

FROM THE  
*Damkars*

APPENDIX 8

# DAMKAR LANDS



An Amendment to Bylaw C-6798 - 2009 being the Watermark Conceptual Scheme

As adopted June 10, 2014

FROM THE  
*Dankars*



## APPENDIX 8 **DAMKAR LANDS**

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## 1.0 INTRODUCTION

This Appendix to the Watermark Conceptual Scheme has been prepared to provide a land use planning framework for the Damkar Lands. The subject lands ("Damkar Lands") comprise approximately 11.5 hectares (29 acres) within the Watermark Conceptual Scheme which received approval from Rocky View Council on February 9, 2010. This planning framework supercedes the existing policies in place for the subject lands as shown within the Watermark Conceptual Scheme.

Development of the Damkar Lands proposes to include a church site, a single-family residential development and complementary open space. A portion of the site will remain undeveloped at this time and be part of a future application for residential development intended to include seniors' oriented living.

A public consultation program was undertaken as part of the preparation of the Appendix to ensure the compatibility of the proposal with the surrounding development and to address the concerns of adjacent landowners.

## 2.0 DEVELOPMENT OBJECTIVES

This Appendix has been prepared in accordance with the following planning objectives:

- a) To establish a framework to guide the resolution of planning and development issues during the subsequent land use redesignation, subdivision and development processes;
- b) To demonstrate how the Development Concept discussed in this Appendix addresses the requirements of the Watermark Conceptual Scheme, the Bearspaw Area Structure Plan and the Rocky View/Calgary Intermunicipal Development Plan;
- c) To provide a policy framework that guides utility servicing and ensures an orderly extension of existing infrastructure from within the Watermark Community;
- d) To identify an internal transportation system that accommodates full development of the site and manages peak traffic congestion and queuing;
- e) To provide the opportunity to connect the open space system to a larger regional open space system;
- f) To provide transitional uses and buffers between the Watermark Community and development within the subject lands; and
- g) To maintain the unique and prestigious residential character of the Watermark Community with a strong visual aesthetic and adherence to the Watermark architectural and design standards.

## 3.0 HISTORY, VISION AND GUIDING PRINCIPLES

### 3.1 HISTORY

The Damkar's connection to the Calgary area dates back to the 1930s and since this time, the family established itself on their present-day lands, located west of the City of Calgary. Two members of the Damkar family, brothers Ernie and Norman, both attended the Olds School of Agriculture. During this period, they acquired valuable knowledge that they applied to the farm. The brothers modernized the equipment and operations, helping to make the overall business a success.

The 50s and 60s brought even more progress to the farm including a silage pit and line irrigation. In the 70s, the brothers built silos and because of stringent environmental regulations, a slurry tank was built to haul out manure. At this time, large investments were also made in the irrigation systems and the farm moved to purebred cattle.

In 1999, the brothers decided to retire, and the Damkars turned to the dream they have always had of leaving a community legacy of a parcel of land for a church and seniors' facility.

### 3.2 VISION

It has been a lifelong dream of the Damkar Family to leave a legacy to the community in the form of a church. The vision for the Damkar Lands recognizes the values of family, spirituality, community and self-reliance.

The Development Concept has been designed to accommodate a church facility alongside open space and single-family housing. The Concept also includes appropriate connections with the adjacent Watermark Community and the existing regional pathway systems.

The community of Watermark and the City of Calgary have grown up around the Damkar's land over the years and the architecture of the site incorporates these aesthetics to match the needs and values of the surrounding development. The Damkar family wishes to gift this land to the Centre Street Church to facilitate the establishment of a northwest campus. The concept for the site is derived from the importance of the land to the Damkars and their belief in the community and God.

Potential future development of the northern portion of the site is planned to reflect the current need for seniors' oriented housing and to create a strong sense of community showing respect for local seniors wishing to stay in the community.



### 3.3 POLICY FRAMEWORK

#### 3.3.1 Rocky View County Municipal Development Plan

The Rocky View County Municipal Development Plan (MDP) establishes a broad-based policy framework designed to provide direction on matters such as growth management, land use, transportation, infrastructure, etc. This higher – level document in turn is implemented through more detailed statutory and non-statutory documents such as the land use bylaw, area structure plans, Conceptual Schemes, Outline Plans etc.

#### 3.3.2 Rocky View/ Calgary Intermunicipal Development Plan

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides lands use and development in the area of joint interest adjacent to the mutual boundary between both municipalities. Twelve Mile Coulee Road marks the boundary between the City of Calgary and Rocky View County, with the City of Calgary having jurisdiction over Twelve Mile Coulee road itself. Therefore, transportation and other matters of mutual concern including land use compatibility must be discussed and addressed in a joint manner between both jurisdictions. This takes place under the mechanism of the Intermunicipal Committee (IMC). This Appendix has been referred to the IMC in accordance with the policies of the IDP.

#### 3.3.3 Bearspaw Area Structure Plan

The Damkar Lands are located within the Bearspaw Area Structure Plan which was adopted in 1993. The lands are noted as “Country Residential” in Figure 7: Future Land Use Scenario. The Bearspaw Area Structure Plan considers “non-public” institutional uses as being appropriate in country residential areas (Bearspaw Area Structure Plan Sections 8.7.8 and 8.7.9) as long as the following are considered:

- A comprehensive Development Plan;
- Potential impact on adjacent land uses such as traffic, noise, safety and visual impact;
- A Traffic Impact Analysis;
- The availability and adequacy of on-site and off-site private and public utilities;
- The proposed Operational Plan;
- A Landscaping and Buffering Plan; and
- Any other matter deemed important by the Municipality.

This Appendix serves as a comprehensive development plan for the Damkar Lands including supportive policies, maps, and technical studies. Traffic impacts have been addressed through the completion of a Traffic Impact Assessment. Visual impacts have been carefully considered via extensive architectural renderings which demonstrate that the design of the building will complement the design standards developed for the adjacent Watermark development. The Engineering Design Brief appended to this document describes the provision of servicing as simply an extension of the Watermark development. Both the architectural drawings and the Design Brief demonstrate attention to landscaping and buffering in the design of the church site and residential development.

### 3.4 GUIDING PRINCIPLES

This Appendix to the Watermark Conceptual Scheme establishes a series of Guiding Principles intended to facilitate development objectives with the Damkar Family's motivation to establish the Centre Street Church – northwest campus. These guiding principles are described as follows:

#### 3.4.1 Maintain high development standards;

- a) Standards for the development will be high-quality and in keeping with those proposed and applied in the Watermark Conceptual Scheme.

#### 3.4.2 Connect to regional open space and amenities;

- a) Regional open space amenities will be connected to the existing community and carried through the development.

#### 3.4.3 Integrate with the Watermark Community;

- a) Community interface will be sensitive and will seamlessly integrate with the neighbouring Watermark Community;
- b) Peak traffic flows will be managed to minimize impact on the surrounding area; and
- c) Technical development matters will be addressed.

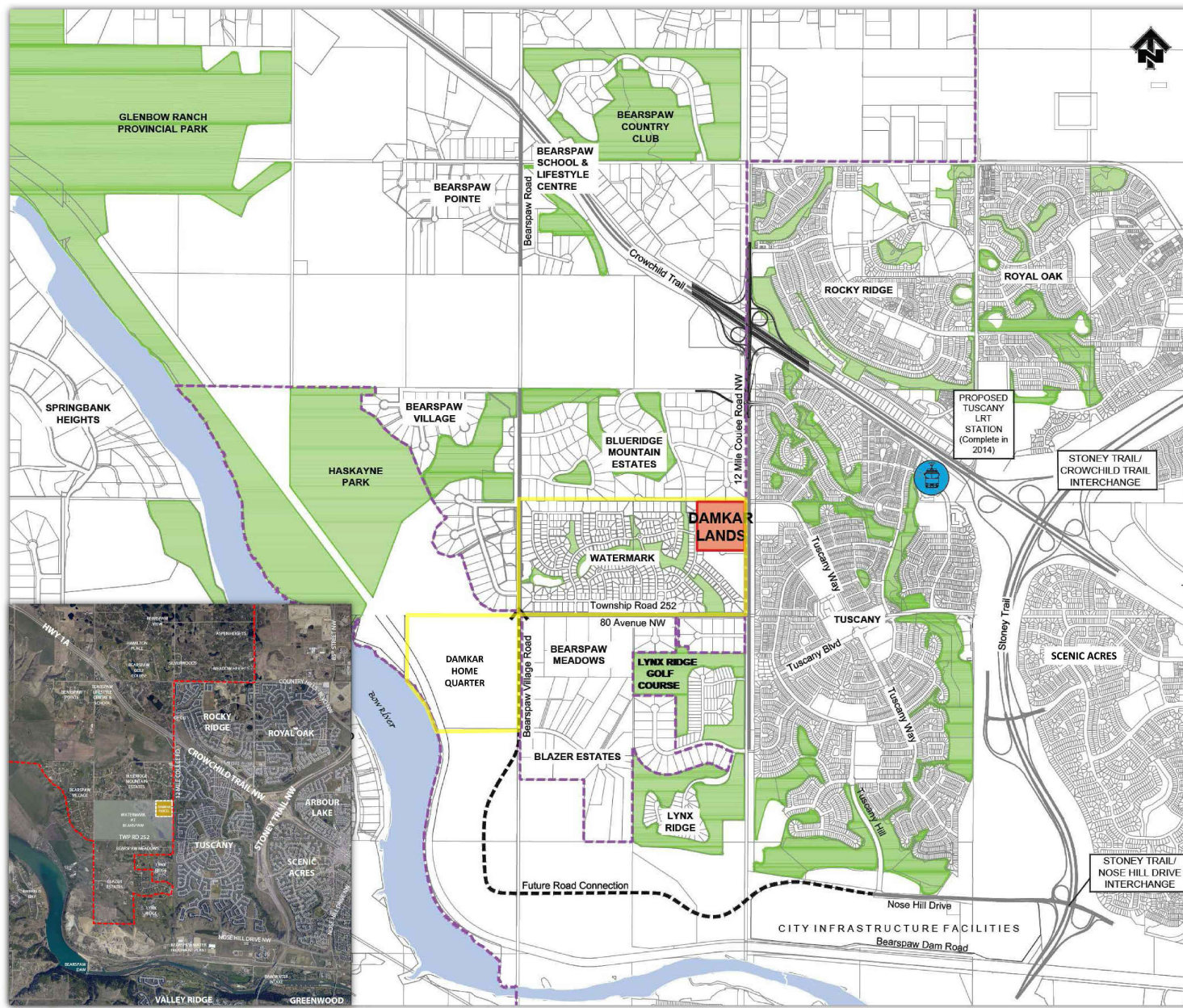
#### 3.4.4 Facilitate an open and transparent stakeholder engagement process;

- a) The stakeholder engagement process will be completed to inform interested stakeholders regarding the project details, solicit feedback about technical issues and achieve measurable community support for the project.

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**FIGURE 1: REGIONAL CONTEXT**



## 4.0 DEVELOPMENT PLAN CONTEXT

### 4.1 REGIONAL CONTEXT

As shown on Figure 1: Regional Context, the Damkar Lands have a prominent location on the shared boundary between the City of Calgary and Rocky View County. Although located within the generally large-lot, country residential community of Bearspaw, the Damkar Lands form part of the transition between the high density city development in the city of Calgary and the relatively lower density development within Bearspaw. The subject lands are part of the Watermark Conceptual Scheme area, which sets density at a maximum of 1.95 units per gross acre for the overall area. This near urban density serves as a transition between the city of Calgary and the community of Bearspaw. The Damkar Lands are highly accessible due to 12 Mile Coulee Road which is used by Calgary and Rocky View residents to access commercial and retail services in the City.

The lands are within the Rocky View/Calgary Intermunicipal Development Plan area as discussed in Section 3.3.2.

### 4.2 LEGAL DESCRIPTION

As shown on Figure 2: Legal Description, the site includes approximately 11.79 hectares (29 acres) within the SE of Section 18, Township Road 25, Range 2, West of the 5th Meridian.

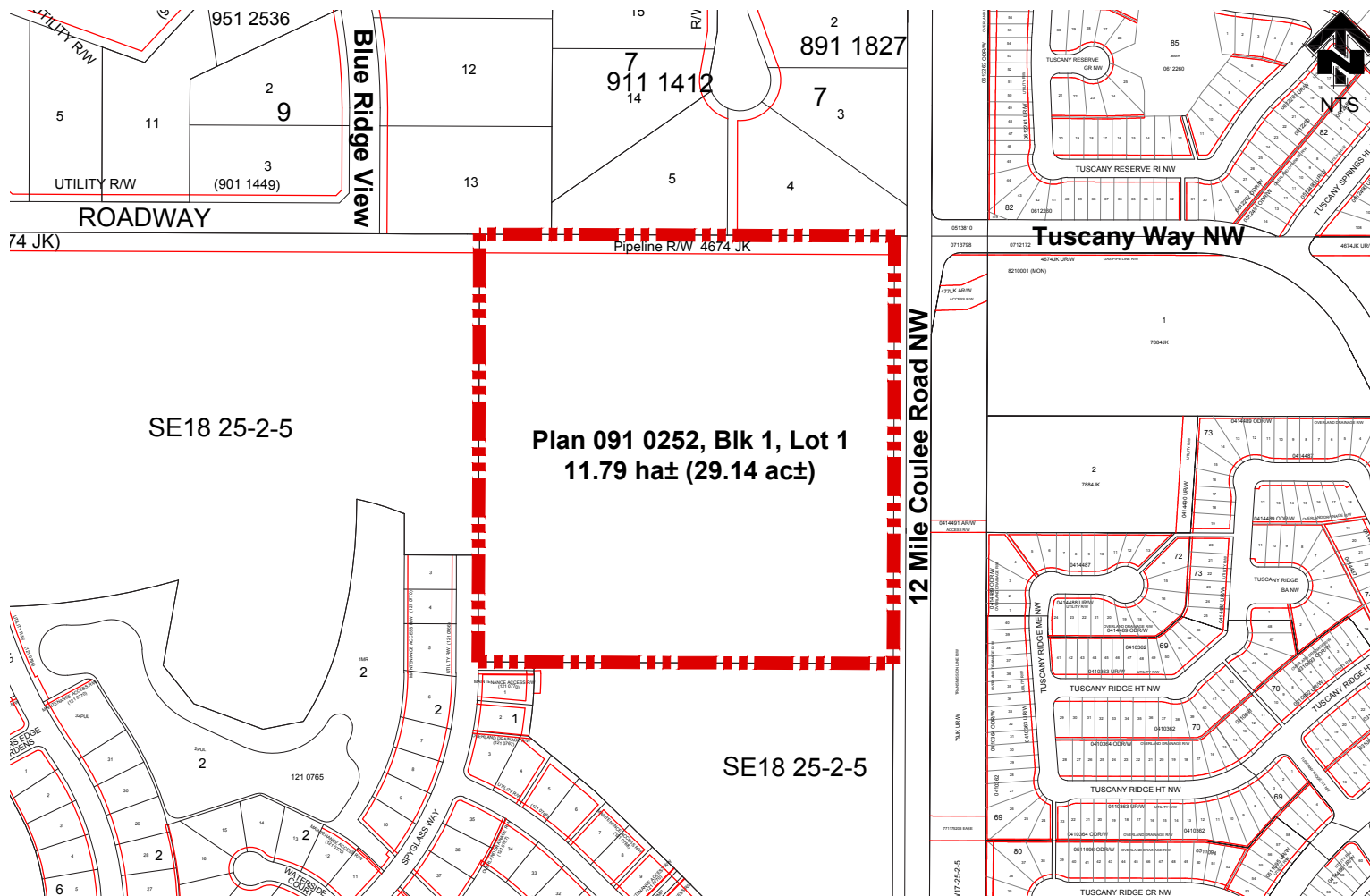
### 4.3 LOCAL CONTEXT

As shown on Figure 3: Local Development Context, existing and future subdivisions surrounding the Plan Area include a mix of larger-lot, lower density and smaller-lot, higher-density, single-family country residential developments, as well as villa-style development. The developments are generally characterized as follows:

- The subject lands are bounded to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems (PSTS).
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is located single-family Watermark residential development.
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. Development beyond 12 Mile Coulee Road is within the Tuscany community in the city of Calgary.

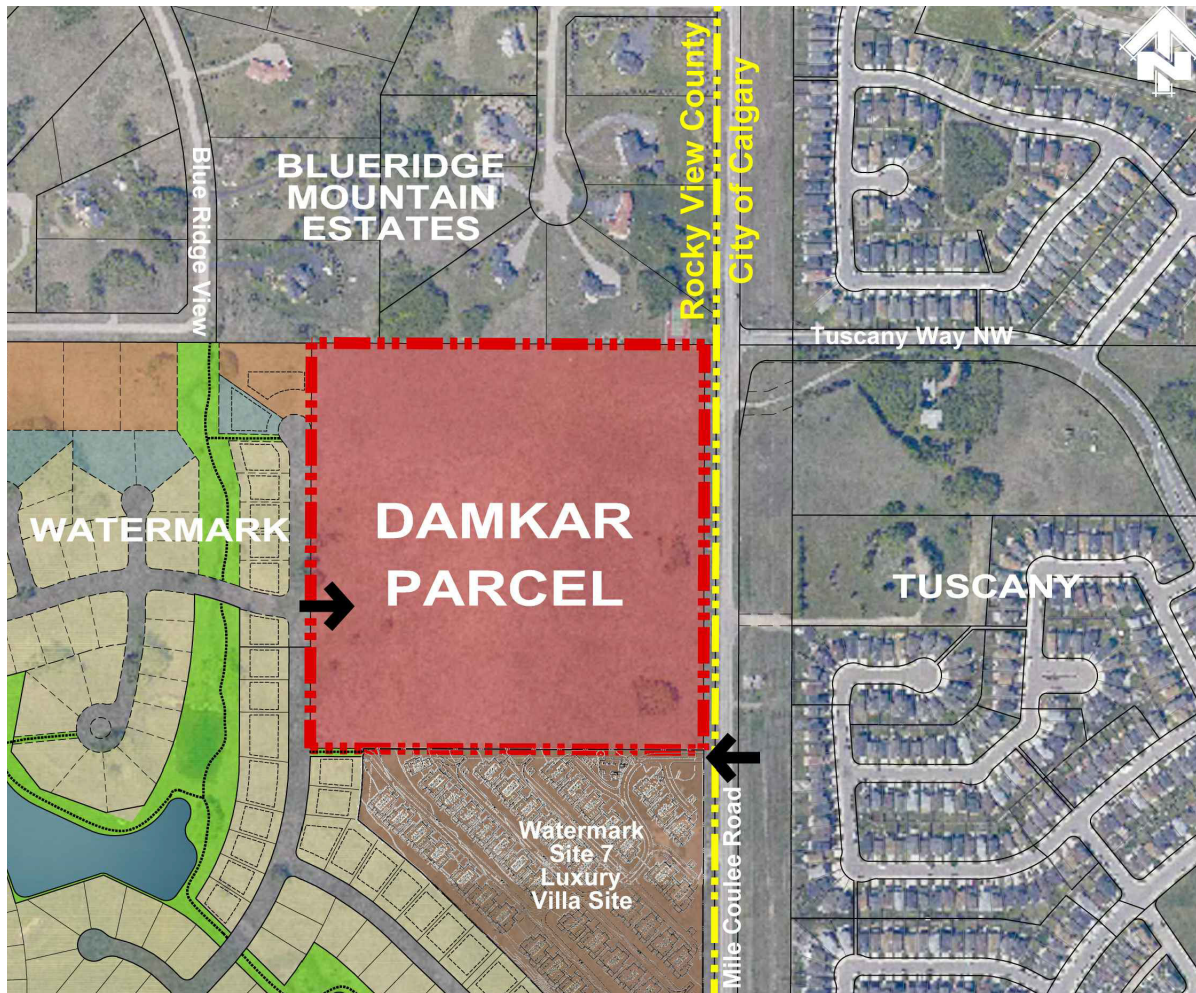
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**FIGURE 2: LEGAL DESCRIPTION**





**FIGURE 3: LOCAL DEVELOPMENT CONTEXT**



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## 5.0 EXISTING CONDITIONS AND SITE ASSESSMENT

### 5.1 EXISTING LAND USE

The current zoning for the Damkar parcel is Agricultural Holdings (AH) District in accordance with Rocky View County Bylaw C-4841-97. The purpose of the Agriculture Holdings District is to provide for a range of parcel sizes suitable for agricultural uses; the minimum parcel size is 8.10 hectares (20.01 acres).

Development to the north of the Damkar Lands is currently zoned Residential One District (R-1) and development to the west and south is governed by Direct Control District 141 (Bylaw C-6854-2009). Development to the east is located in the City of Calgary.

Figure 3: Local Development Context shows the existing conditions for the area. Figure 4: Existing Land Use shows the current zoning regime in the local area.

### 5.2 EXISTING TOPOGRAPHY

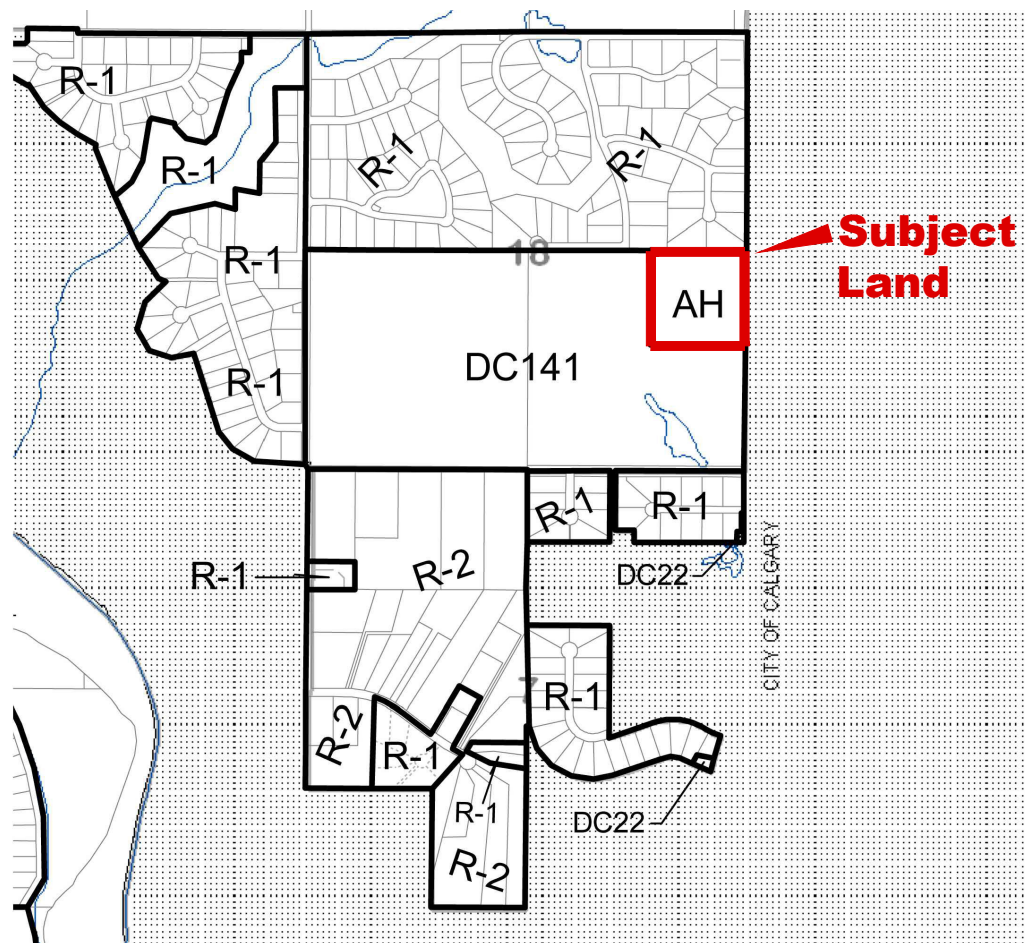
As shown on Figure 5: Existing Site Conditions, the subject lands consist of generally flat lands that slope towards the west with elevations ranging from approximately 1195.00 to 1169.50 metres. The plan area is currently being used for agricultural purposes and is under cultivation. There are no buildings located on the site.

### 5.3 GEOTECHNICAL & GROUNDWATER INVESTIGATION

Test holes were drilled on the property as part of the Preliminary Geotechnical Assessment undertaken by Levelton in support of this development in 2013. The soil profile at the test hole locations generally consisted of a thin layer of topsoil of 0.1 to 0.2m in depth. This was followed by variable layers of silt and clay overlying clay till. Silt was 1.2m in depth with a moisture content of 18.7% indicating relatively moist conditions. Clay was found between 3.2 and 6.4 metres below the ground surface level.

A relatively shallow water table is present at the site, as revealed by groundwater monitoring, which showed a water level at 3.7 metres below the existing grade. Excavations deeper than 2.2 metres the existing ground surface may encounter groundwater seepage during the spring and summer months. These excavations may require temporary dewatering. The slopes on the subject property are considered stable under current conditions and the design of the church and proposed housing will continue to respond to all the requirements necessary to maintain this stability.

**FIGURE 4: EXISTING LAND USE**



RANCH AND FARM DISTRICT.....	RF
SEE EXCEPTIONS LISTED WITH THIS DISTRICT.....	RF *
RANCH AND FARM TWO DISTRICT.....	RF-2
RANCH AND FARM THREE DISTRICT.....	RF-3
AGRICULTURAL HOLDING DISTRICT.....	AH
FARMSTEAD DISTRICT.....	F
RESIDENTIAL ONE DISTRICT.....	R-1
RESIDENTIAL TWO DISTRICT.....	R-2
RESIDENTIAL THREE DISTRICT.....	R-3
HIGHWAY BUSINESS DISTRICT.....	B-1
GENERAL BUSINESS DISTRICT.....	B-2
LIMITED BUSINESS DISTRICT.....	B-3
RECREATION BUSINESS DISTRICT.....	B-4
AGRICULTURAL BUSINESS DISTRICT.....	B-5
LOCAL BUSINESS DISTRICT.....	B-6
HIGHWAY FRONTAGE BUSINESS DISTRICT.....	B-HF
BUSINESS CAMPUS BUSINESS DISTRICT.....	B-BC
INDUSTRIAL CAMPUS BUSINESS DISTRICT.....	B-IC
RECREATION DESTINATION BUSINESS DISTRICT.....	B-RD
LEISURE AND RECREATION BUSINESS DISTRICT.....	B-LR
AGRICULTURAL SERVICES BUSINESS DISTRICT.....	B-AS
POINT COMMERCIAL DISTRICT.....	C-PT
VILLAGE CENTRE COMMERCIAL DISTRICT.....	C-VC
LOCAL COMMERCIAL DISTRICT.....	C-LC
REGIONAL COMMERCIAL DISTRICT.....	C-RC
INDUSTRIAL ACTIVITY DISTRICT.....	I-A
STORAGE AND SALES INDUSTRIAL DISTRICT.....	I-SS
NATURAL RESOURCE INDUSTRIAL DISTRICT.....	NRI
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT.....	HR-1
HAMLET RESIDENTIAL (2) DISTRICT.....	HR-2
HAMLET COMMERCIAL DISTRICT.....	HC
HAMLET INDUSTRIAL DISTRICT.....	HI
PUBLIC SERVICES DISTRICT.....	PS
AIRPORT DISTRICT.....	AP
DIRECT CONTROL DISTRICT.....	DC

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**FIGURE 5: EXISTING SITE CONDITIONS**



Looking from west to east



Looking from northeast to southwest



Looking from south to north

#### 5.4 EXISTING ACCESS

As shown on Figure 6: Transportation, access for the site is currently via an all-turns intersection at Twelve Mile Coulee Road and a shared access with Sub Area 7 of the Watermark project. 12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and Tusselewood Drive. South of Tusselewood Drive, it narrows to a two-lane undivided roadway. The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified as a Primary Collector (27.0 metres).

#### 5.5 BIOPHYSICAL OVERVIEW

A Biophysical Overview was undertaken by Sweetgrass Consultants Ltd. in 2013. A wetland was identified in the northwest portion of the site along with four stands of trees as well as some native and non-native grassland. These features are shown on Figure 7: Damkar Habitats. Preservation of the habitat areas is voluntary for the developer and consideration shall be given to incorporating the treed area in the west-central area at the subdivision stage. Compensation for the wetland may be required if removed and the developer will work with the Province regarding such requirements at the detailed design stage.

#### 5.6 ARCHEOLOGICAL & HISTORICAL RESOURCES

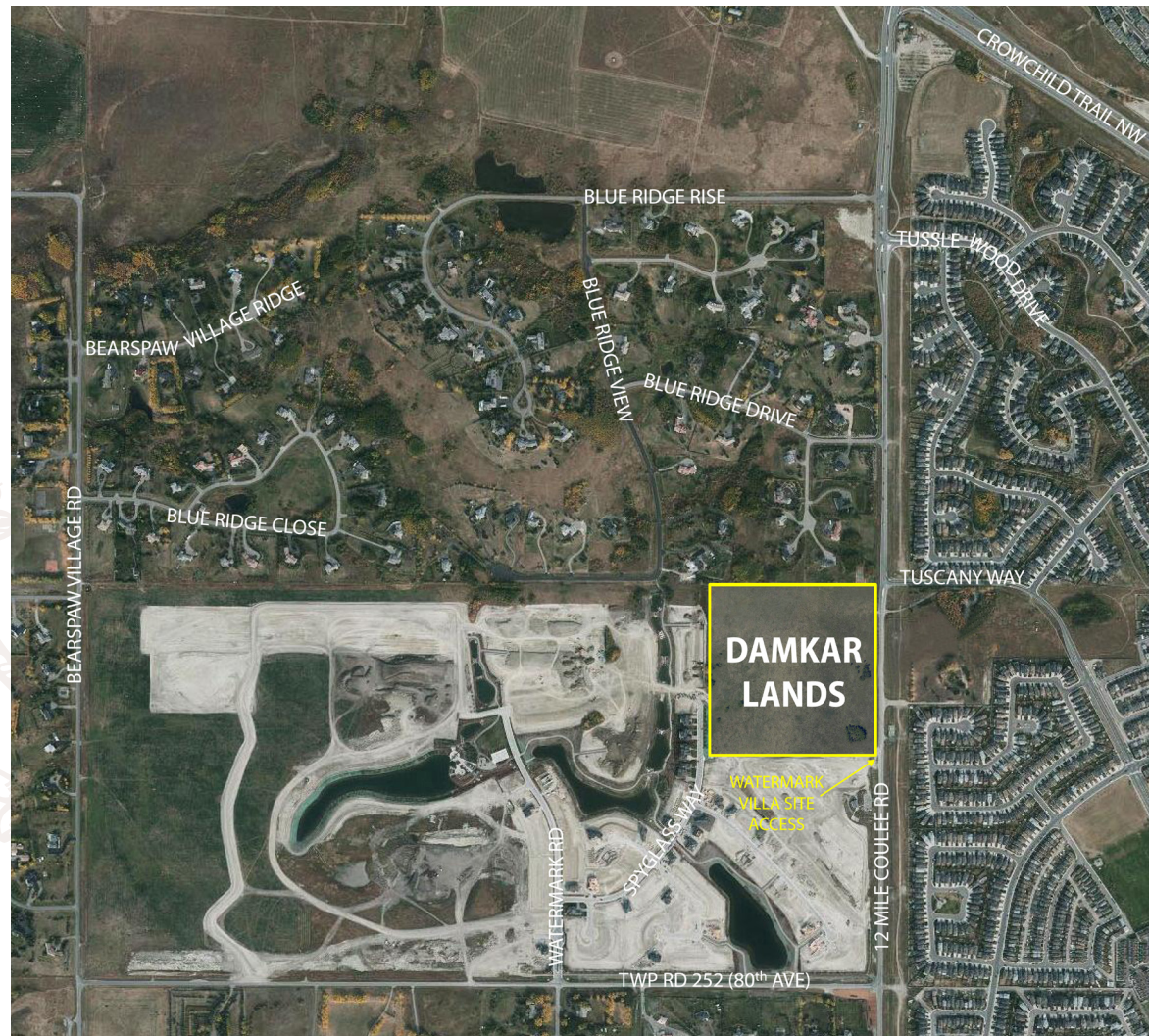
There are no archeological resources within the Plan Area. Historic Resource Act Clearance was granted by the Alberta Department of Culture and Community Spirit on September 24, 2012 (HRM file # 4835-12-0074).

#### 5.7 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Almor Engineering Associates in 2006. Based on the review of historical records, site recognizance and information available at the time of the Assessment, there are no known significant environmental impairments and no further assessment was recommended.

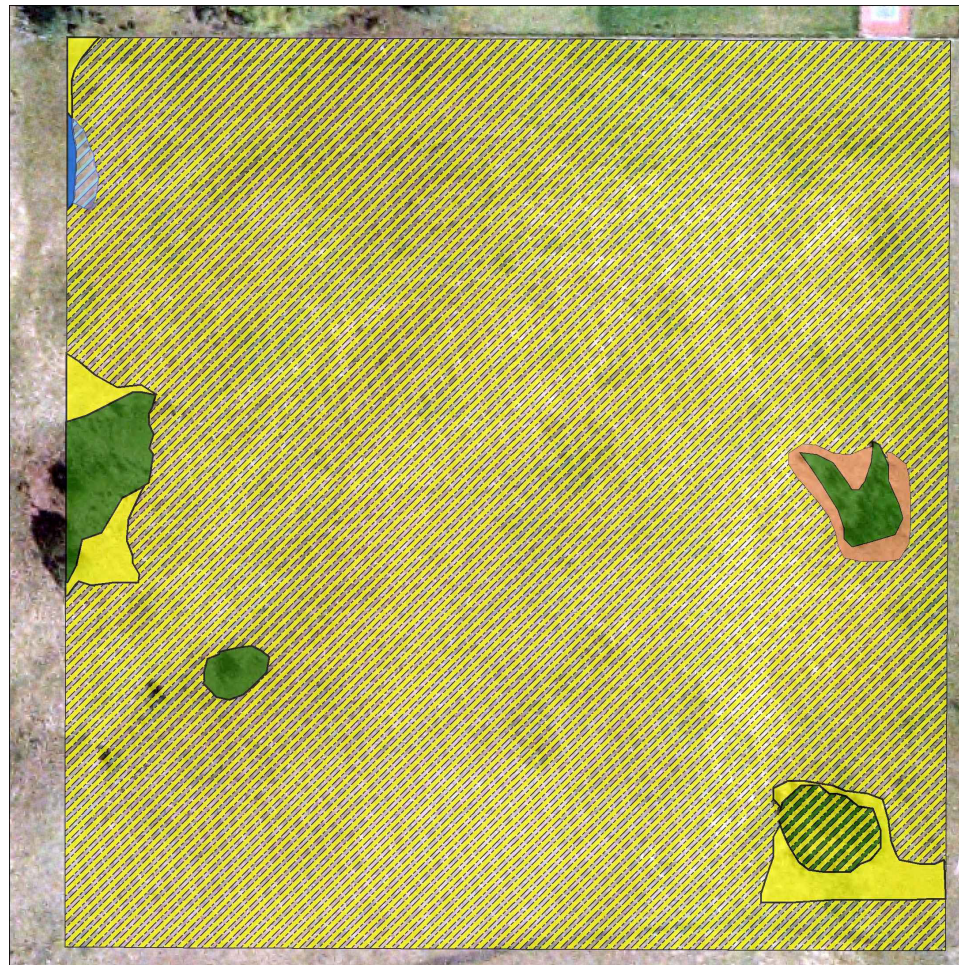


**FIGURE 6: EXISTING TRANSPORTATION**





**FIGURE 7: DAMKAR HABITATS**



-  Disced Grassland/Disturbed
-  Disced Wetland
-  Grassland
-  Non-native Grassland
-  Wetland
-  Woodland

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## 6.0 DEVELOPMENT CONCEPT

### 6.1 LAND USE

The Development Concept is shown in Figure 8: Development Concept. The concept includes a church site, a single-family residential site and a future residential development area. The single-family residential provides an appropriate transition and interface with the existing Watermark community.

The Damkar Site has been divided into four (4) sub-areas in order to facilitate the future land use redesignations that will be required subsequent to the approval of this Appendix to the Watermark Conceptual scheme. These sub-areas are generally shown in Figure 8: Development Concept. Sub-area One (Church site) includes the church site. Sub-Area 2 (Smaller – Lot Residential) and Sub-Area 3 (Larger – Lot Residential) include the planned single-family residential development on the west side of the concept. Sub-Area 4 (Future Development) will be left as in its current agricultural state pending a future application for residential development.





**FIGURE 8: DEVELOPMENT CONCEPT**



**Legend**

- Sub-Area One  
(Church Site)
- Sub-Area Two  
(Smaller Lot Residential)
- Sub-Area Three  
(Larger Lot Residential)
- Sub-Area Four  
(Future Development Area)

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### **6.1.1 Sub-Area One (Church Site)**

Sub-Area One (Church Site) includes a church site and associated parking as well as open space features. The site is approximately ten (10) acres in size. The church is +/- 4,088 square metres (44,000 square feet) in size and will include a sanctuary, gymnasium, kitchen, cafeteria, meeting rooms, administrative offices and other related uses.

#### **POLICIES**

##### **Sub-Area One (Church Site)**

6.1.1.1 Sub-Area One (Church Site) shall include a church site and associated uses, parking and open space amenity.

6.1.1.2 Sub-Area One (Church Site) shall include a connection to the regional pathway system.

### **6.1.2 Sub-Area Two (Smaller-Lot Residential Development)**

Sub-Area Two (Smaller-Lot Residential Development) is designed to be in conformity with the Watermark Direct Control zoning (DC 141). The purpose of Sub-Area Two is to create a seamless transition between the Watermark Community to the west and the Damkar Lands. Sub-Area Two will be consistent with the Land Use Regulations in DC 141 for Site 6.

#### **POLICIES**

##### **Sub-Area Two (Smaller-Lot Residential Development)**

6.1.2.1 Sub-Area Two (Smaller-Lot Residential Development) shall be in conformity with the Land Use Regulations found in DC 141 for Site 6.

6.1.2.2 Residential development located within Sub-Area Two is expected to become part of the Watermark Homeowners Association.

### 6.1.3 Sub-Area Three (Larger-Lot Residential Development)

Sub-Area Three (Larger-Lot Residential Development) is designed to be in conformity with the Watermark Direct Control zoning (DC 141). The purpose of Sub-Area Three is to create a seamless transition between the Blue Ridge Mountain Estates to the north, the Watermark Community to the west and the Damkar Lands. Sub-Area Three will be consistent with the Land Use Regulations in DC 141 for Site 2.

#### POLICIES

##### Sub-Area Three (Larger-Lot Residential Development)

- 6.1.3.1 Sub-Area Three (Larger-Lot Residential Development) shall be in conformity with the Land Use Regulations found in DC 141 for Site 2.
- 6.1.3.2 Residential development located within Sub-Area Three is expected to become part of the Watermark Homeowners Association.

### 6.1.4 Sub-Area 4 (Future Development Area)

Sub-Area 4 (Future Development Area) is designed to allow for the future development of the northwest area portion of the subject lands. Sub-Area 4 will require future submission of an additional Appendix to the Watermark Conceptual Scheme and the associated land use redesignation and subdivision processes. It is intended that Sub-Area 4 will be planned as future residential including seniors' oriented living. Sub-Area 4 will be redesignated on an interim basis to Residential Three District (R-3) because of the reduction of parcel size caused by development on the remainder of the parcel. Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres).

#### POLICIES

##### Sub-Area Four (Future Development Area)

- 6.1.4.1 Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision.

## 6.2 TRANSPORTATION

The Damkar Lands were included in the 2008 Traffic Impact Assessment (TIA) and the 2011 TIA for the Watermark Development; however, the nature of future development of the site was unknown at the time of those reports. As such, the original 2008 study assumed that the Damkar Lands would consist of 60 single-family residential units and, similarly, the 2011 update assumed a total of 57 single-family residential units on this parcel. Since the current proposed (church) site will generate fewer total trips than what was assumed in the previously completed studies, the development of the church is not expected to appreciably affect the adjacent road network.

A separate TIA for the Damkar Lands was completed by Bunt & Associates in May 2013. The 2013 TIA found that for the opening day horizon, which includes the development of the church site (Sub-Area 1), the site access intersection with 12 Mile Coulee Road can be expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with only a stop sign for intersection control. No significant traffic impacts resulting from this overall development are anticipated at opening day.

Study of the long-term development scenario shows that the eastbound (i.e. outbound) movement at the site access would be expected to operate at capacity during the Sunday peak hour with significant outbound queuing and delay. This queuing and delay would be located on-site only. However, signalization was not found to be warranted. It is noted that a church service functions as a weekly event occurring mainly on Sundays. Therefore, the impacts of the outbound capacity and delay issues are limited to church events and contained on-site. With the inclusion of the potential future seniors' facility (Sub-Area 4) these conclusions are expected to remain the same, however it is suggested that the analysis be re-assessed in more detail once Sub-Area 4 is more active in terms of an application; signalization may be found to be necessary as a result of that level of development at the long-term horizon.

Should there be found to be a need for improved intersection control, an Event Management Protocol could be developed for peak events. Alternatively, signalization or the implementation of a roundabout could be considered as part of the future development of the site. Therefore, this location should be monitored as part of the long-term horizon to ensure that the appropriate traffic control is put into place when necessary. An updated TIA will be required when future development of Sub-Area 4 is developed.

It is noted that, although the developments anticipated within Appendix 8 are not expected to trigger requirement for any immediate upgrades to 12 Mile Coulee Rd, it is anticipated that such improvements will be triggered by ongoing development activities in the Watermark Community. It is expected that the developer of the Watermark development will be completing upgrades to 12 Mile Coulee Rd as a condition of the Phase 3, 4 & 5 subdivision approved by Rocky View County on October 1, 2013.





The proposed transportation system for Appendix 8 is shown in Figure 9 and 9A: Proposed Transportation Improvements. Sub-Areas 2 and 3 will be accessed via Spyglass Way and do not affect the onsite traffic related to the church development. Development of Sub-Areas 2 and 3 were accounted for in the 2011 TIA for the Watermark Community. Internal site access is shown in Figure 8: Development Concept. Internal access within the site will be paved and built to Rocky View County standards.



**FIGURE 9: PROPOSED TRANSPORTATION IMPROVEMENTS**



Legend:

-  Intersection upgrades as may be required to maintain existing level of service
-  Existing Roadway  
Constructed as a Divided Four Lane Arterial Street
-  Arterial Street
-  Primary Collector

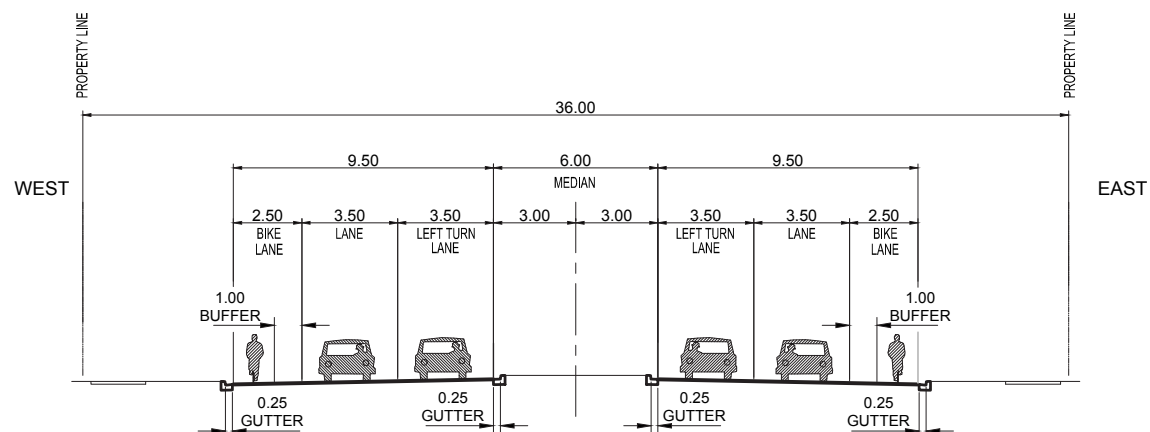
Notes:

1. Roadway classification for 12 Mile Coulee Road subject to City of Calgary design requirements.
2. 12 Mile Coulee Road upgrades expected to be implemented by MacDonald Development Corporation and the Developers within Appendix 8 subject to the provision of a Development Agreement.
3. A cost sharing agreement is expected to be facilitated by RVC to ensure all lands benefitting from this roadway upgrade contribute accordingly in accordance with Policy 406 Infrastructure Cost Recovery.

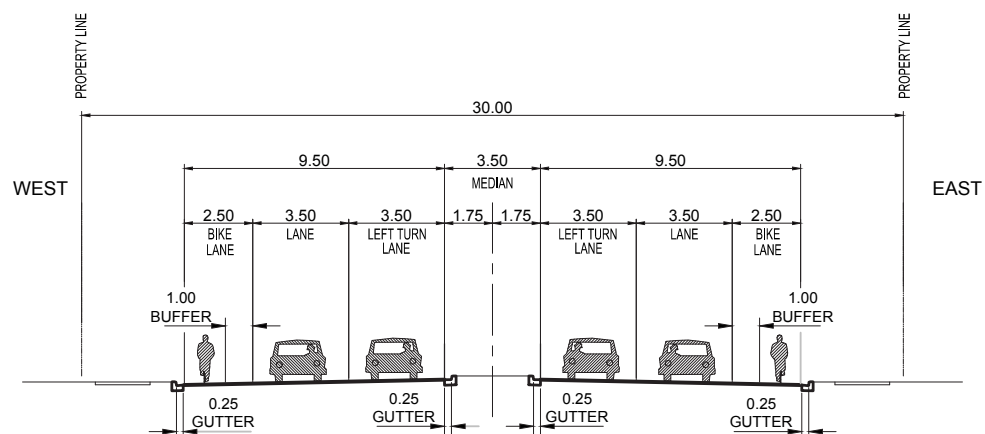
## FIGURE 9A: PROPOSED TRANSPORTATION IMPROVEMENTS - STREET TYPES



Arterial Street - New Construction from Tuscany Reserve Bay NW to Tuscany Way NW



Primary Collector - Tuscany Way NW to 80th Ave NW





## POLICIES

### Transportation

- 6.2.1 The developer shall construct the site access intersection with 12 Mile Coulee Road in accordance with the recommendations of the Traffic Impact Assessment (Bunt & Associates, May 2013) to the satisfaction of Rocky View County and the City of Calgary.
- 6.2.2 The Traffic Impact Assessment (Bunt & Associates, May 2013) shall be circulated to the Rocky View County/City of Calgary Intermunicipal Cooperation Team.
- 6.2.3 Access within the Plan area shall be generally in accordance with Figure 8: Development Concept.
- 6.2.4 The internal subdivision road shall be constructed by the developer with a paved surface in accordance with all applicable Rocky View County engineering design standards.
- 6.2.5 The connection with 12 Mile Coulee Road shall be constructed by the developer to the satisfaction of the City of Calgary.
- 6.2.6 A Traffic Impact Assessment Update shall be required at the time of development of Sub-Area 4 (Future Development Area) and shall be circulated to the Intermunicipal Cooperation Team.
- 6.2.7 12 Mile Coulee Road will be upgraded in accordance with the TIA when triggered by developments in the Watermark community.

### 6.3 WATER AND WASTEWATER SERVICING

Development of the Damkar Lands will include full-service water and sanitary servicing. Servicing will be provided from the Watermark Community as per Policy 6.7.3 of the Watermark Conceptual Scheme which states that "Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project" (Page 30). A Utility Servicing Design Brief (May, 2013) has been prepared by IBI Group in support of this Watermark Conceptual Scheme amendment.

Water servicing will be provided via pipe from the Blazer Estates Water Plant to the Damkar Lands. The Watermark parcel carries two licenses to obtain water from the Bow River with sufficient capacity to service the approved Watermark Community and the proposed development of the Damkar Lands. A water pumping station is located adjacent to the Bow River and a water main has been built through an adjacent parcel located to the southwest of the Watermark Community.

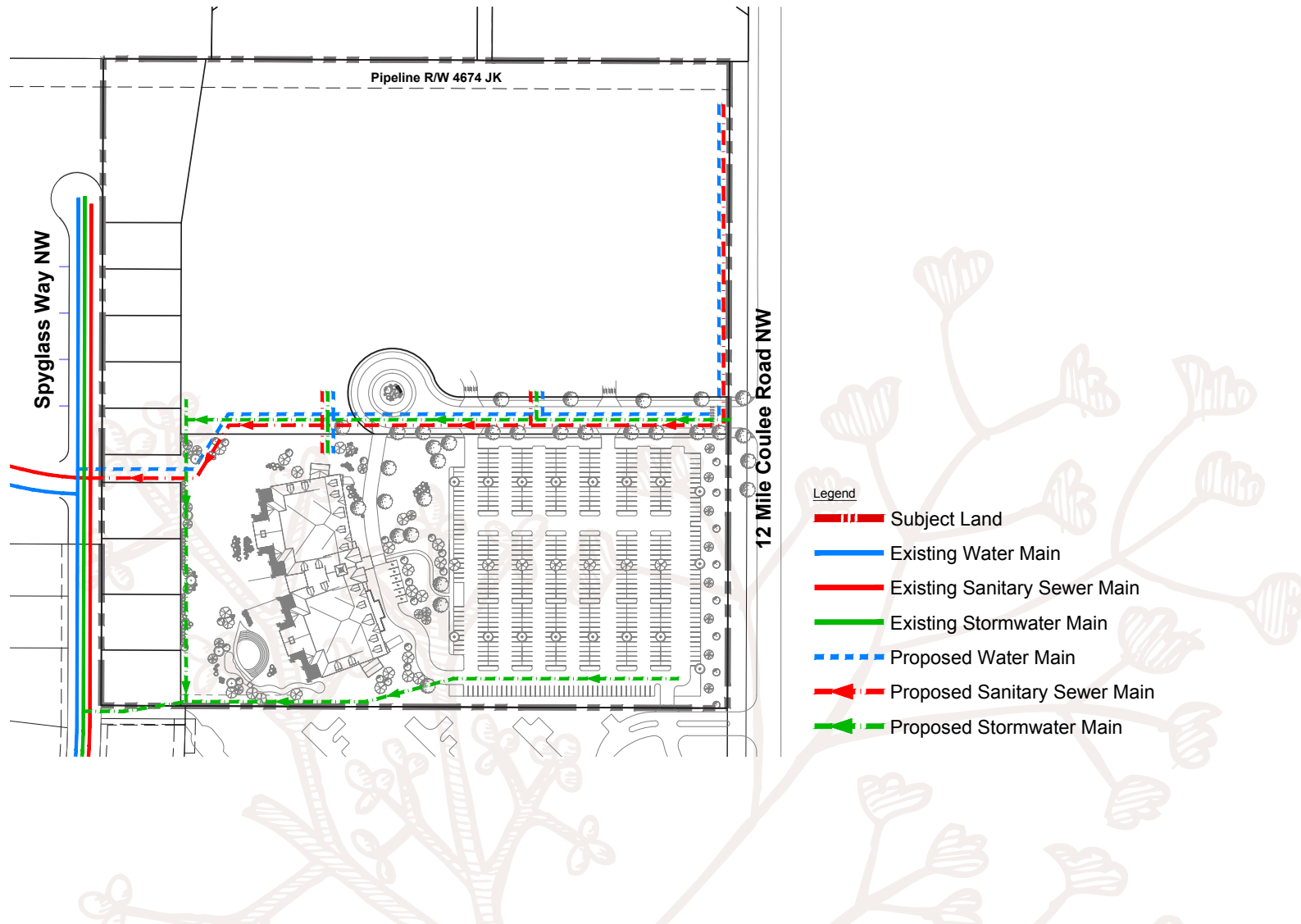
The tie-in location for the water main for the Damkar Lands is on Spyglass Way within the private open space area. A utility easement right of way agreement will be registered to accommodate the water main. Two parallel water mains will be installed within the road right of way to maintain water pressure and supply as shown on Figure 10: Preliminary Utility Servicing. A water main feed will be provided along the east boundary to provide future servicing to lands to the north of the Damkar site. Water service connections for the single family residential lots will be from the water main in Spyglass Way.

Wastewater servicing will be tied into Watermark's existing system via pipe and directed to the wastewater treatment plant located within Area 6 of the Watermark conceptual scheme at a central location within the community. The water will be treated to a high standard and discharged from the plant into a disposal pipeline to the Bow River. An experienced operator has been contracted to operate and maintain the wastewater treatment system.

The sewer main for the Damkar Lands ties into the Watermark system on Spyglass Way within the private open space area. A utility easement right of way agreement will be registered to accommodate the sewer main as shown on Figure 10: Preliminary Utility Servicing. The single family lots will be serviced individually to the existing sanitary sewers within Spyglass Way.

The location of water and wastewater servicing is shown in Figure 10: Preliminary Utility Servicing.

**FIGURE 10: PRELIMINARY UTILITY SERVICING**





**POLICIES****Water and Wastewater**

- 6.3.1 Piped potable water servicing shall be supplied from the Watermark Community to the Damkar Lands to the satisfaction of Rocky View County as per Figure 10: Preliminary Utility Servicing in accordance with the Alberta Water Act and any other Provincial requirements.
- 6.3.2 Piped wastewater servicing shall be supplied from the Watermark Community to the Damkar Lands to the satisfaction of Rocky View County as per Figure 10: Preliminary Utility Servicing in accordance with the Alberta Water Act and any other Provincial requirements.
- 6.3.3 The specific requirements of water and sanitary service connections for each for Sub-Area will be determined at the subdivision and/or development permit stage.

**6.4 STORMWATER SERVICING**

Stormwater management will be integrated with that of the Watermark community and stormwater will be directed to Watermark's Wet Pond C. The runoff generated from Sub-Areas 1, 2 and 3 shall meet the allowable discharge rate as required by the Master Drainage Plan for the Watermark at Bearspaw Master Drainage Plan through the use of on-site stormwater storage which shall control the discharge to Watermark's Wet Pond C. Therefore, on-site stormwater storage is required. This may include trap lows in the design of roads, landscape areas and parking lots. On-site storage will be determined through a stormwater report to be prepared at the detailed design stage (subdivision). Further study will be required to manage the stormwater runoff from Sub-Area 4 when future development is proposed. The single family lots will be serviced from the existing storm sewer in Spyglass Way.

Flows from the Damkar Lands will be channelled into the Watermark System as per Figure 10: Preliminary Utility Servicing. The Watermark stormwater management system includes drainage by overland systems including roadside ditches along roads with curb and gutter with provision for swales.

**POLICIES****Stormwater Servicing**

- 6.4.1 The developer shall construct a stormwater management system within the Plan area as generally illustrated by Figure 10: Preliminary Utility Servicing.
- 6.4.2 On-site stormwater storage will be determined through a stormwater report prepared at the subdivision stage.
- 6.4.3 The design of the BMP's shall be in accordance with all applicable Provincial regulatory requirements and Rocky View County engineering design standards.
- 6.4.4 The specific requirement of storm service connections for each Sub-Area will be determined at the subdivision and/or development permit stage.

## 6.5 SHALLOW UTILITIES

Shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided by the developer at the subdivision implementation stage in consultation with all applicable shallow utility providers.

### **POLICIES**

#### **Shallow Utilities**

- 6.5.1 Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.
- 6.5.2 The alignment of utility installations shall be determined at the subdivision stage in accordance with Rocky View County engineering design standards.

## 6.6 OPEN SPACE CONSIDERATIONS

The open space system in the Development Concept has been designed to provide connectivity with the adjacent Watermark open space/pathway system and the regional open space system. The open space system is generally outlined in Figure 11: Open Space Considerations.

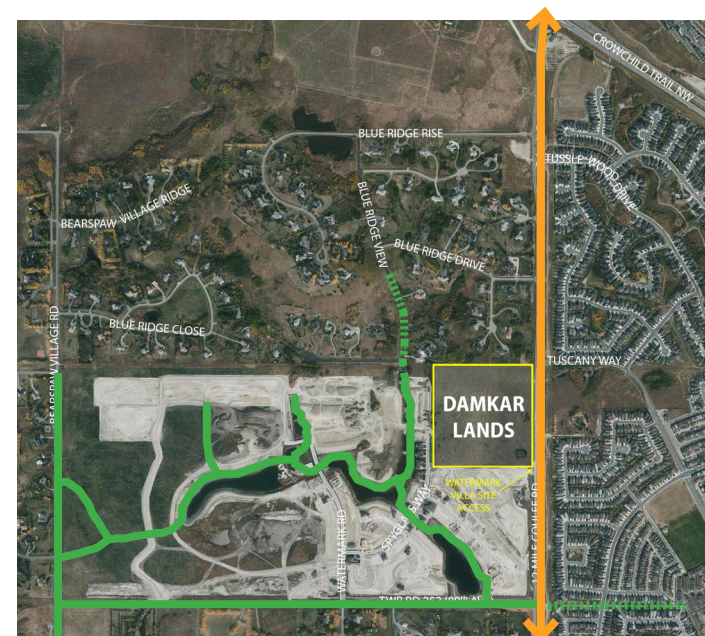
### **6.6.1 Private Open Space**

A landscaped transition area and pedestrian pathway system is provided along the west edge of the parcel to provide separation and transition between Sub-Area 1 (Church Site) and Sub-Area 2 (Smaller-lot residential). A buffer is also provided along the southern edge of the property between the Villas to the south and the parking lot. Open space also separates the parking lot and the church itself. This landscaped transition is planned as a private open space area with public access and is 1.91 ha/4.74 ac in size.

### **POLICIES**

#### **Private Open Space**

- 6.6.1.1 Private Open Space shall be constructed by the developer as generally illustrated by Figure 11: Open Space Considerations.
- 6.6.1.2 The Private Open Space shall be maintained by the church owner and a public access easement will be registered against title to specify public access permission.



- ### Legend

### **6.6.2 Pedestrian Pathway System**

A system of pedestrian pathways will be provided within the open space area as generally illustrated on Figure 11: Open Space Considerations.

The pathways shall be constructed in accordance with applicable municipal engineering design standards. The pathways will be maintained by the church owner.

The developer shall construct the pathway system in general accordance with the Figure 11: Open Space Considerations. The specific pathway alignment, width and surface treatment will be determined in accordance with a Landscaping Plan to be prepared by a qualified professional at the subdivision stage.

## **POLICIES**

### **Pedestrian Trail System**

- 6.6.2.1 A pathway system shall be constructed by the developer within the Private Open Space area as generally illustrated by Figure 11: Open Space Considerations.
- 6.6.2.2 The pathway system shall be owned and maintained by the church owners and shall be accessible to the public via a public access easement.
- 6.6.2.3 The specific alignment, width and surface treatment of the pathway system shall be determined by a Landscaping Plan to be prepared by a qualified professional at the subdivision stage to the satisfaction of Rocky View County.

### **6.6.3 Municipal Reserve (MR)**

The amount of land to be provided for municipal reserve will be equal to 10% of the Net Developable Area of the titled parcel(s) in accordance with Section 666 of the Municipal Government Act. MR can be a land dedication or can be paid as cash-in-lieu to Rocky View County. MR will be paid as cash-in-lieu.

<b>Municipal Reserve (MR) Calculation</b>	<b>+/- ac</b>	<b>+/- ha</b>
Gross Developable Area (GDA)	29.14	11.793
Less Environmental Reserve (ER)	0	0
Net Developable Area (NDA)	29.14	11.793
MR Outstanding (@ 10%)	2.91	1.18
Balance (to paid as cash-in-lieu)	2.91	1.18
MR remaining (10%)	0	0

## **POLICIES**

### **Municipal Reserve**

6.6.3.1 Municipal Reserve (MR) shall be paid to Rocky View County as cash-in-lieu as determined at the subdivision stage to the satisfaction of Rocky View County.

#### 6.6.4 Residential Density

The anticipated residential density for the subject area is 0.38 units per gross acre based on the proposed eleven (11) single family lots. As such, the density does not exceed the assigned density of the Watermark Conceptual Scheme of 1.95 residential units per gross acre. Therefore, in accordance with Policy 6.7.1 and 10.9 of the Watermark Conceptual Scheme, no amendment to the Watermark Conceptual Scheme is required. The density for future development within Sub-Area Four is currently unknown and may require an amendment at that time.

RESIDENTIAL DENSITY		
	Gross Area (Appendix 8) TOTAL	
Number of Units	Hectares	Acres
11	11.79	29.14
Gross Residential Density (units/acre)	0.38 upga	

## 6.7 COMMUNITY SUPPORT INFRASTRUCTURE

### 6.7.1 Fire, Police & Emergency Services

Fire services will be provided by the Bearspaw Fire Station. Police services will be provided by the Royal Canadian Mounted Police and the Rocky View County Special Constables. Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

#### POLICIES

##### Fire, Police and Emergency Services

- 6.7.1.1 Fire suppression shall be provided on - site for fire-fighting measures including the provision of sufficient fire hydrants as determined by Rocky View County and in conformity with the Provincial Building Code and other applicable standards and regulations.

### 6.7.2 Recreational Services

The Watermark community is located within the Bearspaw Glendale Recreation District. The Bearspaw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area. However, the Centre is running at capacity and there is a need for further community space and recreational amenities in the area. The church located on the Damkar Lands could help to meet this need by providing a space that could be utilized by various community and recreational groups in the area. Moreover, overflow parking during off-peak hours could serve as a staging area for people to leave their cars while using the regional pathway and open space system in the area.

#### POLICIES

##### Recreation Services

- 6.7.2.1 Recreational services within the Bearspaw Community may be supported with public use of the recreational amenities provided in Sub-Area 1 (Church site) on a fee for use basis, including the gymnasium and parking for pathway use.



## 7.0 IMPLEMENTATION

Adoption of this Appendix to the Watermark Conceptual Scheme will establish the expectations guiding the implementation of development on the Damkar Lands. This Appendix provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or subdivision tentative plan approval for development within the Plan Area.

Consideration of this Appendix will occur following a statutory Public Hearing during which all matters will be considered and considerations from municipal staff, technical agency requirements and area landowner will be clarified. Rocky View County Council will consider adoption of this Appendix to the Watermark Conceptual Scheme pursuant to the requirements of the Municipal Government Act.

Subsequently, consideration of land use amendment, subdivision and development permit applications will follow in accordance with the policies of this Appendix to the Watermark Conceptual Scheme and other Rocky View County development requirements.



### 7.1 DESIGN STANDARDS

The built form of the development on the Damkar Lands will be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme and the Rocky View County Commercial, Office and Industrial Design Guidelines. In a general sense, the 'Watermark' trademark will be incorporated into open spaces and building forms.

Design guidelines will be set out and implemented in a restrictive covenant registered against each residential lot on the Damkar Lands. The design standards for Sub-Area 1 and 4 will be administered by the developer. The design standards for Sub-Areas 2 and 3 are expected to be administered by a Homeowner's Association.

In general, these guidelines will consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each lot;
- Down-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per "dark skies" principles; and
- Landscaping and water conservation such as drought resistant plants, rain barrels and best management practices.



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## **POLICIES**

### **Design Standards**

- 7.1.1 Watermark development standards and architectural guidelines shall be registered against the title of all residential properties and administered by the developer and/or a Homeowner's Association.
- 7.1.2 Development within the Damkar Lands shall adhere to a low-light policy ("dark skies" principles) designed to be sensitive to the rural setting.
- 7.1.3 Water conservation and landscaping guidelines shall be registered against the title of all residential properties and administered by the developer and/or a Homeowner's Association.

## **7.2 PROPOSED LAND USE AMENDMENT**

Land use amendment (zoning) is expected to be applied by Council in accordance with the Rocky View County Land Use Bylaw as generally illustrated by Figure 12: Conceptual Scheme Amendment & Proposed Land Use Redesignation described as follows:

- Sub-Area 1 (Church Site) will be designated as Public Services (PS) District;
- Sub-Area 2 (Smaller-lot residential) will be designated as part of an amendment to the Watermark Conceptual Scheme DC-141, Site 6 regulations;
- Sub-Area 3 (Larger-lot residential) will be designated as part of an amendment to the Watermark Conceptual Scheme DC-141, Site 2 regulations;
- Sub-Area 4 (Future Development Area) will be designated as Residential Three District (R3); and

It is expected that Council will assign these land use amendments within the Plan area in accordance with one application to be considered concurrently with this Amendment to the Watermark Conceptual Scheme.

## **POLICIES**

### **Land Use Amendment**

- 7.2.1 Specific land uses are expected to be applied by a Council Zoning Amendment as generally illustrated by Figure 12: Conceptual Scheme Amendment & Proposed Land Use Redesignation.

**FIGURE 13: DEVELOPMENT PHASING**



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Damkar

### 7.3 PROPOSED SUBDIVISION

Implementation of subdivision within the Plan area is expected to occur as generally illustrated by Figure 12: Conceptual Scheme Amendment & Proposed Land Use Redesignation according to specific subdivision design criteria described as follows:

- A maximum of nine (9) residential parcels with individual lot sizing as per the DC-141 Site 6 regulations;
- A maximum of one (1) residential parcel with individual lot sizing as per the DC-141 Site 2 regulations; and
- Implementation of all supporting transportation & utility servicing infrastructure including registration of a utility right of way agreement for the water and sewer mains.

#### **POLICIES**

##### **Policies Subdivision**

- 7.3.1 Implementation of subdivision is expected to proceed as generally illustrated by Figure 12: Conceptual Scheme Amendment & Proposed Land Use Redesignation.

### 7.4 DEVELOPMENT PHASING

Development within the Plan Area is expected to proceed in three (3) phases as generally illustrated by Figure 13: Development Phasing. The developer will install transportation, utility servicing and recreational infrastructure as required by each development phase as required by the municipality in accordance with the terms of a Development Agreement.

#### **POLICIES**

##### **Development Phasing**

- 7.4.1 Implementation of subdivision shall proceed in phases as generally illustrated by Figure 13: Development Phasing.
- 7.4.2 The phasing program may be adjusted subject to an approval from the Rocky View County Subdivision Approval Authority and the provision of required infrastructure.
- 7.4.3 Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision in accordance with policy 6.1.4.1 Sub-Area Four (Future Development Area).

## 7.5 WEED MANAGEMENT PLAN

The developer shall prepare a Weed Management Plan in accordance with Rocky View County requirements to mitigate against invasive weeds during the construction and grading process.

### POLICIES

#### Weed Management Plan

- 7.5.1 A Weed Management Plan shall be provided by the developer at the subdivision stage to establish measures to mitigate against potential invasive weed issues during construction and grading.

## 7.6 CONSTRUCTION MANAGEMENT PLAN

The developer shall prepare a Construction Management Plan at the subdivision stage to establish measures as may be required to mitigate ongoing construction issues. These issues may create negative impact for surrounding residents such as noise and construction access to the Plan area.

### POLICIES

#### Construction Management Plan

- 7.6.1 A Construction Management Plan shall be provided by the developer at the subdivision stage to establish potential mitigation requirements as may be necessary to limit negative impacts to surrounding residents during ongoing construction activities.

FROM THE

*Damkar Lands*

## **SUPPORTING TECHNICAL STUDIES (UNDER SEPARATE COVER)**

1. Phase One Environmental Site Assessment prepared for Pacific Continental by Almor Engineering Associates Ltd. dated May 18, 2006;
2. Historical Resources Act - Signed Clearance Application 3187319;
3. Preliminary Geotechnical Assessment prepared by Levelton Consultants Ltd. dated April 2013;
4. Utility Servicing Design Brief prepared by IBI Group dated May 2013;
5. Transportation Impact Assessment prepared by Bunt and Associates dated May 9, 2013; and
6. Biophysical Overview prepared by Sweetgrass Consulting Ltd. dated June 2013.

