



GREENLEAF ACRES CONCEPTUAL SCHEME



Bylaw C-6235-2006, Adopted May 09, 2006

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

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

BYLAW C-6235-2006

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 to provide a policy framework to guide and evaluate future development within Block 11 Plan 741 1042, Block 5 Plan 628 LK, Block 9 Plan 1784 LK, Lot 4 Block 4 Plan 901 0543, Block 3 Plan 628 LK, and Lot 1 Block 10 Plan 881 1414 all within the NE-5-23-28-W4M comprising approximately +/- 57 hectares (+/- 140 acres); and

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

WHEREAS a notice was published on Tuesday, April 11, 2006 and Tuesday, April 18, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, May 9, 2006; 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 framework to guide and evaluate future development within Block 11 Plan 741 1042, Block 5 Plan 628 LK, Block 9 Plan 1784 LK, Lot 4 Block 4 Plan 901 0543, Block 3 Plan 628 LK, and Lot 1 Block 10 Plan 881 1414 all within the NE-5-23-28-W4M comprising approximately +/- 57 hectares (+/- 140 acres), as shown on Schedule 'A', attached to and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

Division: 4

File: 03305004/009/016/020/010/077/076/023-2005-RV-323

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 4, 2006, on a motion by Councillor Branson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 09, 2006, on a motion by Councillor Branson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 09, 2006 on a motion by Councillor Solberg.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6235-2006

SCHEDULE “A”

A Conceptual Scheme for Block 11 Plan 741 1042, Block 5 Plan 628 LK, Block 9 Plan 1784 LK, Lot 4 Block 4 Plan 901 0543, Block 3 Plan 628 LK, and Lot 1 Block 10 Plan 881 1414 all within the NE-5-23-28-W4M comprising approximately +/- 57 hectares (+/- 140 acres).

 Greenleaf Acres
CONCEPTUAL SCHEME

May 09, 2006



Contents

<u>1.0</u>	<u>Introduction</u>	3
1.1	<u>Conceptual Scheme Purpose</u>	3
<u>2.0</u>	<u>Development Proposal</u>	4
2.1	<u>Description of Lands</u>	4
2.1.1	<u>Existing Land Use</u>	4
2.1.2	<u>Historic Subdivision Data</u>	4
2.1.3	<u>Topography and Vegetation</u>	9
2.3	<u>Internal Roads and Individual Lot Access</u>	10
2.4	<u>Future Access, Subdivision and Development</u>	15
<u>3.0</u>	<u>Servicing Proposal</u>	16
3.1	<u>Water Supply</u>	16
3.2	<u>Wastewater Treatment</u>	16
3.3	<u>Stormwater Management</u>	16
3.4	<u>Solid Waste Management</u>	17
3.5	<u>Water Conservation Techniques</u>	17
3.6	<u>Utility Services</u>	17
<u>4.0</u>	<u>Community Consultation</u>	17
<u>5.0</u>	<u>Subdivision and Development Phasing</u>	18
<u>6.0</u>	<u>Implementation of the Conceptual Scheme</u>	20
	<u>Appendix A – Groundwater Feasibility Assessment</u>	20
	<u>Appendix B – Stormwater Management Study</u>	20

1.0 INTRODUCTION

The Greenleaf Acres Conceptual Scheme, which was prepared at the request of the Municipal District of Rocky View No. 44, applies to a portion of the NE ¼ 5-23-28-W4M, more specifically to the following six existing land parcels: Block 9 Plan 1784 LK; Block 11 Plan 7411042; Block 5 Plan 628 LK, Lot 4 Block 4 Plan 9010543; Block 3 Plan 628 LK; and Block 10 Plan 8811414.

On June 22, 2004, Council of the Municipal District of Rocky View No. 44 passed a motion requesting the preparation of a limited scope Conceptual Scheme comprised of these six properties and consisting of a total land area of approximately 140 acres (~57 hectares).

1.1 Conceptual Scheme Purpose

This Conceptual Scheme is limited in its scope to the following items:

- A description of all lands, and the future land use scenario including reserves and phasing for the Conceptual Scheme Area
- A description of the proposed internal road hierarchy including its relation to main transportation routes and adjacent lands
- 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
- A description and the implementation of Water Conservation techniques, including but not limited to low flush toilets, low flow showers and other household fixtures
- A description of a Solid Waste Management Plan
- An examination of the implications the proposed City of Calgary Annexation will have on the development and how the development may effect the Annexation

The purpose of this Conceptual Scheme is to address all of these items, to the satisfaction of the Municipal District.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Lands

The Subject Lands are located southeast of the Hamlet of Shepard, approximately 1.5 miles east of the boundary of the City of Calgary, and 1.5 miles north of Highway 22X (see Figure 1). The Conceptual Scheme Plan Area encompasses a the portion of NE ¼ 5-23-28-W4M and consists of six separately titled land parcels, comprising a total land area of approximately 140 acres (~57 hectares) as shown in Figure 2.

<i>Legal Description</i>	<i>Size</i>
Block 9 Plan 1784 LK	20.3 acres
Block 11 Plan 7411042	20.0 acres
Block 5 Plan 628 LK	26.1 acres
Lot 4 Block 4 Plan 9010543	27.7 acres
Block 3 Plan 628 LK	39.9 acres
Lot 1 Block 10 Plan 8811414	6.5 acres
Total	140.5 acres

2.1.1 Existing Land Use

Referring to Figure 3, the current land Use designation of the entire Plan Area is Residential Two District (R-2). The surrounding lands to the east, south, west and south-west are also predominantly zoned for country residential land use, with a mixture of parcel sizes. The lands to the north and further west are part of the Shepard Area Structure Plan and consist of unfragmented agricultural parcels adjacent to the Shepard Constructed Wetlands and Legacy Park.

2.1.2 Historic Subdivision Data

Historical Subdivision Data for the area surrounding the Subject Lands is provided in Figure 4. Previous subdivision in the area has consisted primarily of individual medium sized parcels (~20 acres) subdivided into parcels of ±4 acres with numerous panhandles and very few internal roads.

Figure 1. Location Map

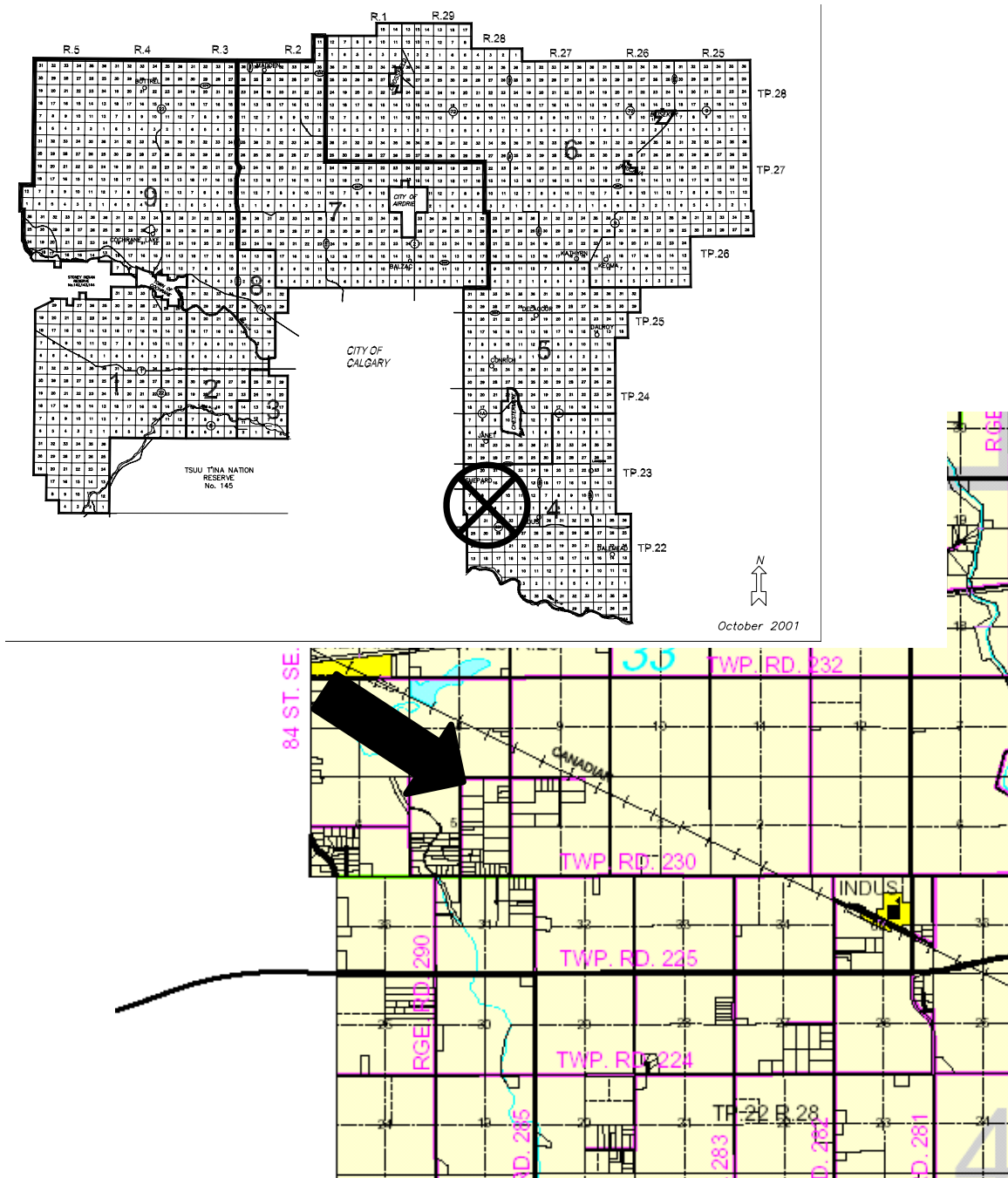


Figure 2. Conceptual Scheme Boundaries

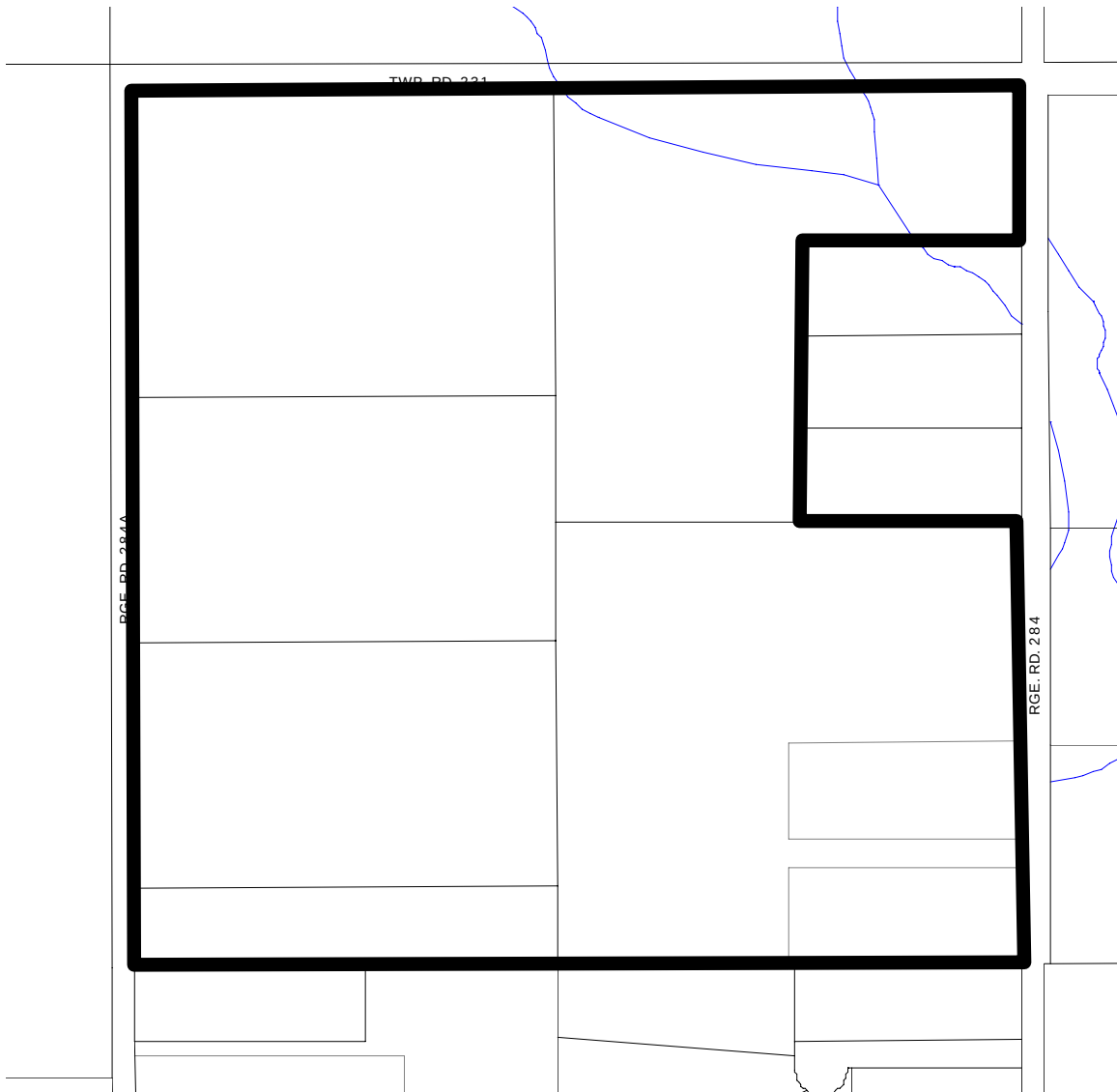


Figure 3. Land Use Map

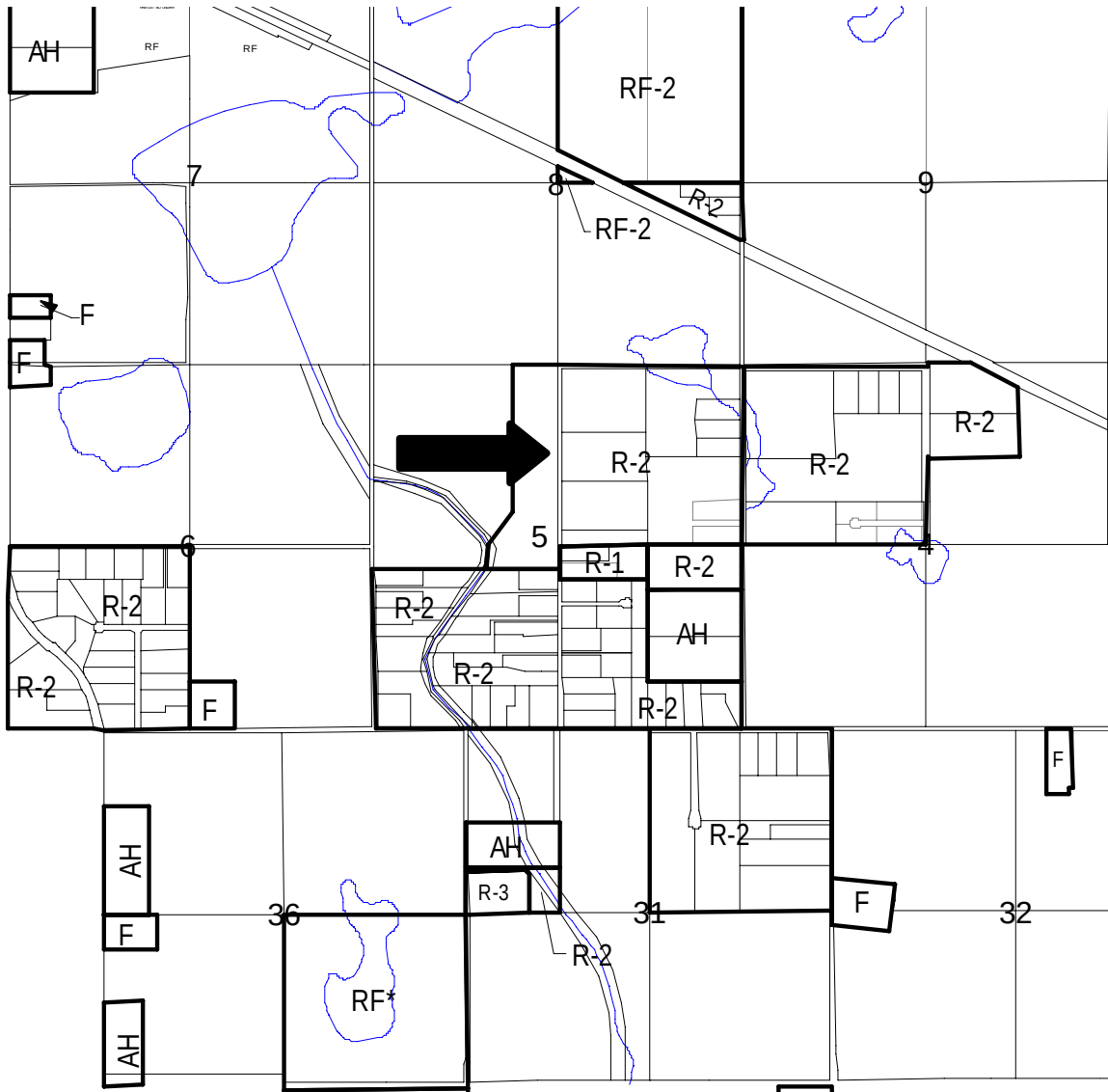
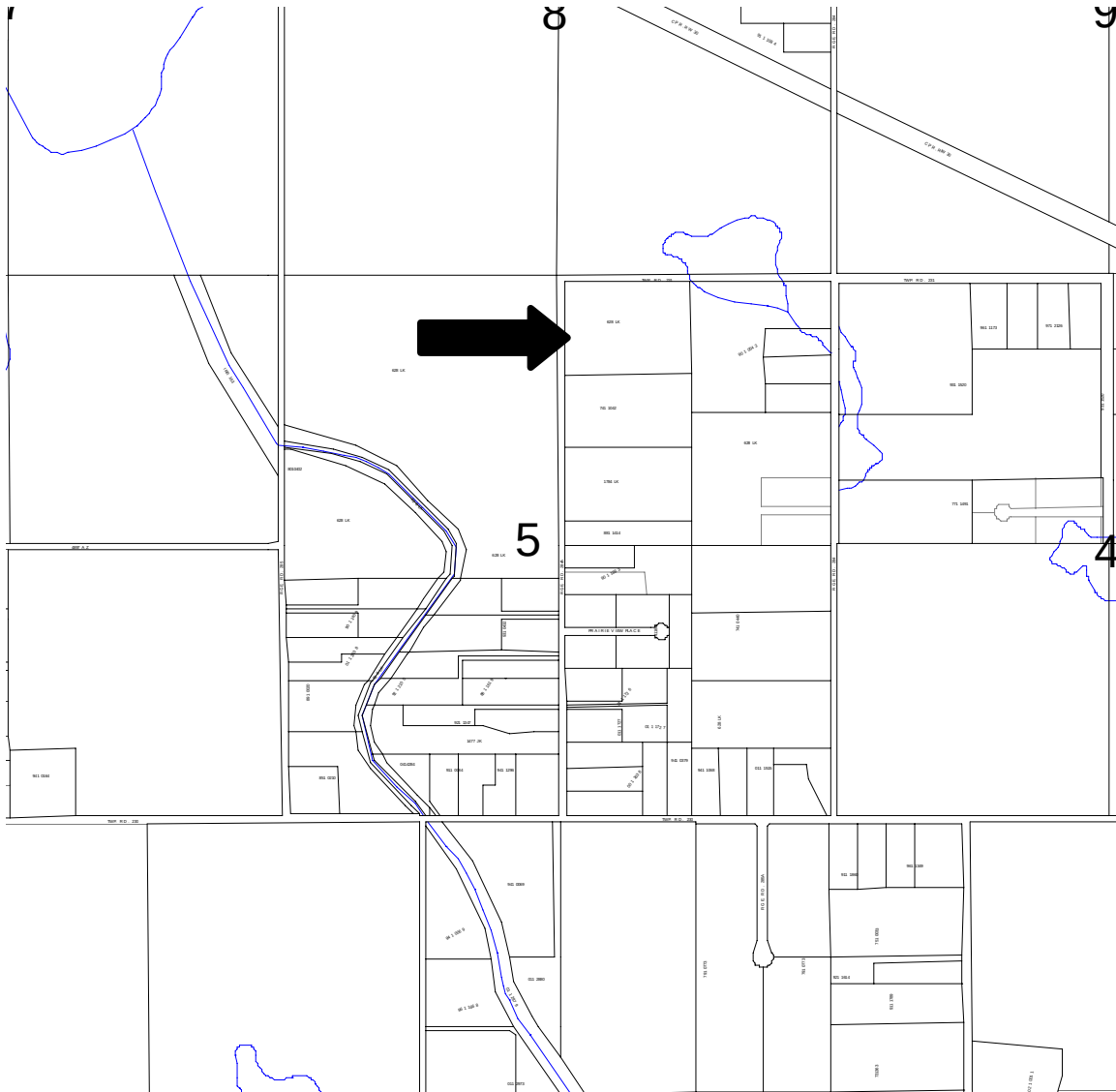


Figure 4. Historic Subdivision Data



2.1.3 Topography and Vegetation

The subject lands are predominantly rolling grasslands with gentle slopes and a maximum variation in site elevation of about 7.5 m, although most of the site does not vary more than ± 1.5 m in elevation (see Figure 5). Vegetation on the site is mostly grasslands with several acres of rowed trees left over from a tree farm operation on Block 5 Plan 628 LK (see aerial photo in Figure 6).

Policy 2.1.3.1 Alterations in the existing terrain of the plan area proceed in accordance with stormwater management and an attendant grading plan

Policy 2.1.3.2 Alterations in the existing surface hydrology of the plan area in order to accommodate subdivision and development should proceed in accordance with a stormwater management plan and an attendant grading plan prepared in accordance with M.D. of Rocky View Alberta Protection guidelines.

2.2 Subdivision Concept

The proposed Subdivision Concept is currently restricted to four of the six land parcels that make up the total area of the Conceptual Scheme. The proposed subdivision is shown in Figure 7. **It consists of 22 lots (± 4.0 acres in size) and incorporates the three existing dwellings while minimizing environmental impact (i.e. removal of trees and other vegetation) and maximizing utilization of the existing terrain (for road allowance and ponding).** The remaining two parcels are currently held in private ownership and may proceed with development proposals in the future, at which time this Conceptual Scheme will need to be amended.

Conceptual Scheme Policy: General Subdivision Design

Policy 2.2.1 Proposals for the subdivision of land within the Plan Area shall be generally in accordance with the Proposed Subdivision Concept – Figure 7.

Policy 2.2.2 Lot layouts of this plan are conceptual only and may not reflect the final subdivision design, number or sizes of the lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be

determined at the tentative subdivision plan approval stage.

Conceptual Scheme Policy: Subdivision Design Principles

Policy 2.2.3 The following subdivision design principles should be applied to subdivision proposed for the plan area:

- a) Design low density residential community which “accommodate growth and change in the Municipality in accordance with sound land use planning.”*
- b) Design low density residential community which “facilitates residential developments which create safe and liveable environments.”*
- c) Design low density residential community which “encourages and facilitates the development, maintenance and expansion of a sound and economical transportation and utility infrastructure.”*
- d) Design low density residential community which “facilitates the preservation and/or conservation of significant and/or sensitive natural environments.”*

Municipal Reserves previously provided on Plan 628 LK in accordance with Section 666(1) of the Municipal Government Act. Therefore, there are no outstanding municipal reserves required for this site

2.3 Internal Roads and Individual Lot Access

Access to the site is available via the three municipal roads that border the Subject Lands: Range Road 284A to the west, Township Road 231 to the north, and Range Road 284 to the east. An internal subdivision road entering from Township Road 231 is proposed to access the 13 lots (Lots 8-20) in the middle of the site. This road would have an entrance at the north junction with Township Road 231 and an offset cul-de-sac at the south end. To restrict the number of accesses to this internal subdivision road, six shared road approaches and one dedicated approach are proposed to service the 13 lots in the middle of the site (Lots 8-20).

Road access for the other nine lots (Lots 1-7 and 21 & 22) is via existing municipal roads. The existing road access for each of the three existing dwellings (Lots 2, 4 & 22) and Lot 7 will be retained, with one of them designated a shared road approach for Lots 1 & 2 (see Figure 7). Only three additional road approaches would be required along the existing municipal roads to access the remaining lots: Lot 3 would have an individual approach from Range Road 284A; Lots 5 & 6 would share an approach from Range Road 284A; and Lot 21 would require an individual approach from Township Road 231.

The internal road would be designated as a CR-60 classification and would be designed and constructed as per the Servicing Standards: the existing municipal roads bordering the site currently have gravel surfaces.

Conceptual Scheme Policy: Road System Design

- Policy 2.3.1 All development shall be subject to the Transportation Off Site Levy in accordance with Bylaw C-6094-2005, as amended.*
- Policy 2.3.2 All internal roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.*
- Policy 2.3.3 Pathways and trails, other than crossings, shall not be permitted within a municipal road allowance, unless otherwise approved by Council*

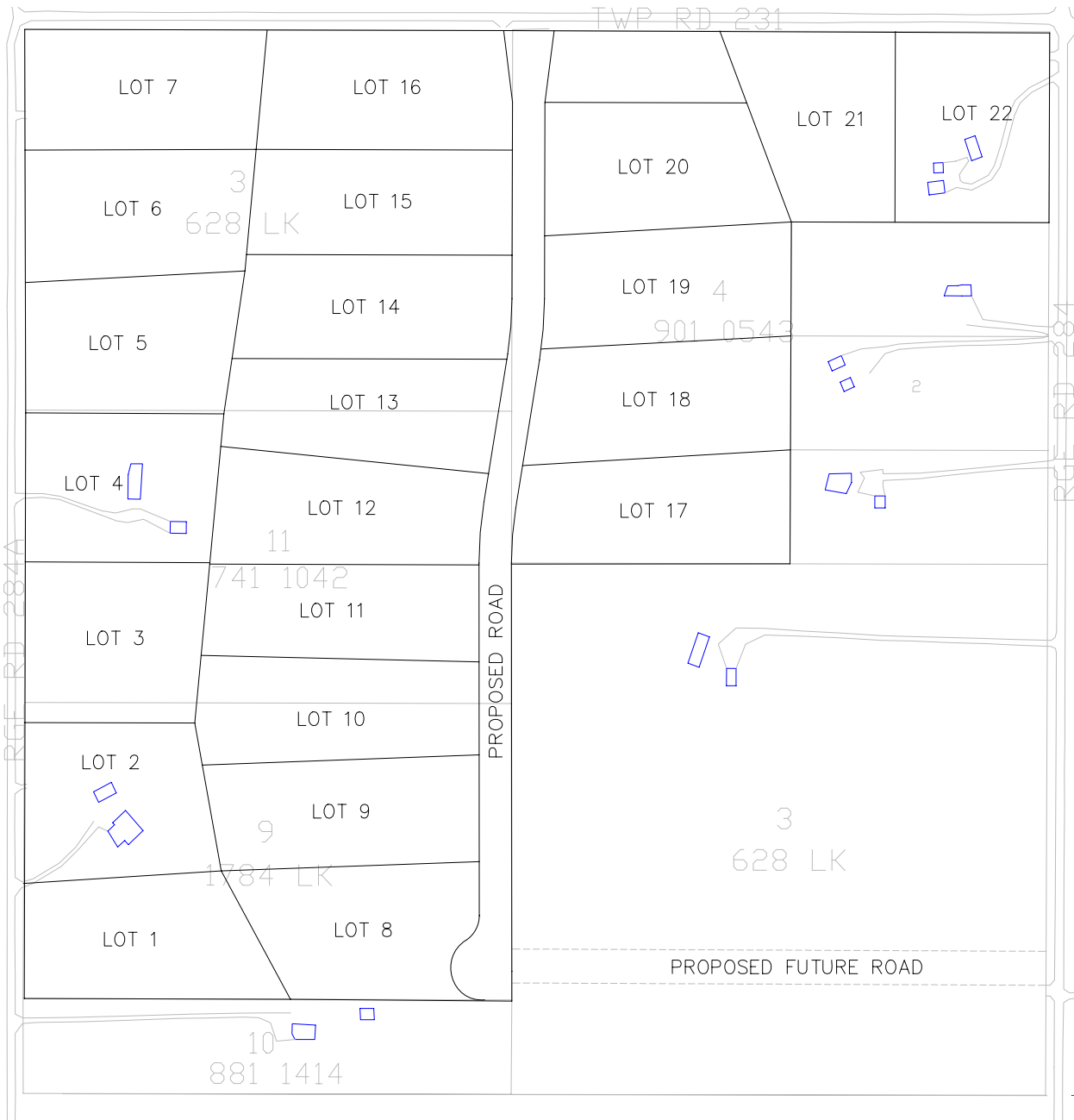
Figure 5. Topography



Figure 6. Aerial Photo of Conceptual Scheme Plan Area



Figure 7. Proposed Subdivision Concept



2.4 Future Access, Subdivision and Development

The proposed internal subdivision road has been extended to the south boundary of Block 9 Plan 1784 LK to allow for future access to the two adjacent land parcels—Block 3 Plan 628 LK to the east and Lot 1 Block 10 Plan 8811414 to the south (see Figure 7).

Conditional approval for the subdivision of two ± 4.0 acre parcels within Block 3 Plan 628 LK was granted in November 2004, with a 25 m space between the two parcels. The proposed road shown in Figure 7 would require that a road right-of-way be dedicated on this property to provide access to the southwest portion of Block 3 Plan 628 LK as well as a second access point (i.e. access from Range Road 284) to the proposed subdivision discussed in §2.2.

In regards to future development within the Conceptual Scheme boundaries, it is possible that further subdivision of Block 3 Plan 628 LK will occur and, perhaps, redesignation of Lot 1 Block 10 Plan 8811414 to R-1 (Residential One). The current proposed subdivision—with the extended internal road—would accommodate both of these developments, if they occur.

The Subject Lands lie within the MD of Rocky View/City of Calgary Intermunicipal Development Plan boundaries, and are now part of the current lands proposed for annexation (they were not when the original subdivision application was made). Due to the extensive subdivision that has already occurred in the area surrounding the Subject Lands (~60 parcels of ± 4.0 acres in the three adjacent ¼ Sections), it is unlikely that the subdivision proposed in §2.2 will have any effect on the annexation plans for this area, although further subdivision may reduce the likelihood that this area would be annexed. Conversely, the current City of Calgary annexation plans, which also include the lands further to the west and northwest of this subdivision, are primarily for the development of the Shepard Constructed Wetlands and Legacy Park and are not expected to affect this subdivision.

3.0 SERVICING PROPOSAL

3.1 Water Supply

Policy 3.1.1 Water will be supplied to the proposed parcels via individual wells on each lot, in accordance with the requirements of the Provincial Water Act and the Municipality's Servicing Standards for Subdivision and Road Construction.

A Groundwater Feasibility Assessment has already been completed (see Appendix A) and has determined that sufficient groundwater reserves exist to serve the existing and proposed lots in this proposed development.

3.2 Wastewater Treatment

Policy 3.2.1 Sewage treatment and disposal will be managed on-site with individual private septic disposal system in accordance with Provincial standards.

3.3 Stormwater Management

Policy 3.3.1 A Stormwater Management Plan will be prepared by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Stormwater Issues Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended, and the implementation of the recommendations of the Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, prior to the stripping and grading of any portion of the site, all to the satisfaction of the Municipality

A separate Stormwater Management Report, completed by Jubilee Engineering, has been prepared (see Appendix B). Post-development run off will be managed through retention on individual lots and through the use of central collection areas (dry or wet ponds). The post-development discharge rates from the site will not exceed the pre-development conditions.

3.4 Solid Waste Management

Solid waste disposal for this development will be the responsibility of the individual owners: the waste transfer facility in the Hamlet of Langdon and the City of Calgary Shepard Landfill are both ~5 km away and easily accessed for solid waste disposal. Recycling and utilization of Builders who separate waste will be recommended.

3.5 Water Conservation Techniques

Policy 3.5.1 Architectural guidelines for the proposed development will require low flush toilets (dual flush systems with 3L and 6L/flush), low flow shower heads, and a recommendation to have separate graywater and sewage treatment systems.

3.6 Utility Services

Policy 3.6.1 Shallow utilities will be provided by the appropriate utility company providing service to the Plan Area at the sole expense of the developer. The developer of the lands will provide easements to any utility company requiring them to provide services to the Conceptual Scheme Plan Area, to the satisfaction of the Municipality.

4.0 COMMUNITY CONSULTATION

Consultation with the directly and indirectly affected property Owners within the Concept Plan Area is an important component of the development process and critical to its overall success. Therefore, at least one Open House should be conducted for the development proposed within the Plan Area.

Conceptual Scheme Policy: Public Consultation

Policy 4.0.1 Consultation with the directly and indirectly affected property Owners within the Conceptual Plan Area is an important component of the development process and critical to its overall success. Therefore, an open house was held on February 16th, 2006 at a private residence within the Plan Area from 7:00 pm to 9:00 pm. The Open House was advertised in the Rockyview Weekly the week prior to the event. Three people attended the open house and no major concerns were expressed

5.0 SUBDIVISION AND DEVELOPMENT PHASING

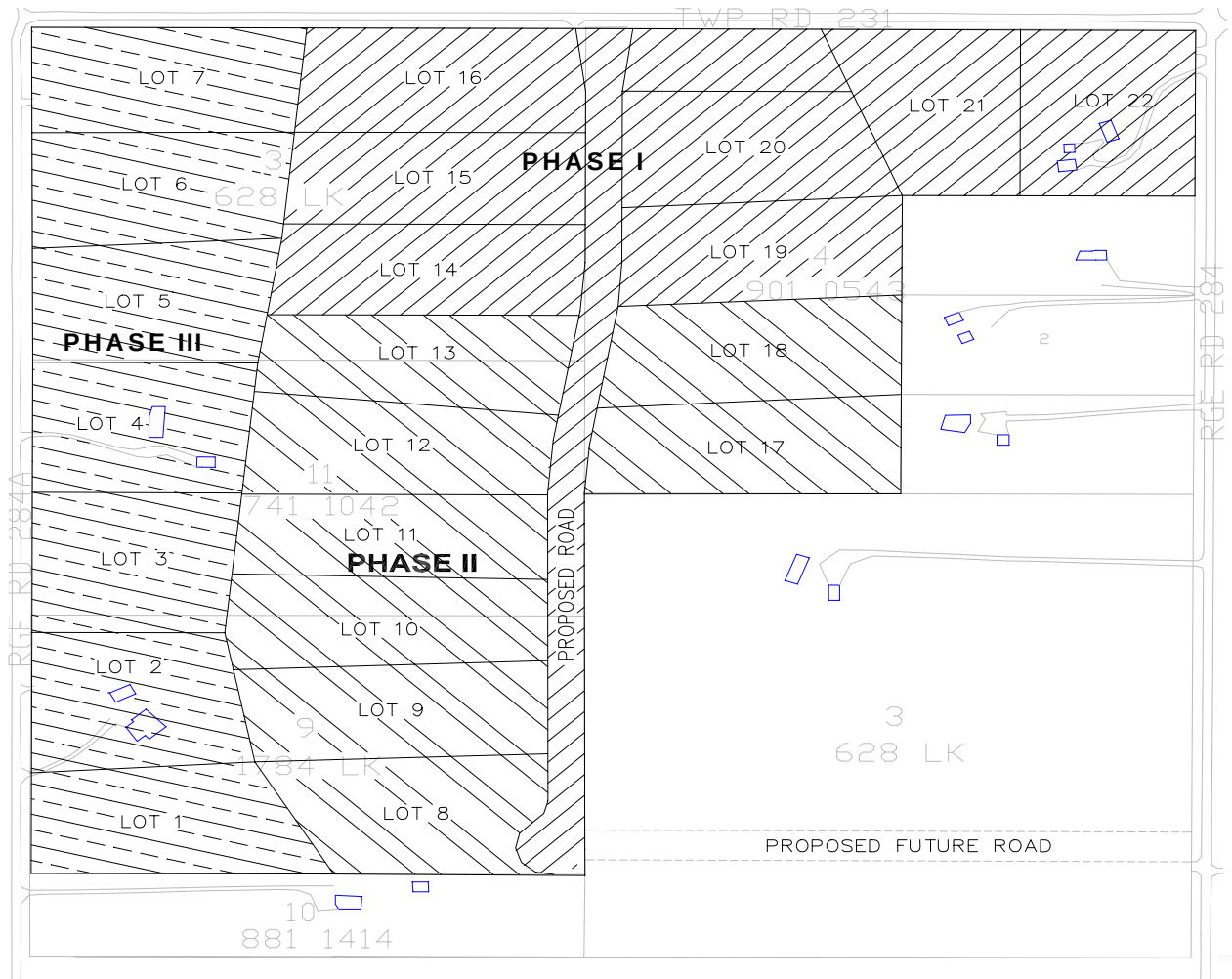
The proposed subdivision will be developed in three phases, as shown in Figure 8.

Phase I – Development of the northeast portion of the subdivision: includes seven lots (Lots 14-16 and Lots 19-22) as well as the proposed road.

Phase II – Development of additional eight lots along the proposed road (Lots 8-13 and Lots 17&18).

Phase III – Development of the seven lots along the west boundary (Lots 1-7).

Figure 8. Proposed Subdivision Phasing



6.0 IMPLEMENTATION OF THE CONCEPTUAL SCHEME

The purpose and intent of this document is to act as a blanket, or umbrella document to guide development located within the Plan Area. Any future development within the Conceptual Scheme boundaries will be considered as an amendment to this document.

Policy 6.0.1 The Municipal District of Rocky View #44 shall implement the policies of this Concept Plan through the land use and subdivision approval process.

Policy 6.0.2 All proposed future development within the Plan Area shall require amendment to the Concept Plan.

APPENDIX A – GROUNDWATER FEASIBILITY ASSESSMENT

GROUNDWATER EXPLORATION & RESEARCH LTD., APRIL 2004.

APPENDIX B – STORMWATER MANAGEMENT STUDY

JUBILEE ENGINEERING CONSULTANTS, LTD, AUGUST 2005.