivision must be done in a way that allows for efficient subdivision of the remaining lots in the grouping.
- The proposed subdivision plan allows for efficient subdivision of the rest of the grouping and a shadow plan has been included which shows an efficient potential way for that future subdivision to occur.

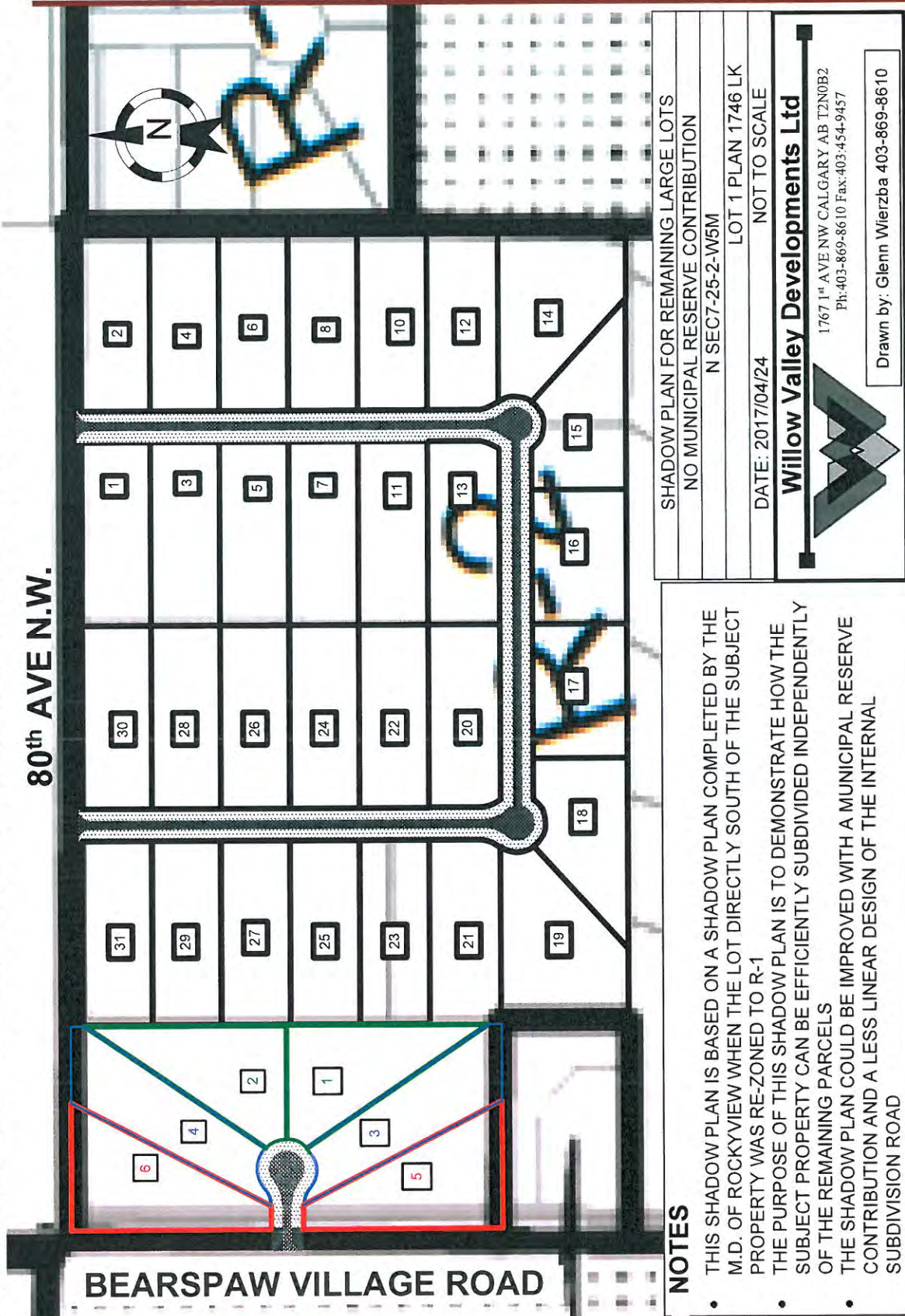
4.7.2) REASON FOR INDEPENDENT SUBDIVISION

- The current owners of the 4 lots to the east of the subject property are not all presently interested in subdividing their properties, including the lot directly east of the subject property. Therefore, the only way to currently subdivide the subject property is independently.

4.7.3) BACKGROUND AND RELATION TO OF ROCKY VIEW COUNTY'S SHADOW PLAN

- When the 4 acre lot directly south of the subject property was re-zoned from R-2 to R-1 a few years ago, planners at the of Rocky View County did a shadow plan in which the subject lot along with the 4 lots to the east of the subject property were subdivided into R-1 lots as a single grouping.
- A shadow plan is provided herein with a similar layout to the one prepared by the County of Rocky View County planners, which shows how the remaining 4 lots east of the subject property could be subdivided into R-1 lots after the subject property is subdivided individually as per this application.
- This shadow plan differs from the above mentioned Rocky View County's shadow plan in that the subject parcel of this application is divided individually and has its own access road intersecting Bearspaw Village Road versus the internal access cul-de-sac in the COUNTY of Rocky View's shadow plan.
- Our shadow plan does allow for more 2 acre lots than the M.D of Rocky View's shadow plan including 6 lots on the subject parcel versus 4 in the M.D. of Rocky View's shadow plan. This 2 lot differential makes our shadow plan a more practical layout from our perspective.
- Our shadow plan has 3 access roads joining the existing County roads of Bearspaw Village Road and Twp Rd 252 as opposed to 2 access roads with the of Rocky View County's shadow plan and our shadow plan has less total internal roadway.
- Our shadow plan has approximately 37 two- acre lots serviced by the 3 access roadways, assuming that no municipal reserve land is dedicated. Our shadow plan could be improved by making the crescent move in a winding pattern and by including municipal reserve space.

FIGURE 4.7: SHADOW PLAN FOR REMAINDER OF SECTION



4.8) DEVELOPMENT STRUCTURE

4.8.1) PLANNING OF THE DEVELOPMENT LAYOUT

- Road and driveway designs to be designated
- Home site locations and main floor elevations of the homes to be restricted so that existing topography disturbance is minimized and the river and mountain views of the neighbours are not unduly diminished.

4.8.2) EFFICIENCY AND COMPREHENSIVENESS OF DEVELOPMENT

- Lot designs will allow well placed homes that have privacy and maximize mountain and river valley views on building sites.
- All lots will be serviced with treated water, electrical, data, phone, and natural gas service prior to construction
- Servicing of the lots will be designed to minimize utility travel distance and ground disturbance.

4.8.3) ARCHITECTURAL CONTROLS AND AESTHETICS:

A variety of high quality forms will be encouraged with the following controls to bring adequate consistency in design and value as well as respect for local architectural trends:

- Home exterior colours to allow only earth tone palates.
- Home exterior materials to exclude any vinyl type siding products.
- Roofs to have a minimum slope of 2:12 except where exterior rooftop balconies are utilized for architectural consistency with the surrounding area
- No street lighting will be provided. Any private exterior lighting will have to minimize light pollution effects on neighbours.
- Building footprints will be restricted to maximize privacy and views for all owners.

4.8.4) LANDSCAPING CONTROLS:

- All lands disturbed during construction will be re-seeded as soon as practical once ground disturbance is completed
- Weed control on disturbed grounds will be conducted regularly
- Minimum landscaping requirements will be established by covenant for all lots to apply after homes are constructed.
- A minimum of 6 trees will be required per lot.
- Tree locations will be restricted to areas where they do not block the river and mountain views of neighbours in the development
- All driveways will include mandatory paving

4.8.5) ENVIRONMENTAL INITIATIVES:

All homes built will require the following parameters:

- Minimum 2" rigid foam insulation below all basement slabs
- Minimum R12 Interior basement frost wall
- Minimum R20 above grade insulation with closed cell foam in all joist spaces and cantilevers
- Minimum R50 insulation in ceiling spaces
- Recycling bin on site for recycling cardboard and recyclable plastics during construction.

4.8.6) PHASING PLAN AND LOT SALES:

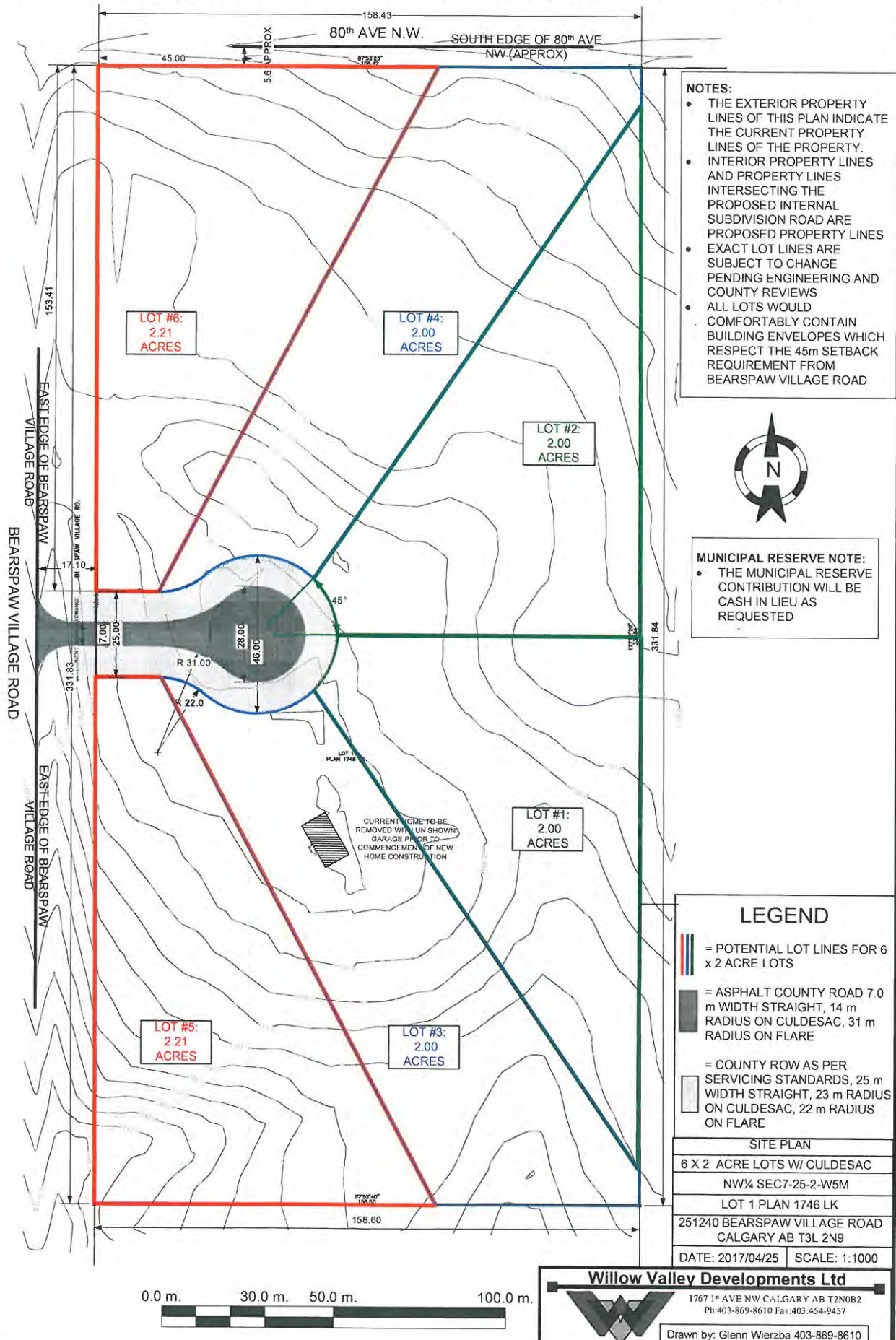
- Due to a total of 6 lots, all lots will be placed for sale at the same time with construction allowed to begin as soon as infrastructure is in place.
- All infrastructure will be constructed at the same time, prior to the lots being placed for sale.

4.8.7) PLANS FOR EXISTING STRUCTURES:

- The existing home and garage including foundations are to be removed prior to commencement of construction of the new homes on the affected lots



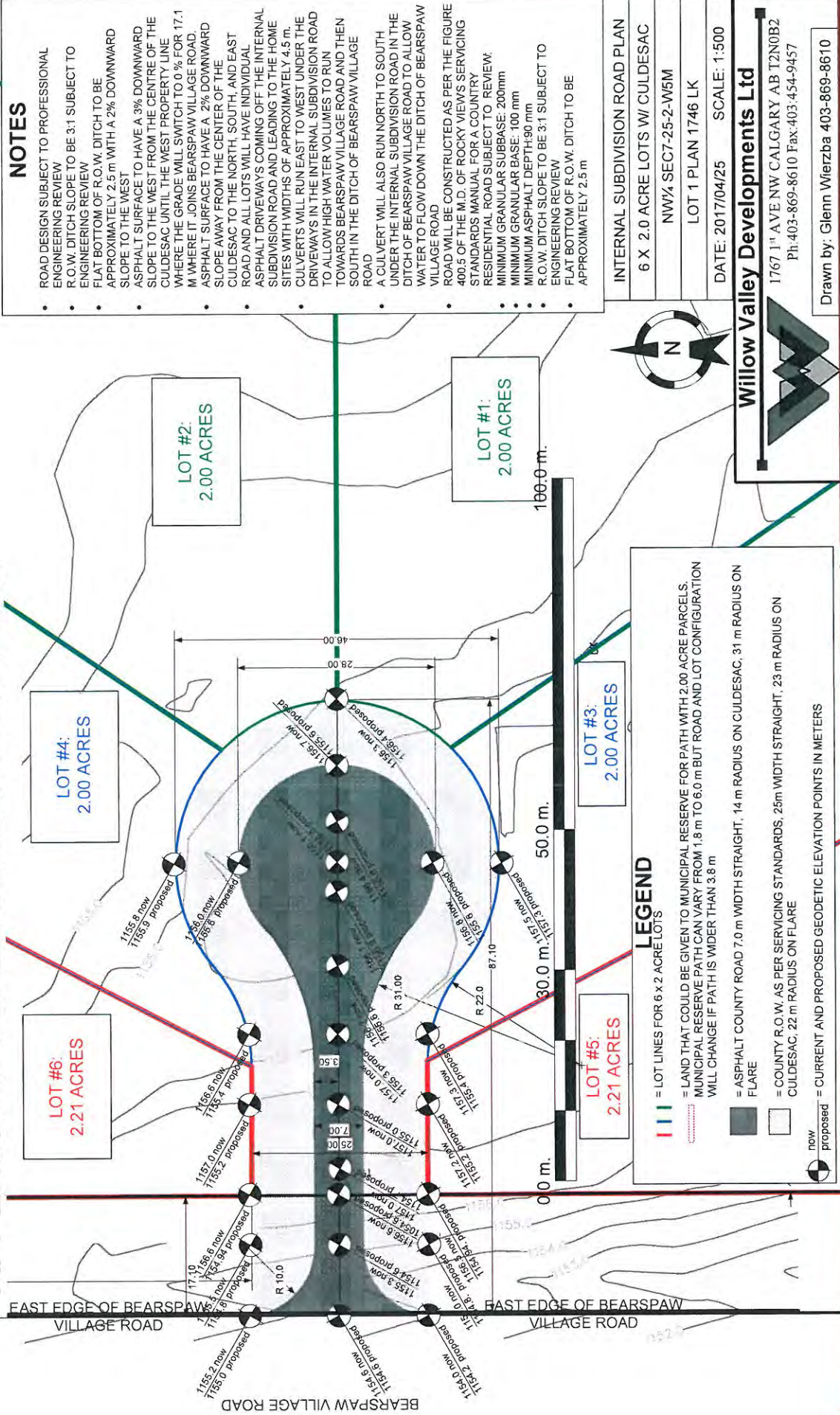
APPENDIX A: SCALE LOT CONFIGURATIONS



APPENDIX B: SCALE SUBDIVISION ROAD

CONCEPT PLAN

NW 1/4 7-25-2 W5M



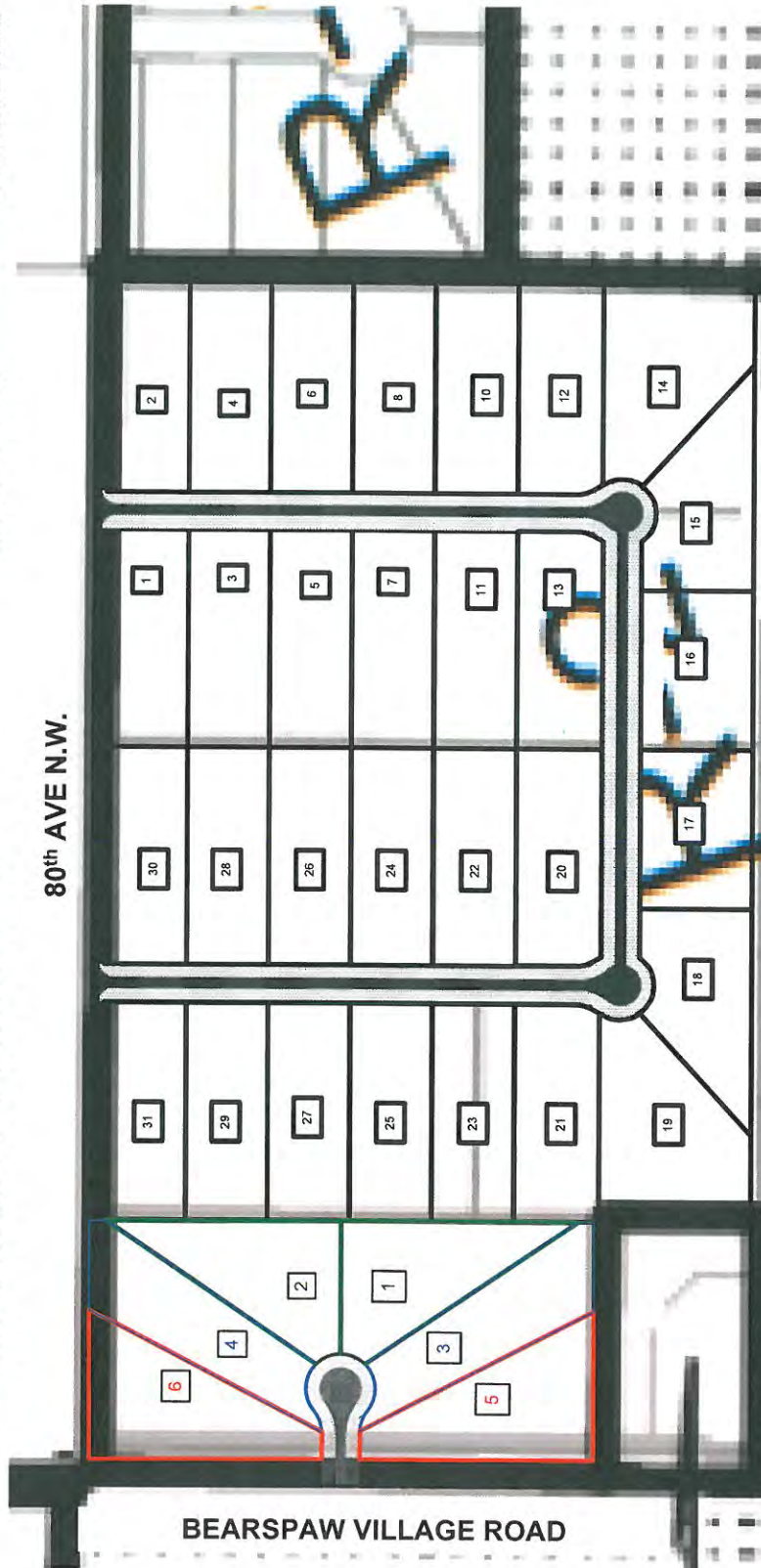
APPENDIX C: SHADOW PLAN

CONCEPT PLAN

NW 1/4 7-25-2 W5M

80th AVE N.W.

BEARSPAW VILLAGE ROAD



NOTES

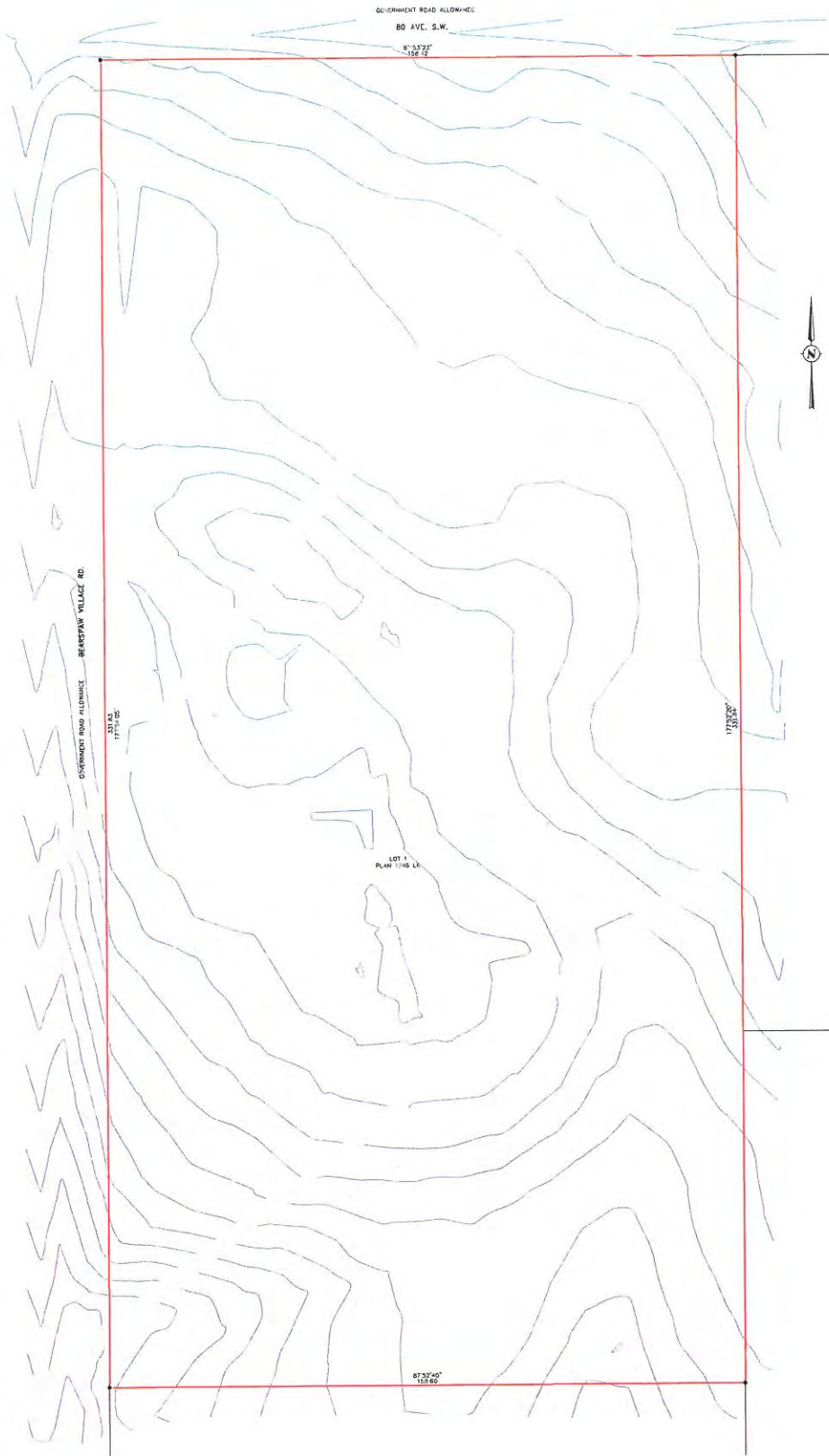
- THIS SHADOW PLAN IS BASED ON A SHADOW PLAN COMPLETED BY THE M.D. OF ROCKYVIEW WHEN THE LOT DIRECTLY SOUTH OF THE SUBJECT PROPERTY WAS RE-ZONED TO R-1
- THE PURPOSE OF THIS SHADOW PLAN IS TO DEMONSTRATE HOW THE SUBJECT PROPERTY CAN BE EFFICIENTLY SUBDIVIDED INDEPENDENTLY OF THE REMAINING PARCELS
- THE SHADOW PLAN COULD BE IMPROVED WITH A MUNICIPAL RESERVE CONTRIBUTION AND A LESS LINEAR DESIGN OF THE INTERNAL SUBDIVISION ROAD

SHADOW PLAN FOR REMAINING LARGE LOTS	
NO MUNICIPAL RESERVE CONTRIBUTION ACCOUNTED FOR	
N SEC7-25-2-W5M	
DATE: 2017/01/19	LOT 1 PLAN 1746 LK
NOT TO SCALE	
Willow Valley Developments Ltd  1767 1st AVE NW CALGARY AB T2N0B2 Ph: 403-869-8610 Fax: 403-454-9457 Drawn by: Glenn Wierzbka 403-869-8610	

CONCEPT PLAN

NW 1/4 7-25-2 W5M

APPENDIX D: TOPOGRAPHICAL SURVEY NOT TO SCALE



LEGEND
— CONTOUR LINES (INTERVAL 0.25m)
• SURVEY MONUMENT

WILLOW VALLEY DEVELOPMENTS LTD.			
TOPOGRAPHIC PLAN FOR FUTURE SUBDIVISION WITHIN LOT 1 PLAN 1746 LK (N.W. 1/4 SEC. 7-TWP. 25-RGE. 2-W. 5M.) M.D. OF ROCKY VIEW No. 44			
Drawn By: 38806-TOPO-BD	SCALE: 1:500		
FILE No: C053 38056	DATE: SEPT. 16, 2013		
		City of Rocky View Rocky View 400-100-0000	