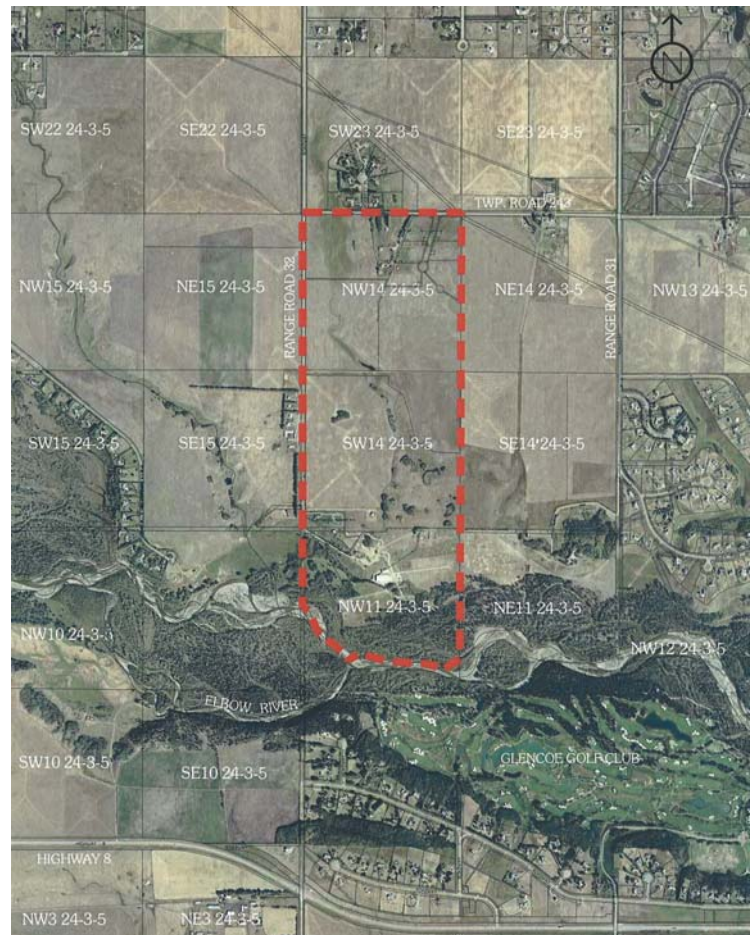




GRAND VIEW ESTATES CONCEPTUAL SCHEME



Bylaw C-5936-2004, Adopted January 18, 2005

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

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5936-2004

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 in accordance with the Central Springbank Area Structure Plan, to provide a policy framework to guide and evaluate future development within the West ½ of Section 14-24-3-W5M and a portion of the NW ¼ of Section 11-24-3-W5M comprising approximately 456.9 acres; and

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

WHEREAS a notice was published on June 15, 2004 and June 22, 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 July 20, 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 M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a policy framework to guide and evaluate future development within the West ½ of Section 14-24-3-W5M and a portion of the NW ¼ of Section 11-24-3-W5M comprising approximately 456.9 acres, as hereto attached as Schedule "A".
2. The Bylaw comes into effect upon the date of its third reading.

**File: 04714002/003/005/006/007/010/011/012/013/014/04711003/031 - -
2004-RV-070**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 8, 2004, on a motion by Councillor Taylor.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 20, 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 January 18th, 2005, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

A CONCEPTUAL SCHEME FOR THE WEST ½ OF SECTION 14-24-3-W5M AND A PORTION OF THE NW ¼ OF SECTION 11-24-3-W5M COMPRISING APPROXIMATELY 456.9 ACRES.

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1.0 INTRODUCTION

1.1 Background

The Conceptual Scheme plan area is located in the south central portion of Springbank as shown on Figure 1. The owner of lands within the SW¼-14-24-3-W5M forming part of the proposed Conceptual Scheme plan area is proposing to redesignate these lands for residential purposes.

The lands are subject to the policy provisions of the Central Springbank Area Structure Plan (CSASP) adopted by Council as Bylaw C-5354-2001 on October 2, 2001. The CSASP establishes boundaries for Conceptual Scheme planning areas along with detailed requirements for the scope and content of Conceptual Schemes as an important tool for implementing the policies contained within the CSASP. The boundaries of the Grand View Estates Conceptual Plan Area are shown on Figure 2.

Through discussions with the Municipality and landowners within the area shown as a Conceptual Scheme plan boundary, it was determined that the originally identified plan boundary should be modified to allow for the preparation of two Conceptual Schemes divided between the east half and the west half of the area.

This determination was based upon an agreement that both Conceptual Schemes be integrated to a sufficient degree that would provide for the management of planning variables that transcend legal and plan area boundaries. These variables would include, for example, such items as road connections, utility extensions, environmental considerations, pathways, and stormwater management.

The need to split the original planning area is a result of the implementation of separate planning exercises by the owners of the SW¼-14 and the SE¼-14, and the complexities of divergent timing for the preparation of plans on lands owned by others within the planning area.

The Municipal District Council approved the splitting of the Conceptual Schemes in March 2004.

Figure 1 Location Plan

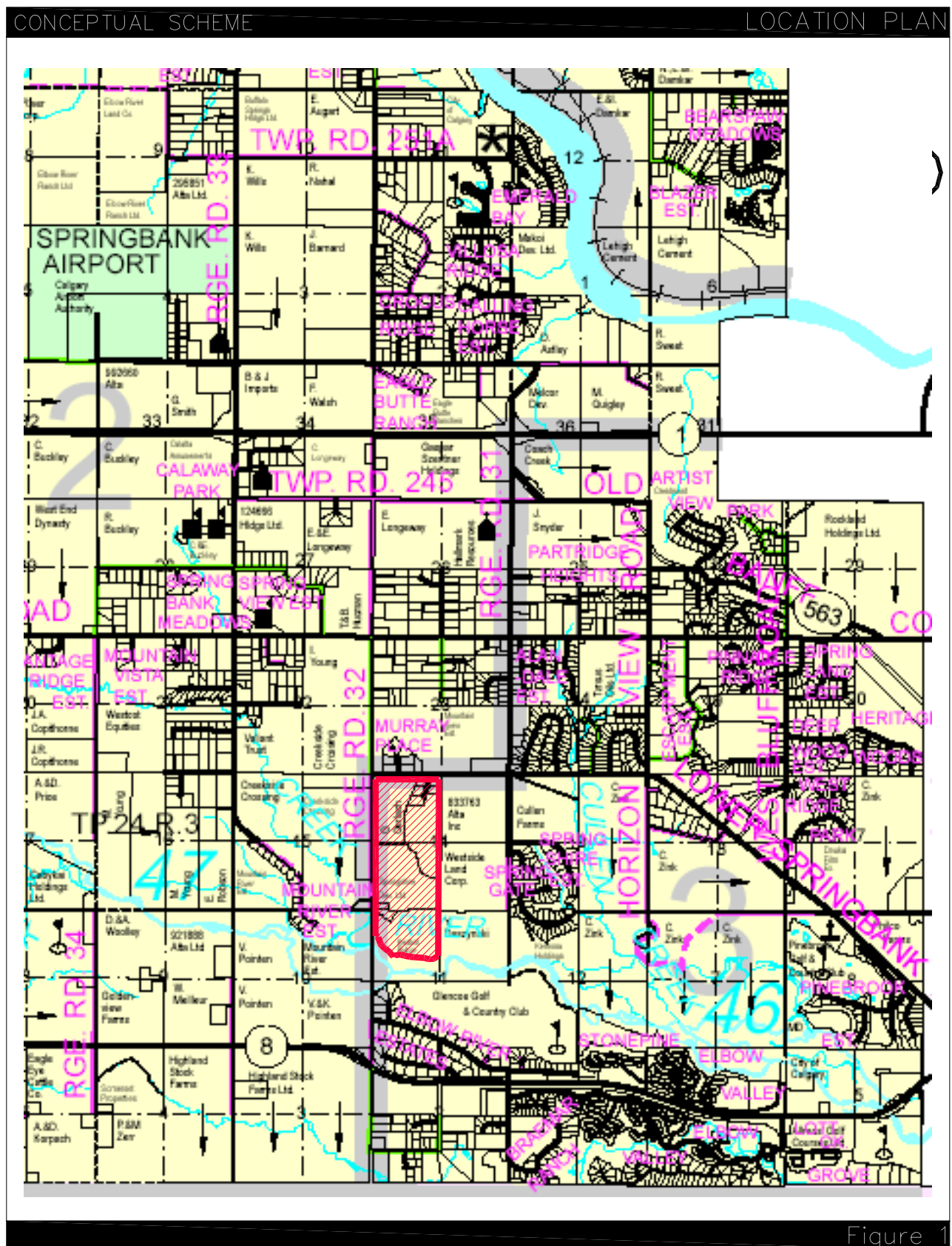
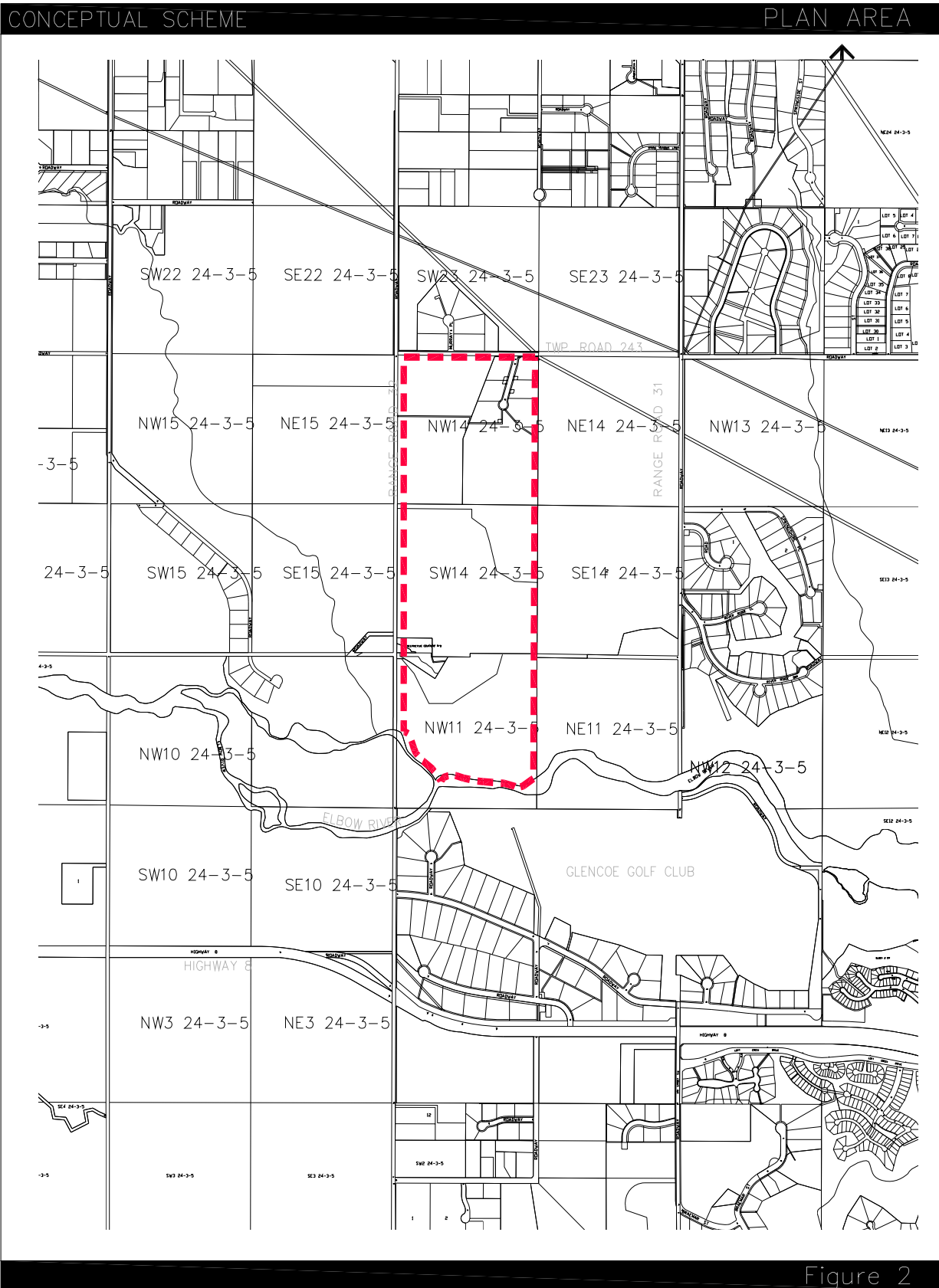


Figure 1

Figure 2 Plan Area



Conceptual Scheme Parcels

Legal Description	Parcel Size (acres)
NW¼ Section 11-24-3 W5M	132.47
Lot 2 Plan 941 1789	124.3
Lot 3 Plan 961 0644	31.43
Ptn. NW¼ Section 14-24-3 W5M	84.81
Lot 7 Plan 011 2969	54.87
Lot 2 Blk 1 Plan 011 2969	4.50
Lot 3 Blk 1 Plan 011 2969	3.75
Lot 4 Blk 1 Plan 011 2969	3.75
Lot 4 Blk 1 Plan 951 0791	5.02
Lot 3 Blk 1 Plan 951 0791	4.00
Lot 5 Blk 1 Plan 011 2969	4.00
Lot 6 Blk 1 Plan 011 2969	4.00
	456.90

Notwithstanding these differences of timing and development aspirations, a high degree of cooperation between all owners and their respective consultants has resulted in a planning exercise that will permit the pursuit of individual developments while preserving the need for integration of plan elements between and across ownership boundaries.

The north boundary of the plan area is, therefore, defined by Lower Springbank Road, the west boundary coincides with Range Road 32 and the south boundary of the plan area is established by the north bank of the Elbow River. The east boundary of the plan area is established by existing legal property lines dividing the west half of Section 14 from the east half as shown on Figure 2.

Policies contained within this plan are intended to apply to all lands shown as the "Plan Area" in Figure 2 and are described as the West ½ of Section 14-24-3-W5M and that portion of the Northwest ¼ of Section 11-24-3-W5M lying north of the Elbow River.

Policy 1.1.1: Policies contained within this Conceptual Scheme shall apply to all lands shown as the "Plan Area" on Figure 2.

2.0 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Conceptual Scheme will be to

- implement the applicable policy provisions of the Central Springbank Area Structure Plan to integrate future development within the plan area with the greater Springbank community;
- provide a comprehensive guide for the future redesignation, subdivision and development of lands contained within the plan area shown on Figure 2;
- integrate proposed uses and development with adjacent lands to the east contained within the Central Springbank Area Structure Plan's overall Conceptual Scheme plan area;
- identify a stormwater management plan that incorporates measures that are designed to accommodate the anticipated stormwater runoff and protects the water quality of receiving creeks and the Elbow River, as well as downstream properties;
- identify an open space system that consists of natural areas and a trail system that connects the areas within the plan area and the regional trail system;
- consider input received from adjacent landowners and the residents of central Springbank;
- recognize the agricultural use in the southern portion of the plan area and to incorporate measures into future development that provides visual buffers, promotes security and discourages trespassing; and
- ensure that the provision of water and sanitary sewer are consistent with the adopted utility servicing strategy for the Springbank service area.

3.0 FORM AND CONTENT OF THE CONCEPTUAL SCHEME

The Conceptual Scheme will draw upon the individual policy areas contained within the Central Springbank Area Structure Plan to provide a general guide for the overall future development of the Conceptual Scheme plan area.

In order to facilitate detailed subdivision and development planning for separate portions of the Conceptual Scheme plan area, three sub-areas have been identified for the preparation of Outline Plans under separate cover as shown on Figure 3.

These Outline Plans will be attached to and will form part of this Conceptual Scheme as individual appendices and will be adopted by the same bylaw. The purpose of Outline Plans is to illustrate how lands within the outline plan area can be integrated and to facilitate and support applications for the redesignation and subsequent subdivision of lands contained within the three sub-areas.

Outline plans will implement the broad policies contained within this Conceptual Scheme and will conform to the overall plan for the integration of future development between lands within the Conceptual Scheme planning area.

Section 12 will provide specific direction and policy with regard to the content and role of Outline Plans prepared under this Conceptual Scheme.

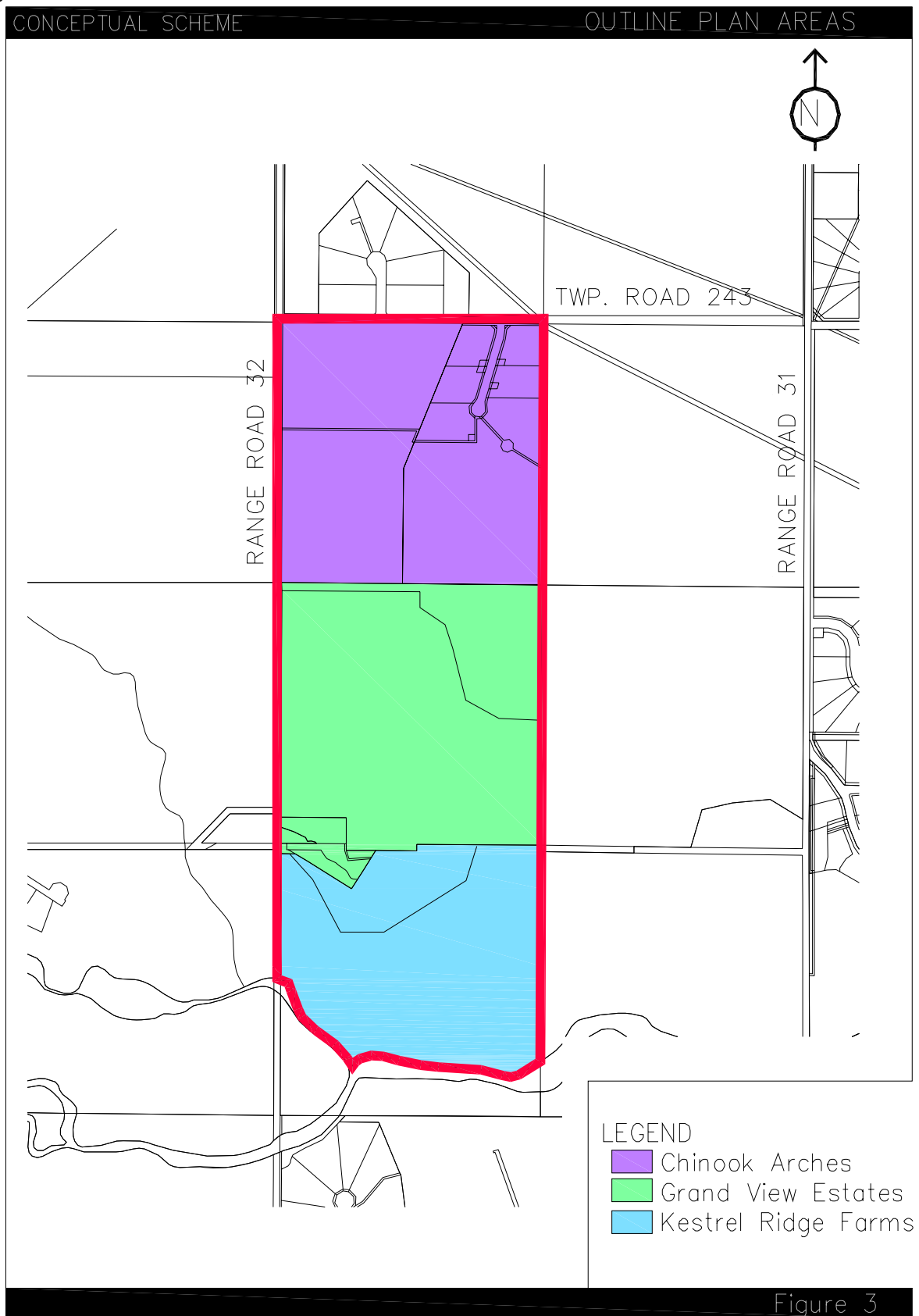
Appendix 1 is the first of the three Outline Plans and contains the Grand View Estates Outline Plan.

Policy 3.0.1: Outline Plans contemplated by this Conceptual Scheme shall be required in support of any applications for the redesignation and/or subdivision of lands within the Plan Area.

Policy 3.0.2: Outline Plans shall be appended to and form part of this Conceptual Scheme.

Policy 3.0.3: Separate Outline Plans shall be prepared for each of the three Outline Plan areas identified on Figure 3.

Figure 3 Outline Plan Areas



4.0 CONCEPTUAL SCHEME FUTURE LAND USE SCENARIO

4.1 Existing Community Context

Figure 4 provides an overview of existing land use bylaw designations in proximity to the Conceptual Scheme plan area. The plan area is located in a portion of the Springbank community that has undergone extensive conversion of agricultural uses to residential and recreation commercial uses.

To the south across the Elbow River is the Glencoe Golf and Country Club with adjacent extensive country residential development known as Elbow River Estates. To the west of the plan area is the existing development of Mountain River Estates and one ½ mile to the east is a large concentration of country residential development known as Springshire Estates and River Ridge Estates. Immediately north of the plan area is a smaller residential subdivision, Murray Acres Estates, and to the northeast lies the Sterling Springs, Cullen Creek and Rosewood developments.

With the exception of Cullen Creek and Rosewood, all of these developments are within a ½ mile radius of the plan area and are indicative of the continuing conversion of lands to residential uses. In addition to these concentrated residential developments, there are lands under agricultural land use designations adjacent to the plan area, and these lands are also in the planning stages for future residential development. The Conceptual Scheme recognizes and respects these lands and provides a means whereby they will be buffered from future residential development.

4.2 Proposed Land uses

The Central Springbank Area Structure Plan derives an overall strategy for the planning, distribution and development of land uses from a single vision statement in Section 2.02 of the ASP:

"Central Springbank offers a rural lifestyle that blends residential uses with its agricultural heritage. The beauty and tranquility of Central Springbank coupled with the environmental sensitivity of the area including the Bow and Elbow Rivers and their watersheds, requires responsible integration of further development through the guidance of the Area Structure Plan."

All other policy areas within the CSASP are designed to implement this vision for the harmonious balancing of the evolution of the existing agricultural land uses into non-agricultural uses.

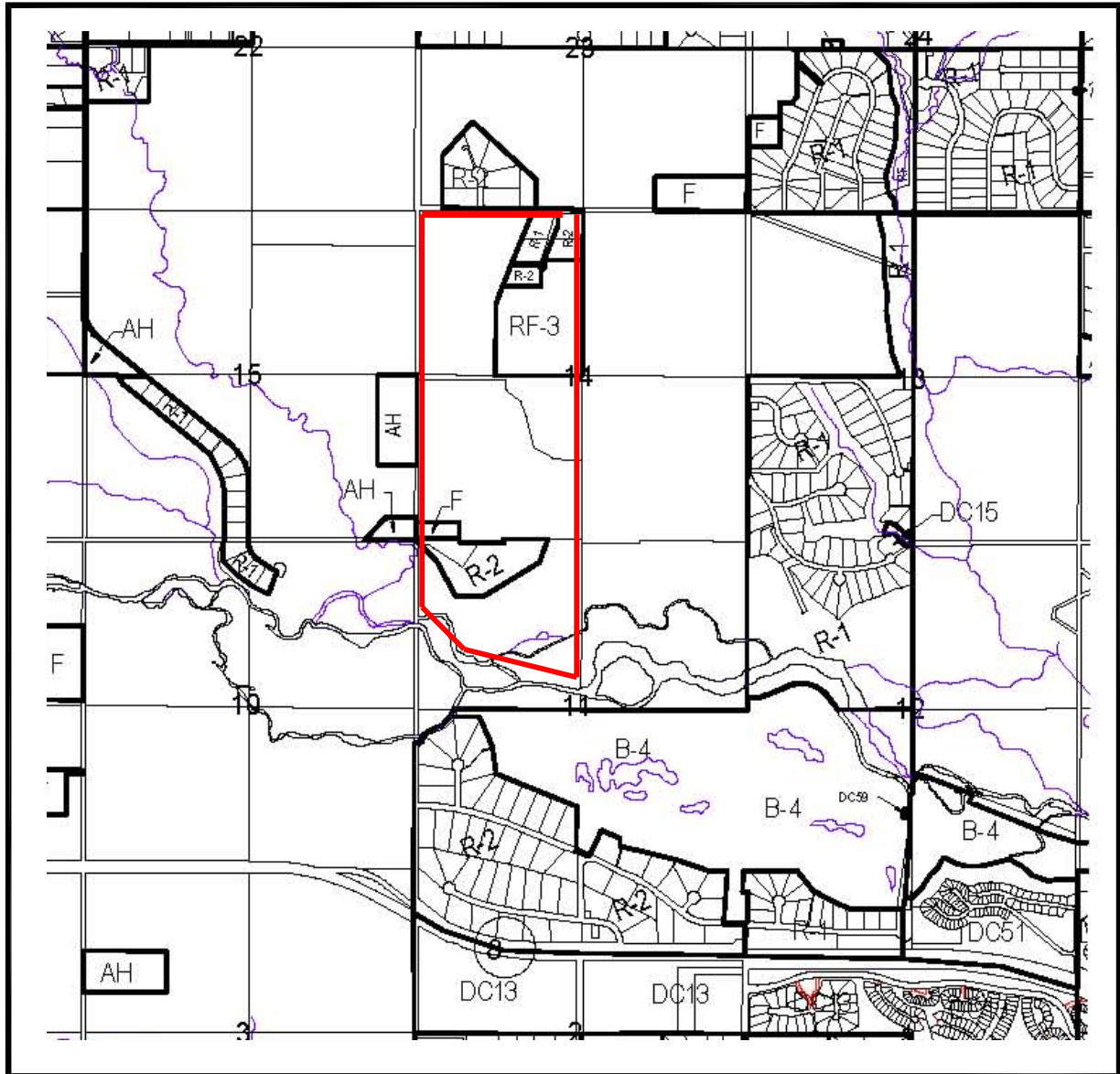
The CSASP establishes a program of detailed planning through the use of Conceptual Schemes throughout the Central Springbank Plan Area as a vehicle for managing development and allowing for the conversion of agricultural uses to residential uses in accordance with the specific policy directions in the ASP.

The Central Springbank Area Structure Plan identifies the subject plan area as being located within a "New Residential Area" as shown on Map 12 contained within the ASP document.

Given the predominance of existing and planned residential development surrounding the Conceptual Scheme plan area and the identification of the plan area itself as suitable for residential development pursuant to the Central Springbank Area Structure Plan, the establishment of residential uses over the majority of the plan area is appropriate.

Figure 4 Surrounding Land Use Designations

CONCEPTUAL SCHEME ——— SURROUNDING LAND USE DESIGNATIONS



ALL LANDS ARE DESIGNATED RF UNLESS NOTED OTHERWISE



RANCH AND FARM THREE DISTRICT	RF-3
AGRICULTURE HOLDING DISTRICT	AH
FARMSTEAD DISTRICT	F
RESIDENTIAL ONE DISTRICT	R-1
RESIDENTIAL TWO DISTRICT	R-2
RECREATION BUSINESS DISTRICT	B-4

Note:

This is an extract from the Municipal District of Rocky View Land Use Bylaw No. C-4841-97. For current land use designations reference should be made to the most current version of that Bylaw.

Figure 4

Figure 5 illustrates the proposed future land use scenario for the Conceptual Scheme plan area. The northerly two thirds of the plan area represented by the west ½ of Section 14 are identified as residential uses with the southerly portion adjacent to the Elbow River shown as continuing agricultural and open space uses.

A portion of the NW¼ of Section 11 contains an area currently designated Residential 2 District as shown on Figure 4 and this existing residential use is reflected in the future land use scenario. The remaining portions of this ¼ will continue under an agricultural land use.

The maintenance of agricultural uses in the southern portion of the plan area recognizes the existing use of these lands as an equestrian facility and provides a buffer between the environmentally sensitive Elbow River valley and future residential uses to the north within the plan area.

Conceptual Scheme Land Use Statistics

	Area (hectares)	Area (acres)
Residential	135	332
Agricultural	15	38
Open Space	35	87
Total	185	457

Note: Areas are intended to be approximate and may be adjusted as the planning process proceeds and at the time of subdivision.

Policy 4.2.1: Outline plans pursuant to this Conceptual Scheme and applications for the redesignation of lands within the plan area shall conform to the uses identified within the Future Land Use Scenario shown on Figure 5.

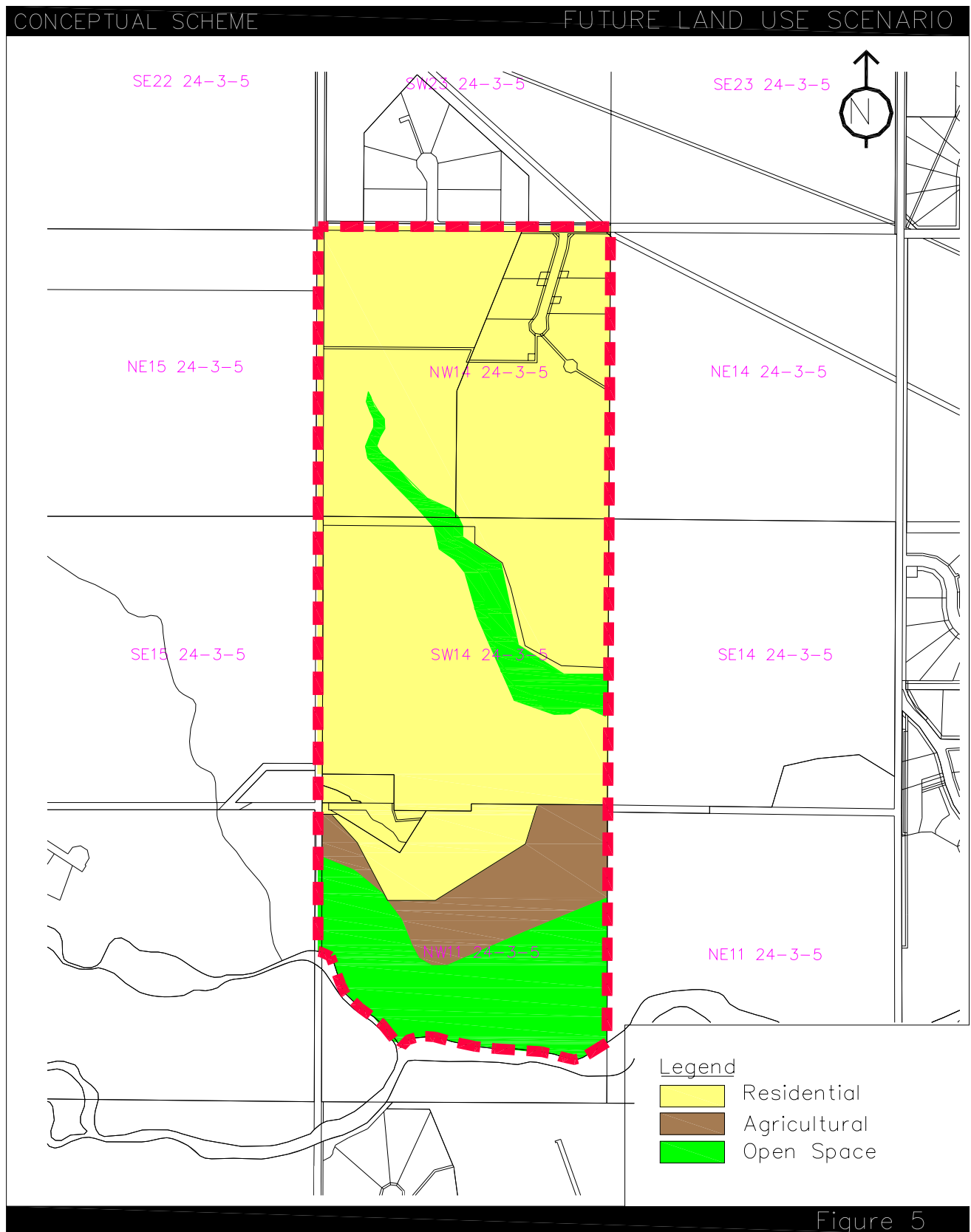
4.3 Residential Land Uses

Residential development within the plan area will consist of country residential acreage type development typical of the existing pattern of residential subdivision in the surrounding area of Springbank. A minimum parcel size of two acres will apply to any residential subdivision within the plan area with a maximum density of 64 residential units on a ¼ section of land pursuant to Section 2.9.4 of the Central Springbank Area Structure Plan.

Any application for redesignation and subdivision of lands that will result in the creation of more than two new parcels within the plan area will be required to be supported by an Outline Plan prepared in accordance with the requirements contained in Section 12 of this Conceptual Scheme. Minor variations (e.g. parcel line adjustments or land use boundary adjustments) may proceed without the preparation of an outline plan.

The integration of pathways and open spaces into residential development plans is an important aspect of the detailed planning process. The preservation of topographical features and natural areas as part of a comprehensive open space system is also encouraged.

Figure 5 Future Land Use Scenario



Buffering between residential developments contemplated for the north portions of the plan area from the existing agricultural uses adjacent to the Elbow River in the southerly portions of the plan area should be included as a component of the Grand View Estates Outline Plan.

The integration of roads, utilities and drainage through the plan area is a critical component of the detailed subdivision planning stages during the development of Outline Plans within the Conceptual Scheme plan area. In addition, detailed plans should also take into account edge conditions and the need to integrate development with adjacent lands outside the Conceptual Scheme plan area.

Policy 4.3.1: The minimum parcel size for residential subdivision within the plan area shall be 0.8 ha or 1.98 acres.

Policy 4.3.2: The maximum number of residential parcels permitted on a ¼ section is 64.

Policy 4.3.3: Redesignation and subdivision of lands within the plan area that would result in the creation of more than two lots shall only be permitted if supported by an Outline Plan prepared and submitted in support of such applications pursuant to the requirements of Section 12 of this Conceptual Scheme. Minor variations to parcel lines or land use district boundaries will not require the preparation of an outline plan.

Policy 4.3.4: Buffering between existing agricultural uses in the southerly portions of the plan area from proposed residential development to the north shall be included in the provisions of the Grand View Estates Outline Plan.

Policy 4.3.5: An open space and pathway system shall be consistent with the Rocky View West Recreation Board Master Plan adopted on March 13, 2000, integrated into proposals for residential developments and may comprise all or part of municipal reserve allocations.

Policy 4.3.6: The location of roads, drainage features, pathways, open space features, and utilities shall be coordinated between the various landowners within the plan area and address the need for integration between developments within the Conceptual Scheme plan area during preparation of Outline Plans.

4.4 Agricultural Land Uses



Lands within the plan area located north of the Elbow River and south of the Grand View Estates Outline Plan Area are currently under an agricultural use consisting of a sophisticated equestrian operation and are identified in the Conceptual Scheme as Kestrel Ridge Farms.



Existing development consists of barns, paddocks pasturing areas and trails along with residential components. Although much of these lands are below the north escarpment of the Elbow River valley, consideration of protecting and buffering these uses from adjacent non-agricultural uses is an important consideration for development plans proposed under the Grand View Estates Outline Plan.

The maintenance and protection of water quality both on the surface and in the ground is critical to the continued operation of the Kestrel Ridge Farms facility. Any stormwater management plans prepared in conjunction with the Grand View Estates Outline Plan should address the issue of water quality for both the Kestrel Ridge Farms lands and for the protection of water quality in the Elbow River.

Lands within the Chinook Arches Outline Plan area will continue under an agricultural use until such time as development plans are prepared and implemented. The ongoing agricultural use of these lands will continue in the interim.

Policy 4.4.1: The expansion or intensification of livestock and/or equestrian facilities shall be subject to municipal approvals in accordance with development permit applications and shall incorporate Best Management Practices for agriculture and stormwater management.

Policy 4.4.2: The Grand View Estates Outline Plan shall include provisions for the protection of surface and groundwater quality on the Kestrel Ridge Farms lands pursuant to a stormwater management plan and geotechnical study to the satisfaction of the MD of Rocky View and Alberta Environment.

Policy 4.4.3: Existing agricultural uses located anywhere within the plan area are deemed to be appropriate uses.

5.0 COMMUNITY DEVELOPMENT AND HERITAGE RESOURCES

The Central Springbank Area Structure Plan recognizes and encourages the understanding and preservation of heritage and historical resources throughout Springbank in Section 2.1.1 of the ASP.

5.1 Heritage and Historical Resources

As lands are converted to other uses over time, the heritage of Springbank as a farming and agricultural community should be preserved and enhanced in development plans. In addition, the existence of pre-historic archaeological resources should be verified and mitigated through either preservation or excavation in consultation with the Province.

Given the location of the subject lands with respect to the Elbow River and the internal gully, as well as the site characteristics, there is the potential for the presence of historical resources. Also, an Historical Resources Impact Assessment completed for the Grand View Estates quarter identified historical sites in the area.

Policy 5.1.1: Any lands subject to an outline plan shall prepare a Historical Resources Impact Assessment to the satisfaction of Alberta Community Development.

6.0 PHYSICAL DEVELOPMENT

6.1 Development Guidelines

Outline plans prepared for lands within the Conceptual Scheme plan area will provide detailed landscaping and architectural controls that seek to implement the policies contained in Section 2.3 of the Central Springbank Area Structure Plan with respect to the physical form of new development.

The coordination of architectural building elements, signage, landscaping and lighting, etc., between the Grand View Estates and Chinook Arches developments will ensure that a compatible built form emerges within the plan area.

The preservation of significant existing tree stands and areas of natural vegetation in addition to the re-establishment of natural vegetation will be an integral component of landscaping plans.

The use of designated building envelopes on a lot by lot basis along with building materials and colours of local origins will also serve to integrate development into the surrounding community and the landscape of Springbank.

Policy 6.1.1: The coordination of architectural building elements, signage, landscaping, and lighting between the Grand View Estates and Chinook Arches developments shall be incorporated into Outline Plans prepared in support of these developments.

Policy 6.1.2: The use of locally derived building materials, architectural elements and colours, and building envelopes should be encouraged through the use of development guidelines to be registered against the titles of newly created lots in the plan area.

Policy 6.1.3: Landscaping controls should emphasize the preservation and re-establishment of natural vegetation and provide for the buffering between major roadways and residential development, and shall be included in development guidelines to be registered against the titles of newly created lots in the plan area.

Policy 6.1.4: Residences existing prior to the adoption of this Conceptual Scheme will not be subject to architectural or landscape guidelines incorporated into outline plans.

7.0 STORMWATER MANAGEMENT

Section 2.4.2 of the Central Springbank Area Structure Plan provides a detailed set of policies designed to manage drainage within the Elbow River and Bow River watersheds.

During preparation of the Area Structure Plan, a major study of sub-basins within these watersheds was undertaken to identify sub-basin catchment areas and release rates to provide a technical foundation for the formulation of policy and regulations.

7.1 Springbank Master Drainage Strategy

The Municipal District is developing a Master Drainage Strategy for the Springbank area including the land within the Grand View Estates conceptual plan area. When completed, the strategy will provide a regional solution for stormwater management in the Springbank area.

Policy 7.1.1: Development within the Grand View Estates conceptual plan area will be in accordance with the adopted Master Drainage Strategy for the Springbank area.

8.0 NATURAL ENVIRONMENT

The protection and enhancement of significant natural features within the Conceptual Scheme plan area are essential to maintaining the integrity of both the greater Springbank community and the plan area, and is a requirement of the Central Springbank Area Structure Plan. Significant natural features are shown on Figure 6.

8.1 Significant Topographic Features

Land within the plan area generally slopes from north to south towards the Elbow River valley. The most significant topographic feature within the plan area is a gully that originates in the northwest portion of the plan area and extends south through the Grand View Estates Outline Plan area before turning east into adjacent lands and on to join the Elbow River valley.

The northerly portions of the gully located in the Chinook Arches Outline Plan area are poorly defined to the north, but become more deeply incised to the south and contains stands of poplar and native pasture areas.

It is important that this feature be preserved both through the Conceptual Scheme plan area and onward into the adjacent lands to the east.

Policy 8.1.1: The gully including its associated slopes shall be identified and preserved during preparation of Outline Plans in support of redesignation and subdivision proposals through the appropriate dedication of environmental reserve, environmental reserve easements, municipal reserve or restrictive covenants.

Policy 8.1.2: Proposed development shall not result in the harmful alteration, disruption or destruction of fish habitat under Subsection 35(1) of the Fisheries Act to the satisfaction of the Department of Fisheries and Oceans Canada (DFO). Prior to subdivision approval, relevant information and studies detailing the proposed development works shall be submitted to DFO for determination that proposed works will not result in the harmful alteration, disruption or destruction of fish habitat.

8.2 The Elbow River Valley

The regional importance of the Elbow River watershed from an environmental perspective is paramount. A significant portion of the Kestrel Ridge Farms Outline Plan area is located in the floodway and flood fringe of the Elbow River. A mature forest is associated with the valley floor and extends up to escarpment slopes.

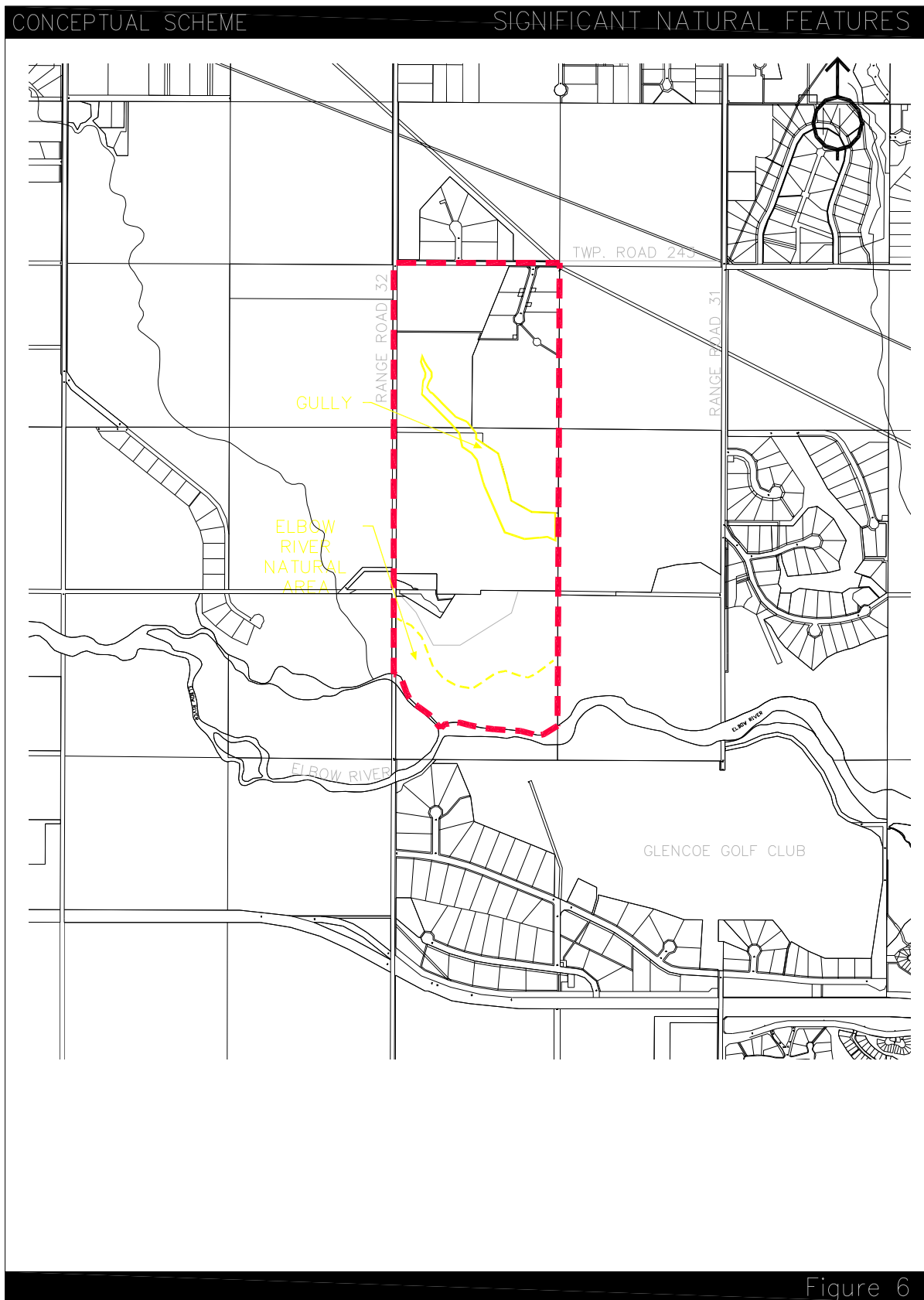
A portion of the north escarpment and valley area of the Elbow River is contained within the southerly portions of the plan area and is identified as a "Special Planning Area" in the Central Springbank Area Structure Plan.

Protection of these areas from disturbance due to development or off-site contamination from stormwater runoff is an important requirement of the Central Springbank Area Structure Plan.

Policy 8.2.1: The Elbow River and its associated riparian environment shall be protected from disturbance through the provisions of any Outline Plan prepared for the Kestrel Ridge Farms lands.

Policy 8.2.2: The protection of floodway and/or flood fringe lands shall be a policy requirement of any Outline Plan prepared in anticipation of subdivision proposed within the Kestrel Ridge Farms Outline Plan Area pursuant to Section 2.3.2.3 of the Central Springbank Area Structure Plan.

Figure 6 Significant Natural Features



9.0 OPEN SPACE

Open space within the plan area will be provided through a combination of preservation of existing natural features, the creation of an integrated pathway and linear open space network, municipal reserve dedications, and public utility lots associated with stormwater management.

Figure 7 provides an overview of the pathway and open space system proposed for the Conceptual Scheme plan area.

The Elbow River valley area is also identified as open space and due to its environmental sensitivity, will be protected.

9.1 Pathways and Linear Open Space

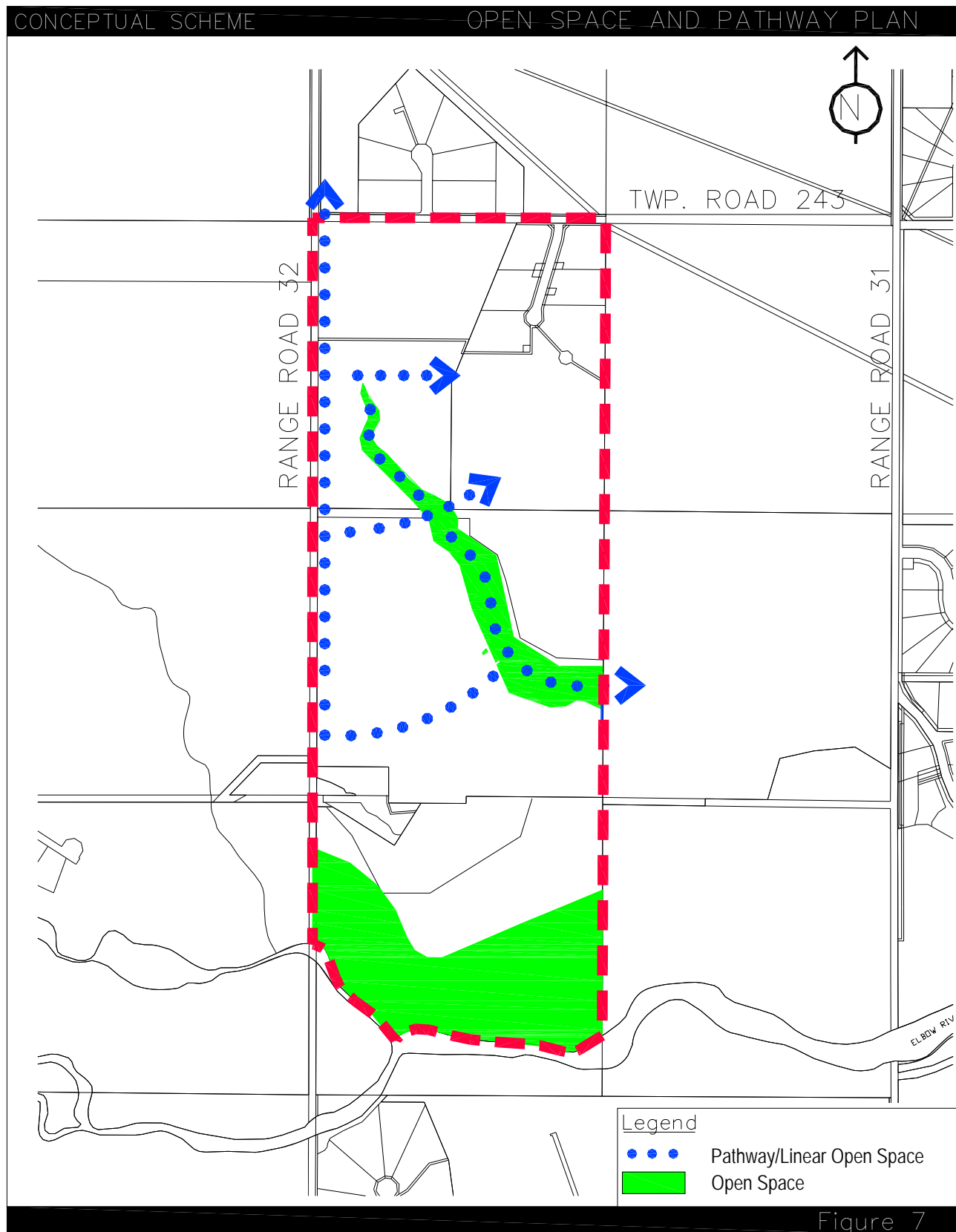
The central gully becomes an anchor and a focal point for open space and pathway network design in the plan area. A regional pathway and linear open space corridor will be located adjacent to Range Road 32 along the west boundary of the plan area. This will provide a linear buffer along the major roadway, an opportunity to loop the internal pathway network through Grand View Estates into the central gully and provide linkage to the regional pathway system. The regional pathway system will, in turn, connect to adjacent land and be consistent with the Rocky View West Recreation Board Master Plan.

Policy 9.1.1: A network of linear open space and pathways should be established generally in conformity with Figure 7 to provide a link with the central gully and form part of a regional pathway system as per the Rocky View West Recreation Board Master Plan.

Policy 9.1.2: Internal pathway and open space networks shall be provided for in Outline Plans prepared in support of applications for redesignation and subdivision, and should provide links to the overall Conceptual Scheme pathway system identified in Figure 7.

Policy 9.1.3: Pathways and linear open space shall qualify as a component of any required municipal reserve dedications and shall be constructed by the developer to a municipal standard.

Figure 7 Open Space and Pathway Plan



10.0 TRANSPORTATION

A comprehensive study of the existing regional road network servicing Springbank was undertaken during preparation of the Central Springbank Area Structure Plan and is contained in Section 2.7 of the CSASP.

Two roads of community significance provide access to the plan area: Lower Springbank Road adjacent to the north boundary of the plan area which is identified as a major collector in the CSASP, and Range Road 32 which is identified as a minor collector adjacent to the west boundary of the plan area.

Figure 8 provides an overview of the major internal road network within the plan area in addition to future connection points to adjacent lands to the east.

10.1 External Road Connections

Range Road 32 intersection spacing standards call for a desired spacing of 400 m pursuant to Section 2.7.3. i) of the CSASP and the two major internal road intersection locations conform to that criteria.

Three external connections to adjacent lands to the east will be provided. The southerly connection allows for access to a portion of the Conceptual Scheme lands to the east that are isolated from the balance of those lands by the topography associated with the gully.

The proposed road network, as outlined in Figure 8, is consistent with the Municipality's Road Link Policy in that it considers the potential subdivision of adjacent lands and provides linkages directly to Range Road 32 and a linkage that connects the Grand View Conceptual Plan area to Range Road 31 through adjacent properties. Further, the southerly connection within Grand View Estates extends a cul-de-sac into the lands to the east. This connection, which will access over ten lots, is necessary in order to incorporate the adjacent lands into the overall road network and to provide access to lands that are isolated from the balance of the adjacent property by the gully.

An eastern connection from the plan area through the adjacent lands to Range Road 31 will provide a secondary means of accessing the plan area.

Policy 10.1.1: Minimum intersection spacing requirements identified with the Central Springbank Area Structure Plan should be adhered to for intersections with Range Road 32 and Lower Springbank Road.

Policy 10.1.2: External road connections should be provided for lands to the east.

Policy 10.1.3: Traffic impact assessments shall be required during preparation of Outline Plans under this Conceptual Scheme and any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality.

Policy 10.1.4: The Municipality may require a road dedication along the boundary of the development for future road widening requirements.

Policy 10.1.5: The Municipality may require the upgrading and resurfacing of municipal roadways and intersections along the boundaries of the development prior to or in conjunction with the phasing of development. The timing of these improvements and any cost sharing or Endeavours-to-Assist the developer in recovering a portion of the costs of these improvements shall be established by the Municipality as part of the tentative plan of subdivision.

Policy 10.1.6: The Municipality may require the upgrading and resurfacing of municipal roadways and intersections beyond the boundaries of the development prior to or in conjunction with the phasing of the development. The timing of these improvements and cost sharing or Endeavours-to-Assist the developer in recovering the costs associated with the improvements may be established by the Municipality as part of the tentative plan of subdivision.

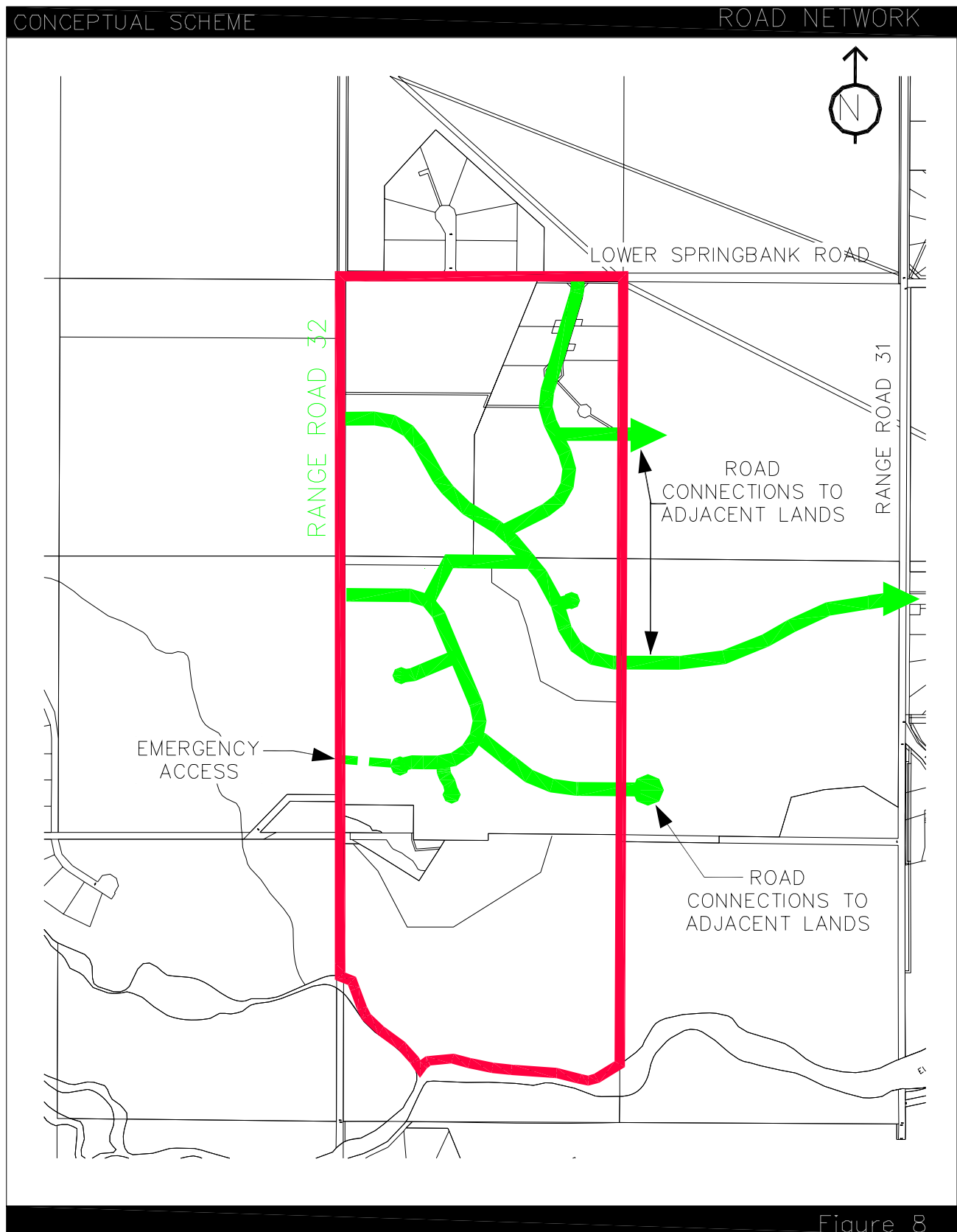
10.2 Internal Road Network

The internal road system has been designed to provide access to residential lots and to minimize crossings over the gully. This has been accomplished through a coordinated approach to planning between the Chinook Arches development and Grand View Estates.

A northerly connection through the existing Chinook Arches cul-de-sac to the northeast allows for an efficient looping of access onto Lower Springbank Road. Overall, the road network provides balanced and well distributed options for ingress and egress to the plan area.

Policy 10.2.1: The internal road network within the Conceptual Scheme planning area shall generally conform to Figure 8.

Figure 8 Road Network



11.0 UTILITIES

The provision of potable water servicing, wastewater treatment and disposal, and shallow utility extensions to the plan area has been considered pursuant to the policies contained in Section 2.8 of the Central Springbank Area Structure Plan.

11.1 Utilities Servicing

The Municipal District is developing a regional servicing strategy for the Springbank area when implemented will provide a regional solution for the provision of water, sanitary sewer and stormwater management.

Policy 11.1.1: Provision of water, sanitary sewer and stormwater management within the plan area shall be consistent with the provisions of the Central Springbank Area Structure Plan and the adopted utility servicing strategy for the Springbank service area.

11.2 Shallow Utilities

Shallow utilities include such services as telephone, natural gas, electrical, and cable. The Central Springbank Area Structure Plan contains policies that address the need to provide these services to the Central Springbank area. Within the Conceptual Scheme area, these services will be provided within each new subdivision and will be placed underground (as opposed to overhead services).

Policy 11.2.1: Shallow utilities shall be provided to new subdivisions within the Conceptual Scheme area and these utilities shall be placed underground.

12.0 OUTLINE PLANS

In response to the size and complexity of the Conceptual Scheme plan area combined with the differing timelines and development aspirations of landowners within the plan area, a system of separate yet integrated detailed plans will be implemented under the overall policy umbrella of this Conceptual Scheme.

12.1 Outline Plan Content

This Conceptual Scheme has established a general policy framework for coordinating and unifying development between the three Outline Plan areas previously identified while allowing for the evolution of detailed planning on different timelines between landowners.

Outline plans will be prepared and appended to this Conceptual Scheme in support of applications for the redesignation and subdivision of lands within the plan area to demonstrate how specific lands within the plan area will be subdivided and developed.

In order to provide for a consistent level of detail and supporting technical analysis between the Outline Plans and to further implement the policy contained within the Central Springbank Area Structure Plan, the following requirements represent the minimum content for an Outline Plan prepared pursuant to this Conceptual Scheme

Policy 12.1.1: In addition to the policy requirements of this Conceptual Scheme, Outline Plans must also include:

- A future land use scenario - including lot design and configuration, parcel size, on and off-site visual impacts, open space connections, servicing strategy, and compatibility with adjacent land use.
- A scenario for the integration of the proposed development with existing and adjacent development including the preservation or improvement of existing sightlines.
- Development phasing illustrating full build-out.
- Any and all constraints to development including, but not limited to topography, environmentally sensitive areas as determined by a biophysical inventory, archaeological or historical sites.
- Architectural controls to guide structural style, building materials and structural siting for all new development.
- A Landscaping Plan.
- Direction that subdivision and development within the Outline Plan area will be in accordance with the Master Drainage Plan currently being prepared by the Municipal District.
- The location of municipal, school and, if necessary, environmental reserve areas.
- The provision of open areas for the purposes of habitat preservation, archaeological or historical sites, regional Best Management Practices, agricultural uses, recreation, highway interface, City of Calgary interface.

- A Traffic Impact Assessment that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network including the necessary improvement.
- Utility servicing strategies.
- Population densities and projections.
- Input from all directly and indirectly affected landowners within and adjacent to the Outline Plan boundary throughout the preparation of the Conceptual Scheme, including a minimum of one (1) open house for the proposal.
- The support of proposed Outline Plan by the majority of the affected landowners.

Policy 12.1.2: All applications for the redesignation and subdivision of lands in the Conceptual Scheme plan area that would result in the creation of more than two new lots shall be supported by an Outline Plan to be appended to this document.

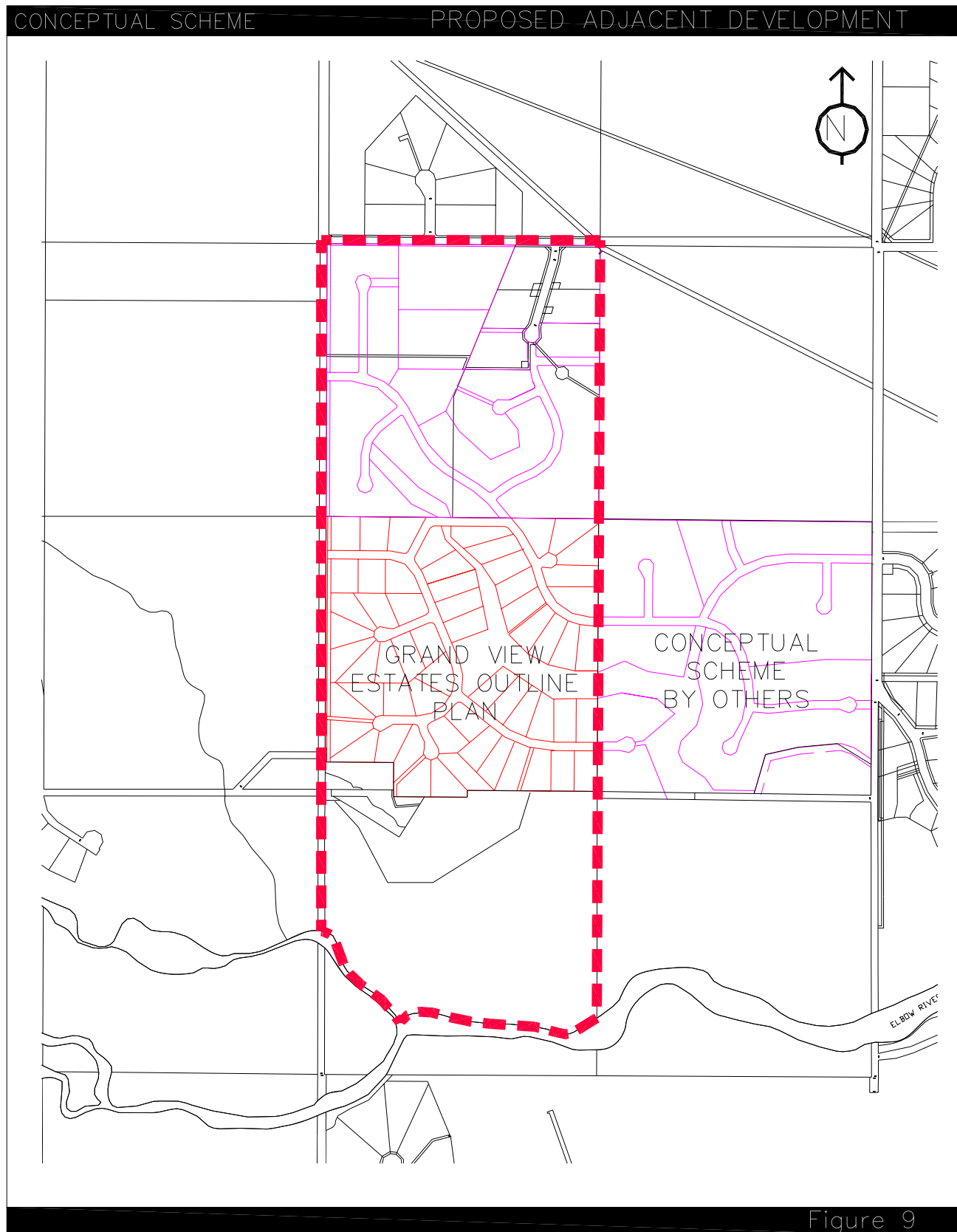
12.2 Conceptual Scheme on Adjacent Lands

Adjacent lands to the east are currently proposed for development under a parallel planning process that will result in the formulation of a separate Conceptual Scheme.

Consultation with adjacent developers and their consultants has ensured that detailed Outline Plans prepared under this Conceptual Scheme will be integrated with adjacent development in terms of issues related to access, stormwater and compatible uses. Figure 9 illustrates the proposed development concept for the lands to the east.

Policy 12.2.1: During the preparation of Outline Plans contemplated by this Conceptual Scheme, consideration shall be given to integrating development with adjacent Conceptual Schemes.

Figure 9 Proposed Adjacent Development



13.0 IMPLEMENTATION, AMENDMENT AND REVIEW

The policy provisions of this Conceptual Scheme and the Central Springbank Area Structure Plan will guide the preparation of Outline Plans required to support applications for the Redesignation and Subdivision of lands within the Conceptual Scheme Plan area.

Outline Plans prepared in accordance with this Conceptual Scheme will be appended to the Conceptual Scheme through amendment to the adopting Bylaw.

Policy 13.0.1: Community and road naming applications will be required to be submitted at the subdivision stage and require Council approval. Any changes to community or road names will not require an amendment to this Conceptual Scheme.

Grand View Estates Conceptual Scheme

Appendix 1 Outline Plan

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1.0 INTRODUCTION

1.1 Purpose

This outline plan serves two key purposes:

- to illustrate how the land within the plan area can be integrated into one well planned, comprehensive development; and
- to lay the foundation for redesignation and subdivision.

1.2 Plan Area

The outline plan has been divided into two areas (Area A and Area B as illustrated on Figure 1) which are differentiated by ownership and the amount of background analysis carried out. The owners of Area A have short-term development objectives and, as such, have conducted the necessary background and site analysis to demonstrate the future development of the area is consistent with the Grand View Estates Conceptual Scheme and the Central Springbank Area Structure Plan. As such, all subsequent references in Sections 3 through 9 apply to Plan Area A only.

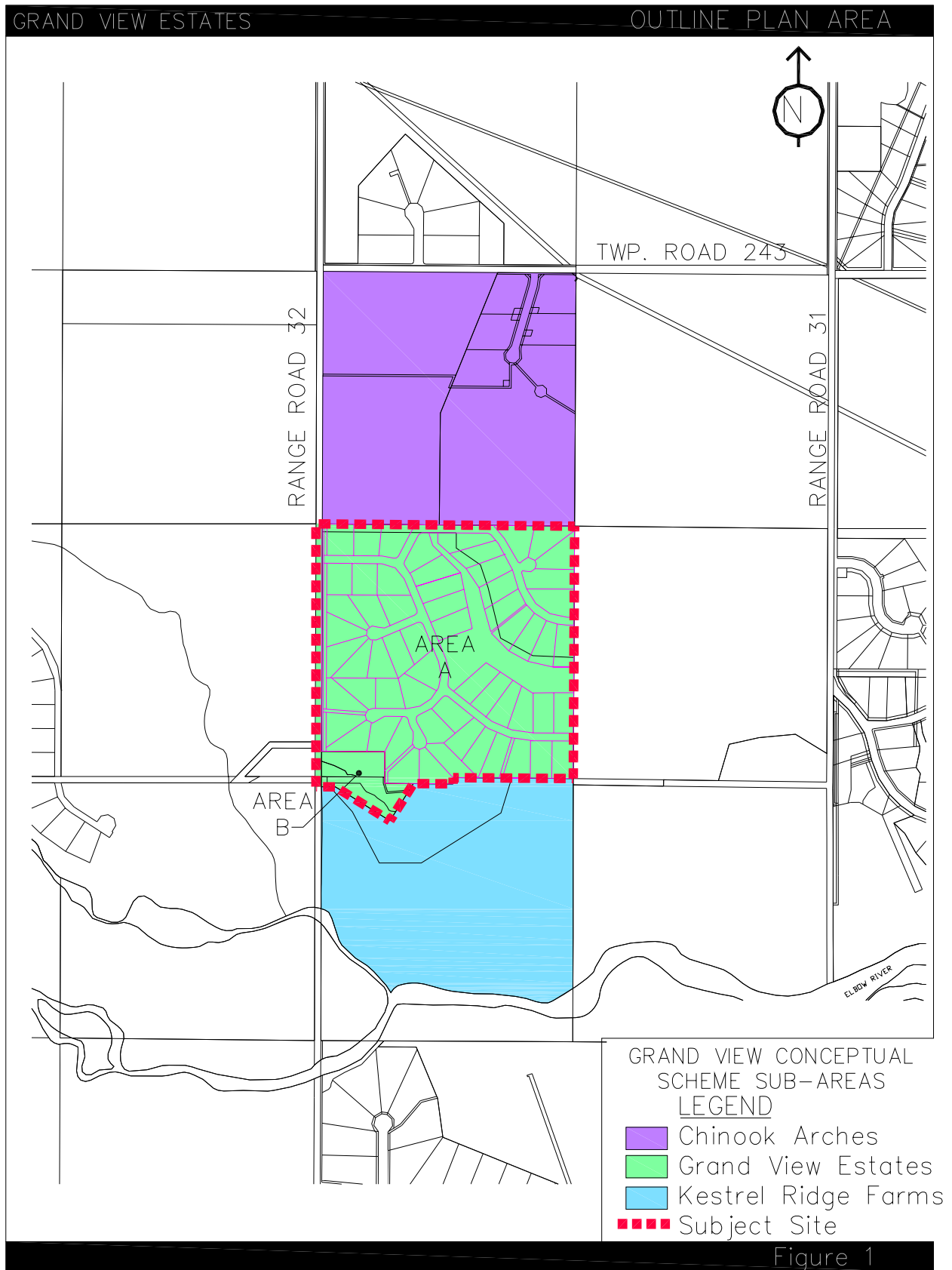
The owners of Area B have been involved in the evolution of the outline plan and may wish to develop their land in the future, but have no immediate plans to do so. As such, they have not conducted the background and site analysis precedent to redesignation and subdivision.

That being the case, this outline plan shows how the two areas can be integrated, and provides the necessary background and site analysis to demonstrate that future development of Area A is consistent with the Conceptual Scheme and the Central Springbank Area Structure Plan. Once the owners of Area B wish to proceed with development of their property, they will need to carry out the necessary analysis to demonstrate if further development is feasible and consistent with the Conceptual Scheme and Central Springbank Area Structure Plan.

Policy 1.2.1: As part of the redesignation and subdivision process, Area B, as illustrated in Figure 1, shall be required to demonstrate that any further subdivision is feasible and consistent with the Grand View Estates Conceptual Scheme and the Central Springbank Area Structure Plan.

Policy 1.2.2: Once the provisions of 1.2.1 have been satisfied, redesignation and subdivision may proceed without an amendment to this outline plan.

Figure 1 Outline Plan Area



1.3 Vision

This Outline Plan describes how Plan Area A, consisting of 155.7 acres of ranch and farmland, will be transformed into a well planned and tranquil country residential community. The proposed development, entitled Grand View Estates, will feature 60 residential lots (approximately 2.00 acres in size), 15.6 acres of open space and linear pathways, and a natural gully protected (approximately 13.7 acres). Grand View Estates will provide high quality development that is consistent with the policies and objectives set forth in the Conceptual Scheme and the Central Springbank Area Structure Plan, and meets the existing and future needs of the community.



Looking east from plan area

2.0 OUTLINE PLAN OBJECTIVES

- 2.1 To establish policies that will guide redesignation and subdivision within the plan area, and integrate development with adjoining planning areas.
- 2.2 To facilitate development of a comprehensively planned country residential community that incorporates the highest design, aesthetic and environmental standards.
- 2.3 To illustrate the physical characteristics of the lands contained within the plan area and to describe the physical impact the proposed development will have on the natural environment.
- 2.4 To identify various constraints affecting lands contained within the plan area and to discuss what impact these constraints will have on the proposed development.
- 2.5 To provide a servicing scheme that is appropriate for the proposed development and to anticipate connections to planned future regional wastewater utility services.
- 2.6 To generate public input and develop a country residential community that is compatible with adjacent land uses and meets the existing and future needs of the community.
- 2.7 To protect and maintain both surface and groundwater quality through the derivation and implementation of a stormwater management plan.

3.0 SITE FEATURES

3.1 Topography

The plan area consists of gently rolling hills characteristic of the Springbank area. The change in elevation between high and low areas is generally 5 to 10 metres. A preliminary geotechnical analysis suggests the side slopes of the gully vary between 3:1 (18.4 degrees) and 5:1 (11.3 degrees).



3.2 Soils and Vegetation

The soil profile consists of a variable thickness of silt or very fine sand overlaying clay and will not present any constraints to residential development. Approximately 85 acres of the plan area has been used for the production of “green feed”. The southeastern portion of the plan area is comprised of native grassland that has been invaded by domestic species such as smooth brome. Trembling aspen and balsam poplar line the gully, while the remainder of the plan area is covered with non-native grasslands.

3.3 Geotechnical Investigations

As part of the Municipal District’s servicing strategy for Central Springbank, on-site septic systems were identified as a potential interim solution until a regional system is installed. In anticipation of utilizing this interim option, geotechnical investigations were conducted by Sabatini Earth Technologies Incorporated. A preliminary geotechnical analysis of the plan area to determine whether the subsurface soil conditions and groundwater levels were suitable for country residential development was carried out. A total of 10 test holes were drilled throughout the plan area.

The geotechnical analysis revealed that the soil profile will not present any constraints for residential development. A review of the local geology and topography, combined with an inspection of the gully slopes, revealed no areas of instability (either past or present) or any soil/groundwater conditions or gradients of concern. The analysis also confirmed that the subsoil is suitable for conventional septic field systems. The preliminary geotechnical analysis is available under separate cover.

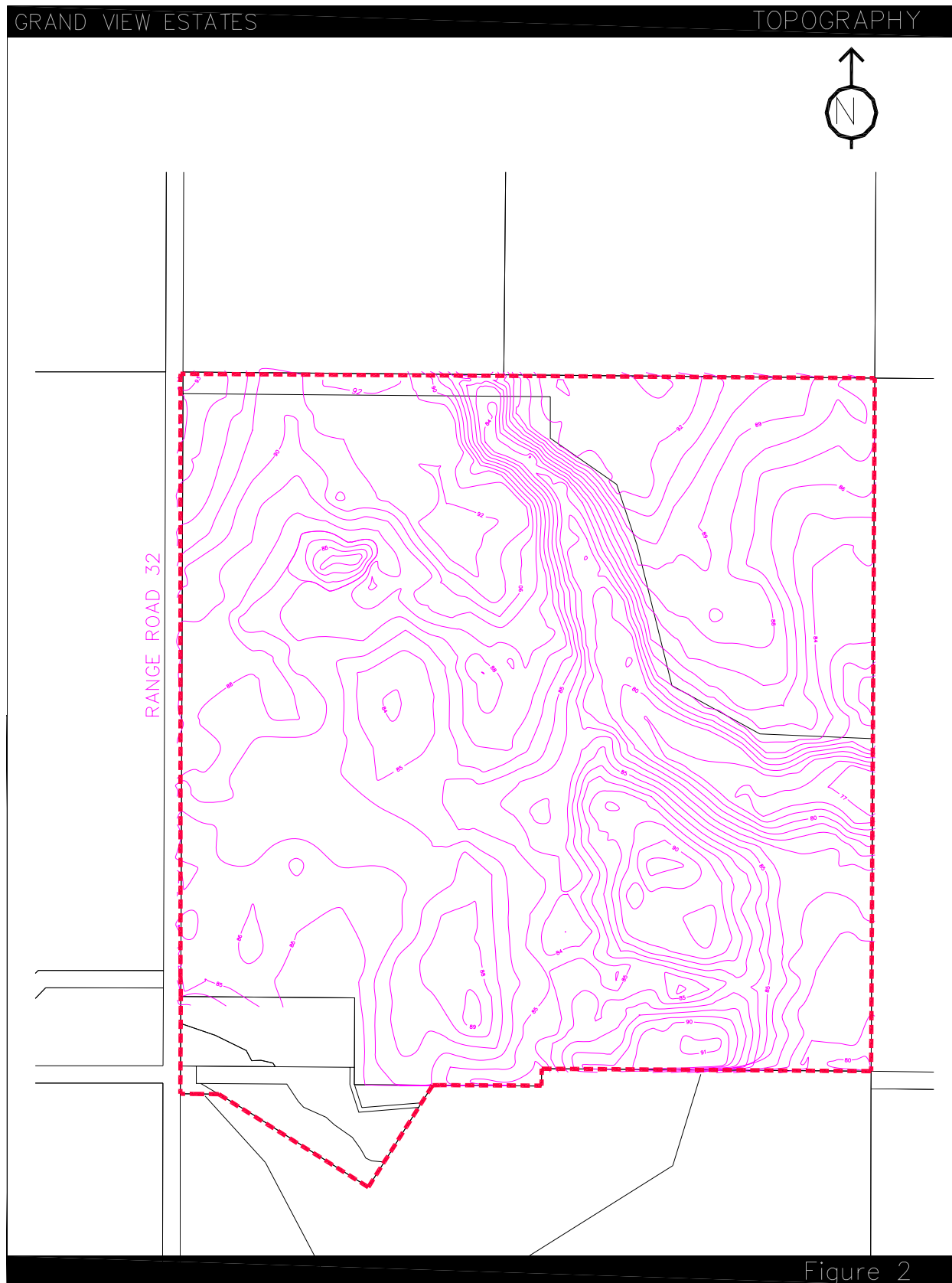
Policy 3.3.1: A comprehensive geotechnical analysis, performed by a qualified geotechnical engineer, will be required as part of the subdivision approval process to the satisfaction of the MD of Rocky View if on-site septic disposal is proposed as an interim option.

Policy 3.3.2: Any changes to the proposed development or modifications to slopes greater than 15% within the plan area will be reviewed by a qualified geotechnical engineer to determine potential effects on slope stability to the satisfaction of the MD of Rocky View.

3.4 Ecological Assessment

URSUS Ecosystem Management Limited performed a reconnaissance-level ecological site visit and assessment of the plan area to address the following issues: wildlife species at risk, rare plants and plant communities, wildlife movement, and fragmentation.

Figure 2 Topography



URSUS found that the plan area provides high quality habitat for five species at risk, however, loss of this habitat will not have a significant effect on the viability of regional populations of these species. The plan area is relatively small and there are other habitats in the region that are also highly suitable for these species.

The assessment also discovered that the plan area has low potential for rare plants and little value as a significant wildlife corridor: with lack of cover on and in every direction except to the south, the plan area precludes its value as a significant wildlife route. URSUS encourages as little disturbance as possible to the gully area and concluded that "preservation of the coulee and native grassland associated with its banks, as currently planned, is commendable". The ecological assessment is available under separate cover.

Policy 3.4.1: The gully and native grassland associated with its banks shall be preserved, to the greatest extent possible, through the development approval process by dedication of municipal reserve and restrictive covenants.

Policy 3.4.2: The gully and native grassland associated with its banks shall be protected from disturbances, to the greatest extent possible, during construction through a Construction Management Plan to the satisfaction of the MD of Rocky View.

3.5 Historical Resources Impact Assessment

An Historical Resource Impact Assessment (HRIA) was carried out by Lifeways of Canada Limited of Grand Development Corporation's residential subdivision located in the southwest quarter of Section 14-24-3-W5M (Figures 1 and 2) situated on the north side of the Elbow River Valley east of Springbank Creek. Ground reconnaissance and backhoe prospecting resulted in the location of nine previously unrecorded precontact archaeological sites. These sites consist of seven relatively small sized campsites, one bison kill site and one small artefact find. Six of the sites are considered to be of high local significance and two of regional significance, containing buried archaeological deposits, some more than 6,800 years in age. If these significant sites cannot be avoided by either placing them in reserve land or outside of building envelopes with restrictive covenants registered on the sites to ensure their future preservation, it is recommended that Stage I mitigative assessment excavations be conducted to further evaluate their significance and to determine if Stage II mitigative excavations should be recommended.

Policy 3.5.1: Any precontact archaeological sites identified in the Historical Resource Impact Assessment which cannot be avoided during construction or placed in reserve parcels and restrictive caveats will require mitigative measures prior to subdivision registration for those affected lands.

4.0 CONCEPTUAL DEVELOPMENT SCHEME

4.1 Proposed Subdivision Concept

Plan Area A encompasses 155.73 acres of ranch and farmland that will be transformed into a well-planned country residential community. As Figures 3 and 4 illustrate, the proposed development of Area A consists of 60 country residential lots, a natural gully, and a system of linear open spaces and pathways dispersed throughout the plan area. Individual parcels will be approximately 2.00 acres in size and the overall density of the proposed development will be 0.4 units per acre (upa). Upon completion, the plan area will house approximately 217 residents based on an estimated 3.5 residents per country residential lot.

Access is provided from Range Road 32 and an internal road will loop through the proposed subdivision before moving on to the adjacent property to the east. Land is being provided for the widening of the right-of-way for this MD road. A second internal road will branch out from the first and traverse the gully providing access to the northeast corner of the plan area. There are four short cul-de-sacs located throughout the plan area. These cul-de-sacs not only provide access, but also help to create sub-neighbourhoods that offer additional privacy, calmer streets and safer places for children to play. The internal road network was designed to efficiently move vehicles in and out of the plan area.

A panhandle is proposed from the southern cul-de-sac to ultimately provide access and to integrate the two existing residential parcels into Grand View Estates. This panhandle will be consolidated with Lot 4, Block 1, Plan 951 0791. Should the owners of these two existing lots wish to resubdivide in the future, the panhandle will be used as an access point and to accommodate the water, sanitary sewer and private utilities (i.e. cable, telephone, gas, etc.).

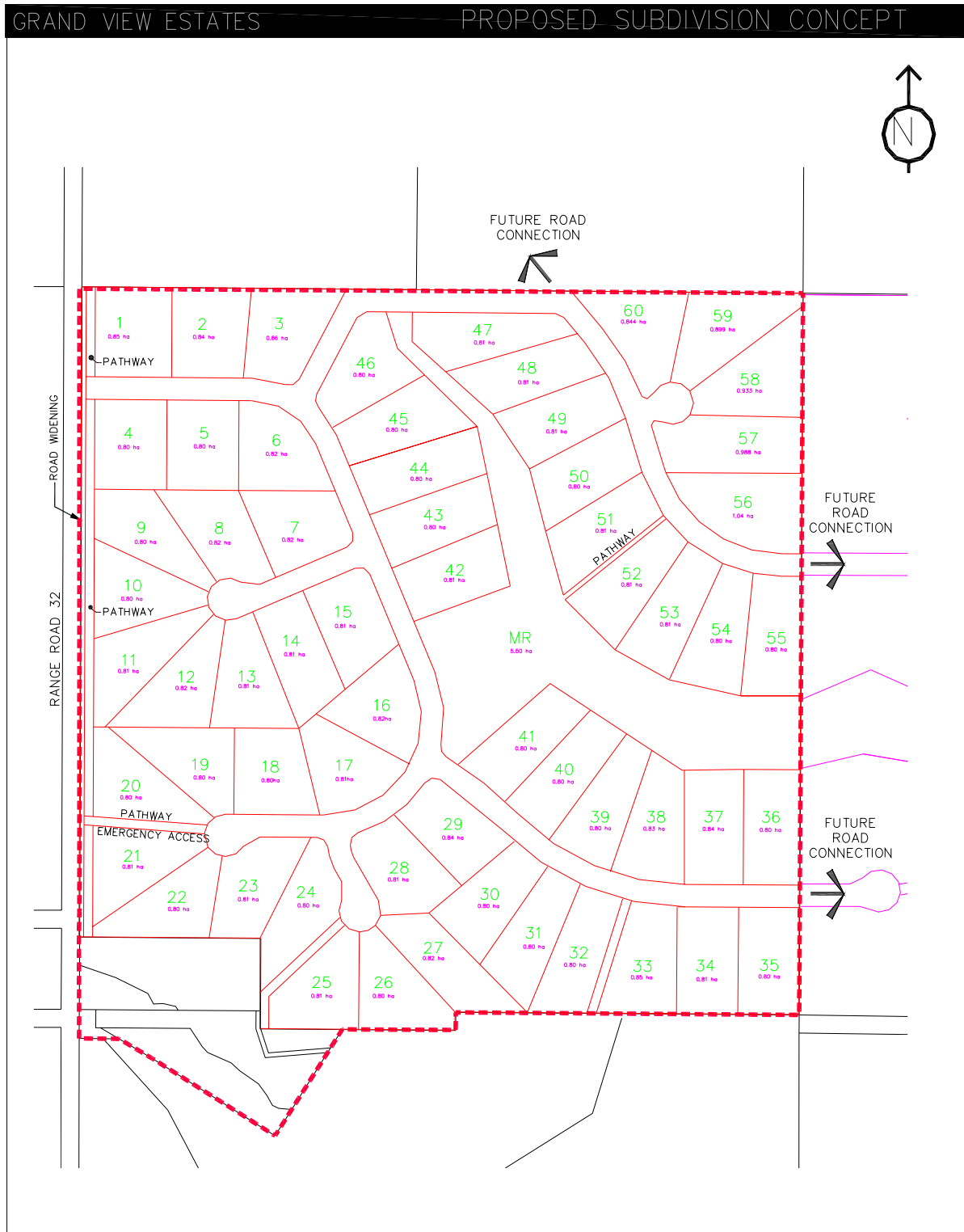
The proposed subdivision concept also includes public amenities such as open spaces and pathways that provide public access to a natural gully that will be protected by a restrictive covenant and a municipal reserve dedication. As the following table demonstrates, open spaces and pathways will total 15.6 acres and make up 10.0 percent of the plan area.

Grand View Estates Statistics

Proposed Use	Area (acres)	Acres (hectares)	Area (%)
Residential	122.3	49.4	78.5
Range Road 32 Widening	1.0	0.4	0.6
Internal Roads (including panhandle)	16.8	6.8	10.9
MR (Open Spaces and Pathways)	15.6	6.4	10.0
Total	155.7	63.0	100.0

Policy 4.1.1: Subdivision shall generally be in accordance with the Subdivision Concept Plan as shown in Figure 3.

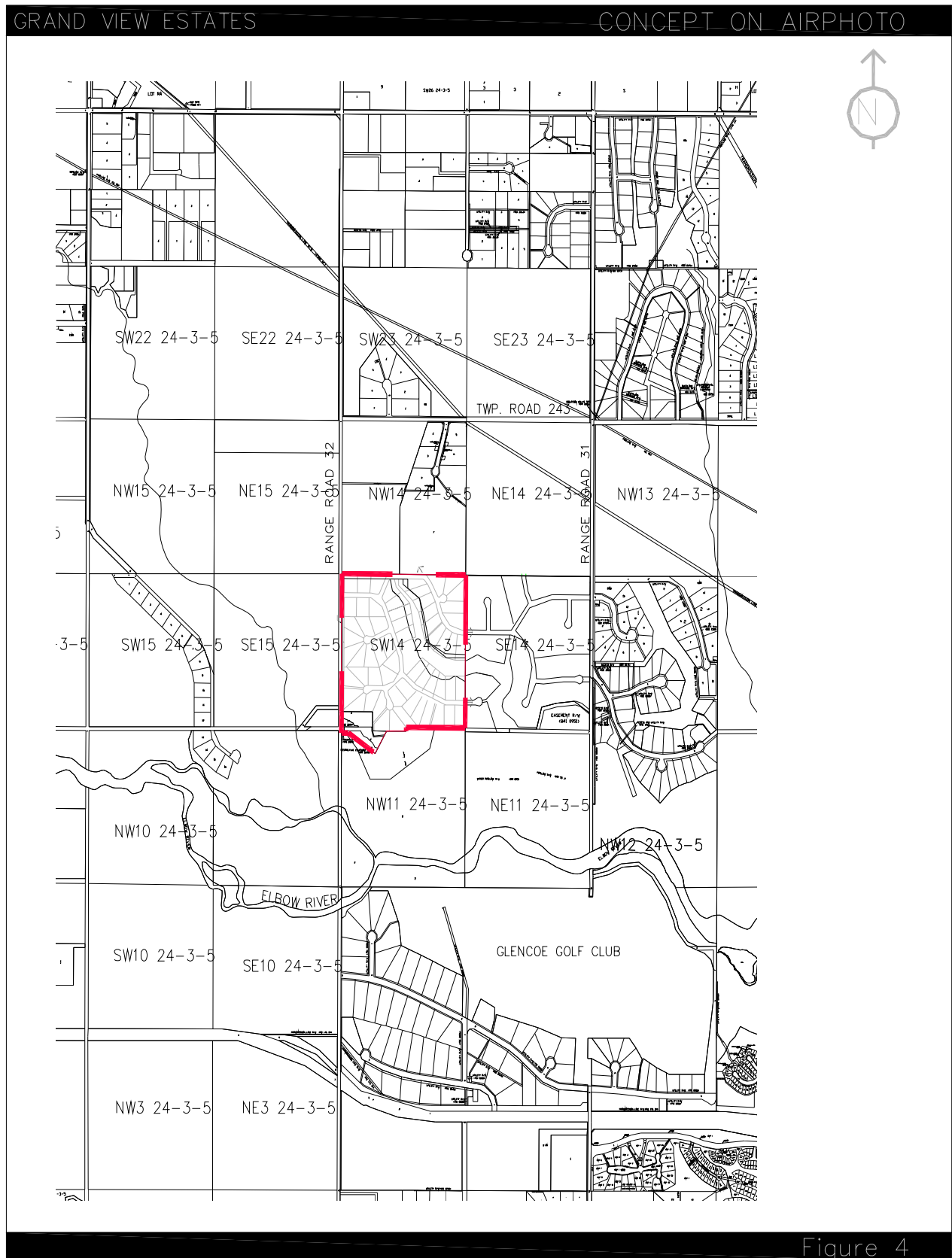
Figure 3 Proposed Subdivision Concept



NOTES:
MR—Municipal Reserve

Figure 3

Figure 4 Concept on Air Photo



4.2 Phasing

This Outline Plan provides for Grand View Estates to be developed in four phases as illustrated on Figure 5.

Policy 4.2.1: Phasing shall generally be in accordance with Figure 5.

4.3 Municipal Reserve

The Municipal Government Act and the Central Springbank Area Structure Plan indicates up to 10 percent of the plan area can be dedicated as municipal reserve or municipal school reserve.

This Outline Plan provides for approximately 15.6 acres of land to be dedicated as municipal reserve. As Figure 6 illustrates, the reserve will consist of approximately 1.9 acres of linear open space and pathways dispersed throughout the plan area and 13.7 acres of open space along the gully. The linear open spaces and pathways will promote a pedestrian oriented country residential development and will provide public access to the gully. The linear open spaces will be part of a comprehensive pathway network that extends throughout the Conceptual Scheme Plan Area. Reserve will not be used to construct a school site because the plan area is not centrally located within the Springbank community, has limited access with the only entrance being off of Range Road 32, and the Rocky View School District has identified a site in proximity to but outside the plan area.

The Central Springbank Area Structure Plan provides the rationale for establishing open space. Key to its objectives and policies is the provision of an open space system that includes land for future schools, walkways that offer a form of passive recreation and community connection. As noted earlier, a school site, outside the plan area, has been identified and, as such, no reserve is required within the plan area. A series of walkways, both internal and that will form part of the regional trail system, have been accommodated. The walkways that will form part of the regional trail system will be dedicated as municipal reserve. In addition, 13.7 acres that fully encompass the gully and provides open space adjacent to it will be dedicated as municipal reserve consisting of a 10% dedication. The dedication of the regional trails and the gully as municipal reserve satisfy the objectives and policies of the Central Springbank Area Structure Plan.

Policy 4.3.1: Municipal reserve shall be dedicated in accordance with the proposed plan of subdivision with the remaining reserves owing in addition to the land dedicated to be provided by cash-in-lieu.

Policy 4.3.2: Pathways shall be constructed to municipal standards and maintained by the local homeowners association.

Policy 4.3.3: Trails proposed in the gully shall be designed to minimize impacts on the natural environment.

4.4 Internal Walkway System

An internal walkway system will be constructed throughout Grand View Estates. This internal walkway will be located in easements as illustrated on Figure 6. This walkway system will be constructed by the developer and be maintained by the homeowners association established at the time of subdivision.

Figure 5 Phasing Plan

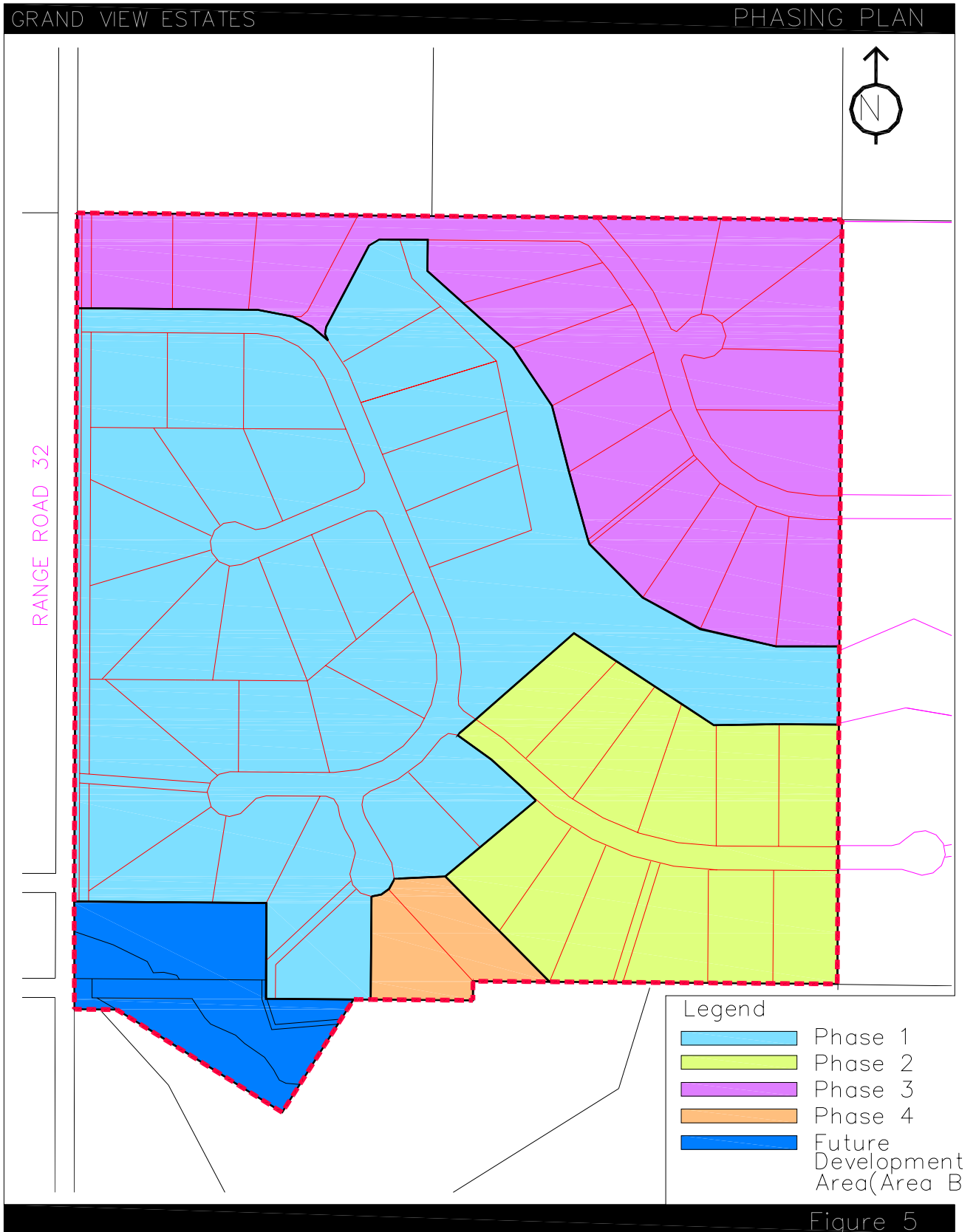
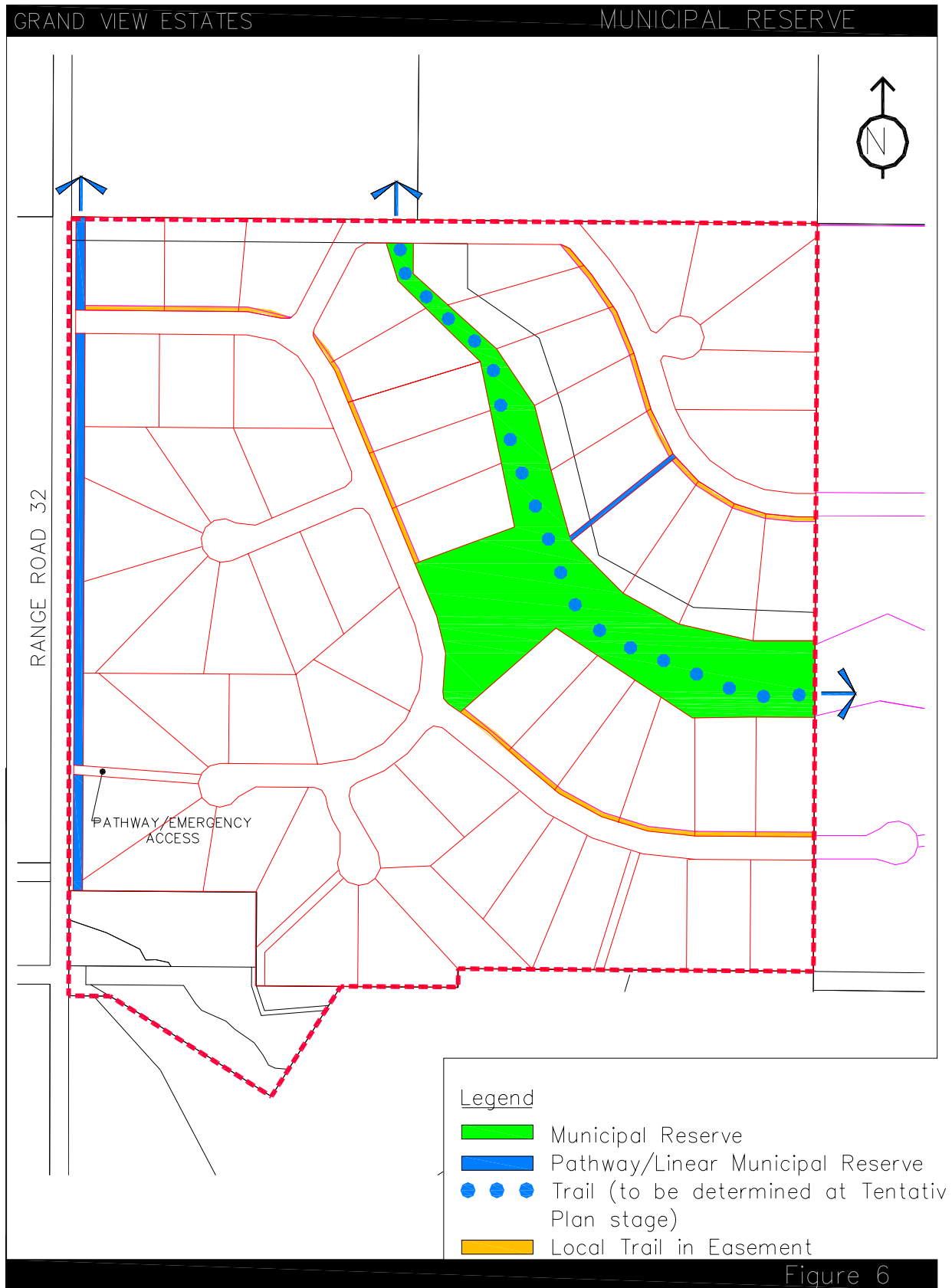


Figure 6 Municipal Reserve



4.5 Natural Environment

This Outline Plan makes every effort to ensure that existing trees and grasslands will be preserved or restored to their natural state. Only a limited portion of each country residential lot will be formally landscaped, while the balance of the property will remain undisturbed and/or natural.

Policy 4.5.1: The natural environment will be preserved to the greatest extent possible throughout the development approval process.

4.6 Landscaped Buffering

The proposed development will have little visual impact on the existing residential land uses to the south as all of these homes are oriented to the southwest. Existing trees on those properties will serve to provide some buffering. As a precaution, landscaping will be used to buffer the proposed development from the existing land uses to the south as shown on Figures 7 and 8. The landscaping will help to ensure views are not compromised in the area.

Policy 4.6.1: Landscaping will be used to buffer the proposed development from the existing land uses to the south while maintaining the views to the south and west.

4.7 Development Controls

These guidelines and approval procedures are created to assist residents to capitalize on the location, views and panoramic setting, and to control development by registered owners for the enhancement of value of the entire subdivision. The control guidelines and procedures are not meant to be onerous or restrictive, but are intended to give the Design Committee the opportunity to review plans with an objective view to protecting the integrity and values of the entire subdivision for the benefit of all registered owners in Grand View Estates.

4.7.1 Architectural Guidelines

Apart from the implementation of various landscape and enhancement measures outlined elsewhere, the thoughtful siting and massing of houses on lots and the selective use of colour on house exteriors are regarded as fundamental to a successful development. Substantial attention must be given to proportion and detail. All exterior walls should have the same standard of design and finish and be attractive from all viewpoints. Homes shall not be permitted with less than a two car attached garage and outbuildings (including garages) shall not be permitted unless written approval is obtained from the Design Committee.

- Building Site Locations - building envelopes provided by the developer, on each lot, are designed with consideration for preservation of existing natural vegetation, for reducing sight line conflicts and maximizing view potential.
- Building heights will be limited to 7.0 m (23 feet) to the eaves and 10.67 m (35 feet) to the roof peak (taken as an average from all elevations).
- Two storey walkout homes will be required to have the upper floor incorporated into the roof.
- The maximum impervious coverage of the lot will be limited to 20 percent.

Figure 7 Landscaping Plan

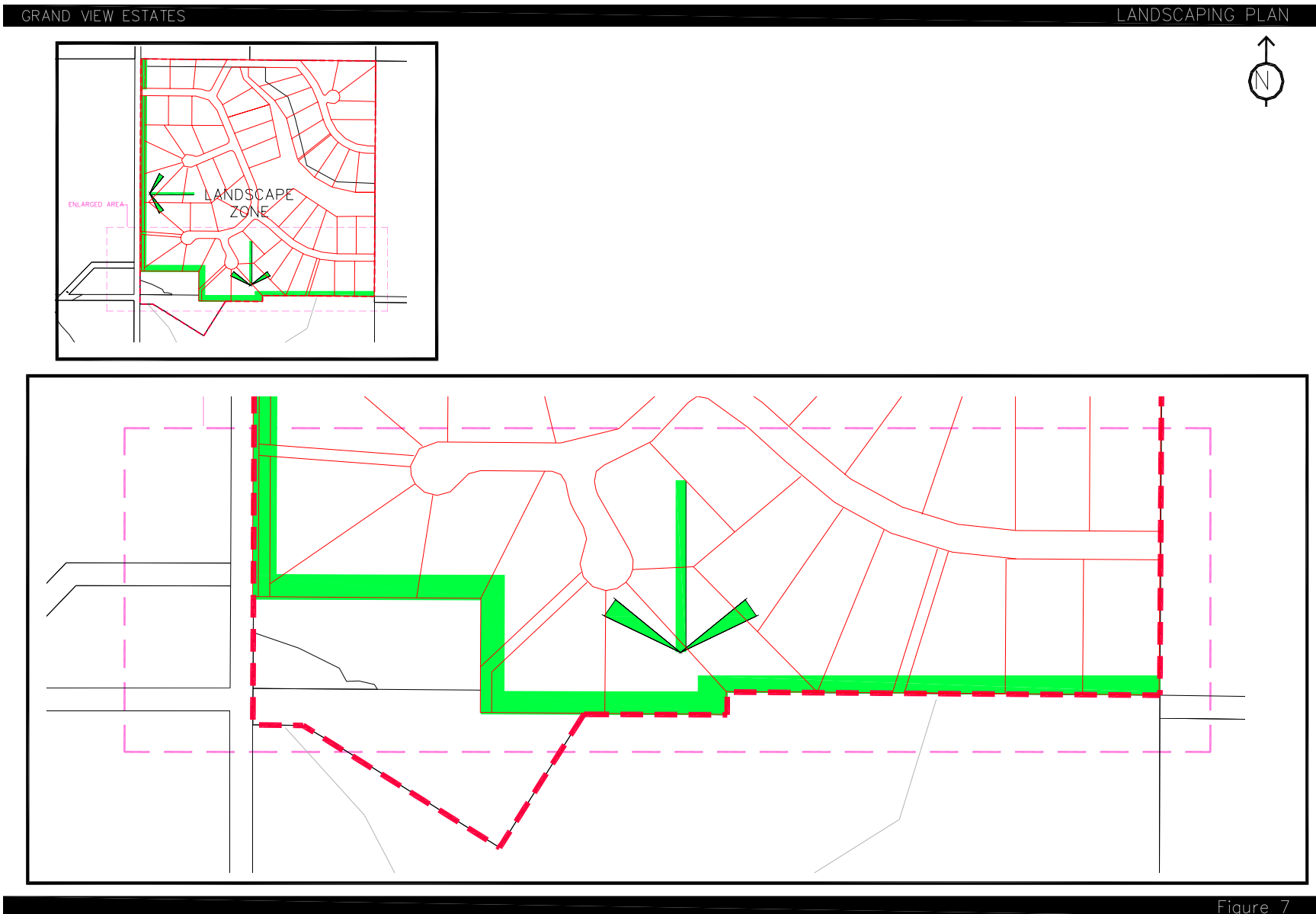
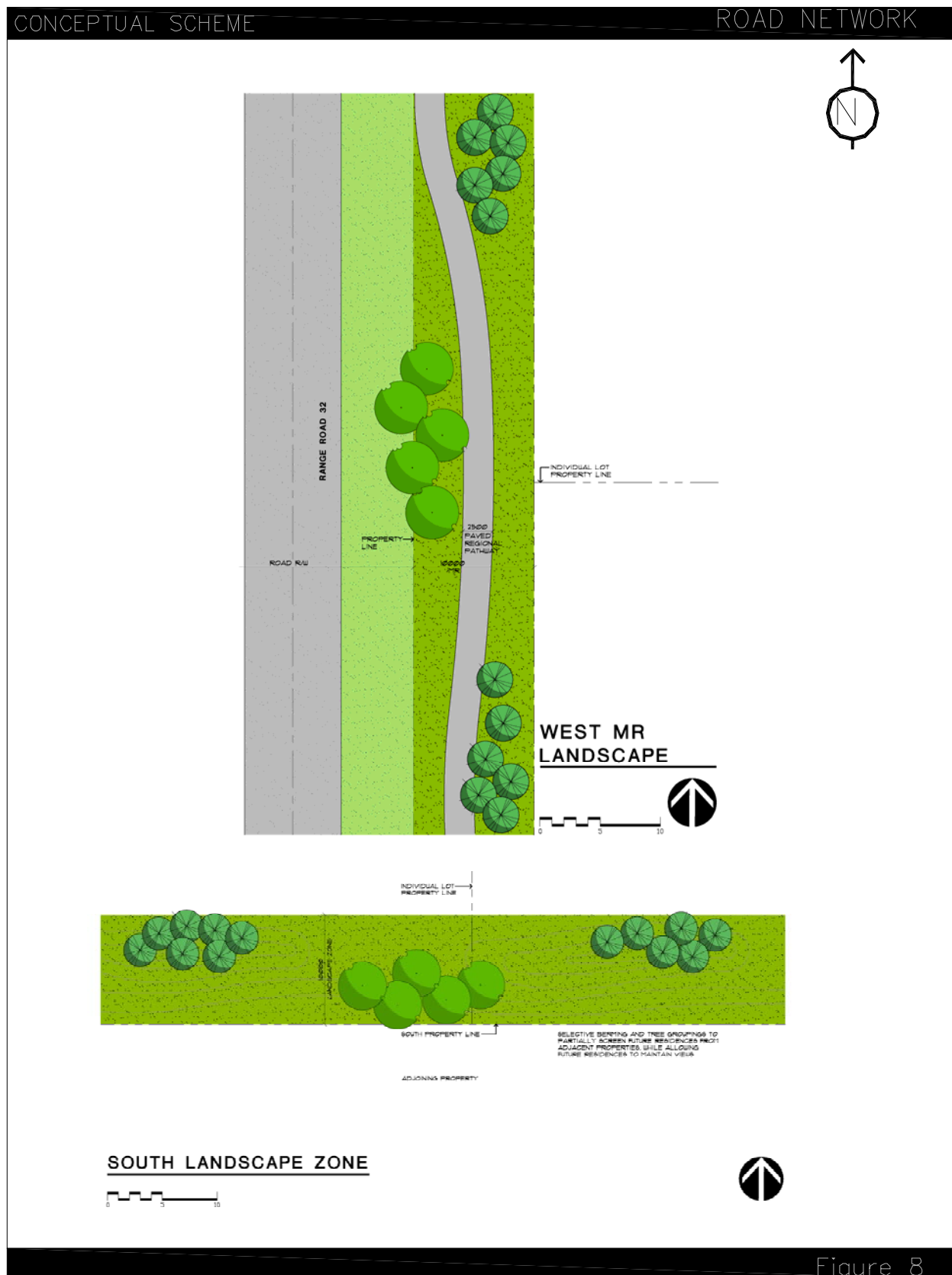


Figure 8 Landscape/Buffering



- City style front attached garages will not be permitted. Garages should be located on the side of the house as viewed from the street. The garage face should be setback from the front of the house and in homes with triple garages, the third garage door opening should be setback from the first two. Garages oriented to reduce direct views from the street such as side entry garages are encouraged.
- Exterior Colours and Materials - the basic color and finish selected for a house should be used on all elevations and not limited to the front elevation. Additional materials such as brick or stone (used as accent features) must be used on all elevations. Soft, natural and earth tone colours are preferred.
 1. Roof
 - cedar shakes
 - slate, ceramic or flat concrete or clay tiles
 - asphalt architectural design 25 year minimum (3 tab shingles not allowed)
 - other high quality materials may be approved by the Design Committee
 2. Walls
 - wood siding
 - brick or stone
 - stucco (low profile trowelled texture is permitted while trowelled patterns are not)
 3. Trim - contrasting body and trim colors are preferred and should be brought into play to enhance the architectural details of the home and no more than two exterior paint colours on any building shall be permitted unless approved by the Design Committee.
- All roof projections such as vents, stacks and chimneys shall be consistent in appearance with the remainder of the house.
- Exterior panels and meters must be unobtrusive (to the street and adjacent properties) and should be recessed where possible. Exterior panels and meters must be indicated on plans submitted to the Design Committee.
- Metal finishes must be treated to reduce reflective properties and to match the main exterior house colours.
- Samples of proposed exterior house colours and finishes may be required by the Design Committee for approval.
- Home designs should provide a thorough integration of indoor with outdoor spaces through house plan configuration and/or the articulation of freestanding walls and landscaping. Repeat plans will not be allowed unless altered substantially in appearance.
- The front entries of homes should be clearly identified and provided with a sheltering overhang. Covered front entries not only give the front building elevation three dimensional depth, but act as an excellent transition area between the outside and inside of the house and have a proven record of facilitating casual socializing.
- Steep roof pitches are encouraged and should be used on houses throughout the plan area. Roof pitches must be compatible on all elevations. Apart from their shedding and aerodynamic characteristics, they can provide additional upper floor living space. Low sloping roofs will not be allowed.

4.7.2 Landscaping Guidelines

Protective grass cover will be established on areas disturbed during the infrastructure stage of construction and the ditches will be seeded with a low maintenance grass mix. Trees and an entry monument/sign will be planted at the entrance at Range Road 32. The planted material is intended to highlight the natural terrain. A consistent natural character and quality will evolve, forming the visible landscape of the development.

The planting of trees and shrubs by the homeowners is encouraged with existing natural vegetation retained where reasonable. The trees and shrubs that are planted by each homeowner are intended to provide an integration of the house and the natural landscape. The plantings are intended to provide shade and shelter for the houses, and will define private outdoor living spaces.

The following is a list of landscaping requirements:

- All land use and construction shall conform to the terms of the Restrictive Covenant, Grand View Estates Building Scheme and Owner' s Construction Compliance Agreement.
- Driveways, from the road approaches to houses, shall be winding rather than straight. Driveways should taper to 4.0 m (13 feet) from the house parking area to the roadway approach.
- All exterior landscape lighting shall be low profile, focused downward and designed to illuminate specific areas such as driveway surfaces and is subject to review and approval by the Design Committee. No high voltage exterior yard lighting is permitted.
- All private gardens and exotic landscaping must be contained within a defined outdoor living space as defined by the Development Envelope provided by the developer.
- Any constructed entrance features or roadside signage to respective lots shall be subject to review and approval by the Design Committee.
- Fences must be kept to a minimum and must be approved by the Design Committee.
- Trees, bushes and shrubs shall be planted in clusters rather than rows to create a more natural environment. Natural landscaping will be preserved or restored on the perimeter or other areas of each lot as defined by the developer. A smooth transition should be made from the cultured landscaping and the natural areas on each lot.
- Terraces or patios should be of stone or brick. Any decks should be of substantial timbers avoiding a spindly appearance.
- A landscape plan must be submitted to and approved in writing by the Design Committee prior to any landscaping being commenced.

Policy 4.7.1: Architectural controls and landscaping guidelines will be established by caveat on each lot created in the Grand View Estates Outline Plan. Existing lots in Area B shall not be subject to the architectural controls and the landscaping guidelines.

5.0 SERVICING PROPOSAL

5.1 Internal Subdivision Roads

Access is provided from Range Road 32 and an internal road will loop through the proposed subdivision before moving on to the adjacent property to the east. A second internal road will traverse the gully (at the existing driveway crossing) to provide access to the northeast corner of the plan area. This road will provide access pending development of an access road through the Chinook Arches Outline Plan Area to the north or the Conceptual Scheme Plan Area to the east. Once development occurs to the north or east, the roadway will be reclaimed and used as part of the regional trail system. The subdivision development agreement for this phase of the Outline Plan will detail the removal and reclamation requirements including the necessary securities.

Policy 5.1.1: Internal roads will be constructed to municipal standards in accordance with the MD of Rocky View's "Servicing Standards for Residential Subdivision and Road Construction".

Policy 5.1.2: Access to the northeast corner of the plan area will be provided by an internal road at the existing gully crossing. Installation, removal and reclamation of this road shall be included in the terms and conditions of a Development Agreement complete with the necessary securities to ensure that the road is properly reclaimed and converted to a part of the regional trail system. Once alternative access is provided from adjacent lands, the internal road providing access to the northwest portion of the outline plan area will be included as part of the regional trail system.

Policy 5.1.3: Road names incorporating neighbourhood themes or heritage names shall be provided at the tentative plan stage and subject to Municipal review and approval.

5.2 Water Supply and Distribution, and Wastewater Management

Policy 5.2.1: Provision of water and sanitary sewer services shall be as per Policy 11.1.1 of the Grand View Estates Conceptual Scheme.

5.3 Stormwater Management

The Municipal District is in the process of developing a Master Drainage Plan that will provide direction for stormwater management within Grand View Estates.

Policy 5.3.1: Stormwater management within Grand View Estates will be in accordance with the adopted Master Drainage Plan for the Springbank service area and in the provisions of the Central Springbank Area Structure Plan.

5.4 Protective Services

Protective services such as police, fire and emergency services will be able to access the plan area from the main entrance along Range Road 32 and the emergency access further south. Police service to the plan area will be provided by the Royal Canadian Mounted Police (RCMP) and the MD of Rocky View Special Constables. The City of Calgary will provide ambulance and emergency services from Station 8 located at 17th Avenue SW and 45th Street SW. The new Springbank Fire Station, located at the Springbank Airport, was completed in 2003. This station, equipped with a cross trained fire and emergency services crew, will respond to situations in the plan area.

5.5 Solid Waste

The Central Springbank Area Structure Plan indicates that disposal of solid waste should be the responsibility of the landowners and encourages recycling initiatives. As such, a solid waste management plan should be prepared that addresses how residents of Grand View Estates will deal with solid waste.

Policy 5.5.1: The developer, in consultation with the Municipality, will prepare a Solid Waste Management Plan prior to tentative plan approval.

6.0 TRAFFIC IMPACT ANALYSIS

6.1 Traffic Volumes

Finn Transportation Consultants (FINN) reviewed the a.m. peak hour, p.m. peak hour and daily traffic associated with the proposed development, as well as its impact on the road network at full build-out.

Finn began by reviewing the existing peak hour traffic volumes at the "T" intersection of Range Road 32 and Lower Springbank Road north of the plan area. The counts were conducted between 6:30 - 9:00 a.m. and 4:00 - 6:30 p.m. on Wednesday, January 9, 2002. The counts revealed that existing weekday peak hour traffic volumes at the intersection are accommodated with a very good level of service.

Finn's traffic impact analysis is based on 63 two-acre lots being developed on a 155.73 acre parcel of land. Traffic is proposed to have access/egress to the adjacent street system via two all-turns accesses on Range Road 32. The proposal also shows two connections to the adjacent parcel of land to the east in order to provide more continuity through the surrounding area. The traffic impact analysis found that the proposed development is expected to generate approximately 670 vehicle trips per day on Range Road 32 which translates into 60 vehicles per hour (vph) in the a.m. peak hour (18 vph in and 42 vph out) and 67 vph in the p.m. peak hour (40 vph in and 27 vph out).

The analysis also revealed that Range Road 32 currently carries approximately 100 vehicles per day (vpd) south of Lower Springbank Road. Once the plan area and adjacent parcels reach full build-out, it is estimated that Range Road 32 will carry approximately 3,000 vpd south of Lower Springbank Road and 1,700 vpd at the northern boundary of the plan area. The MD of Rocky View has indicated that this section of road will have to be upgraded to an asphalt surface.

Similarly, once the plan area and adjacent parcels reach full build-out, it is anticipated that the intersection of Range Road 32 and Lower Springbank Road will operate at level of service "A" during the peak hours. Individual movements will also operate at a satisfactory level of service.

Policy 6.1.1: The Municipality may require the dedication of 5 metres of land adjacent to Range Road 32 for future road widening requirements.

Policy 6.1.2: The Municipality may require the upgrading and resurfacing of municipal roadways and intersections along the boundaries of the development prior to or in conjunction with the phasing of development. The timing of these improvements and any cost sharing or Endeavours-to-Assist the developer in recovering a portion of the costs of these improvements may be established by the Municipality as part of the tentative plan of subdivision.

Policy 6.1.3: The Municipality may require the upgrading and resurfacing of municipal roadways and intersections beyond the boundaries of the development prior to or in conjunction with the phasing of the development. The timing of these improvements and cost sharing or Endeavours-to-Assist the developer in recovering the full cost of these improvements may be established by the Municipality as part of the tentative plan of subdivision.

7.0 PUBLIC INPUT

7.1 Open House

Adjacent landowners and surrounding community residents were invited to attend two open houses. The first was held at Springbank Park For All Seasons, on Wednesday, May 15, 2002 with the second being held on May 13, 2004 at the Springbank Heritage Club. The purpose of the open houses was to facilitate discussion and public input into the proposed country residential development.

Twenty-seven people attended the first open house and 31 people attended the second. Those attending expressed interest in the proposed development. The responses were generally favourable, as many people were pleased to see the gully was going to be protected through dedication as municipal reserve. Similarly, attendees were also happy to see the proposed pathway throughout the plan area.

Concerns regarding septic systems and increased traffic along Lower Springbank Road were also expressed and discussed at the meeting. Adjacent landowners to the south also expressed concerns related to the protection of existing water wells from contamination and the proximity of development to existing residences. Section 4.5 of this Outline Plan requires landscape buffering and attention to building site locations in order to address concerns voiced by adjacent landowners. With respect to the use of septic fields, geotechnical investigations were undertaken and concluded that the septic systems could be safely installed without influencing groundwater supplies. Further, the Municipal District is in the process of implementing a regional servicing strategy that includes a regional sanitary sewer system. This system will include a collection system and treatment and disposal facilities that will service all new subdivisions thereby eliminating the need for on-site septic systems.

Increased traffic along Lower Springbank Road was addressed by a Traffic Impact Assessment. The assessment identified needed improvements and was submitted to the Municipal District. In addition, an ongoing monitoring program is in place and the Municipality will continue to review traffic volumes and how well the adjacent roadways and intersections are functioning.

8.0 HOMEOWNERS ASSOCIATION

Policy 8.1.1: A homeowners association will be established to maintain the local trail system and solid waste management. The association will be established in conjunction with the registration of the plan of subdivision.

9.0 CONCEPTUAL PLAN CAVEAT

Policy 9.1.1: A caveat will be registered on each lot within Plan Area A advising each owner that their land and all lands within Grand View Estates is subject to the policies contained within the Grand View Estates Conceptual Scheme.