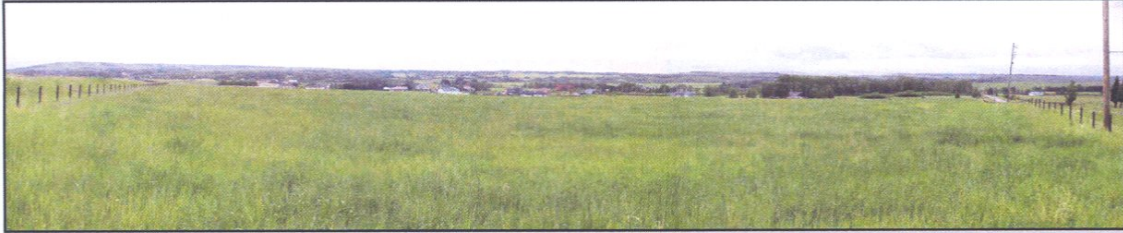




# ELBOW VALLEY WEST CONCEPTUAL SCHEME



*Bylaw C-5880-2004, Adopted March 9, 2004*

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**Department of Planning, Development & Building**



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-5880-2004**

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

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme as affecting the lands described as A Portion of the N ½ Sec. 2-24-03-W5M; and

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

**WHEREAS** a notice was published on February 24, 2004 and March 2, 2004 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for March 9, 2004; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

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

1. That the Conceptual Scheme be adopted to provide a framework for the subsequent redesignation, subdivision and development in a Portion of the N ½ Sec. 2-24-03-W5M, as hereto attached as Schedule "A".
2. The Bylaw comes into effect upon the date of its third reading.

**File: 4702033/034 & 4702070/076 - 2003-RV-301**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on February 10, 2004, on a motion by Councillor Habberfield.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on March 9, 2004, on a motion by Councillor Taylor.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on March 9, 2004, on a motion by Councillor Kent.

Al Schule  
REEVE OR DEPUTY REEVE

Sandra Peterson-Keyes  
MUNICIPAL SECRETARY



## **ELBOW VALLEY WEST CONCEPTUAL SCHEME**

### **OFFICE CONSOLIDATION MAY 2006**

**Note: This office consolidation includes the following amending Bylaw:**

<b>Amendment</b>	<b>Description</b>	<b>Date</b>
1. Bylaw C 6221-2006	Delete & Replace section 4.2 Delete & Replace figure 5 Delete & Replace figure 6 Delete & Replace table in section 4.2 Delete & Replace Policy 4.2.2 Delete & Replace Section 4.3 Delete & Replace Figure 7 Delete & Replace second paragraph sec 4.8 Delete & Replace Section 4.9 Delete & Replace second paragraph sec 4.10 Delete & Replace figure 8 Delete & Replace first & second paragraph sec. 6.2 Add policies 6.3 & 6.4 Delete & Replace figure 10 Delete & Replace figure 11	May 09, 2006

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

**The Elbow Valley West Conceptual Scheme  
Schedule 'A' to Bylaw C-5880-2004**

Prepared by:

**URBAN**SYSTEMS®

On behalf of:

**Millarville Land Company Inc.**

For:





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Appendix B	West Meadows Estates Discussions



## 1.0 DEFINITIONS

The following terms referenced in this document are defined as follows:

1. *PLAN AREA* - The "Plan Area" within this document is defined as those lands in the N½ of Section 2, Township 24, Range 3, W5M, lying south of Highway 8, east of Range Road 32 (165<sup>th</sup> Street), north of the centre section line, and west of Range Road 31 (149<sup>th</sup> Street) including the existing school site as shown on Figure 1 on the following page.
2. *CONCEPTUAL SCHEME* - The term Conceptual Scheme refers to this document which is a product of a planning process designed to formulate a framework for the proposed development in terms of the plans and policies contained herein. The Conceptual Scheme document will be adopted by Council as a bylaw. More detailed development design guidelines and layout will occur at the Land Use Redesignation and Tentative Plan of Subdivision processes.
3. *DEVELOPMENT AREAS* - Numerical values contained within this document shall be considered approximate only and subject to refinement at the detailed development approval stages.
4. *ELBOW VALLEY ASP* - The Elbow Valley ASP refers to the Area Structure Plan initially adopted as Bylaw C-3524-90 and as amended by Bylaw C-4287-94. The plan area was previously contained within the Elbow Valley ASP boundary.
5. *ADJACENT COMMUNITY NAMES* - Figure 2 provides an illustration of community names in the area that are referenced within this document.



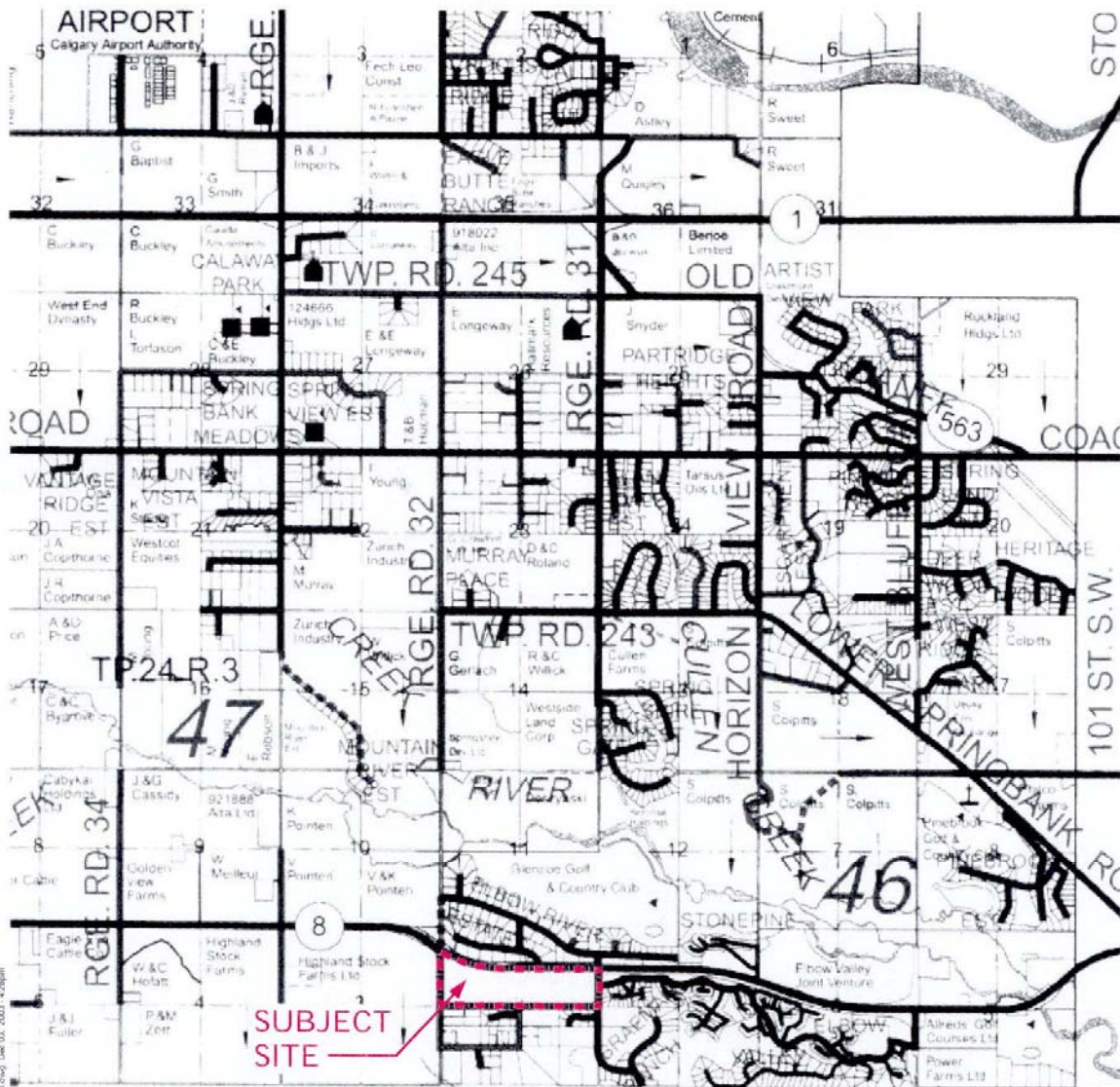


## elbow valley west conceptual scheme

Millarville Land Company Inc.



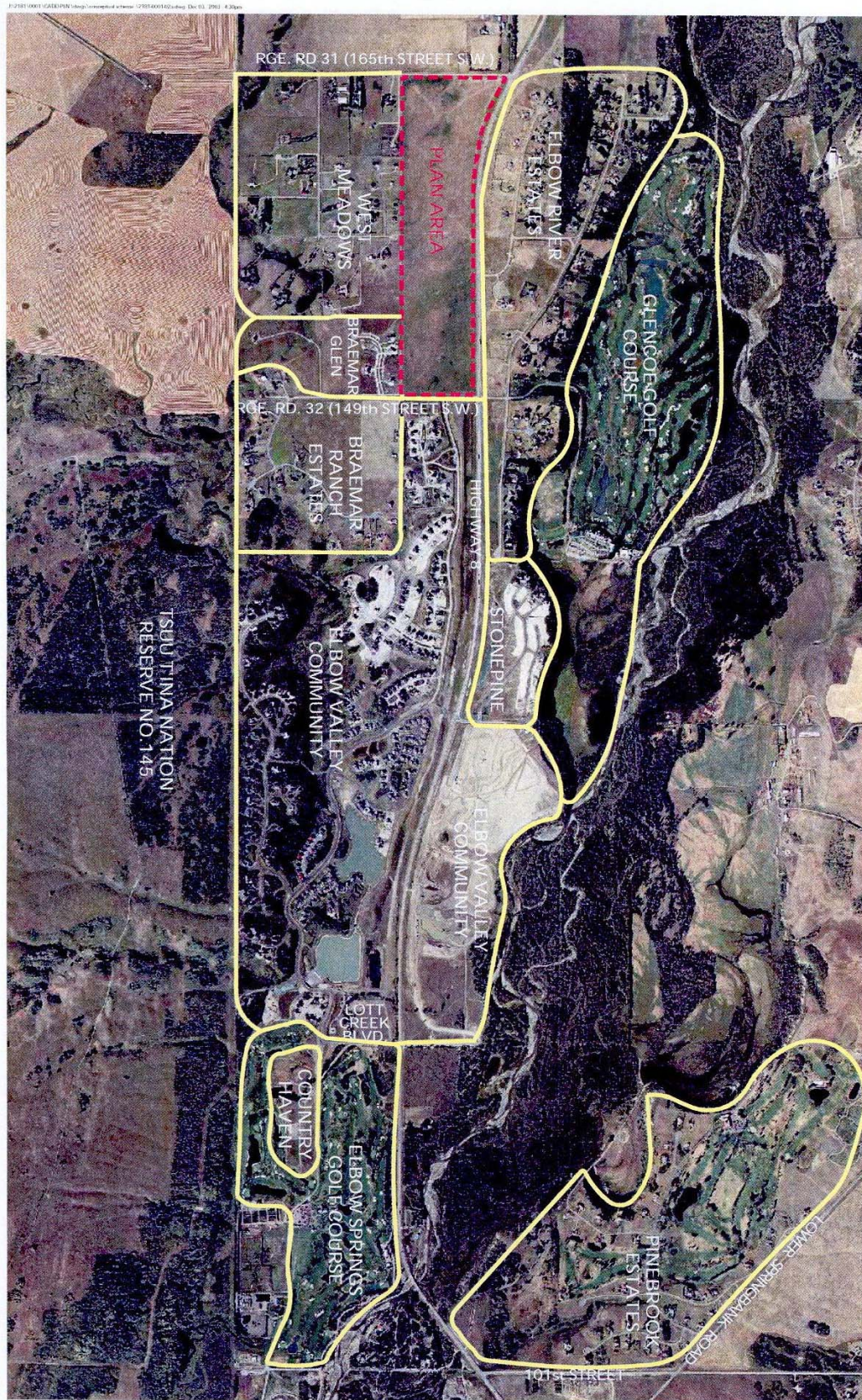
Not to Scale



conceptual scheme plan area

FIGURE  
**1**





Millerville Land Company Inc.

## elbow valley west conceptual scheme

FIGURE  
**2**

## community context plan







## **2.0 INTRODUCTION**

### **2.1 History of the Elbow Valley Area**

Initial subdivision development in the area began to occur in the 1970s with Elbow River Estates to the north and West Meadows Estates to the south of the plan area. The first phase of Elbow River Estates was subdivided in 1975 followed by subsequent subdivision activity in 1979, 1985, 1990, and 1992. West Meadows Estates' first subdivision occurred in 1974. Since that time, this subdivision has experienced repeated infill development and now contains a range of parcel sizes between 2 and 20 acres. New country residential subdivision has also recently occurred with the Braemar Glen development to the southeast in the year 2000.

More subdivision activity in the area includes the Stonepine development (1996 for 92 units) to the northeast, Elbow Valley Community (700 units from 1997 to 2002) to the east, as well as Country Haven Estates (90 units in 2002). These comprehensive developments introduced a variety of housing types (semi-detached and single family housing) along with a wide range in lot sizes (0.1 acres to 4 acres). Each of these developments was based upon collective water (Westridge Inc.) and sanitary servicing (City of Calgary) systems. These forms of development arose from the approval of the Elbow Valley Area Structure Plan (ASP) in the early 1990s. Currently, the subject lands are located within the extreme western portion of the Elbow Valley West Area Structure Plan.

### **2.2 Elbow Valley Area Structure Plan**

As stated above, the subject lands are currently subject to the policies and guidelines contained within the Elbow Valley Area Structure Plan (ASP) which was originally adopted by Council in 1991 and subsequently revised in 1994 and on June 17, 1997 under Bylaw C-4762-97. The Elbow Valley ASP encompasses  $\pm 531$  hectares ( $\pm 1,311$  acres) of land along Highway 8 between 101<sup>st</sup> Street SW and Range Road 32 (165<sup>th</sup> Street SW). The existing residential community of Elbow Valley and the developing community of Country Haven are located within the ASP policy area.

The Elbow Valley ASP includes a future land use scenario that identifies the eastern portion of the subject lands for a school site and the remainder of the lands for agricultural uses. An application to amend the existing ASP is being submitted concurrent with this Conceptual Scheme with the intent of facilitating an expansion of the area required by the proposed school site, as well as providing for residential and open space uses within the remainder of the subject lands. The plan area was originally identified for agricultural uses as a result of the provisions of the previously rescinded General Municipal Plan which restricted non-agricultural development on better class soils.

The proposed Elbow Valley West development is a natural extension of the existing adjacent residential communities. A portion of the subject lands will be required for highway widening, provision of a service road, and expansion of the school site. The adjacent lands to the north, east and south contain existing residential subdivisions.

### **2.3 Municipal Development Plan**

The current Municipal Development Plan (MDP) was adopted by Council on July 6, 1998 under Bylaw C-4840-97 and contains a land use strategy that provides a guide for growth and development within the MD of Rocky View in accordance with sound land use planning principles.

The subject lands are affected by the MDP's Land Use Strategy No. 3 which identifies concentrated areas of designated and subdivided lands as having the highest potential for non-agricultural subdivision and development because of the transportation and servicing efficiencies that can be achieved. In addition, opportunities for maximizing the use of the land base through in-filling are available. The proposed



development may be considered an infill given that it is surrounded by existing residential development to the north, east and south. The proposed development will enhance the efficiency of existing water and sewer infrastructure by using the servicing network already available in the area, as well as providing opportunities for future connections to existing adjacent development.

## **2.4 Intermunicipal Development Plan**

The plan area is also subject to the policies and guidelines contained within the MD of Rocky View/City of Calgary Intermunicipal Development Plan (IDP) which was adopted by both municipalities in October of 1998. The IDP identifies an area of mutual intermunicipal interest and establishes policy direction and processes to address intermunicipal issues that may arise within the area.

The IDP describes how new residential development is encouraged to contribute to an orderly settlement pattern that is compatible with the natural environment and provides alternative residential lifestyles in comparison to those typically found in urban centres. Proposals for residential development are preferred near existing concentrations of residential development and are subject to the MD of Rocky View Land Use Bylaw and adopted area structure plans.

## **2.5 Conceptual Scheme Purpose**

This Conceptual Scheme is intended to provide a foundation for the redesignation and subdivision of lands legally described as a portion of the N½ of Section 2-24-3-5 in the MD of Rocky View No. 44. It provides a comprehensive policy framework intended to guide and evaluate redesignation, subdivision and development proposals within its plan area. Rocky View Council provided direction to prepare a Conceptual Scheme specifically for the subject lands on June 10, 2003 with the following requirements:

1. A description of all lands contained within the Conceptual Scheme Area.
2. Identification of development issues (i.e. stormwater management, sewage disposal, on-plan area geotechnical features, hydrogeological conditions, proximity and relationship to existing residential development, aesthetics, densities), an assessment of their impact on the surrounding land uses, and establishment of appropriate and comprehensive mitigation measures.
3. A future land use scenario that illustrates efficient and comprehensive development by encouraging innovative subdivision design maximizing lot yields, servicing efficiencies, maximizing on-site development opportunities, accommodates and/or integrates existing development, and recognizes a suitable transition/buffer between new and existing adjacent subdivisions.
4. A description of the proposed internal road hierarchy including its relation to local and regional transportation routes to be determined via preparation of a Traffic Impact Analysis to the satisfaction of the Municipality and Alberta Transportation.
5. A description of a servicing proposal including, but not limited to, public and/or private water, wastewater, stormwater management, and other utilities for the Conceptual Scheme Area.
6. Identification and description of Reserve areas (municipal/school/environmental).
7. Population densities and population projections.
8. Phasing of development.
9. Policies for implementation of the Conceptual Scheme.
10. Any other matter the Municipality deems necessary.



## 2.6 Conceptual Scheme Objectives

Based on this Council context and the desires of the landowner, the following are the objectives for the Conceptual Scheme affecting the subject lands:

- To establish a Conceptual Scheme that is comprehensive and contains policies and guidelines appropriate for developing a portion of the N½ of Section 2-24-3-5.
- To identify the various constraints and opportunities affecting lands contained within the plan area and to discuss what impact these constraints and opportunities will have on the proposed development.
- To create a country residential development that will operate through condominium ownership.
- To create a country residential development that contributes to the social environment, cultural identity and recreational atmosphere that is characteristic of the Elbow Valley community.
- To provide a policy framework that will guide development and subdivision of the plan area to ensure compatibility with adjacent residential communities.
- To establish architectural controls and development standards that are compatible with the natural and built environment that is characteristic of the existing Elbow Valley communities.
- To identify existing physical infrastructure and to establish policies for the provision, upgrade and expansion of these services that may be required to accommodate or sustain the development.
- To provide a description of and justification for an amendment to the Elbow Valley ASP.



### 3.0 CONCEPTUAL SCHEME PLAN AREA

#### 3.1 Location

The plan area is located in the MD of Rocky View roughly 5 km west of the City of Calgary as shown on Figure 1. The subject lands are bounded by Highway 8 to the north, Range Road 31 (149<sup>th</sup> Street SW) to the east, the existing acreage development of West Meadows Estates to the south, and Range Road 32 (165<sup>th</sup> Street SW) to the west. As referenced, there are a number of existing residential developments including Elbow River Estates, Braemar Ranch Estates, Stonepine, and Elbow Valley in the surrounding area. The plan area is also located within close proximity of the Glencoe Golf Course and the Tsuu T'ina Nation Reserve.

**Policy 3.1.1:** Policies contained within the Elbow Valley West Conceptual Scheme shall apply to all lands within the plan area as described in Section 1.0 Definitions.

#### 3.2 Physical Plan Area Features

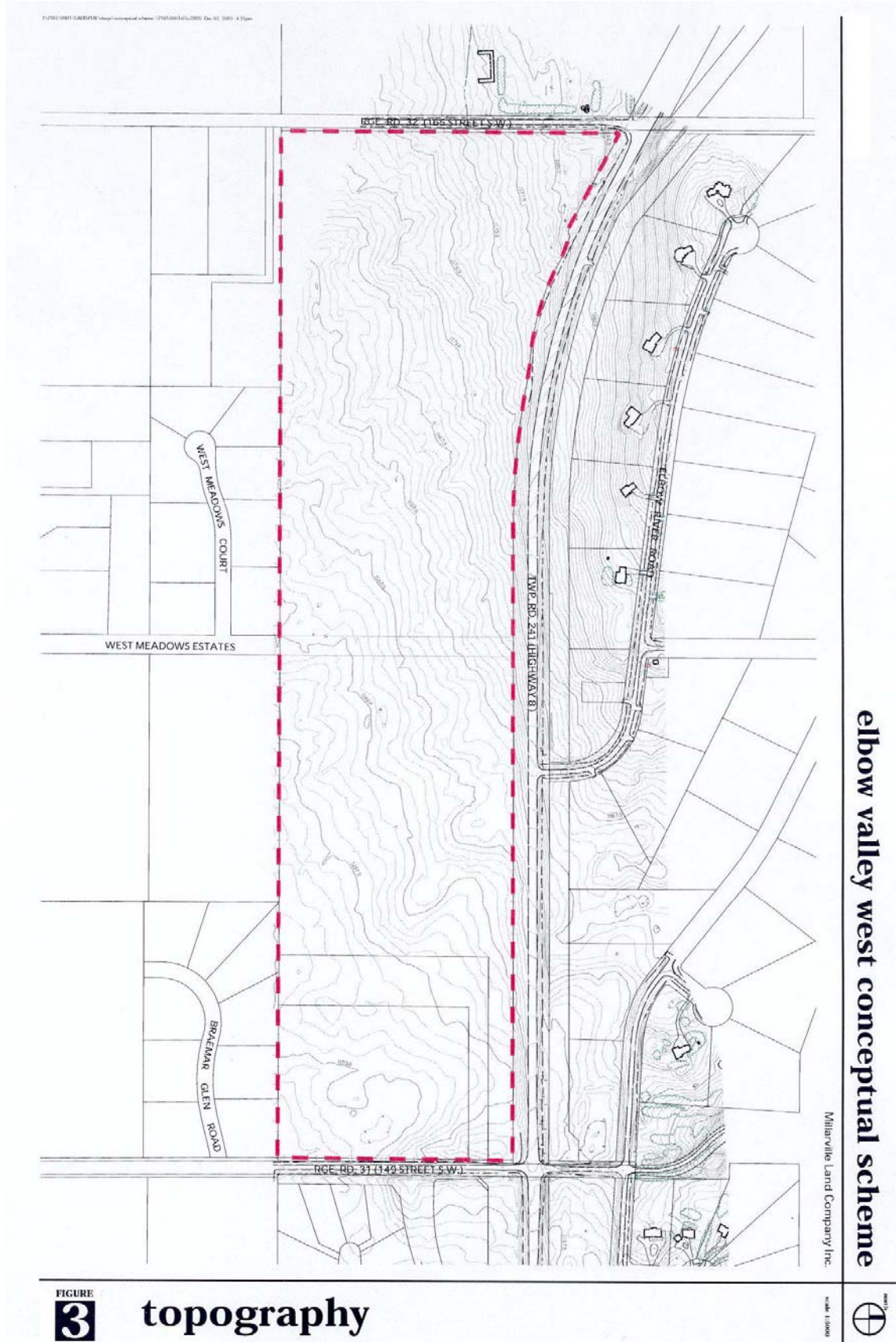
The plan area encompasses approximately  $\pm 60.4$  hectares ( $\pm 149.36$  acres) of land. The topography of the plan area slopes gently south-eastward with the highest point of elevation being 1,184 m in the northwest corner and the lowest point of elevation being 1,154 m as shown on Figure 3. There are no trees or existing structures on-site and the ground is covered with non-native prairie grasses that have been used for marginal hay production. In terms of hydrology, there is a minor depression at the eastern edge of the plan area which has been described as containing a small portion of runoff in the stormwater management plan (Section 6.3). There are no historical resources or environmental considerations associated with the plan area as described in the approved Elbow Valley ASP.

**Policy 3.2.1:** Alterations to the existing topography of the plan area shall only proceed in accordance with a stormwater management plan and overall site grading plan approved by the MD of Rocky View and Alberta Environment.



*Panorama view of the plan area looking east*







### 3.3 Land Ownership

The plan area contains land owned by a private interest, as well as land under the jurisdiction of the MD of Rocky View. The MD lands contain a portion of the north-south road plan in the middle of the plan area and a future school site (part of the site is designated as MR) at the east end. The ownership areas are as follows:

**Elbow Valley West Ownership Statistics**

	Area (± hectares)	Area (± acres)
Millarville Land Company	49.2	121.67
MD - North-South Road Plan	1.1	2.72
MD - School Site Lands	10.1	24.98
<b>Totals</b>	<b>60.4</b>	<b>149.37</b>

A portion of the MD school lands are designated as municipal reserve.

### 3.4 Current Land Use

The plan area is designated for agricultural development as described in Direct Control District Bylaw (DC-13) which was originally approved in 1994 (Bylaw C-4288-94) and amended by Council on June 17, 1997 under Bylaw C-4763-97. The Direct Control Bylaw divides the overall Elbow Valley Area into residential, recreational and agricultural development cells, and restricts the current use of the subject lands to agricultural and school development. The past and current land uses for the plan area have been for agricultural purposes.

**Policy 3.4.1:** A Phase One Environmental Site Assessment shall be conducted prior to development of the plan area to determine the suitability of the site for residential and residential-related uses to the satisfaction of Calgary Regional Health and Alberta Environment.

**Policy 3.4.2:** A Historical Impact Assessment shall be conducted prior to development of the plan area to identify the location of historical resources (if any), prepared by a qualified archaeologist to the satisfaction of Alberta Community Development. The program for the removal, avoidance and/or conservation of all historical resources shall be implemented as a condition of subdivision approval.

### 3.5 Adjacent Land Uses and Development

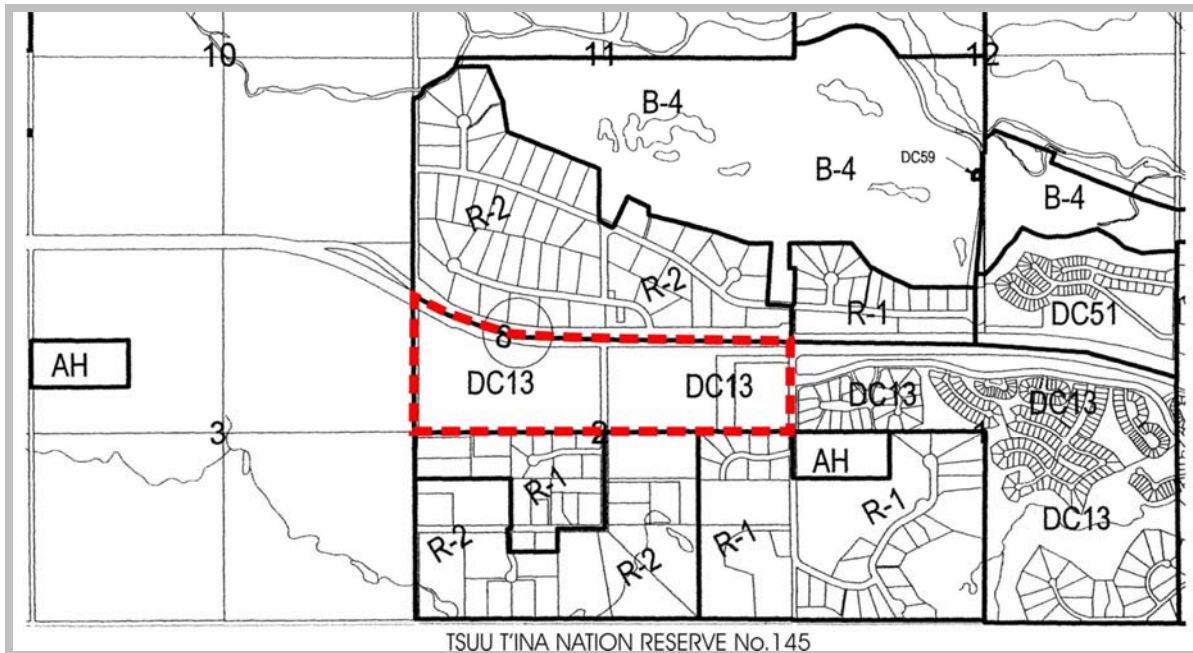
Elbow River Estates is located north of the plan area across Highway 8 on lands designated Residential Two District (R-2) which is intended to provide for residential development on parcels a minimum of 1.6 hectares (4.0 acres) in size.

The Elbow Valley Community is located east of the plan area across Range Road 31 (149<sup>th</sup> Street SW) on lands designated Direct Control District (DC-13) as shown on Figure 4 following. DC-13 is intended to provide for a mix of residential and recreational uses approved within a condominium form of ownership.

Braemar Ranch Estates is located southeast of the plan area as shown on Figure 2. The lands are designated Residential One District (R-1) which is intended to provide for residential uses on parcels a minimum of 0.80 hectares (2.0 acres) in size. There is a parcel of land located just north of Braemar Ranch Estates which is designated an Agricultural Holding District (AH) which is intended to provide for a range of parcel sizes for traditional agricultural uses.



Figure 4: Existing Land Use



West Meadows Estates is located south of the plan area on lands designated Residential One District (R-1) and Residential Two District (R-2). Access to this acreage community is provided off of a central spine road, while access to individual parcels is from cul-de-sacs and panhandle lots. West Meadows Estates has grown as a result of the repeated infill subdivision of larger rural residential parcels.



*Looking south toward the existing acreages*

The lands to the west of the plan area remain undeveloped and designated Ranch and Farm District (RF). The RF district is intended to provide for a wide range of agricultural uses on quarter sections of land or on the large balance of land created by a previous subdivision.

The plan area is also situated within close proximity to the Glencoe Golf Course, the Tsuu T'ina Nation Indian Reserve No. 145 and the community of Stonepine. Stonepine is located north of Highway 8 on lands designated Direct Control District (DC-51). DC-51 allows for a combination of single-detached and semi-detached residential development.



## **4.0 DEVELOPMENT CONCEPT AND SUBDIVISION DESIGN**

### **4.1 General Discussion**

The Conceptual Scheme is situated in an area that has undergone a significant amount of residential development in recent years. The adjacent lands to the north have been designated for country residential uses, as well as the adjacent lands to the east and the south. Within the larger community, residential development is also underway east of the Glencoe Golf Course north of Highway 8 in the communities of Stonepine and Elbow Valley. This Conceptual Scheme similarly proposes a concept that provides for a comprehensive layout containing a variety of housing forms, open space elements, road network connections, collective site servicing, and interface provisions as shown on Figure 5.

### **4.2 Subdivision Design**

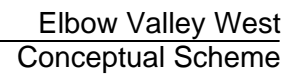
The layout of the proposed subdivision is guided by the rectangular shape of the land, the edge conditions associated with the plan area and the proposed style of community.

The north portion of the plan area contains the land for the future widening of Highway 8 and the associated highway service road. As Highway 8 progresses to a limited access highway in this region, the service roads will provide the connections to the ultimate highway access points. These service roads are similar to the ones provided in the Elbow Valley and Stonepine communities. The service road through the plan area will connect to Range Road 31 (149<sup>th</sup> Street) at the intersection with Lott Creek Boulevard and proceed westward to connect to Range Road 32 (165<sup>th</sup> Street). This service road will eventually continue westward until the next ultimate highway access point at Range Road 33. This service road will be a public roadway. Due to the length of this road, the design shall incorporate design features to avoid long straight segments to reduce traffic speeds and add visual interest.

There is also an existing public road plan that runs north-south through the middle of the plan area. This is an undeveloped road plan that was created in 1975 with subdivision activity in the West Meadows Estates community to the south. A public road, constructed in accordance with the MD of Rocky View's Servicing Standards, shall be developed as a realignment of this existing north-south road plan to facilitate a connection from the highway service road to the West Meadows Estates community to the south. The alignment shall be designed as a winding road as a traffic calming feature. All other internal access roads within the plan area shall be constructed as private condominium roads.

The proposed housing will be clustered into cells of varying product type as shown on Figure 6. The development will include a variety of single-family detached housing ranging in lot size from approximately 0.25 - 2 acres. This variety will appeal to people with varying lifestyle needs. The building size requirements will be similar to those in the existing residential community to the east. Overall, all of the housing will be coordinated through the architectural guidelines established and enforced by the developer.



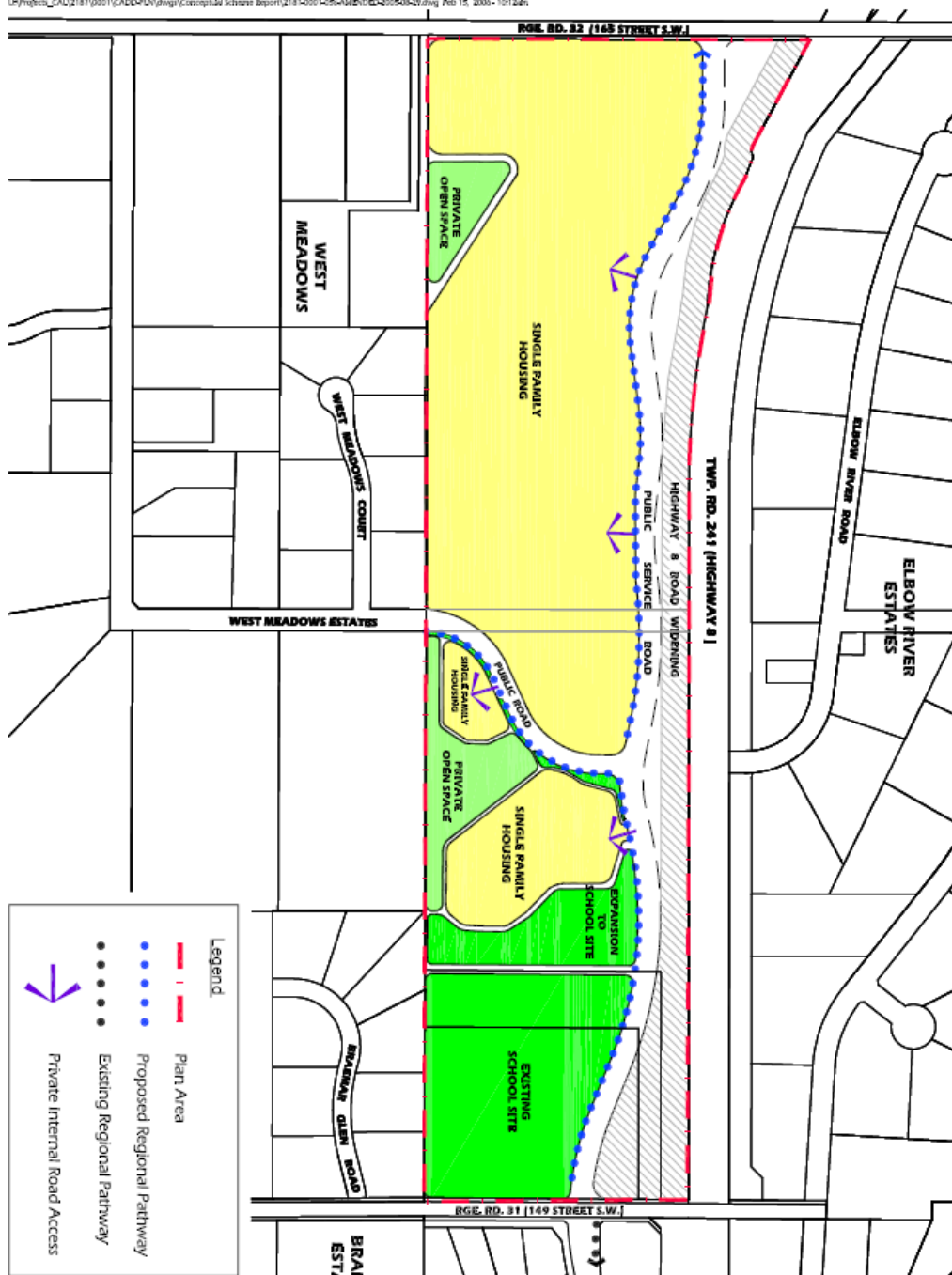


**URBAN** SYSTEMS.

### **Elbow Valley West Conceptual Scheme**

Millarville Land Company Inc.

Scale N.T.S.

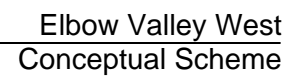


## proposed concept plan

(amended September 2005)

FIGURE 5





### Elbow Valley West Conceptual Scheme

Millarville Land Company Inc.



**proposed lotting plan on aerial photograph**

(amended september 2005)



Scale N.T.S.



The open space contained in the development will include a mix of public and private lands. A portion of the municipal reserve dedication on the site will be used to provide for the expansion of the existing school site located at the western edge of the plan area. A regional pathway will be provided along the south side of the service road as an extension of the existing regional pathway traversing the residential community to the east. A second pathway will run along the eastern boundary of the north-south public roadway that bisects the plan area and will provide residents to the south of the proposed development with access to the regional pathway and school site located in the northeast corner of the plan area.

The remainder of the municipal reserve dedication will be in the form of cash-in-lieu to be used for recreation requirements elsewhere in the MD of Rocky View. As part of the bareland condominium plan, there will be private open space located along the southern boundary of the plan area. This private naturalized amenity space will provide for recreational opportunities for the residents, as well as serving stormwater management functions.

#### Elbow Valley West Development Statistics

Proposed Use	Area (± hectares)	Area (± acres)	Area (%)
Residential Single-Detached	25.4	62.8	42.0
Private Open Space	3.9	9.6	6.4
Existing School Site (remaining portion after highway widening)	7.5	18.63	12.5
Proposed Municipal Reserve	3.0	7.46	5.0
Roadways:			
• Highway Widening	6.1	15.05	10.0
• Public Service Road	8.3	20.5	13.8
• Public Internal Collector Roads	1.0	2.35	1.6
• Private Internal Roads	5.4	13.9	9.0
<b>Total</b>	<b>60.4</b>	<b>149.36</b>	<b>100.0</b>

**Policy 4.2.1:** Subdivision shall generally be in accordance with the concept shown on Figure 6.

**Policy 4.2.2:** Subdivision shall provide for a variety of single-detached housing products that cater to a variety of lifestyle options.

**Policy 4.2.3:** Housing shall be clustered to provide for a cohesive plan, efficient servicing and to provide opportunities for common open space.

**Policy 4.2.4:** Lot layouts shown on Figure 6 are conceptual only. Lot layouts along the periphery of the plan shall remain consistent with the plan to ensure the interface areas are developed as indicated. Internal lotting size and configuration of individual parcels shall be determined at the tentative plan of subdivision approval stage.

**Policy 4.2.5:** A service road will be constructed along the south side of Highway 8 as a public roadway. Due to the length of this road, the design shall incorporate design features to avoid long straight segments to reduce traffic speeds and add visual interest.



- Policy 4.2.6:** A public road, constructed in accordance with the MD of Rocky View's Servicing Standards, shall be developed as a realignment of this existing north-south road plan to facilitate a connection from the highway service road to the West Meadows Estates community to the south. The alignment shall be designed as a winding road as a traffic calming feature.
- Policy 4.2.7** Portions of the existing north-south road plan, which will not form part of the road as per Policy 4.2.6, shall be subject to a road closure application and consolidation of a portion of the undeveloped road allowance with the adjacent lands.
- Policy 4.2.8** All other internal access roads within the plan area (apart from the Highway 8 service road) shall be constructed as private condominium roads.

#### 4.3 Population Projections

The proposed development will house approximately 411 residents at full build-out assuming an average of 3.4 residents per household. This population projection is based on demographic data observed from similar residential communities in the area.

- Policy 4.3.1:** The maximum number of residential dwelling units permitted within the plan area shall be limited to 121, provided there are no wastewater pump-out tanks utilized.
- Policy 4.3.2:** The maximum number of residential dwelling units permitted within the plan area shall be limited to 115, if wastewater pump-out tanks are utilized.

#### 4.4 Municipal Reserves

The Municipal Government Act (MGA) provides up to 10% of the plan area be dedicated as municipal reserve or municipal school reserve. The legislation also allows developers to defer municipal reserve, provide funds in lieu of reserve, or to provide a combination of land and money provided the sum does not exceed 10%.

##### Elbow Valley West Municipal Reserve Calculations

Use	Area (± hectares)	Area (± acres)
Total Plan Area	60.4	149.36
Less: Highway 8 Road Widening west of the existing school site lands (Purchase)	6.1	15.05
Less: Existing School site lands owned by the MD	10.1	
Net Developable Area	44.2	109.34
<b>Total Municipal Reserves Owing</b>	<b>4.42</b>	<b>10.93</b>

The proposed subdivision design and development concept includes ±3.0 hectares (±7.46 acres) of land to be dedicated as municipal school reserve. The reserve will be used to expand a school site in the northeast corner of the plan area that has been previously identified in the Elbow Valley ASP. The existing land for the school site was provided from the development of the existing residential community to the east through a combination of land dedication and land exchange for road allowances. Part of this school site may need to be reconfigured due to the shift in the service road connection to Range Road 31 (149<sup>th</sup> Street) and future highway requirements as determined by Alberta Transportation. The plan area is proposed to contain an elementary and middle school for the Rocky View School District.



A portion of the proposed municipal reserve will also provide for public pathway connections as per the provisions of Section 4.8 of this Conceptual Scheme. These pathway facilities will provide residents of West Meadows Estates and other adjacent communities with access to the regional pathway network and school site located in the northeast corner of the plan area.

The developer will provide the remainder of the municipal reserve requirements for the plan area in the form of cash-in-lieu of reserves.

**Policy 4.4.1:** The municipal reserve land dedication shall be used to enlarge the existing school site located in the northeast corner of the plan area and provide for public pathway connections as per the provisions of this Conceptual Scheme.

**Policy 4.4.2:** The portion of Lot 2 MR Block 32 Plan 0010492 required to accommodate the service road alignment shall have its municipal reserve designation removed in accordance with Sections 674 and 675 of the MGA.

**Policy 4.4.3:** The MD of Rocky View shall be compensated by the Province of Alberta as a result of any municipally owned lands that are affected as a result of the future right-of-way requirements of the Highway 8/Range Road 31 interchange.

#### **4.5 Relationship to Adjacent Communities**

The overall design of the development is based upon the site characteristics, regional infrastructure and proposed housing forms. The design also reflects the relationship between the new development and existing adjacent communities.

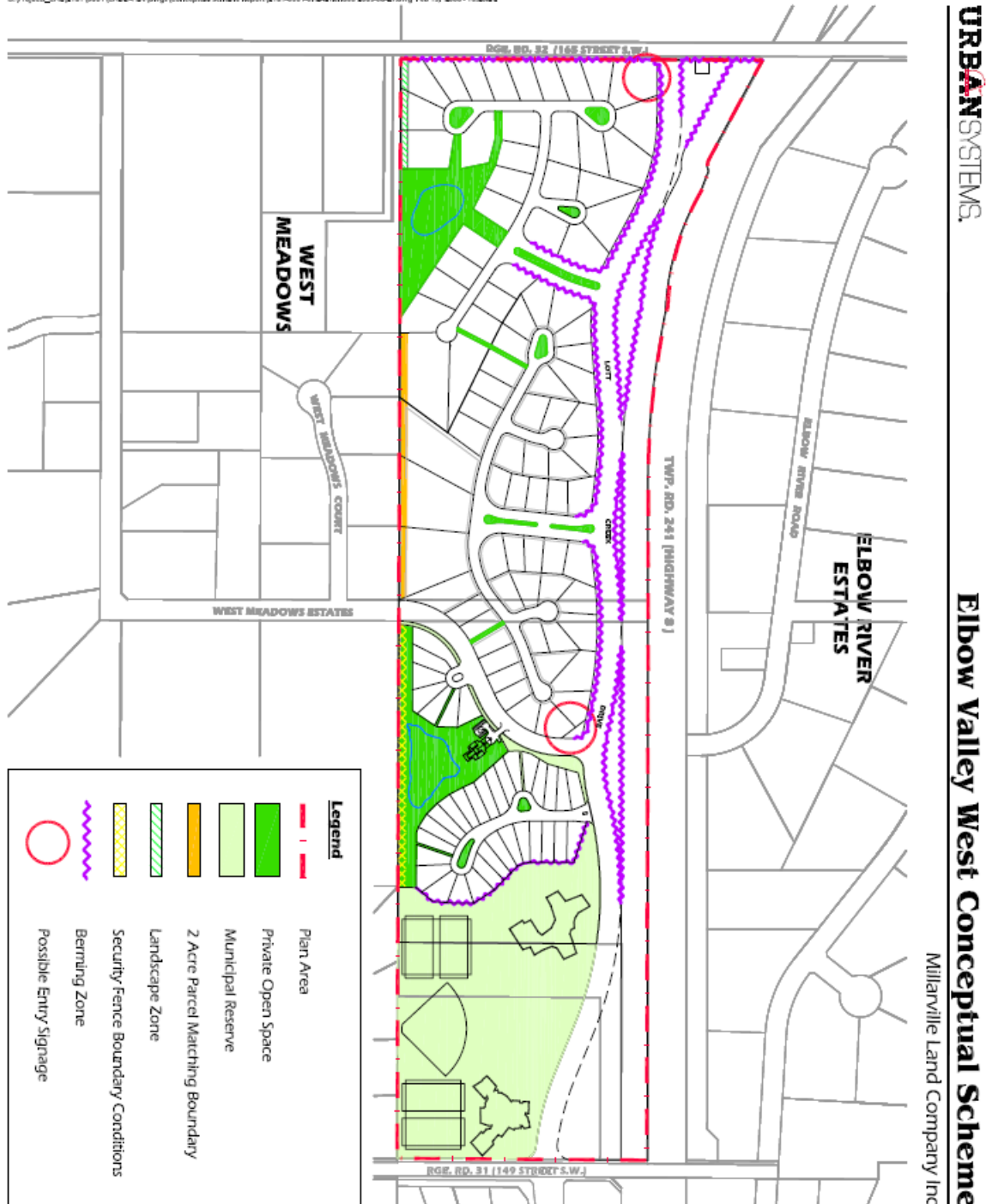
The location of open space elements, road and servicing infrastructure, housing forms, and building orientation have been designed to provide a suitable transition from the existing communities to the new development. Figure 7 illustrates the features of the plan as they relate to the interface with existing adjacent communities. Interface design features include elements such as berms, road and utility connections, landscape zones, lot sizing, and security fencing. Also, open space parcels along the southern boundary of the site will provide for stormwater drainage facilities, as well as “pocket parks” providing both aesthetic and recreational benefits to the local residents and visual benefits to neighbouring community residents. The type and location of these elements is based upon the outcome of the consultation process discussed in Section 7 and the Appendices of this Conceptual Scheme.

**Policy 4.5.1:** Higher density housing forms are to be located in the eastern portion of the plan area to complement the school and open space.





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URBAN SYSTEMS.

# Elbow Valley West Conceptual Scheme

Millarville Land Company Inc.

Scale N.T.S.



**interface plan**  
(amended september 2005)





- Policy 4.5.2:** The number of homes backing onto the Highway 8 service road is to be minimized and landscaped berms are to be added for screening.
- Policy 4.5.3:** Open space parcels shall be located as per Figure 7 of the Conceptual Scheme.
- Policy 4.5.4:** The development plan allows for lots to be oriented generally in a southwest backing direction which allows for enhanced views, maximized sunlight and reduces the visual interference of housing backing onto the neighbours directly to the south.
- Policy 4.5.5:** Housing proposed along the west boundary will be oriented to the southwest to maximize mountain views, while protecting the privacy of the Highland Farms homes and ranching operations.
- Policy 4.5.6:** Overall densities will generally decrease from east to west through the plan area, which is consistent with the general development pattern throughout the Elbow River/Highway 8 corridor.
- Policy 4.5.7:** Notwithstanding Policy 4.5.6., 2 acre lots shall be provided (through a separate cell of the land use district) where lots are directly abutting existing 2 acre parcels if there is no intervening open space as per Figure 7 of the Conceptual Scheme. These lots are to have a minimum 15 m rear yard setback on the abutting yard.
- Policy 4.5.8:** Security fencing, consisting of a double row of fences, shall be provided adjacent to the existing horse operation on the east side of the north-south road plan.
- Policy 4.5.9:** Additional provisions relating to landscaping adjacent to the access driveways and the lot at the southwest corner of the plan are to be determined through detailed design at the Land Use approval stage.

Additional interface policy provisions relating to architectural controls, servicing and stormwater management, and construction management are contained in subsequent sections of this Conceptual Scheme.

#### **4.6 Development Standards**

The proposed private road standards and utility alignments in the public and private road rights-of-way will be similar to those for the existing Elbow Valley community in the remainder of the Elbow Valley ASP area.

- Policy 4.6.1:** The road and utility standards for the plan area shall be evaluated in accordance with Rocky View Council's adopted Servicing Standards for Subdivision and Road Construction, 1999 as amended, and shall give consideration to the development standards approved within the existing Elbow Valley developments located to the east of the subject lands.

#### **4.7 Architectural Guidelines**

Architectural standards respecting housing styles, home siting, building form, proportions, materials, colours, and detailing will be an integral component in the development of the plan area. The developer will implement a design approval process founded on architectural guidelines that combine the history of the region with traditional architectural styling and the lifestyle needs of today's contemporary homeowner.



To enhance the openness of the development concept and wildlife movements, the architectural guidelines will contain provisions to minimize lot fencing.

**Policy 4.7.1:** Architectural guidelines shall be prepared by the developer to ensure a cohesive, high quality building form suited to the natural environment and existing communities.

**Policy 4.7.2:** The architectural guidelines will contain provisions to restrict private lot fencing.

**Policy 4.7.3:** Prior to issuance of building permits for individual homes, the developer shall confirm to the approving authority that the building permit plans meet the requirements of the established architectural guidelines.

#### **4.8 Open Space and Pedestrian Connections**

The proposed development concept and subdivision design includes an interconnected system of public and private open spaces and linear pathways as shown on Figures 5 and 6. A regional pathway will be provided along the south side of the service road as an extension of the existing regional pathway traversing the residential community to the east. A second pathway will run along the eastern boundary of the north-south public roadway that bisects the plan area and will provide residents of West Meadows Estates with access to the regional pathway and school site located in the northeast corner of the plan area. As previously stated, this second pathway will be contained in a 5 m linear municipal reserve parcel adjacent to the roadway.

The development concept also includes private open spaces that have been distributed throughout the plan area and along the southern boundary of the site. These private open spaces will provide local residents with active and passive recreational opportunities, community centre and serve to buffer the proposed development from the existing acreages to the south in West Meadows Estates.

**Policy 4.8.1:** The system of public and private open spaces shall be implemented through subsequent redesignation and subdivision applications.

**Policy 4.8.2:** The east-west public pathway shall be located on the south side of the service road and shall be constructed by the developer as a condition of subdivision and maintained by a local Homeowner's Association to the satisfaction of the municipality.

**Policy 4.8.3:** The north-south public pathway shall be located on the east side of the central collector road and shall be constructed by the developer as a condition of subdivision and maintained by the local Homeowner's Association.

**Policy 4.8.4:** The private pathways and private open spaces shall be constructed by the developer as a condition of subdivision and maintained by the local Homeowner's Association.

#### **4.9 Phasing**

The development of the subject lands will occur through a multi-phase or single phase construction to create the 121 lots.

**Policy 4.9.1:** The proposed development shall be developed in a single phase or multiple phases depending on the market demand for homes in this area.

**Policy 4.9.2:** Should subdivision proceed in multiple phases, the eastern segment of the service road and the entire north-south internal collector road must be constructed as a condition to the first phase of development to the satisfaction of the MD of Rocky View.



#### **4.10 Proposed Land Use**

This Conceptual Scheme proposes the plan area be designated a Direct Control District (DC) to accommodate residential development, open spaces and a municipal school site as shown on Figure 8.

The uses proposed specifically for the plan area include single-detached dwellings among the list of permitted uses, as well as accessory buildings, fences, utilities, trails, community centre, and open spaces. This list of permitted uses will be subject to a set of development requirements that will form part of the proposed Direct Control Bylaw.

**Policy 4.10.1:** Applications for land use amendments within the plan area shall establish appropriate building setbacks and development regulations, and shall be consistent with the intent of this Conceptual Scheme (e.g. subdivision design, population projections, etc.).

#### **4.11 Construction Management**

The following provision of the Conceptual Scheme relates to construction management activities associated with the proposed development.

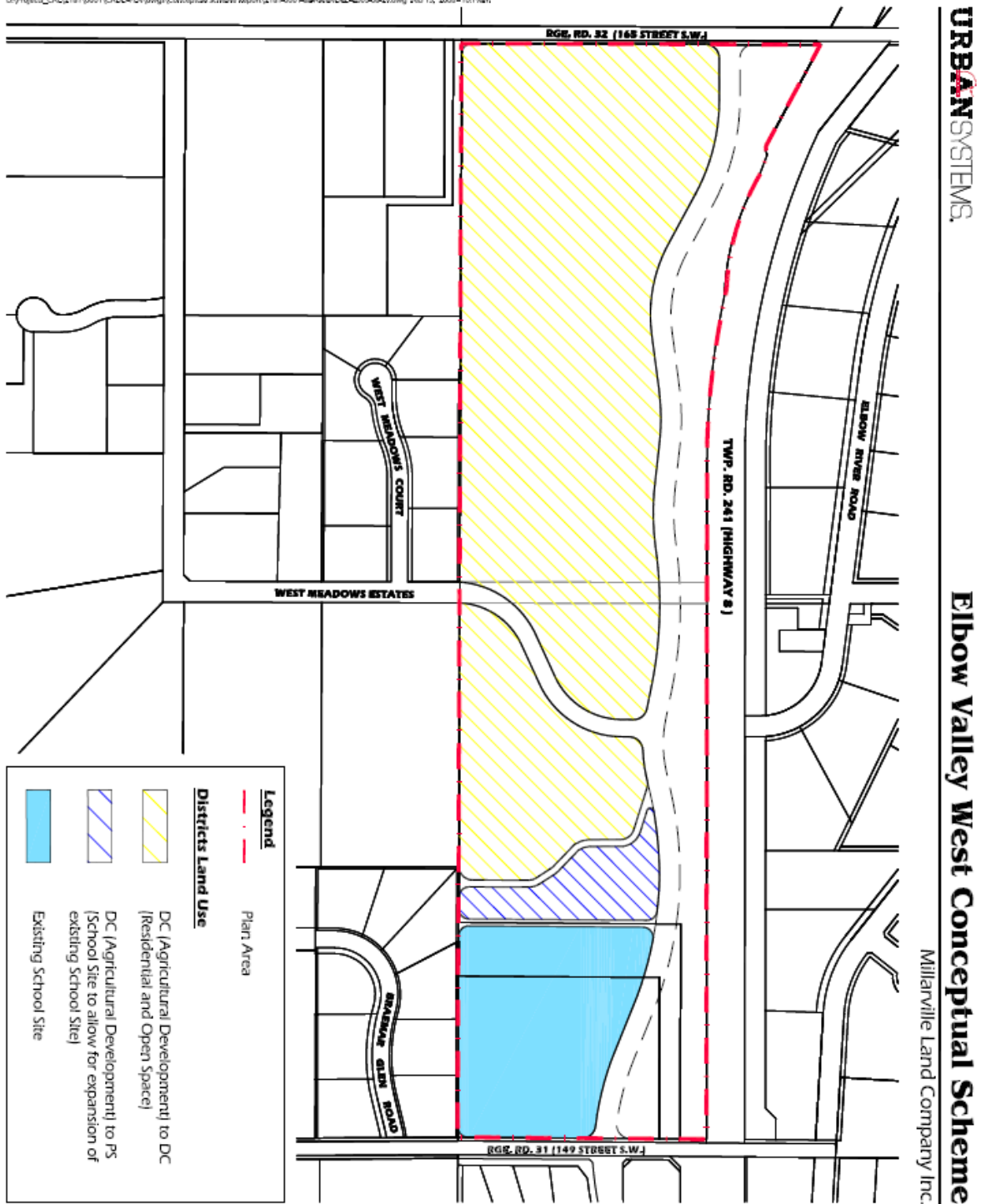
**Policy 4.11.1:** Dust control measures shall be used during construction as per MD of Rocky View standards.

**Policy 4.11.2:** Snow fencing to be installed, maintained and cleaned on the south boundary of the plan area to control building debris.

**Policy 4.11.3:** Range Road 31 to be used for construction access to the plan area to the satisfaction of Alberta Transportation. No construction access to be permitted through the existing West Meadows Estates community.

**Policy 4.11.4:** Proposed development to match existing property line grades along the south boundary of the plan area.

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**FIGURE 8**

**proposed land use**

(amended september 2005)



**Policy 4.11.5:** The developer to monitor, for water volumes and quality, selected groundwater wells along the south boundary of the plan area. Water well testing to occur prior to commencement of construction and on a periodic basis during construction. For the purposes of this policy, “construction” shall mean the installation of major earthworks, utility installation and road construction, but shall not include individual house construction.





## 5.0 TRANSPORTATION

### 5.1 General Discussion

The plan area is bounded by Highway 8 to the north, (Range Road 31) 149<sup>th</sup> Street SW to the east, and Range Road 32 (165<sup>th</sup> Street SW) to the west as shown on Figure 9. Highway 8 is classified as a primary highway, but currently operates as an undivided two lane east/west highway that has a 13.4 m pavement width and 100 kph posted speed limit. Highway 8 terminates approximately 9.6 km west of the plan area at the Highway 22 intersection and approximately 10 km to the east of the plan area at the Sarcee Trail/ Glenmore Trail intersection within the City limits. Highway 8 will ultimately be upgraded to a divided highway with limited - controlled access points. This ultimate design includes the provision of service roads paralleling the highway.

Alberta Transportation classifies Range Road 31 (149<sup>th</sup> Street SW) as a two lane rural collector roadway that provides access to the existing residential communities of Elbow Valley, Braemar Ranch Estates, Braemar Glen, and West Meadows Estates, as well as the Glencoe Golf Course and Elbow River Estates located north of Highway 8. Range Road 32 (165<sup>th</sup> Street SW) is similarly classified as a two lane rural road with a chip-sealed surface as shown in the photograph provided.

In terms of intersections, the Highway 8/Range Road 31 (149<sup>th</sup> Street SW) intersection is two-way stop controlled on Range Road 31 (149<sup>th</sup> Street SW) with Highway 8 operating as a through road with a westbound bypass lane. A westbound to northbound right turn lane is also provided at this intersection. The Highway 8/Range Road 32 (165<sup>th</sup> Street SW) intersection is a "T" intersection with Range Road 32 (165<sup>th</sup> Street SW) being northbound stop-controlled and Highway 8 operating as a through road. A westbound bypass lane is similarly provided and a separate eastbound right turn lane is provided. Alberta Transportation reports no collisions at either intersection over the last five years.

Urban Systems has confirmed, through meetings with Alberta Transportation, that the overall future area road network will be similar to the existing road network with two exceptions:

- a) Highway 8 will be twinned and expanded from two to four lanes; and
- b) an interchange will be constructed at the intersection of Highway 8/Range Road 31 (149<sup>th</sup> Street SW).

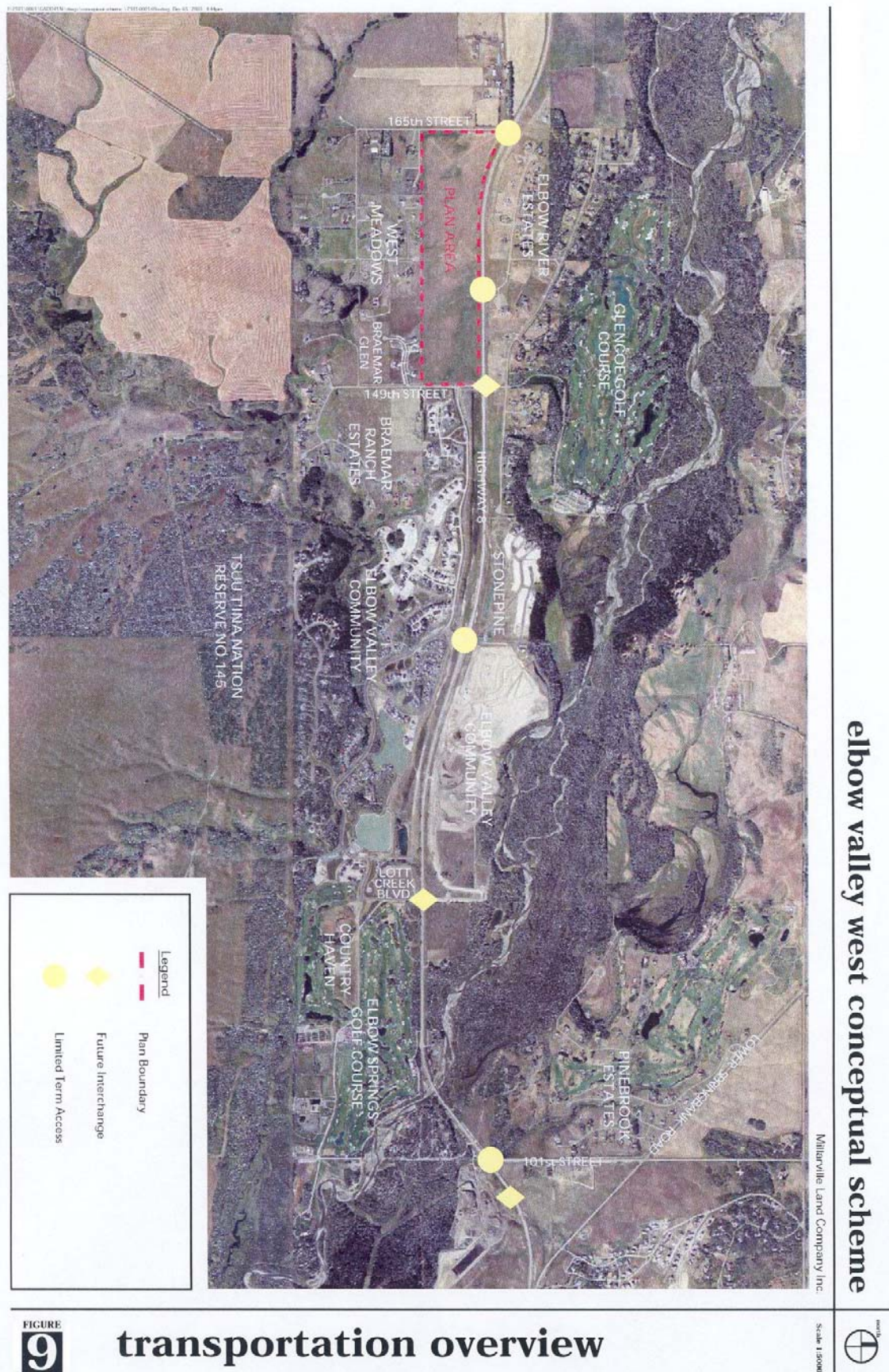
Alberta Transportation confirmed that the twinning will be warranted by the 2008 horizon based on the functional planning work undertaken by McElhanney Consulting Services Ltd.



*Highway 8/Range Road 31 intersection*



*Looking south along Range Road 32*







## 5.2 Traffic Impact Assessment

Urban Systems prepared a preliminary traffic impact assessment for the proposed development in May of 2003. The main purpose of the assessment (based on discussions with Alberta Transportation) was to examine the operation of the Highway 8/Range Road 31 (149<sup>th</sup> Street SW) intersection. The assessment begins with a description of how traffic volumes through the intersection have been increasing over time as a result of: a) growth in background traffic volumes along Highway 8 through the intersection; and b) growth in traffic volumes along Range Road 31 (149<sup>th</sup> Street SW) due to approved residential and recreational developments, such as Elbow Valley, Braemar Ranch Estates, West Meadows Estates, Elbow River Estates, and the Glencoe Golf Course on either side of Highway 8. Two school sites have also been approved for the area.

The traffic impact assessment also confirmed that the proposed development will generate approximately 100 vehicles per hour during the morning peak hour, 130 vehicles per hour during the afternoon peak hour, and 1,270 vehicles per day on a daily basis.

The transportation analysis revealed that traffic signals will be warranted at the Highway 8/Range Road 31 (149<sup>th</sup> Street SW) intersection by the 2005 horizon without construction of the two school sites or the proposed Elbow Valley West development. The signals will be warranted largely due to growth in eastbound/westbound through traffic along Highway 8. The analysis further revealed that the proposed development will not cause traffic signals to be warranted any earlier than for background conditions given that a small amount of homes will be under construction in 2004 and only half of the homes will be occupied by the 2005 horizon.

During the peak hours, the proposed development will account for a small portion (4-7%) of the traffic stream through the Highway 8/Range Road 31 (149<sup>th</sup> Street SW) intersection as shown in the table below.

**Traffic Through the Highway 8/149<sup>th</sup> Street SW Intersection**

Traffic Component (Source)	Morning Peak Hour		Afternoon Peak Hour	
	Traffic Volume (vph)	% Traffic	Traffic Volume (vph)	% Traffic
<b>2008 Horizon:</b>				
Highway 8 Through Traffic	1,043	56.8%	1,036	57.7%
Glencoe Golf Course & Elbow River Estates	224	12.2%	193	10.8%
Middle School	207	11.3%	130	7.2%
Elementary School	78	4.2%	71	4.0%
Braemar Ranch Estates/West Meadows Estates	58	3.2%	74	4.1%
Elbow Valley Residential	136	7.4%	173	9.6%
<b>Plan area</b>	<b>91</b>	<b>5.0%</b>	<b>118</b>	<b>6.6%</b>
<b>Totals:</b>	<b>1,837</b>	<b>100.0%</b>	<b>1,795</b>	<b>100.0%</b>
<b>2013 Horizon:</b>				
Highway 8 Through Traffic	1,313	62.3%	1,302	63.2%
Glencoe Golf Course & Elbow River Estates	224	10.6%	193	9.4%



Traffic Component (Source)	Morning Peak Hour		Afternoon Peak Hour	
	Traffic Volume (vph)	% Traffic	Traffic Volume (vph)	% Traffic
Middle School	207	9.8%	130	6.3%
Elementary School	78	3.7%	71	3.4%
Braemar Ranch Estates/West Meadows Estates	58	2.8%	74	3.6%
Elbow Valley Residential	136	6.5%	173	8.4%
<b>Plan area</b>	<b>91</b>	<b>4.3%</b>	<b>118</b>	<b>5.7%</b>
<b>Totals:</b>	<b>2,107</b>	<b>100.0%</b>	<b>2,061</b>	<b>100.0%</b>

The traffic impact assessment also examined the Highway 8/Range Road 32 (165<sup>th</sup> Street SW) intersection and found that the stop-controlled northbound approach will operate at an acceptable level of service through to the 2013 combined horizon. At the 2013 combined horizon, traffic signal warrant points were estimated at 71 points which is less than the 80 points required to consider installing traffic signals.

The traffic impact assessment also examined the Range Road 31 (149<sup>th</sup> Street SW)/Lott Creek Drive intersection and found that the intersection currently operates at a good level of service and will continue to operate at a good level of service for background and combined conditions beyond the 2013 horizon. No lane improvements will be required other than constructing the west leg of the intersection for the new service road. A complete copy of the traffic impact assessment has been submitted to the MD of Rocky View under separate cover.

- Policy 5.2.1:** All improvements to the regional and local transportation networks required by this development shall be guided by the recommendations of a final traffic impact assessment to be reviewed and accepted by the MD of Rocky View and Alberta Transportation. Such improvements are to be implemented as a condition to each stage of subdivision.
- Policy 5.2.2:** The developer shall register a road plan as affecting Lot 1 Block 32, Plan 9711745 and Lot 2 MR Block 32 Plan 0010492, to the satisfaction of the MD of Rocky View, in order to provide access to the plan area from Range Road 31.
- Policy 5.2.3:** In accordance with the recommendations identified by the preliminary Traffic Impact Assessment, improvements to the intersection at Highway 8 and Range Road 31 (including full signalization) shall be implemented to the satisfaction of Alberta Transportation as a condition to the subdivision's first phase.
- Policy 5.2.4:** A funding arrangement in support of installation of the intersection improvements at Highway 8 and Range Road 31 shall be determined, as a condition of subdivision, to the satisfaction of Alberta Transportation and the Municipal District of Rocky View.
- Policy 5.2.5:** Alberta Transportation may close the intersection of Highway 8 and Range Road 32 at such time as a grade-separated interchange is constructed at Highway 8 and Range Road 31.





## 6.0 SERVICING SCENARIO

### 6.1 Potable Water

The plan area will be supplied with potable water through an extension of a communal water distribution system as authorized by the Statutes of Alberta which services the existing Elbow Valley and Stonepine Communities. The water service will be extended into the plan area from an existing stub on the east side of Range Road 31 (149<sup>th</sup> Street SW) and traverse the plan area westward along the service road that will parallel Highway 8. The water service will then branch away from the main pipe and flow southward into the community along the internal roads. Preliminary discussions with a communal water provider indicate that there is sufficient capacity and pressure within the system to service the proposed Elbow Valley West development.

Through the design of the development, it is possible to provide opportunities for existing adjacent developments to be connected to the licensed water distribution system as shown on Figure 10.

- Policy 6.1.1:** Potable water will be supplied by a communal water provider in accordance with the requirements of the MD of Rocky View and Alberta Environment.
- Policy 6.1.2:** The developer shall ensure the water services are extended to the southwestern boundary of the plan area along the service road and to the southern boundary of the plan area along the north-south public road to facilitate the opportunity for further development of the adjacent parcels located to the south.
- Policy 6.1.3:** The water services for the plan area, and any extensions to adjacent development, shall be designed to meet the fire flow standards of the MD.
- Policy 6.1.4:** Any over-sizing of infrastructure required to provide for extension of water services to lands external to the plan area shall be recovered by the MD of Rocky View on behalf of the developer via a subsequent development agreement process.

### 6.2 Sanitary Sewage

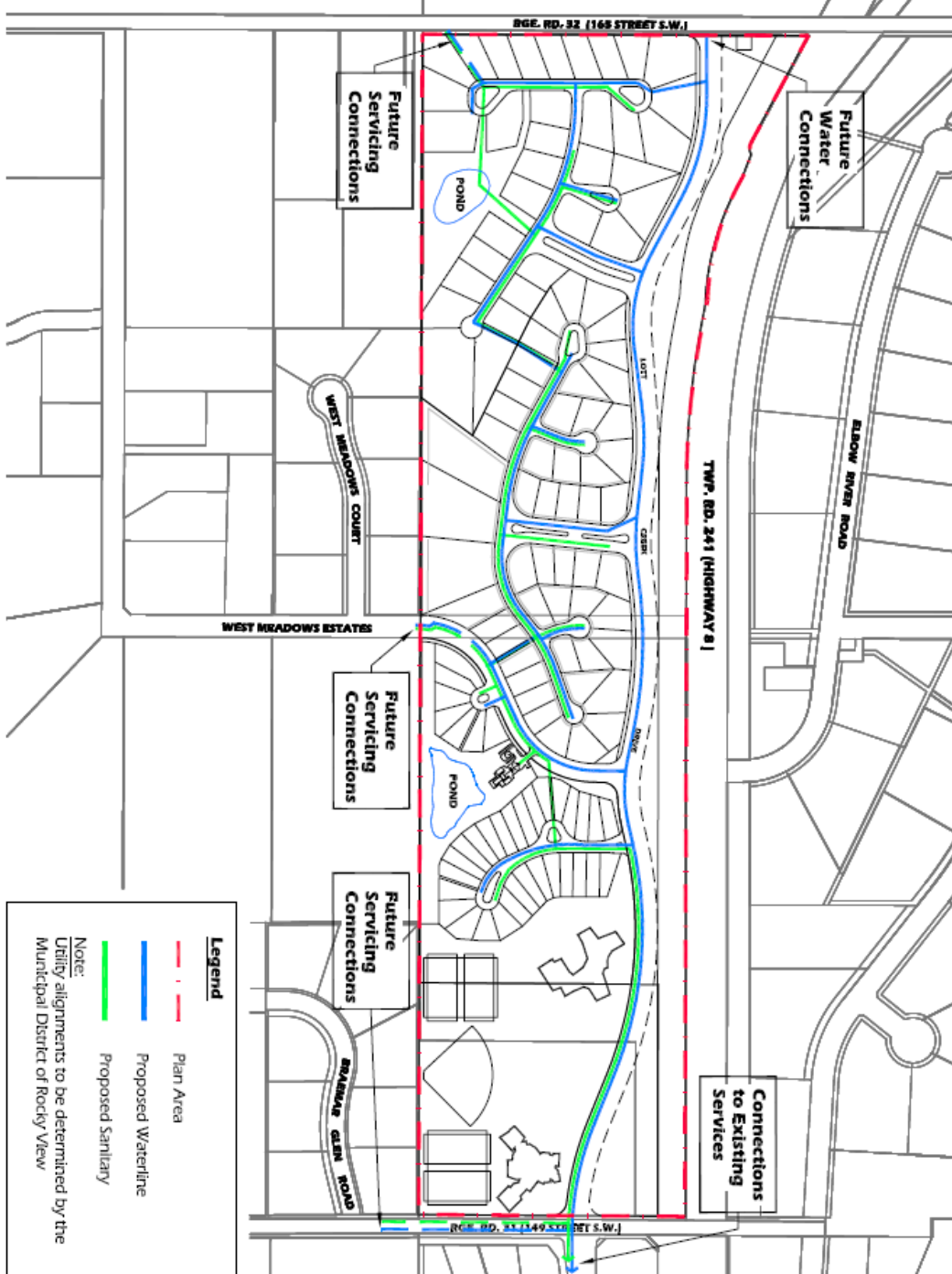
As the subject lands are located within the sanitary catchment area envisioned by the original Elbow Valley ASP, the Plan Area is expected to be serviced through an extension of the existing Sanitary Trunk Line already developed within the Elbow Valley Community to the east. Although maintained by the MD of Rocky View, individual service connections to this infrastructure are subject to approvals from the City of Calgary. Agreement from the City is necessary to facilitate such wastewater service extension.

Under this servicing assumption, the sanitary sewer lines will be extended into the Plan Area from an existing stub on the east side of Range Road 31 (149<sup>th</sup> Street SW), cross the school site and traverse (in an east-west direction) the southerly portion of the Plan Area in consideration of the site's natural topography. Preliminary engineering of the sewage system, conducted by Urban Systems, indicates that the entire Plan Area, including the school site, can be serviced through connection to the existing Elbow Valley Sanitary Trunk Line.

If a connection to the Elbow Valley Sanitary Trunk line is not available, an extension of wastewater service into the Plan Area may be considered by another sanitary service, subject to all necessary Provincial and Municipal approvals being granted for same. If the use of sewage holding tanks and pump-out systems are permitted within the subdivision, they shall not be located on municipally-owned lands.



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Elbow Valley West Conceptual Scheme

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Scale N.T.S.

**FIGURE 10**

**water & sanitary servicing plan**  
(amended september 2005)



Provisions will be made to allow for future connections by adjacent developments to connect to the sanitary sewer system associated with this development as indicated on Figure 10. Due to the adjacent developments being lower than the plan area, force mains may be required to connect to the sewer system. These force mains will be designed at a later date as development connections are proposed. In the interim, easements will be provided at the designated connection points.

**Policy 6.2.1:** The developer shall ensure the sanitary services are located along the southern boundary of the plan area within the north/south public road right-of-way and the southwest corner of the plan area to facilitate the opportunity for sanitary servicing of further development of the adjacent parcels located to the south.

**Policy 6.2.2:** Any over-sizing of infrastructure required to provide for extension of sewer services to lands external to the plan area shall be recovered by the MD of Rocky View on behalf of the developer via a subsequent development agreement process.

**Policy 6.2.3:** If interim servicing strategies are implemented prior to connections being available from a regional utility network, a Deferred Services Agreement shall be registered on all lots within the Plan Area. Such Agreement shall require the connection to all regional utility network at the time one becomes available to the lands as well as any reclamation required as a result of the removal of such interim servicing infrastructure, to the satisfaction of the MD of Rocky View and Alberta Environment.

**Policy 6.2.4:** Ownership and maintenance of the sanitary sewage utility (both permanent and interim) shall be to the satisfaction of the MD of Rocky View and Alberta Environment, Alberta Infrastructure & Transportation and Calgary Health Region.

### 6.3 Stormwater Management

Urban Systems prepared a preliminary stormwater management report for the proposed development in April of 2003. The purpose of the report was to present the stormwater drainage concepts that will form the basis of the detailed design that will service the community. The concepts were intended to show how runoff will be managed to meet Alberta Environment guidelines and MD of Rocky View standards.

The stormwater management report describes how there is an existing minor depression along the eastern edge of the plan area that contains a small portion of local runoff. The report also describes how the plan area is situated within the larger Lott Creek catchment area and how a significant portion of the runoff travels southeast through the existing acreages to Lott Creek through a series of ditches, swales and culverts along the roadways. There are no existing storm sewers in the plan area.

The stormwater report identifies several overland drainage routes designed to safely convey stormwater through the plan area as shown on Figure 11. A ditch along the north property line will intercept runoff from Highway 8 and drain it eastward toward Range Road 31 (149<sup>th</sup> Street SW) where it will flow into an existing ditch and discharge south. Stormwater runoff will flow overland through landscaped areas and parks, as well as roadside ditching. The overall drainage system will be designed in accordance with the MD's Servicing Standards and Alberta Environment guidelines.

The stormwater report describes how the average size of the proposed lots provides an opportunity to use grass swales to convey rear lot drainage thereby increasing infiltration rates and decreasing runoff volumes and promoting the removal of development pollutants. The grass swales will also reduce the potential for flood damage to existing homes or lower lands to the south of the plan area. Stormwater runoff from the proposed school site will continue to drain into the minor depression located in the



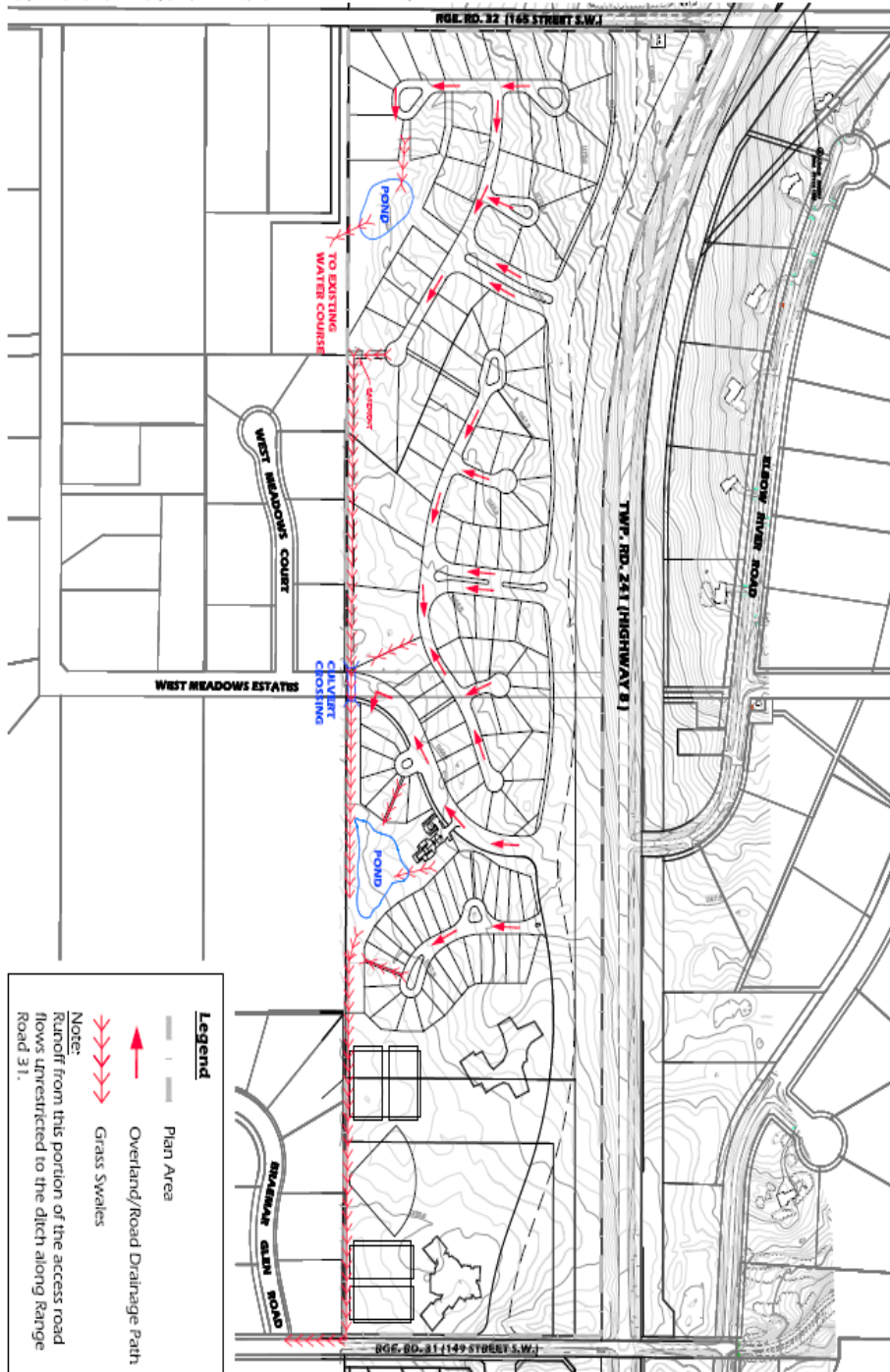
southeast corner of the plan area. Excess runoff will be intercepted by a grass swale along the south property line and will flow into the existing ditch along Range Road 31 (149<sup>th</sup> Street SW).

The stormwater report also recommends the construction of a dry pond designed to detain and discharge runoff at a pre-development rate of 500 l/s. The dry pond will be sized (8,000 m<sup>3</sup>) to accommodate the 1:100 year storm event and will be designed to discharge into the existing ditch along Range Road 31 (149<sup>th</sup> Street SW) via a storm sewer that will be installed along the south property line. A complete copy of the preliminary stormwater management report has been submitted to the MD of Rocky View under separate cover.





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## Elbow Valley West Conceptual Scheme

Millarville Land Company Inc.

Scale N.T.S.



## stormwater management plan

(amended september 2005)



Through discussions with residents to the south of the site, provisions will be made to allow for the continued flow of existing overland drainage to the drainage courses to the south. Also, concerns were expressed by adjacent residents to minimize the amount of standing water in the stormwater management facilities.

**Policy 6.3.1:** All stormwater management shall be prepared in accordance with the Servicing Standards for Residential Subdivisions and Road Construction as approved by the MD of Rocky View, Alberta Environment and Alberta Infrastructure.

**Policy 6.3.2:** All stormwater management within the plan area shall be designed and constructed to municipal standards in accordance with the preliminary stormwater management plan prepared by Urban Systems (April 2003) submitted in support of this Conceptual Scheme to the satisfaction of the MD of Rocky View and Alberta Environment.

**Policy 6.3.3:** The post-development stormwater runoff rate from the plan area shall remain consistent with the pre-development stormwater runoff rate for the plan area.

**Policy 6.3.4:** Stormwater management facilities shall be designed to minimize standing water.

**Policy 6.3.5:** A final stormwater management report will be prepared, as a condition of subdivision, to confirm pre- and post-development surface drainage, to the satisfaction of the MD and Alberta Environment.

**Policy 6.3.6:** The stormwater management facilities shall be constructed by the developer and maintained by the local Homeowner's Association.

#### 6.4 Shallow Utilities

At no expense to the municipality, shallow utilities such as electrical, natural gas, telephone, and cable services will be extended into the plan area within the proposed road rights-of-way with precise alignments to be determined at the time of development.

**Policy 6.4.1:** Shallow utilities shall be provided within the plan area at no expense to the municipality and the owner shall provide easements to any utility company requiring them to provide services on privately owned lands.

#### 6.5 Protective Services

Protective services will have efficient access into the plan area from the primary entrance off of 149<sup>th</sup> Street SW. Police services will be provided by the Royal Canadian Mounted Police and the MD of Rocky View Special Constables. Fire protection will be provided by the MD of Rocky View with additional support from the City of Calgary Fire Station No. 29 located at 7027 Coach Hill Road SW. Station No. 29 services the Springbank community and land west of the City limits to the Hamlet of Bragg Creek. The design of the subdivision will also contain fire hydrants consistent with Elbow Valley ASP standards. Emergency medical services will be similarly provided by the City of Calgary from an emergency response centre in the southwest quadrant of the City. The MD of Rocky View has also completed a new protective services facility in the Springbank Airport area.

**Policy 6.5.1:** The servicing design of the subdivision shall provide for fire hydrants for fire suppression purposes.

**Policy 6.5.2:** Addressing of homes shall be consistent with municipal policies.



## **7.0 PUBLIC CONSULTATION**

### **7.1 Community Meetings**

During the months of May and June of 2003, representatives of the development group consulted with the following community groups:

- Elbow River Estates (Association Executive)
- Elbow Valley Community Homeowner's Association (Board of Directors)
- West Meadows Estates (Neighbourhood Meeting)
- Braemar Ranch Estates (Association President)
- Glencoe Golf & Country Club (Management)

### **7.2 Open House**

As per the direction of Council through the Conceptual Scheme requirements, an Open House was held on three consecutive days of June 23-25 from 6:00 p.m. to 9:00 p.m. The event was held at the Fisherman's Cottage facility in Elbow Valley Community. The purpose of the event was to inform interested parties, and obtain comments respecting the proposed residential development of Elbow Valley West.

Notification for the meeting was provided through the following measures:

- Notice of Open House published on page 4 of the Rocky View Times on June 19, 2003 (see notice in Appendix A);
- hand delivered notifications to each home in the West Meadows Estates, Braemar Ranch Estates, and Braemar Glen neighbourhoods;
- mailed to all Elbow Valley Community residents;
- e-mailed to all Elbow River Estates residents through the Association President;
- hand delivered notices to Highland Stock Farms Ltd. and Pointen; and
- notification sent by e-mail to MD of Rocky View Councillors for Divisions 2 and 3, as well as the MD of Rocky View file manager.

The information provided at the open house included:

- location display panels (plan area context map, MD map, plan area photos);
- Elbow Valley ASP and Land Use Bylaw amendment images;
- plan area characteristic panels (contour mapping, cross sections);
- transportation images (regional transportation plan, TIS summary table);
- Elbow Valley ASP density comparison panel;
- sample housing product photographs;
- three alternative concept options (all with 115 units) were presented with housing forms ranging from semi-detached to single-family homes;



- semi-detached housing concepts panel; and
- comment sheets were also provided and then collected as the attendee departed.

Over the three days, 131 people attended the Open House and had their home location recorded on Figure 12.

Braemar Ranch Estates and Braemar Glen	12 (9.2%)
Elbow Valley	47 (35.9%)
Elbow River Estates	16 (12.2%)
West Meadows Estates	43 (32.8%)
Other (Calgary, Springbank, etc.)	<u>13 (9.9%)</u>
Total	131 (100%)

### **7.3 West Meadows Estates Discussions**

In addition to the previously mentioned consultation processes, discussions were held with the West Meadows Estates community to discuss issues relating to boundary conditions. Appendix B provides a summary of these discussions, as well as meeting minutes were sent by the community to the MD.

The table on the following page, outlines the discussion items and resolution to the identified proximity issues. Section 4.5 of this Conceptual Scheme contains the policy provisions relating to these discussions.





**Elbow Valley West (EVW) - West Meadows Estates  
Proximity Issues Summary Table - September 19, 2003**

<b>Proximity Issue (from July 16, 2003)</b>	<b>Discussion/Options Available</b>	<b>Policy Intent for Conceptual Scheme</b>
1. The need for specific and well-defined transition planning considerations (e.g. phased lot sizes to 2 acres along the southern boundary of the proposed development, bungalows only on the southern border lots - with these requirements to be registered on title).	Two basic options were discussed: 1. August Matrix - combined treatment of lot size, setback and bungalow restrictions. 2. 2 acre lots with no additional restrictions on setbacks or building height other than what the MD normally requires in R-1 zoning.  Pilieci has requested rear yard landscaping and bungalow restrictions on adjacent lots, and Mattson has requested tree planting and fence protection (for the safety of their horses).	Our understanding is that all current 2 acre owners prefer the 2 acre option. This introduces two policy intentions: 1. Residential lots immediately adjacent to the existing 2 acre lots will be a minimum of 2 acres in size. 2. Private open space and/or a special landscape zone will be provided adjacent to the Pilieci, Branson, and Mattson parcels (details to be determined prior to Council approval of the land use bylaw).
2. Clearly defined and registered setback provisions.	The boundary matrix suggested a combination of setback, building type, and lot size.	All 2 acre lots will have a minimum 15 metre setback. The boundary matrix will govern setbacks and building type adjacent to Pilieci, Branson, and Mattson.
3. Defined and specifically located green space provisions.	Options included dedicated green space or 2 acre lots. It appears that the owners of existing 2 acre parcels have chosen the 2 acre option.	Green spaces are defined in the Conceptual Scheme, which will carry through to the subdivision plan. Green space to facilitate controlled overland flow.
4. Use of berms and/or treed screening provisions - with identified specification of size and type of trees; regular maintenance and watering stipulations for aesthetic and fire safety considerations.	Discussion revolved around the obligations of the future condominium bylaws; although it has been noted several times that the condominium corporation will be able to change bylaws after the new residents are in-place.	The issue is eliminated with the development of 2 acre parcels along the common boundary. However, further discussion with Mattson may be appropriate as there is open space adjacent to their property.
5. Issues of security, privacy and fencing.	Discussed.	Fencing to be provided adjacent to Mattson.
6. Addressing noise attenuation requirements - especially during construction phases - control (and enforcement) of hours and days of work allowed.	<ul style="list-style-type: none"> <li>We understand that Mr. Branson discussed this with the MD, and is aware of the MD's bylaws, which will govern construction noise.</li> <li>It was noted that it is easier for a developer to control contractors who work for them than homebuilders (who are actually the developer's customers).</li> </ul>	No specific policy required.
7. Potential for damage to the foundation of our homes.	Development adjacent to housing is a standard practice, and indeed in the City of Calgary development occurs adjacent to homes on 4 foot side yards.	Guided by the approving authority requirements. No specific policy is anticipated.



Proximity Issue (from July 16, 2003)	Discussion/Options Available	Policy Intent for Conceptual Scheme
8. Potential impacts on our aquifers (volumes and quality) with strict provision for compensation and/or full restoration.	After much discussion, the developer agreed to test some wells before and after development. The Community Association will collect data on existing wells to assist the professional in developing an appropriate testing program. Apparently, a few homes have experienced problems in the past.	Policy in accordance with the Community Association's request. It is expected that adjacent homes, plus possibly some other homes in West Meadows Estates (subject to further review) will be tested.
9. Impacts on wildlife.	It is likely that development of the lands, including landscaped treed and grassed areas, will attract wildlife such as deer, birds, etc., while reducing the population of rodents, etc.	No specific policy is anticipated.
New - details of condominium bylaws.	The condominium bylaws are typically not prepared until the tentative plan of subdivision has been approved. Common area maintenance will be incorporated into the bylaws.	As the existing 2 acre lots will have private property adjacent to their boundary, the condominium bylaws are not an issue. No specific policy is anticipated, however, by provincial statute, condominium bylaws will be required to support the subdivision.
New - details of architectural control requirements.	The intention is to follow the architectural direction of the existing Elbow Valley. Generally, guidelines are not produced until following approval of the tentative plan of subdivision.	A policy will indicate the intention of the developer to develop and enforce guidelines for the benefit of the development.

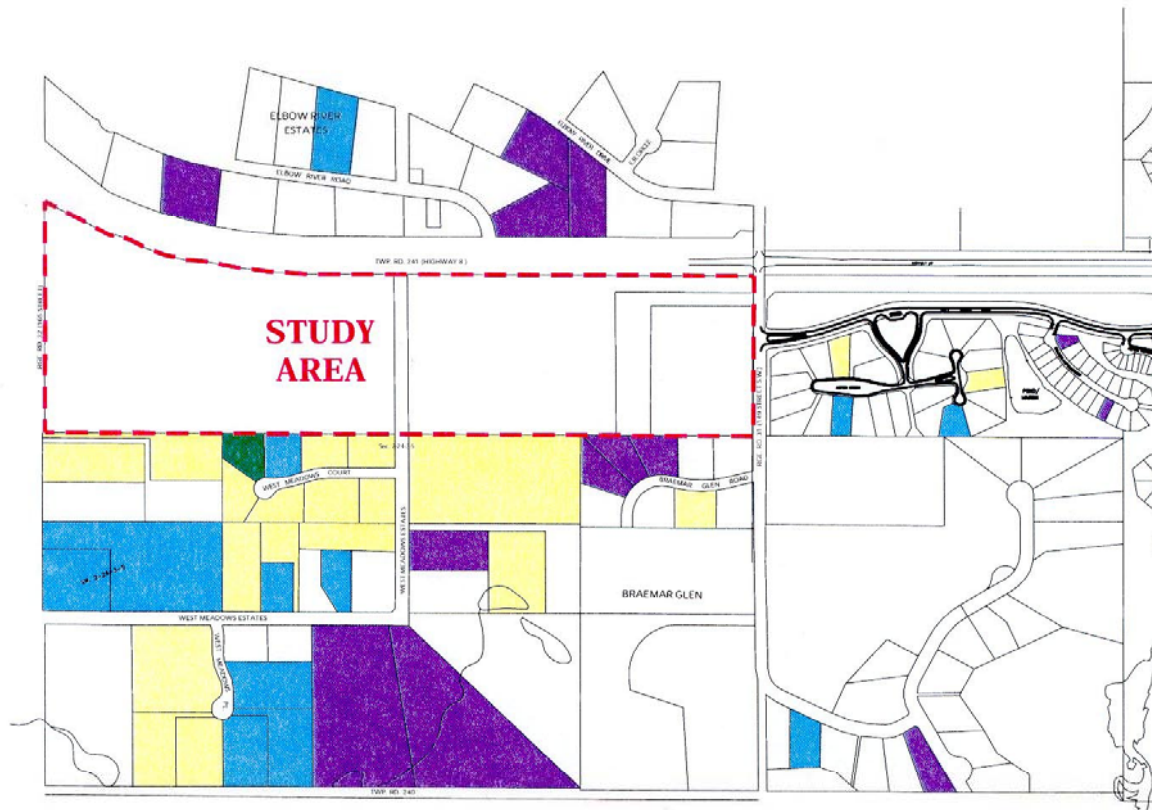
## elbow valley west conceptual scheme

Millarville Land Company Inc.



**Not to Scale**

## Open House Attendance for June 23, 24, 25, 2003



### LEGEND

-  Attendance on June 23, 2003  
 Attendance on June 24, 2003  
 Attendance on June 25, 2003  
 Attendance on June 23 and 25, 2003

**Note:**  
Plan does not include attendees outside the map area.

**open house attendee**

**FIGURE**

12



### Summary

In summary, based on the comments provided, both verbal and written, neighbouring residents feel that the existing Elbow Valley community adds value to the overall region. As a result, the general impression is that neighbouring residents prefer that Elbow Valley West continue with the development principles applied to Elbow Valley.





## **8.0 STATUTORY PLAN COMPLIANCE**

### **8.1 Municipal Development Plan**

The current MDP was adopted by Council on July 6, 1998 under Bylaw C-4840-97 and contains a land use strategy that provides a guide for growth and development within the MD of Rocky View in accordance with sound land use planning principles. The MDP encourages a variety of residential land uses developed in an orderly settlement pattern compatible with the natural environment and describes how land use and subdivision proposals for country residential development should be directed toward existing areas of concentrated country residential development where the land base has already been fragmented.

The proposed development falls within Land Use Strategy #3 of the MDP that identifies concentrated areas of designated and subdivided lands having the highest potential for non-agricultural subdivision and development because of the transportation and servicing efficiencies that can be achieved. The plan area is located within an area that has already been frequently subdivided for residential development. The existing adjacent residential communities of Elbow River Estates, Elbow Valley Community, Stonepine, Braemar Ranch Estates, West Meadows Estates, and Country Haven surround the plan area to the north, east and south. The plan area is also located within close proximity to the Glencoe Golf Course which currently has 36 holes with another nine approved and planned for construction this summer.

The proposed development will include a variety of residential land uses including single-detached and semi-detached homes, as well as acreage properties that will accommodate a range of lifestyle choices for community residents. A Direct Control Bylaw designation proposed for the plan area will also ensure that the built form is compatible with the existing architecture and residential style of the adjacent residential communities. The proposed development can be serviced through existing water and sanitary sewer infrastructure located immediately east of Range Road 31 (149<sup>th</sup> Street SW), while the amount of traffic generated by future residents will have a negligible impact on the improvements that will be required at the Highway 8/Range Road 31 (149<sup>th</sup> Street SW) intersection by the 2005 horizon.

The MDP also describes how the proposed density of any residential development should be compatible with the surrounding area and rural character of the municipality. The plan area will achieve an overall density of 1.1 units per acre which is compatible with specific development cells in the remainder of the Elbow Valley ASP to the east. Densities in these existing cells 1-4 of the DC Bylaw range from 1.3 to 3.0 units per acre. As provided for in the interface portions of this Conceptual Scheme, specific policy measures are established in this Conceptual Scheme with respect to the transition of densities to the West Meadows Estates area to the south.

### **8.2 Elbow Valley Area Structure Plan**

The subject lands are currently located within the extreme western portion of the Elbow Valley ASP. An application to amend the existing Elbow Valley ASP is being submitted concurrent with this Conceptual Scheme to remove the plan area from the ASP. Future development of the plan area will be guided by the policies contained within this Conceptual Scheme with the intent of providing for residential and open space uses within the subject lands and facilitate reconfiguration of the existing school site.

This Conceptual Scheme provides the foundation for the redesignation, subdivision and development of a residential community that will provide additional housing in a rapidly growing area and serve to better utilize the existing services and hard infrastructure. Development within the Conceptual Scheme plan area may not occur, however, until the following amendments have been made to the Elbow Valley ASP:



- Section 2.2 Plan Area - legal description amended to exclude Part of Block 32, Plan 7910905 in the NW¼ of Section 2-24-3-5 and Part of Block 32, Plan 7910905 in the NE¼ of Section 2-24-3-5;
- Section 4.1 Introduction - the land areas provided in Table 2 amended to exclude land contained within the Conceptual Scheme plan area that was identified for agricultural uses and a school site;
- Section 4.2.5 School Site - section deleted given the school site will be located within the Conceptual Scheme plan area and not the Elbow Valley ASP policy area;
- Section 4.7 Agricultural Lands - section amended to remove reference to the school site and exclude lands contained within the Conceptual Scheme plan area;
- Section 4.9.3 Municipal School Reserves - section deleted given the school site will be located within the Conceptual Scheme plan area and not the Elbow Valley ASP policy area; and
- All of the maps amended to exclude lands contained within the Conceptual Scheme plan area (all of the boundaries will have to be adjusted).

### 8.3 Intermunicipal Development Plan

The MD of Rocky View/City of Calgary IDP describes how country residential development should proceed in accordance with the policies and guidelines contained within approved area structure plans which provide for rural residential development. The IDP also describes how the Elbow Valley ASP identifies land for country residential development to be serviced by the City of Calgary sanitary sewer system and a private piped water supply. The IDP refers all development proposals to the Elbow Valley ASP.

As described above, the Elbow Valley ASP includes a future land use concept that identifies the eastern portion of the plan area for a school site and the remainder of the land for agricultural uses. As stated previously, an application to amend the ASP is concurrently being submitted to remove the plan area from the ASP.

### 8.4 Discussion

This Conceptual Scheme puts forward policies and objectives for the development of a comprehensively designed country residential development on lands legally described as a portion of the N½ of Section 2-24-3-5. Elbow Valley West will provide a high quality residential development that is compatible with the surrounding communities of Elbow River Estates, Elbow Valley Community, Braemar Ranch Estates, and West Meadows Estates.

Redesignation and subdivision of the plan area shall be guided by the policies and objectives herein and implemented through conditions of subdivision approval by the MD of Rocky View.

**Policy 8.4.1:** The MD of Rocky View shall implement the provisions of the Elbow Valley West Conceptual Scheme through the redesignation, subdivision and development approval process.

**Policy 8.4.2:** Council shall not pass third and final reading to any land use amendment contemplated by this Conceptual Scheme until such time the Elbow Valley ASP is amended accordingly to remove the subject lands from its policy area.



## 9.0 POLICY SUMMARY

- Policy 3.1.1:** Policies contained within the Elbow Valley West Conceptual Scheme shall apply to all lands within the plan area as described in Section 1.0 Definitions.
- Policy 3.2.1:** Alterations to the existing topography of the plan area shall only proceed in accordance with a stormwater management plan and overall site grading plan approved by the MD of Rocky View and Alberta Environment.
- Policy 3.4.1:** A Phase One Environmental Site Assessment shall be conducted prior to development of the plan area to determine the suitability of the site for residential and residential-related uses to the satisfaction of Calgary Regional Health and Alberta Environment.
- Policy 3.4.2:** A Historical Impact Assessment shall be conducted prior to development of the plan area to identify the location of historical resources (if any), prepared by a qualified archaeologist, to the satisfaction of Alberta Community Development. The program for the removal, avoidance and/or conservation of all historical resources shall be implemented as a condition of subdivision approval.
- Policy 4.2.1:** Subdivision shall generally be in accordance with the concept shown on Figure 6.
- Policy 4.2.2:** Subdivision shall provide for a variety of single-detached and semi-detached housing products that cater to a variety of lifestyle options.
- Policy 4.2.3:** Housing shall be clustered to provide for a cohesive plan, efficient servicing and to provide opportunities for common open space.
- Policy 4.2.4:** Lot layouts shown on Figure 6 are conceptual only. Lot layouts along the periphery of the plan shall remain consistent with the plan to ensure the interface areas are developed as indicated. Internal lotting size and configuration of individual parcels shall be determined at the tentative plan of subdivision approval stage.
- Policy 4.2.5:** A service road will be constructed along the south side of Highway 8 as a public roadway. Due to the length of this road, the design shall incorporate design features to avoid long straight segments to reduce traffic speeds and add visual interest.
- Policy 4.2.6:** A public road, constructed in accordance with the MD of Rocky View's Servicing Standards, shall be developed as a realignment of this existing north-south road plan to facilitate a connection from the highway service road to the West Meadows Estates community to the south. The alignment shall be designed as a winding road as a traffic calming feature.
- Policy 4.2.7:** Portions of the existing north-south road plan, which will not form part of the road as per Policy 4.2.6, shall be subject to a road closure application and consolidation of a portion of the undeveloped road allowance with the adjacent lands.
- Policy 4.2.8:** All other internal access roads within the plan area (apart from the Highway 8 service road) shall be constructed as private condominium roads.
- Policy 4.3.1:** The maximum number of residential dwelling units permitted within the plan area shall be limited to 115.



- Policy 4.4.1:** The municipal reserve land dedication shall be used to enlarge the existing school site located in the northeast corner of the plan area and provide for public pathway connections as per the provisions of this Conceptual Scheme.
- Policy 4.4.2:** The portion of Lot 2 MR Block 32 Plan 0010492 required to accommodate the service road alignment shall have its municipal reserve designation removed in accordance with Sections 674 and 675 of the MGA.
- Policy 4.4.3:** The MD of Rocky View shall be compensated by the Province of Alberta as a result of any municipally owned lands that are affected as a result of the future right-of-way requirements of the Highway 8/Range Road 31 interchange.
- Policy 4.5.1:** Higher density housing forms are to be located in the eastern portion of the plan area to complement the school and open space.
- Policy 4.5.2:** The number of homes backing onto the Highway 8 service road is to be minimized and landscaped berms are to be added for screening.
- Policy 4.5.3:** Open space parcels shall be located as per Figure 7 of the Conceptual Scheme.
- Policy 4.5.4:** The development plan allows for lots to be oriented generally in a southwest backing direction which allows for enhanced views, maximized sunlight and reduces the visual interference of housing backing onto the neighbours directly to the south.
- Policy 4.5.5:** Housing proposed along the west boundary will be oriented to the southwest to maximize mountain views, while protecting the privacy of the Highland Farms homes and ranching operations.
- Policy 4.5.6:** Overall densities will generally increase from east to west through the plan area, which is consistent with the general development pattern throughout the Elbow River/Highway 8 corridor.
- Policy 4.5.7:** Notwithstanding Policy 4.5.6., 2 acre lots shall be provided (through a separate cell of the land use district) where lots are directly abutting existing 2 acre parcels if there is no intervening open space as per Figure 7 of the Conceptual Scheme. These lots are to have a minimum 15 m rear yard setback on the abutting yard.
- Policy 4.5.8:** Security fencing, consisting of a double row of fences, shall be provided adjacent to the existing horse operation on the east side of the north-south road plan.
- Policy 4.5.9:** Additional provisions relating to landscaping adjacent to the access driveways and the lot at the southwest corner of the plan are to be determined through detailed design at the Land Use approval stage.
- Policy 4.6.1:** The road and utility standards for the plan area shall be evaluated in accordance with Rocky View Council's adopted Servicing Standards for Subdivision and Road Construction, 1999 as amended, and shall give consideration to the development standards approved within the existing Elbow Valley developments located to the east of the subject lands.
- Policy 4.7.1:** Architectural guidelines shall be prepared by the developer to ensure a cohesive, high quality building form suited to the natural environment and existing communities.



- Policy 4.7.2:** The architectural guidelines will contain provisions to restrict private lot fencing.
- Policy 4.7.3:** Prior to issuance of building permits for individual homes, the developer shall confirm to the approving authority that the building permit plans meet the requirements of the established architectural guidelines.
- Policy 4.8.1:** The interconnected system of public and private open spaces shall be implemented through subsequent redesignation and subdivision applications.
- Policy 4.8.2:** The east-west public pathway shall be located on the south side of the service road and shall be constructed by the developer as a condition of subdivision and maintained by a local Homeowner's Association to the satisfaction of the municipality.
- Policy 4.8.3:** The north-south public pathway shall be located on the east side of the central collector road and shall be constructed by the developer as a condition of subdivision and maintained by the local Homeowner's Association.
- Policy 4.8.4:** The private pathways and private open spaces shall be constructed by the developer as a condition of subdivision and maintained by the local Homeowner's Association.
- Policy 4.9.1:** The proposed development shall be developed in an east to west direction in accordance with this Conceptual Scheme.
- Policy 4.9.2:** The proposed development shall be developed in a single phase or multiple phases depending on the market demand for homes in this area.
- Policy 4.9.3:** Should subdivision proceed in multiple phases, the eastern segment of the service road and the entire north-south internal collector road must be constructed as a condition to the first phase of development to the satisfaction of the MD of Rocky View.
- Policy 4.10.1:** Applications for land use amendments within the plan area shall establish appropriate building setbacks and development regulations and shall be consistent with the intent of this Conceptual Scheme (e.g. subdivision design, population projections, etc.).
- Policy 4.11.1:** Dust control measures shall be used during construction as per MD of Rocky View standards.
- Policy 4.11.2:** Snow fencing to be installed, maintained and cleaned on the south boundary of the plan area to control building debris.
- Policy 4.11.3:** Range Road 31 to be used for construction access to the plan area to the satisfaction of Alberta Transportation. No construction access to be permitted through the existing West Meadows Estates community.
- Policy 4.11.4:** Proposed development to match existing property line grades along the south boundary of the plan area.
- Policy 4.11.5:** The developer to monitor, for water volumes and quality, selected groundwater wells along the south boundary of the plan area. Water well testing to occur prior to commencement of construction and on a periodic basis during construction. For the purposes of this policy, "construction" shall mean the installation of major earthworks, utility installation and road construction, but shall not include individual house construction.





- Policy 5.2.1:** All improvements to the regional and local transportation networks required by this development shall be guided by the recommendations of a final traffic impact assessment to be reviewed and accepted by the MD of Rocky View and Alberta Transportation. Such improvements are to be implemented as a condition to each stage of subdivision.
- Policy 5.2.2:** The developer shall register a road plan as affecting Lot 1 Block 32, Plan 9711745 and Lot 2 MR Block 32 Plan 0010492, to the satisfaction of the MD of Rocky View, in order to provide access to the plan area from Range Road 31.
- Policy 5.2.3:** In accordance with the recommendations identified by the preliminary Traffic Impact Assessment, improvements to the intersection at Highway 8 and Range Road 31 (including full signalization) shall be implemented to the satisfaction of Alberta Transportation as a condition to the subdivision's first phase.
- Policy 5.2.4:** A funding arrangement in support of installation of the intersection improvements at Highway 8 and Range Road 31 shall be determined, as a condition of subdivision, to the satisfaction of Alberta Transportation and the Municipal District of Rocky View.
- Policy 5.2.5:** Alberta Transportation may close the intersection of Highway 8 and Range Road 32 at such time as a grade-separated interchange is constructed at Highway 8 and Range Road 31.
- Policy 6.1.1:** Potable water will be supplied by a communal water provider in accordance with the requirements of the MD of Rocky View and Alberta Environment.
- Policy 6.1.2:** The developer shall ensure the water services are extended to the western boundary of the plan area along the service road and to the southern boundary of the plan area along the north/south public road to facilitate the opportunity for further development of the adjacent parcels located to the south.
- Policy 6.1.3:** The water services for the plan area, and any extensions to adjacent development, shall be designed to meet the fire flow standards of the MD.
- Policy 6.1.4:** Any over-sizing of infrastructure required to provide for extension of water services to lands external to the plan area shall be recovered by the MD of Rocky View on behalf of the developer via a subsequent development agreement process.
- Policy 6.2.1:** The developer shall ensure the sanitary services are located along the southern boundary of the plan area within the north/south public road right-of-way and the southwest corner of the plan area to facilitate the opportunity for sanitary servicing of further development of the adjacent parcels located to the south.
- Policy 6.2.2:** Any over-sizing of infrastructure required to provide for extension of sewer services to lands external to the plan area shall be recovered by the MD of Rocky View on behalf of the developer via a subsequent development agreement process.
- Policy 6.3.1:** All stormwater management shall be prepared in accordance with the Servicing Standards for Residential Subdivisions and Road Construction as approved by the MD of Rocky View, Alberta Environment and Alberta Infrastructure.



- Policy 6.3.2:** All stormwater management within the plan area shall be designed and constructed to municipal standards in accordance with the preliminary stormwater management plan prepared by Urban Systems (April 2003) submitted in support of this Conceptual Scheme to the satisfaction of the MD of Rocky View and Alberta Environment.
- Policy 6.3.3:** The post-development stormwater runoff rate from the plan area shall remain consistent with the pre-development stormwater runoff rate for the plan area.
- Policy 6.3.4:** Stormwater management facilities shall be designed to minimize standing water.
- Policy 6.3.5:** A final stormwater management report will be prepared, as a condition of subdivision, to confirm pre- and post-development surface drainage, to the satisfaction of the MD and Alberta Environment.
- Policy 6.3.6:** The stormwater management facilities shall be constructed by the developer and maintained by the local Homeowner's Association.
- Policy 6.4.1:** Shallow utilities shall be provided within the plan area at no expense to the municipality and the owner shall provide easements to any utility company requiring them to provide services on privately owned lands.
- Policy 6.5.1:** The servicing design of the subdivision shall provide for fire hydrants for fire suppression purposes.
- Policy 6.5.2:** Addressing of homes shall be consistent with municipal policies.
- Policy 8.4.1:** The MD of Rocky View shall implement the provisions of the Elbow Valley West Conceptual Scheme through the redesignation, subdivision and development approval process.
- Policy 8.4.2:** Council shall not pass third and final reading to any land use amendment contemplated by this Conceptual Scheme until such time the Elbow Valley ASP is amended accordingly to remove the subject lands from its policy area.

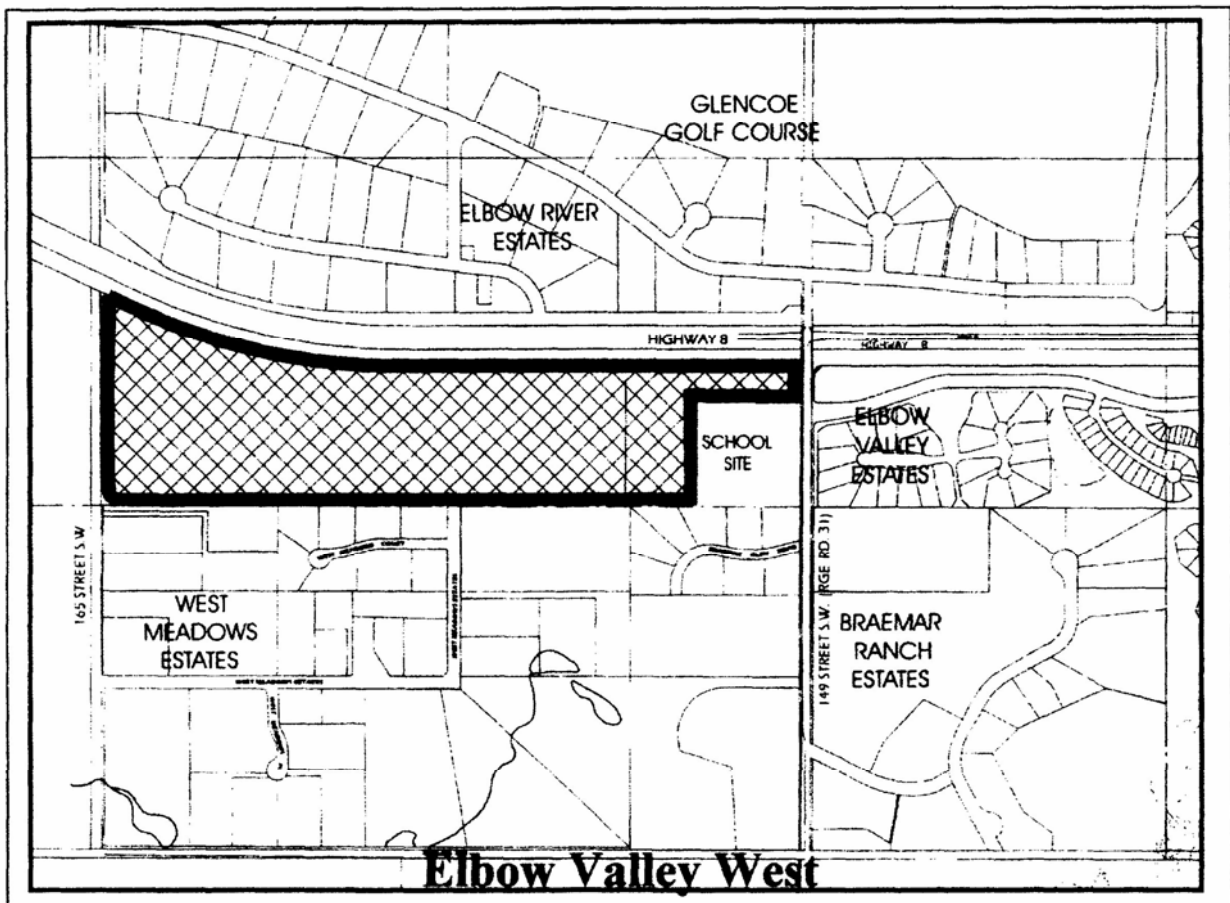


## **APPENDIX A**

Open House Notice, Summary and Comment Sheet



## Open House Invitation



Peters-Dewald Land Company, in partnership with Landstar Development Corporation, have made application to the MD of Rockyview to complete residential development of the Elbow Valley Area Structure Plan lands. The principles of Peters-Dewald include original creators of the existing Elbow Valley Community: Rob Peters, Ruth Peters, and Jim Dewald (former CEO of Hopewell Residential Communities). Landstar is an award winning residential developer and homebuilder with a head office in Calgary.

As a nearby resident, we invite you to attend an Open House respecting the proposed Concept Plan for the Elbow Valley West Development. The Open House will provide information pertaining to:

1. Options for the proposed residential housing development (layout, product type).
2. Servicing – stormwater management, sewage collection, water supply, etc.
3. Road network alternatives, landscaping, and development boundary treatment.

**\* Thursday June 26<sup>th</sup> \* Wednesday July 2<sup>nd</sup> \***  
6:00 to 9:00 PM – Fisherman's Cottage in Elbow Valley (Lott Creek Drive, off 117<sup>th</sup> St.)

Call Jim Dewald at 261-5777 or 861-7417 for further information.



## OPEN HOUSE SUMMARY

Three concepts were provided for comment, each indicating the same overall density, with differing density mixes. Concept A featured all  $\frac{1}{4}$  to  $\frac{1}{2}$  acre lots (115), Concept B included semi-detached homes (40) with  $\frac{3}{4}$  to 1 acre lots (75), and Concept C featured an equal mix of semi-detached,  $\frac{1}{4}$  to  $\frac{1}{2}$  acre lots, and  $\frac{3}{4}$  to 1 acre lots.

Attendees to the open houses indicated a near equal distribution of preferences for the concepts - 33% prefer Concept A, 22% prefer Concept B, and 44% prefer Concept C. However, with Concepts B and C, 66% preferred a concept plan that included some semi-detached product.

All specific comments are categorized below:

Concept A preference - "more exclusive", "the larger lots continue to create a more "country feel" and it blends in better with the existing acreage development", "people have an option to back onto green space"; "Options B and C give multi units the lots that back onto the green space which, in my opinion, is the better land and worth more".

Concept B preference - "prefer the variety", "larger lots, good mix", "nice balance to community, segregation of semi-detached, shielding larger lots/homes from future school sites".

Concept C - "more diversity", "I like to see some small acreage lots mixed in", "increased variety is more appealing", "probable preference if Elbow Valley is the model", "needs all building types", "this concept provides the most options as a lot purchaser, without semi-detached area too large".

Of the 131 attendees, only 22 (17%) chose to complete and leave the comment sheet provided to all attendees. The 22 respondents were from Elbow Valley (8), West Meadows Estates (9), Elbow River Estates (1), and Braemar (2), plus two respondents who chose to not identify their current community. All comments are categorized below:

### West Meadows Estates Access

- "I support West Meadows Road to be fully extended."
- "Strongly in favour of access road through existing road allowance."
- "West Meadows road should be prime access and egress from West Meadows, not an emergency access."
- "West Meadows Road should be a main thoroughfare."
- "Open alternate access to all traffic."
- "I would like to see an emergency entrance/exit at the present turnabout at the north end of West Meadows road. This is for safety reasons. Anyone who comes in Range Road 32 cannot get out of the area easily right now. This would keep this safety for us."

### Transportation

- "Consider Highway 8 as being less than a truckers route to alleviate the noise and danger."





### Construction

- “Separate entrance for heavy equipment, workers, etc. Highway 8 is dangerous enough to access.”
- “Construction traffic should enter and exit via a different route than local traffic.”
- “Concern regarding the use of heavy compaction equipment in the area of our water well.”

### Utility Servicing

- “Infrastructure should be supplied to West Meadows.”
- “Full service water and sewer.”
- “Could adjacent neighbours tie into the sewerage system?”
- “Need to negotiate a better deal with Westridge for water supply.”
- “Utility servicing in Elbow Valley is fine except for exorbitant pricing from Westridge.”
- “EVW should bring sewer/water infrastructure to the residents of West Meadows.”
- “Access to water and sewer lines.”

### Community

- “Mow strips instead of all being overgrown (like Heritage Pointe). As a self-builder, we appreciate the plan of having the lots open and would be interested in receiving/hearing updates with respect to pricing.”
- “Boundaries need large berms similar to the present Elbow Valley development. Maintain the natural character. Maintain the standards of architecture as presently exist. Very worried about the placement of schools.”
- “Berm on south side of the property needs to be high enough to provide separation/security to neighbours to the south.”
- “Keep the same type of architectural controls as currently in Elbow Valley.”
- “The proposed housing density should be reduced so as to fit in with the adjacent acreages that surround the development. The absolute minimum lot size should be 1.5 acres. The absolute minimum total development density should be no greater than the density of the Elbow Valley 1 acre lots immediately to the east of the proposed development (estimated .75 units/acre).”
- “No fences at all. Specific off-leash areas as part of the sales materials; no other areas acceptable at any time. Architectural controls defined and strictly enforced by the developer.”
- “EV West must include pathways, etc., so that residents are not inclined to use the facilities (pathways, lakes, etc.) of EV. We're paying a monthly fee for upkeep and use, and I don't plan on subsidizing other communities.”
- “Country style - Elbow Valley.”
- “Berm around highway.”
- “I believe we have enough congestion. Small acreages would keep things attractive and we don't live in a city. Still would like a country feel. I feel the land should be left acreage type development (preferably large acreage).”



- “Maintain continuity of style with Elbow Valley Community. Sound buffer between development and West Meadows before building begins.”
- “The new road leading into the new area should be offset from Lott Creek Drive. The new area should not be associated with Elbow Valley by name or in any other manner. It seems to me that a West Meadows association would be more appropriate. Hopewell should be involved in any architectural approval process.”
- “Keep the most natural setting.”
- “Natural - no fencing, trees, maintenance of boundary.”

#### Emergency Services

- “Need better fire protection, hopefully that will come with more development in the future.”



**Peters Dewald**

(Landstar Logo)

**Elbow Valley West Open House  
June 23, 24, 25, 2003  
Comment Sheet**

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If you live in a recently built home in the Municipal District of Rocky View, you are not alone. 41.7% of all homes in the MD were built within the past 10 years. The MD has a very young population with growing families looking for opportunities to enjoy a unique country residential lifestyle. A key objective in developing Elbow Valley West is to serve the needs of a growing population with high quality community and housing.

The Elbow Valley West concept continues the strict architectural and community planning principles that have made Elbow Valley an award winning phenomenon. The results are enhanced property values for Elbow Valley and neighbouring residents.

We would appreciate your assistance in pursuing our objectives by completing the following brief questionnaire. Thank you for your assistance.

Housing Mix

What mix do you prefer, and why? (please circle appropriate number)

Concept A (all Single Family)? \_\_\_\_\_

\_\_\_\_\_

Concept B (Semi-detached and Acreage)? \_\_\_\_\_

\_\_\_\_\_

Concept C (Semi-detached, Single, and Acreage)? \_\_\_\_\_

\_\_\_\_\_

Recommendations

What recommendations respecting boundary treatment, architectural character, utility servicing, etc. do you have for us as developers of Elbow Valley West?



## **APPENDIX B**

### West Meadows Estates Discussions



**Elbow Valley West Conceptual Scheme**  
**Summary of Discussions with West Meadows Estates Residents**  
June - September 2003

Date	Attendees	Comments
June 1	Meeting with the Community Executive	Presented initial concept to Community Executive. Utility servicing was principle issue of discussion.
June 14, 15	Delivery of Open House Notices to all homes in West Meadows Estates	Held many discussions with residents, as notices for the Open House were hand delivered by Jim Dewald. Comments were primarily related to utility servicing, proposed density, school construction, and Highway 8 traffic.
June 22	Meeting with Community General Membership	Presented concept to general community membership (Councillor Taylor in attendance).
June 23, 24, 25	Open House	Comments documented elsewhere in the Conceptual Scheme.
June 25	Delivery of requested plans to Mr. Branson	Jim Dewald delivered plans and requested a meeting with Mr. Branson, who advised that he would check his schedule and respond.
July 16	Mr. Branson's letter	Letter addressed to the MD of Rocky View requesting their response to numerous issues.
July 24	Meeting with the Community Executive	Attended Executive meeting where a decision was taken to have the developer discuss 'proximity issues' with adjacent residents, while the Community Executive would respond to overall planning issues. Mr. Branson to arrange for meeting with the adjacent residents. (Note: Mr. Branson is on the Community Executive as well).
August 26	Meeting with Adjacent Residents	Productive open discussion results in the idea of a matrix that combines lot size, setback distance, and housing type (bungalow or 2 storey). Developer asked to return with a revised concept and a proposed matrix.
September 4	Meeting with Adjacent Residents	Revised concept and proposed matrix presented. All but two residents (Mattson & Pilieci) request 2 acre lots adjacent to their homes in place of the matrix.
September 13	Letter from the Community Association	The West Meadows Community Association issues a letter to the MD and the Developer confirming their position with respect to the development.
September 17	Delivery to Adjacent Residents	Jim Dewald delivers a letter, revised plan, and summary table of issues to all adjacent residents. Discussions were held confirming the plan direction.
September 19	Mr. & Mrs. Branson	Request a separate meeting where they requested replacing the 2 acre adjacent lot with 1 acre lots.
September 19	Meeting with Adjacent Residents	Confirmation of plan with minor revisions adjacent to the Pilieci, Burkholder, and Branson homes. The Bransons also suggested re-introducing open space adjacent to their home. Issues table revised to reflect comments from adjacent residents. Written response provided from the Deasleys.

Note: There were also many telephone conversations between Jim Dewald and both Mr. Pease (Community President) and Mr. Branson throughout the four month period.