



HAMLET OF KATHYRN CONCEPTUAL SCHEME



Bylaw C-6521-2007, Adopted September 4, 2007

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

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6521-2007

A Bylaw of the Municipal District of Rocky View No. 44 to adopt the attached Schedule 'A', herein referred to as the "Hamlet of Kathryn Conceptual Scheme", pursuant to Divisions 7 and 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 comprehensive framework to guide the evaluation of subsequent applications for redesignation and subdivision within all of Section 16-26-27-W4M and W ½ Section 15-26-27-W4M (lying south and east of the CNR railway), as shown on Schedule 'A' attached to and forming part of this Bylaw; and

WHEREAS a notice was published on Tuesday, August 7, 2007 and Tuesday, August 14, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, September 4, 2007; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692, Section 230 and Section 606 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 comprehensive framework to guide the evaluation of subsequent applications for redesignation and subdivision within all of Section 16-26-27-W4M and W ½ Section 15-26-27-W4M (lying south and east of the CNR railway), as shown on Schedule 'A' attached to and forming part of this Bylaw; and
2. This Bylaw shall come into effect upon the date of its third and final reading thereof.

Division: 6

File:

**06215002/06215003/06222002/06216004/06216003/06216002/06215005/06215007/6215008/06215009/
06216001/06216005/06216006/06216009/06216010/06216012/06216014/06216016/06216017/06216018
/06216019-2002-RV-279**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 31, 2007, on a motion by Councillor Boehlke.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday September 4, 2007 on a motion by Councillor Boehlke

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday September 4, 2007, on a motion by Councillor Neustaedter.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'
FORMING PART OF BYLAW C-6521-2007

A Land Use Concept and Policy Framework for all of Section 16-26-27-W4M and the W ½ Section 15-26-27-W4M (lying south and east of the CNR railway) comprising approximately ± 887 acres (± 359 ha).

Hamlet of Kathryn Conceptual Scheme

(West 1/2 Section 15-26-27-4 south of CNR Tracks & Section 16-26-27-4)

Approved by Council Sept 4, 2007

Municipal District of Rocky View No. 44
Planning and Community Services

Prepared for:
Municipal District of Rocky View No. 44
Department of Planning and Community Services

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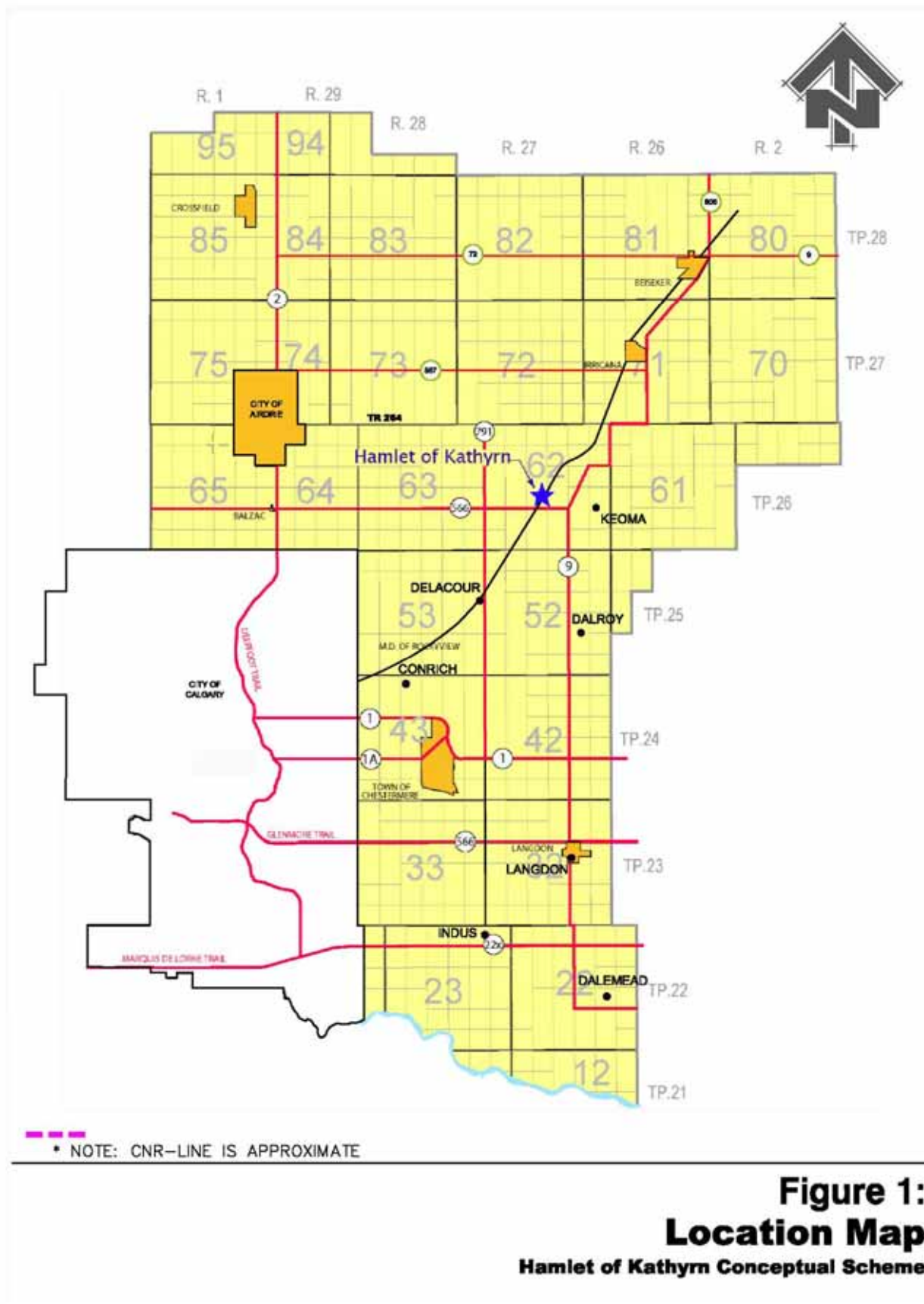
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1.0 INTRODUCTION

The Hamlet of Kathryn is located 14 kms northeast of the City of Calgary adjacent to Highway 566 along the extension of the CNR railway line that connects a series of communities. As shown in Figure 1.

Historically, the Hamlet of Kathryn functioned as a grain depot and rail access for the surrounding agricultural community. The Hamlet currently contains a community park, a few residential units, an elementary/middle school and a pre-school/daycare.

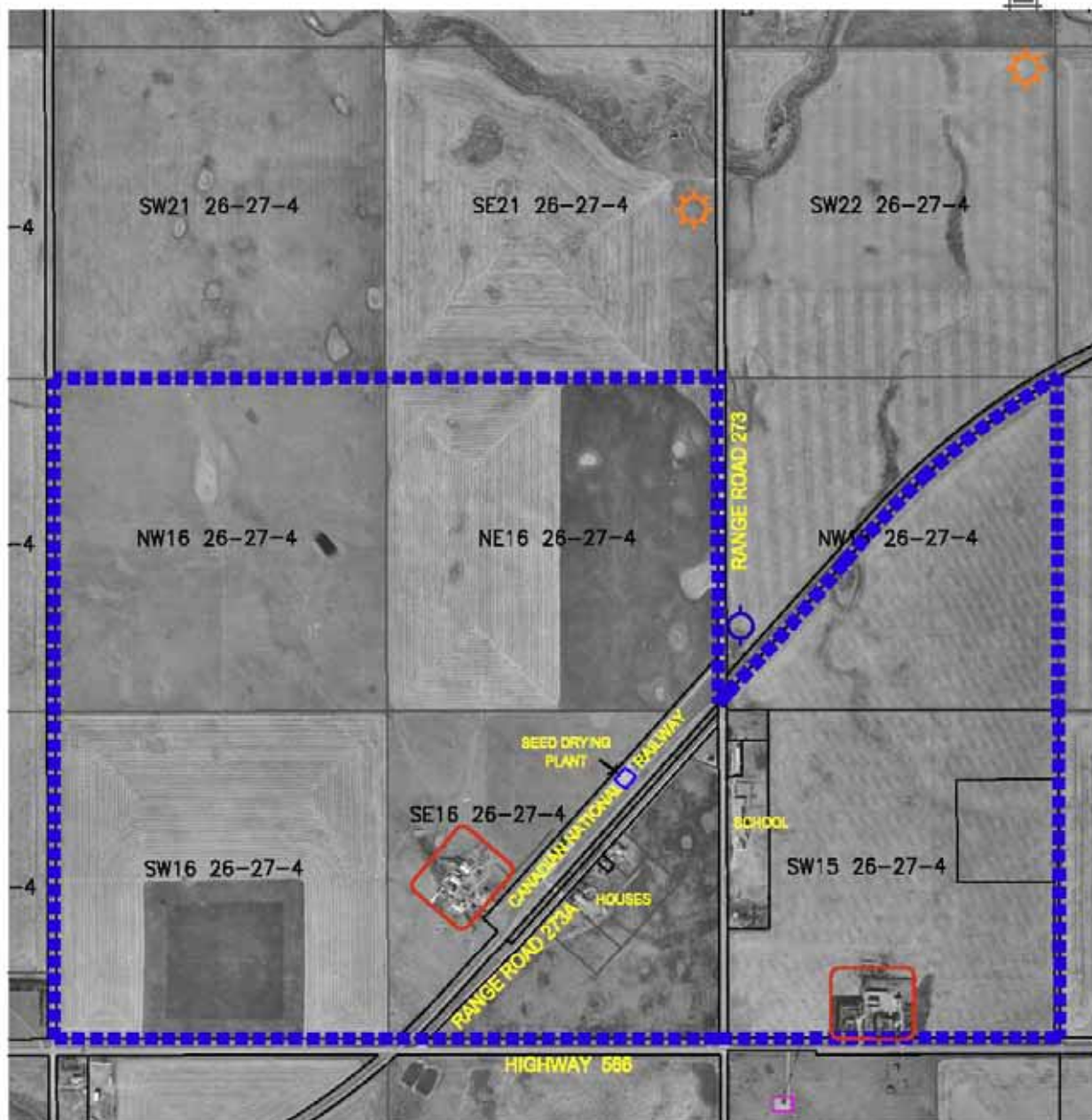
With the growth of the MD of Rocky View and the continued growth of the City of Calgary and its surrounding communities, there is interest in the revitalization and development of small communities within commuting distance to Calgary. The recent growth of the Hamlet of Langdon and the Town of Chestermere are examples of the interest in smaller more rural oriented communities.

The proximity of Kathryn to Calgary, developing industrial area in East Balzac, and the pursuit of regional servicing systems by the MD have provided a demand and opportunity to expand the Hamlet of Kathryn.

The Hamlet of Kathryn has an opportunity to be revitalized as a rural settlement and service node for the surrounding rural community. The site is ideally located to take advantage of existing infrastructure such as the transportation routes and the elementary/middle school facilities. The ability to add sustainable community elements will help create a unique community in which to live. The Hamlet of Kathryn Conceptual Scheme is the planning mechanism that will facilitate its further development.

1.1 Purpose of the Conceptual Scheme

The purpose of this Conceptual Scheme is to provide a comprehensive planning framework for the subject lands as illustrated in Figures 2 and 3. This Conceptual Scheme is a non-statutory planning document that is adopted via bylaw by the Council of the Municipal District of Rocky View No.44. It addresses planning and development issues such as generalized land uses, infrastructure provisions, environmental issues, traffic, and the impact of the development on surrounding land uses and surrounding communities. This Conceptual Scheme and its supplementary information provide clear and concise policy direction for the development of the subject lands including redevelopment of the existing hamlet.



LEGEND:

- ■ ■ ■ KATHYRN CONCEPTUAL SCHEME BOUNDARY
- HOMESTEAD SITE WITH BARNS AND OUT BUILDINGS
- SUPERCEDED WELL
- ⚙ NATURAL GAS WELL

- NATURAL GAS PIPELINE
- CELLULAR TOWER

Figure 2:
Existing Site Features
Hamlet of Kathryn Conceptual Scheme

1.2 History

At its meeting of April 29, 2003 the Municipal District of Rocky View Council considered and passed the following:

That Council request the Applicant (West Creek Developments) to pay the fee prescribed in the Master Rates Bylaw and prepare a Conceptual Scheme for the SE 16-26-27-4, SW 15-26-27-4, NW 15-26-27-4 and the SW 22-26-27-4 for the Municipality, to be adopted by bylaw as a prerequisite to Council considering a redesignation and subdivision application affecting the subject lands. As part of the Conceptual Scheme, the Applicant shall undertake to submit all technical studies required by the Municipality to review the proposed development and conduct at least one open house for landowners adjacent to the Conceptual Scheme Area prior to first reading. The Conceptual Scheme must include, but not be limited to, the following items:

General Matters

A description and evaluation of the following matters within the entire plan area:

- *natural resources;*
- *existing land use;*
- *ownership;*
- *existing development;*
- *topography;*
- *agricultural capability;*
- *soil;*
- *vegetation;*
- *environmental sensitivity and significance;*
- *geotechnical consideration;*
- *archaeological and historical consideration;*
- *existing utilities and transportation routes;*
- *adjacent land uses; and*
- *any other matters the Municipality requires to be investigated.*

Regional Matters

- *analysis of regional transportation network;*
- *regional servicing implication;*
- *regional socio-economic implication;*
- *the impacts of development on the surrounding agricultural area;*
- *the potential impact on the nearby urban municipalities of Beiseker and Irricana; and*
- *any other matters the Municipality requires to be included.*

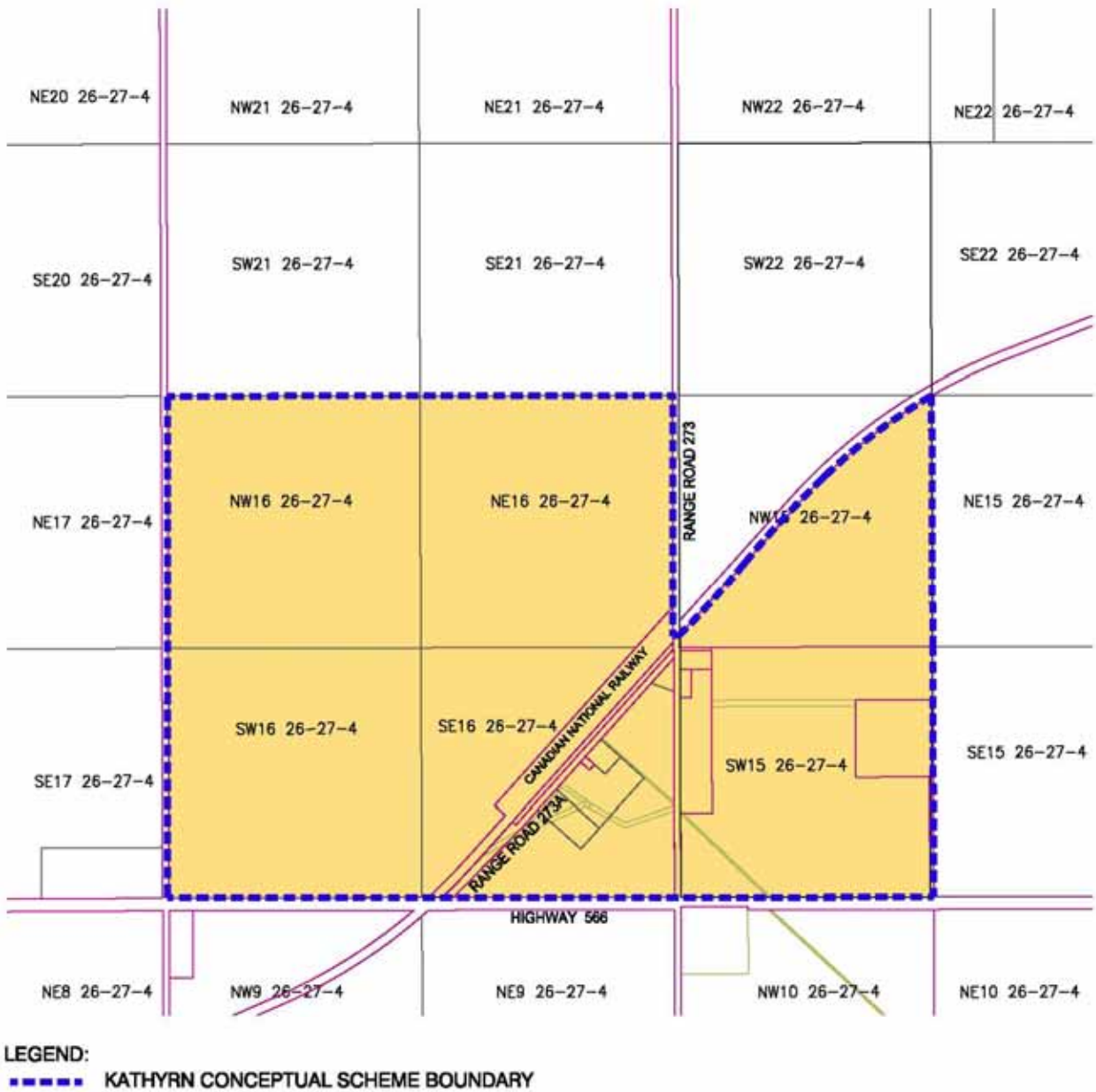


Figure 3:
Conceptual Scheme Boundary
Hamlet of Kathryn Conceptual Scheme

Residential and Infrastructure Area 1:

- *a future land use scenario;*
- *a scenario for the accommodation and/or integration of existing development;*
- *reserve areas (municipal/school/environmental);*
- *main transportation routes;*
- *provision or extension of utilities;*
- *anticipated improvements to existing infrastructure necessary to serve the future land use scenario;*
- *population densities and population projection;*
- *phasing of development;*
- *constraints to development;*
- *the capability of the land to support the proposed residential and infrastructure development;*
- *the impact the proposed residential development will have on adjacent lands, the natural environment, the local road system and its compatibility with the surrounding area and the rural character of the Municipality;*
- *the availability and adequacy of potable water supply and sewage disposal systems necessary to support the proposed residential development and the management of storm water;*
- *comprehensive subdivision design principles that result in innovative communities, efficient use of the land base, municipal infrastructure, public and private utility systems and on-site development opportunities; and*
- *any other matters the Municipality requires to be addressed.*

Policy Review Area 2:

The Developer shall establish a Stakeholders Group, which is to include the existing Hamlet residents and adjacent land owners, to discuss the following matters and include recommendations regarding these matters and the future of the Hamlet in the Conceptual Scheme:

- *provide for the orderly and economic development and redevelopment of the hamlet;*
- *provide a framework under which future subdivision, development and redevelopment proposals will be evaluated;*
- *provide for the orderly management of both the quantity and quality of subdivision and development for all land use categories;*
- *provide a strategy to stage and monitor development;*
- *provide for the expansion of future major transportation networks, utility servicing capabilities and their affect on development and redevelopment;*
- *identify areas that may be included in area structure and area redevelopment plans; and*
- *any other matters the Municipality requires to be addressed.*

This portion of the Conceptual Scheme may also address the matters referred to in Area 1 above in as they relate to future development of the Policy Review Area in order to provide direction regarding Hamlet redevelopment and expansion.

The Applicant is advised that circulation of the redesignation application will occur following receipt of the completed Conceptual Scheme and all proposed bylaws will be circulated concurrently.

The Applicant is further advised that preparation of a Conceptual Scheme is in no way to be construed as constituting any approval of the application.

1.3 Conceptual Scheme Objectives

This Conceptual Scheme shall:

1. Provide a planning and development framework for the subject lands;
2. Identify how planning and development issues will be resolved during the planning and development process;
3. Identify and describe the proposed infrastructure system;
4. Summarize community input and public participation initiatives that were taken as a part of the Conceptual Scheme preparation process.
5. Provide policy statements as the Developer's commitment detailing what will be undertaken during the development of this project.
6. Examine innovative development that is an efficient use of land.
7. Examine the importance of Hamlets to offer a wide range of community facilities for surrounding residents.
8. Examine the social impacts of the effects of expanding the existing historical community and impacts on adjacent lands, the natural environment, local road systems and it's compatibility with the surrounding area and rural character of the Municipality.
9. Examine the regional implications on surrounding communities and development.
10. Examine an orderly settlement pattern.
11. Examine Business/Commercial Development in relationship to the Hamlet and adjacent demands in the Municipality.

The Conceptual Scheme demonstrates the following points:

- Hamlet expansion is well suited to the Hamlet of Kathryn at Highway 566 and Range Road 273.
- The Municipal District of Rocky View in consideration of its Municipal Development Plan could support a development of this nature at this location.
- The development will have positive impacts on the existing residents and the existing

school.

- The development will be built on sustainable principles.
- The development will be high quality, sustainable and appropriate for creating a small rural settlement.

1.4 Definitions

“**Conceptual Scheme**” refers to this document. This document is a comprehensive planning and development framework that applies to the subject lands, in accordance with policy No. 644 of the Municipal District of Rocky View No. 44.

“**Municipal District, Municipal District of Rocky View, MD of Rocky View, MD, and/or Municipality**” refer to the Municipal District of Rocky View No. 44.

“**Council**” refers to the Council of the Municipal District of Rocky View No. 44.

“**Community**” refers to the Hamlet of Kathryn, the West Kathryn Lands.

“**Subject land(s)**” refers to the lands subject to the policies of this Conceptual Scheme, as shown on Figure 3.

“**Policy Area A & B**” refers to Residential and Infrastructure Area 1 as referenced in the Council motion and as shown on Figure 4.

“**Policy Area C**” refers to the Policy Review Area 2, referenced in the Council motion, as shown on Figure 4.

“**Concept Plan**” refers to the land use concept that has been developed and illustrated for the subject lands, as illustrated on Figure 9.

“**Developer**” refers to the Developer of the Community, West Creek Developments Ltd./ West Kathryn Developments Ltd., or any existing or future owner of lands within the Community.



Figure 4:
Policy Areas
Hamlet of Kathryn Conceptual Scheme

2.0 CONCEPTUAL SCHEME PLANNING AREA

2.1 Location

As illustrated in Figure 1, the subject lands are located north of Provincial Highway 566 and include Range Roads 273 and 273A.

2.2 Policy Areas

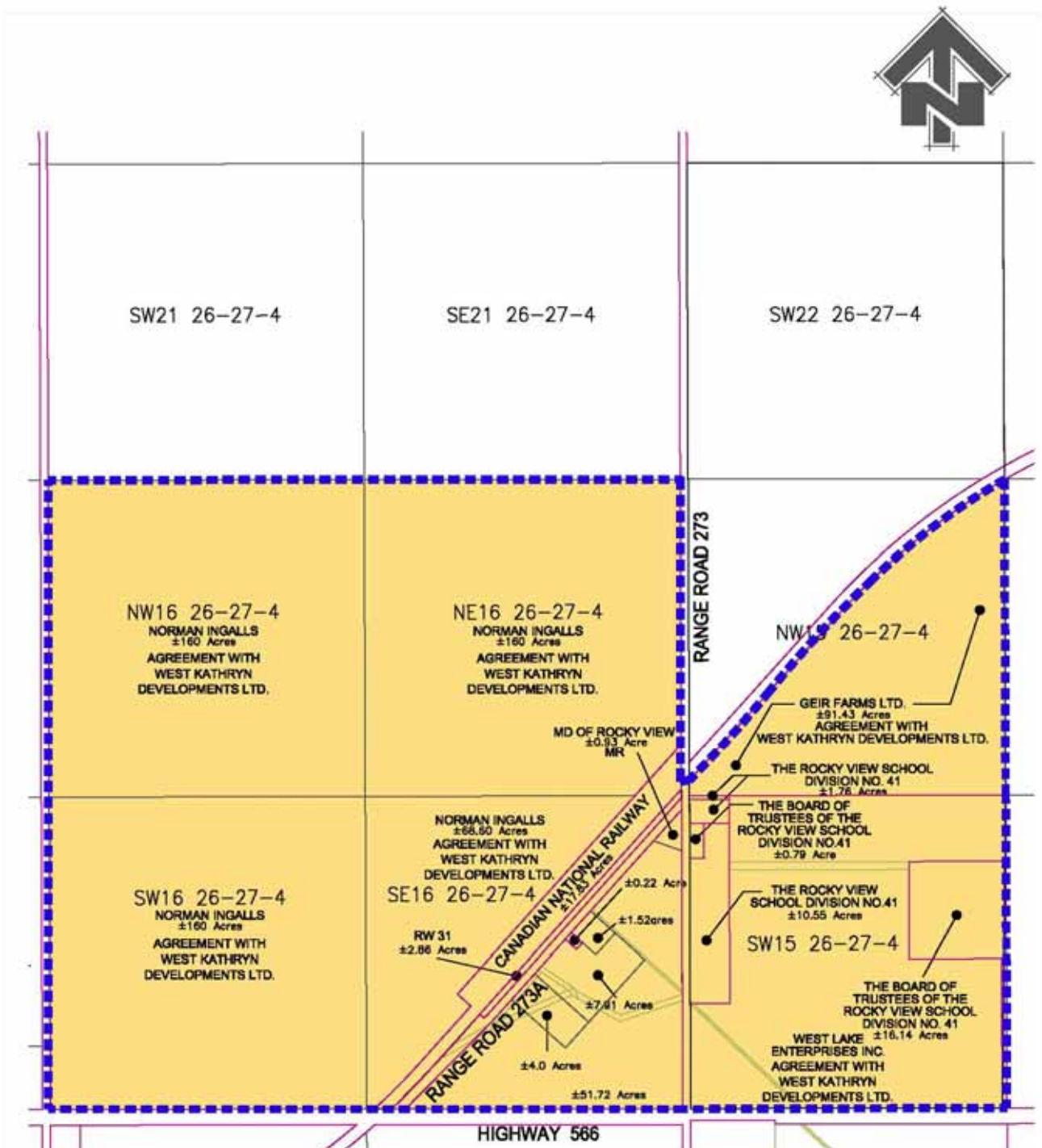
The Conceptual Scheme has been divided into three Policy Areas as illustrated on Figure 4 and detailed in the table below.

Table 1: Policy Areas

Policy Area "A"	Area (acres)	Area (hectares)	Current Use
Policy Area "A"	249.4	101.7	Kathryn School, community centre building, farmstead, agricultural land
Policy Area "B"	566.4	229.2	CNR rail line, farmstead, agricultural land
Policy Area "C"	69.1	28.0	Existing houses, Kathryn pre-school/daycare, subdivided parcels, vacant strip adjacent to

2.3 Ownership

The Developer has entered into agreements to purchase lands in the West 1/2 of section 15-26-27-4 and in Section 16-26-27-4. The current owners of these properties have consented to the inclusion of their lands in this Conceptual Scheme. See Figure 5. The specific ownership of some lands within the Conceptual Scheme Planning Area has been left out of the table to protect the identity of these owners. The ownership is listed below:



LEGEND:

■■■■■ KATHRYN CONCEPTUAL SCHEME BOUNDARY

Figure 5:
Ownership and Legal Descriptions
Hamlet of Kathryn Conceptual Scheme

Table 2: Ownership

Policy Area "A"	Area (acres)	Policy Area "B"	Area (acres)	Policy Area "C"	Area (acres)
West Lake Enterprises Inc	128.8	Norman Ingalls	548.6	Block 1, Lot 1 Plan 991 0588	1.5
Geier Farms Ltd	91.4	CNR	17.8	Block 1, Lot 2 Plan 991 0588	7.9
The Rocky View School Division No. 41	12.3			Block 1, Lot 3 Plan 991 0588	4.0
The Board of Trustees of the Rocky View School Division No. 41	16.9			Block A, Plan 1506 HP	0.2
				Block 1, Lot 4 MR Plan 991 0588	0.9
				Block 1, Lot 5 MR Plan 991 0588	51.7
				RW31, Portion of RV1089	2.9
TOTAL (Policy Area A)	249.4	TOTAL (Policy Area B)	566.4	TOTAL (Policy Area C)	69.1

** Note: Policy Areas do not include Roadway Areas; all areas in this table are approximate.*

2.3.1 Policy

Minor variations to map boundaries and land areas at subsequent planning stages (e.g. land use redesignation and/or development permit) shall not require an amendment to this Conceptual Scheme.

2.4 Legal Descriptions

The following lands are located within the Policy Area:

Policy Area A - West half of Section 15-26-27-4 south of the CNR line;

Policy Area B - Section 16-26-27-4 west of the railway line;

Policy Area C - Portion of SE 16-26-27-4 east of the railway line (existing Hamlet boundary).

The existing Hamlet boundary includes portions of lands in all three Policy Areas, however, the Hamlet is primarily in Policy Area C, as shown on Figures 4 and 6.

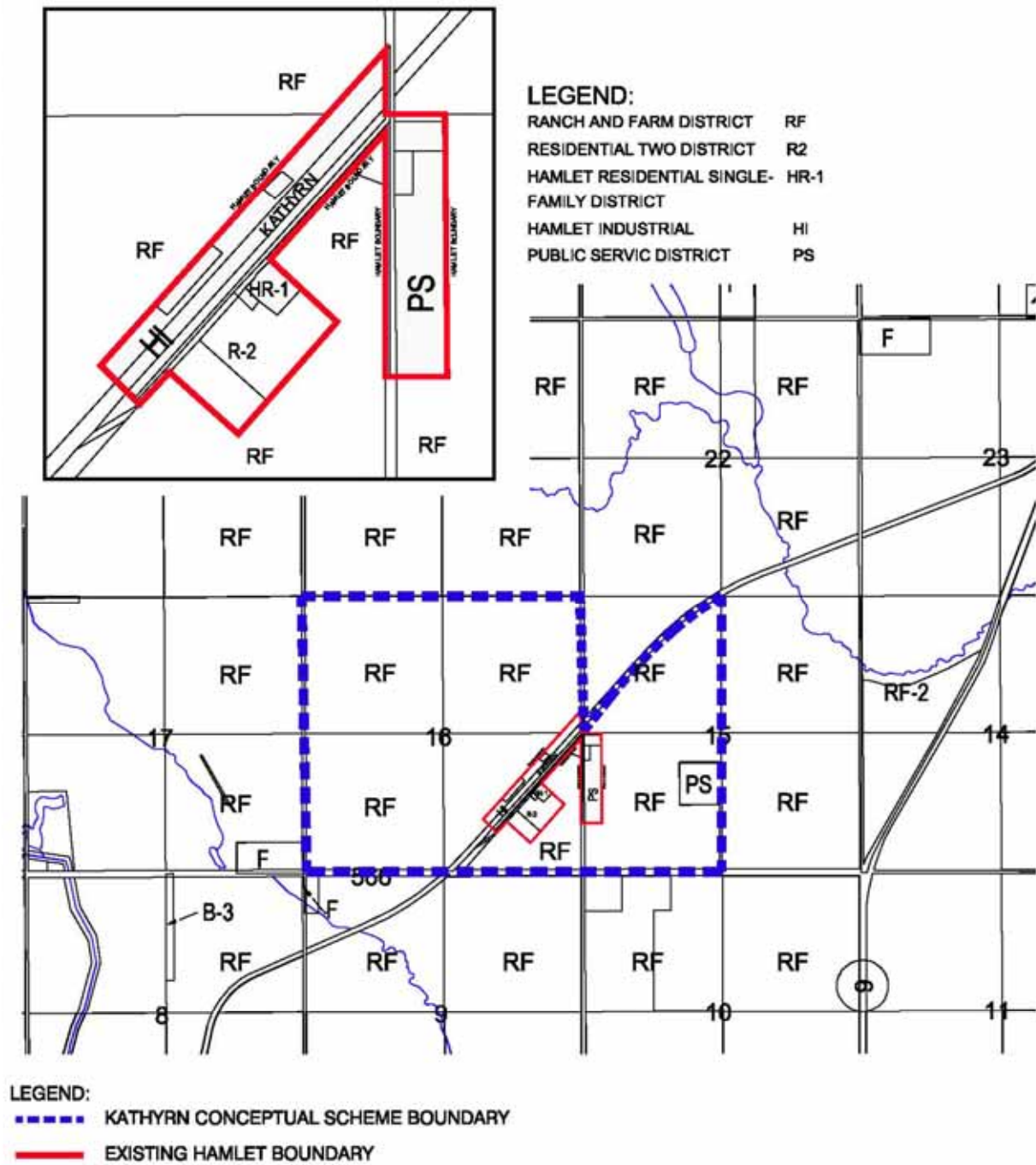


Figure 6:
Adjacent Land Uses
Hamlet of Kathryn Conceptual Scheme

2.5 Existing Land Use Designations

The subject lands are currently designated as RF (Ranch & Farm District), R-2 (Residential Two District), HR-1 (Hamlet Residential Single Family District), HI (Hamlet Industrial District) and PS (Public Services District) in the Municipal District of Rocky View Land Use Bylaw C-4841-97. See Figure 6.

Policy Area A is designated Ranch and Farm District (RF) with the exception of the Kathryn School site and its associated septic field which are designated Public Service.

Policy Area B is designated Ranch and Farm District (RF) with exception of CN Railway which is designated Hamlet land.

Policy Area C contains the existing Hamlet of Kathryn and a variety of land uses. Some of the lands are designated Hamlet Residential District One (HR-1) while others are designated Residential Two (R-2). The remainder of the land in this section is designated Ranch and Farm (RF) excluding the rail line and adjacent narrow parcel which is designated (HI). See Figure 6.

2.6 Site Features

2.6.1 General Site Description

The lands are generally flat with moderate slopes towards the northeast. The lands present no impediments to road, infrastructure or building construction.

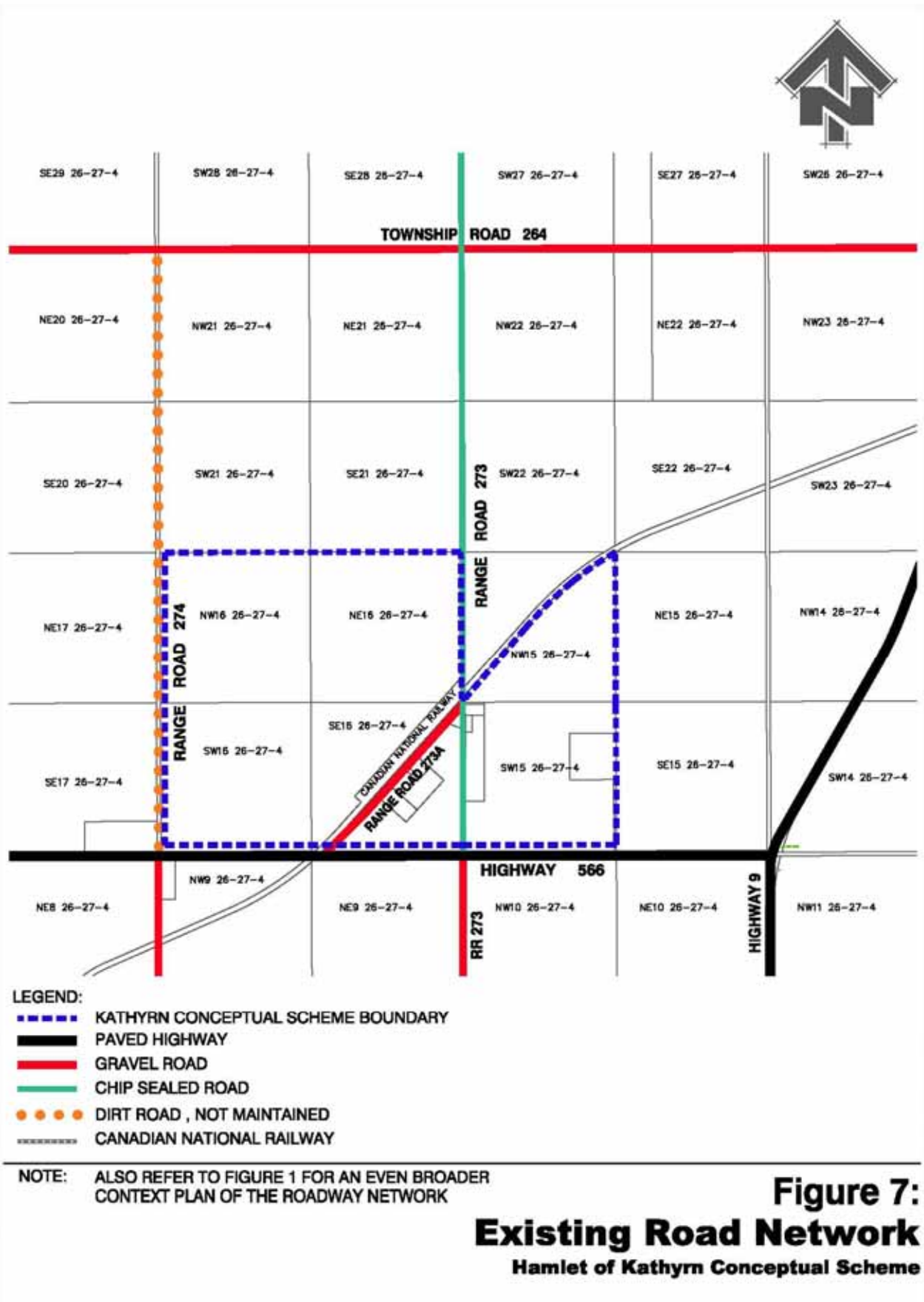
2.6.2 Existing Transportation

The existing road network servicing the Hamlet of Kathryn includes roads both within and beyond the boundaries of the Conceptual Scheme. See Figure 7.

Highway 566 is a paved east/west Highway that bounds the Kathryn Conceptual Scheme area to the south and is under Alberta Infrastructure and Transportation jurisdiction.

Highway 566 intersects Highway 2 at a grade-separated interchange approximately 21 km west of Kathryn. See Figure 1. Highway 2 provides direct access to the City of Airdrie, which is approximately 3.2 km north of Highway 566, and the City of Calgary which is approximately 3.2 km south of Highway 566.

Highway 9 is a paved north/south Highway that intersects Highway 1 (the Trans-Canada Highway) approximately 19 km south of Highway 566, and 16 km east of Calgary. See Figure 1. Highway 9 provides access north to Irricana and Beiseker. At Beiseker, Highway 9 intersects Highway 72,



providing access to Drumheller to the east and Highway 2 south of Crossfield to the west.

Range Road 273A, a gravel road maintained by the MD of Rocky View, runs parallel to the CNR line and intersects Highway 566 east of the CNR Line. See Figure 7. It intersects Range Road 273 approximately 800 metres north of Highway 566.

Range Road 273 is a chip sealed road, maintained by the MD that runs north to south, bisecting the Conceptual Scheme Area. See Figure 7. Range Road 273 provides access to the existing Kathryn School, which is located on the east side of Range Road 273. An approximate 450 metre long school zone runs adjacent to the Kathryn School along Range Road 273. North of the CNR tracks, Range Road 273 provides access to local farms, intersecting Township Road 264 approximately 3.2 km north of Highway 566.

2.6.3 Existing Water and Sanitary Sewer Servicing

Potable water for the existing homes is from a groundwater source. The quality and quantity of groundwater in the Hamlet of Kathryn has been expressed by existing residents as being poor with some residents bringing in drinking water supplies. The Kathryn School obtains its potable water from a well. Sanitary sewage for the existing school house is provided by on-site septic tank and tile field systems. The Kathryn School is currently unable to treat and dispose of sewage effluent on-site and must truck its sewage to an off-site treatment facility.

2.6.4 Existing Land Uses

Policy Area "A"

The northwest portion of SW ¼ 15-26-27-W4M contains the Kathryn school site. This school serves the rural population from Kindergarten to Grade 8, serving a catchment area that includes the Kathryn/Beisker area. The school catchment area map, as prepared by the Rocky View School Division to illustrate the school's existing service area, is included in the Supporting Information section. In addition to the main school building there is a large quonset and two small accessory buildings as well as playground facilities and sports fields. A farmstead with a residence and related accessory buildings is located on the balance of the ¼ section adjacent to Highway 566. The remaining portions of land within this ¼ section are under agricultural crop production. See Figure 2.

Policy Area "B"

Policy Area B contains a farmstead with land under agricultural crop production. To the west of the railway tracks is the former site of the grain elevator and grain/seed drying facility. The facility is located on CN land. See Figure 2.

Policy Area "C"

The SE ¼ 16-26-27-4 contains five residences to the east of the railway tracks and a building used as a pre-school/daycare. The remainder of this area is under agricultural crop production. See Figure 2.

2.6.5 Topography

Policy Area "A" and "B" contain moderate topography with a general slope from southwest to north and northeast. Policy Area "C" also contains moderately sloping topography with a general slope from west to east. This slope runs toward the tributary of Crossfield Creek and the ravine that bisects lands adjacent to but outside the Plan Area to the north, as shown on the airphoto in Figure 2.

2.6.6 Soil/Geotechnical Considerations

A geotechnical review of the lands within the Plan Area was conducted by Almor Testing Services Ltd on March 14, 2002. This study determined that there are no slopes within this area for development that would require stability analysis. Overall the site subsoil and groundwater conditions indicate residential subdivision development is feasible from a geotechnical perspective. The Almor geotechnical assessment letter is included in the Supporting Information.

2.6.7 Vegetation

Extensive agricultural practices and human activity over many years has affected the landscape. There are no significant stands of trees with the exception of a row of mature trees adjacent to the Kathryn School. The majority of the remaining areas have agriculture associated vegetation or urban related vegetation.

2.6.8 Agricultural Capacity

According to the Alberta Research Council, Soil Survey of the Calgary Urban Perimeter, the subject lands contain a combination of Class 1 and Class 2 soils. Approximately one third of the subject lands are classified as Class 1 and considered very good for crop production with few limitations. Two thirds of the land is classified as Class 2 containing moderate limitations that restrict the range of crops or require moderate conservation practices. Its subclass "x" is comprised of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

2.6.9 Environmental Significance and Sensitivities

URSUS Ecosystem Management Ltd was retained by the Developer in May 2004 to provide a

Biophysical Impact Assessment for Policy Areas "A" and "B". The assessment concludes that the study area is not significant for regional or local wildlife movement and that development would not impact species at risk. The Executive Summary has been included in the Supporting Information section.

2.6.10 Archaeological and Historical Considerations

In October 2003 a letter and site plan was sent to Alberta Community Development - Heritage Resources Management. In a letter dated October 30, 2003, Alberta Community Development indicated that: *"A Historical Resources Impact Assessment is not necessary for this project."*

This letter is included in the Appendix.

2.6.11 Environmental Site Assessment

In September 2003, Base Property Consultants Ltd. was retained by the Developer to provide a Level One Environmental Site Assessment for Policy Area "A" and the SE 16-26-27-9 within Policy Area "B". See Figure 4 for the location of Policy Areas "A" and "B". The Executive Summary has been included in the Supporting Information section.

The assessment indicates that;

- a) Because of the age of some of the buildings on the two homestead sites, it is possible that regulated substances such as asbestos construction materials, fluorescent light fixtures, PCB's and lead based paint may be present. The assessment indicates that demolition of the buildings for development, regulated substances should be tested for and proper care and attention taken when handling and disposing of any such materials found.
- b) Water wells and septic systems service the two homesteads. The assessment indicates that upon development, they will have to be reclaimed in an appropriate manner.
- c) Stained soils were observed under AST's (Above Ground Storage Tanks), under a fuel oil barrel on the Policy Area "A" homestead and beside barrels partially full of unknown liquids on the homestead Policy Area "B". The assessment indicates that these substances should be dealt with prior to development.

Policy 2.6.11

The Owner shall prepare an Environmental Site Assessment as a condition to any subdivision affecting lands within the Policy area to the satisfaction of Alberta Environment, Calgary Health Region, and the Municipality. Any required remediation shall also be completed to the satisfaction of Alberta Environment, Calgary Health Region, and the Municipality.

2.6.12 Gas Wells, Pipelines and Cellular Towers

Two sweet gas wells are located north of the CN line. The Alberta Energy and Utility Board (AEUB) recommends 100m setbacks of residential development or schools from these gas wells. No residential development is contemplated within 100m of these wells so no development restrictions are necessary. See Figure 2.

One sweet gas pipelines exists within the Conceptual Scheme boundary. The gas line is located in the southwest portion of Policy Area "A" and the central portion of Policy Area "C". This pipeline will need to be realigned to efficiently accommodate residential development in these areas. See Figure 2.

A cellular tower is located outside the Conceptual Scheme Area in NW10-26-27-4. See Figure 2.

Policy 2.6.12

All existing pipeline rights-of-ways and utility easements shall be considered when detailing tentative plans of subdivision within the Plan area. Any utility conflicts shall be the responsibility of the Developer to reconcile.

3.0 COMMUNITY PLANNING

3.1 The Vision

The Developer envisions the Hamlet of Kathryn as one of the MD of Rocky View's most exciting and unique hamlets. Residential housing options, main street commercial, school and community facilities, integrated pathway systems, light business/industrial development and regional servicing all provide the opportunity for a self-sustaining and highly livable hamlet. The vision is to create a small community in a rural setting that appeals to all age groups with differing housing and social needs. See images of the vision on Figure 8.

The expanded Hamlet of Kathryn will reinforce the MD's commitment to make the MD "a vibrant and desirable community in which to live and conduct business" by making this Hamlet an integral part of the municipal settlement pattern and providing a community focus for rural residents in the area. Further development of the Hamlet of Kathryn will open up its status as a service centre while offering a wider range of community facilities for surrounding residents.

The Hamlet is envisioned as an attractive urban settlement surrounded by agricultural land where children can play safely and grow up in a small community. The location supports a country, historical small town or ranch architectural theme. The envisioned building typology is one of houses with porches, gabled roofs, deep set eaves and large windows. The style would emphasize openness with an efficient use of space. Overall, the Hamlet will be architecturally controlled by the developer(s).

The Kathryn community is designed with consideration of the existing roads, houses and rail line. It will be a sustainable development that fosters a sense of community with mixed use and community opportunities. Community 'hubs' or nodes are envisioned within each Policy Area where residents will have the opportunities of schools, play areas, community facilities, and commercial uses. Kathryn will be a community which will offer a diversity of housing types to enable people to remain in the community to live, work and play throughout their life cycle. Each policy area is unique and will offer different 'places' or amenity nodes or hubs that will all help to create a vital and interesting community. Policy Area A contains the existing Kathryn School, Policy Area B will have a Main Street and higher density residential component and Policy Area C contains the existing Hamlet and a historical connection to the sense of place that Kathryn is today.

3.2 Population Projections

Policy Area "A" is proposed to have approximately 550 - 650 dwellings, comprising single family, semi-detached and multi-family or attached homes, with an associated population of approximately 1650 - 1950 people.



**Figure 8:
Vision Images
Hamlet of Kathryn Conceptual Scheme**

If Policy Area “B” was to be developed at the same density as Policy Area “A”, it could contain approximately 1100 - 1,300 dwellings, assuming the same housing mix as Policy Area A, with a population of approximately 3400 -3900 people. The provision of higher concentration of multi-family dwellings in this area will be explored by the developer in consultation with the Municipality as part of the detailed Concept and Development Plan for Policy Area “B”. This has the potential to increase the number of dwellings and population of Policy Area “B”.

If Policy Area “C” was also developed at the same density as Policy Area “A”, it could contain approximately 170 - 200 homes with a population of approximately 525 - 600 people. The detail of the number of dwellings and population will be addressed as part of the Concept and Development Plan for Policy Area “C”.

The above assumptions and projections of dwellings and populations are presented to provide a context and scale for the Conceptual Scheme Plan Areas. They are not presented to fix the development opportunity for the three policy areas. Details of the number of dwellings and population will be established as part of each Policy Area Land Use Concept and Development Plan.

3.3 A Sustainable and Innovative Community

Council has directed the Developer to consider comprehensive subdivision design principles that will result in an innovative community. Smart development directs development towards communities already serviced by infrastructure. The Hamlet of Kathryn has rail services, roadways and existing public facilities. The potential to utilize these qualities and add to the existing infrastructure offers opportunities for re-development.

With commitment from the Developer, and a framework for innovative community planning, the Hamlet of Kathryn has the potential to become a unique rural community in the heart of the MD of Rocky View.

The following principles shall apply to the design for the entire plan area;

1. Sustainable Principles and Smart Development
Sustainable and smart development principles suggest that communities grow in ways that support economic development and jobs, create strong neighbourhoods with a range of housing, commercial and transportation options, and achieve a healthy, clean and safe environment.
2. Mix of Land Uses
A mix of land uses is critical to ensure great places in which to live, work and play. The practice of separating land uses was originally intended to protect residential areas from polluting industries and businesses. However, new environmental

technologies have made business/industrial uses much cleaner, and have lessened the requirements for separation distances. The Developer understands that a small, successful settlement should plan for a diverse mix of uses where houses, pathways, public spaces, amenities and places of work provide opportunities for people with a community to meet and interact.

3. Housing Opportunities and Choices

Sustainable and diverse communities allow for a full range of housing choices. Providing housing types and growth potential for residents at all stages in their lifecycle and for people of varying income levels is essential for providing a vital and sustainable community. A variety of housing forms ranging from single & semi-detached dwellings to townhouses and multi-family dwellings for seniors, empty nesters and others are proposed within the community of Kathryn.

4. A Walkable Community

In the past 50 years, dispersed development patterns have led to the increased reliance on the automobile and the elimination of walkable communities. Sidewalks do not themselves induce walking. Walking is encouraged by providing walkable distances to local amenities and attractive pathways or non-street connection routes. The benefits of 'walkable communities' include lower transportation costs, improved health and fitness, and stronger communities through improved social interaction. The Developer proposes a sidewalk and community pathway system that is both safe and efficient for residents. Shops, office, public facilities and other non-residential uses are destination and community assets. The Developer proposes a main street that will encourage pedestrians to linger, walk and feel part of the community. Main Street design guidelines will be established as part of the development plan for Policy Area "B" to promote a vibrant amenity area.

5. A Strong Sense of Place

The Kathryn Conceptual Scheme offers opportunities to define 'places' or 'hubs' within the Hamlet that foster special environments and allow for a fully-rounded community.

Community amenities such as schools, playfields, playgrounds, public walking trails, and community facilities such as libraries and recreation facilities create focal points and locations of public interaction and public pride. These amenities are essential for creating a sense of place. These public amenities should be treated with high quality detail and elements that foster pride and ownership.

Policy 3.3.1

Development within each policy area shall demonstrate application of Smart Development Principles that implement land use and subdivision concepts that

create strong neighbourhoods with a range of housing, a mix of land uses, efficient transportation and utility servicing options, local economic development, open space connectivity and a healthy, clean and safe environment.

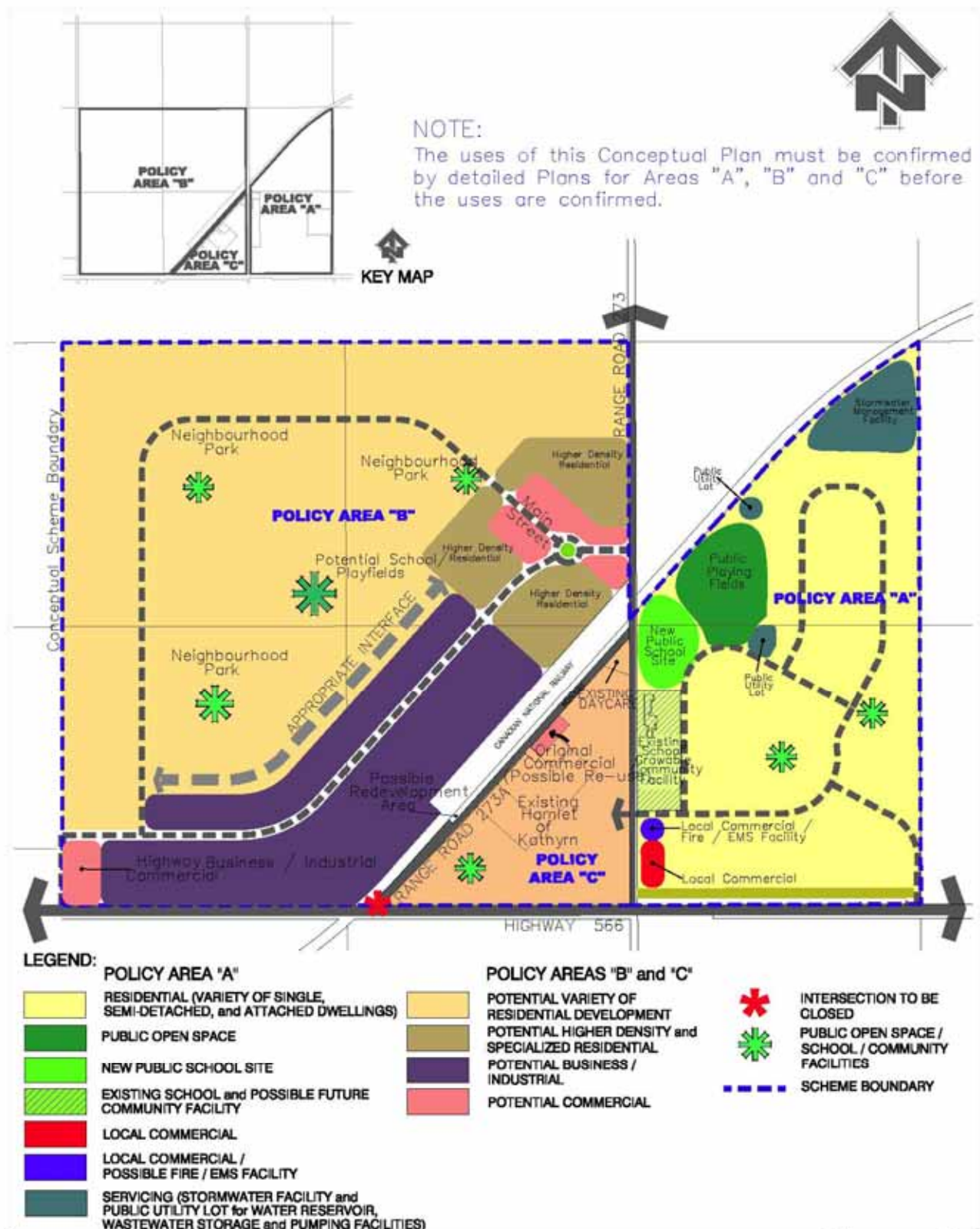


Figure 9:
Generalized Land Use Concept Plan
Hamlet of Kathryn Conceptual Scheme

3.4 Residential Development

The Conceptual Scheme area is divided into three neighbourhoods, Policy Areas A,B and C, based on the existing roadways and land ownership patterns.

Two objectives for the residential portions of the Concept Scheme are as follows:

1. To facilitate high quality residential development within a comprehensive neighborhood design which creates a safe and livable environment for residents.
2. To facilitate new development which builds on existing transportation, school and recreation facilities and can ultimately connect into regional services.

Policy 3.4.1

The predominant land use within the combined areas of Policy Areas “A”, “B” and “C” is residential.

Policy 3.4.2

A mix of residential development forms will be considered. The specific forms and locations of those forms will be established as part of the Land Use Concept and Development Plans for each Policy Area.

3.5 Community Services, Schools and Parks

An existing school and play fields already exist within the Hamlet. Community amenities from school sites with playfields to neighbourhood parks, sites for community facilities and pathways will be established into detailed plans of each policy area. The community is designed so that adults and children can travel to recreational uses efficiently, safely and enjoyably on sidewalks and pathways without relying on vehicles.

School sites, community parks and community facility sites will be designed to create community focal areas, outdoor gathering places for events and general recreational use.

The Rocky View School Division indicates that a new school will eventually be needed to accommodate the future growth of Kathryn and area. A new school site has been added next to the existing school to increase the flexibility and opportunities for school recreation and community uses in this focal point within the community. Opportunity for re-use of the existing Kathryn school will be discussed at the time of new school construction between the Rocky View School Division, the MD of Rocky View and the developer of Policy Area A. At that time, community needs will be assessed and opportunities for re-use of the existing school will be discussed.

As development occurs in Kathryn and the surrounding region, the Municipality will give

greater attention to the provision of other community services in this portion of the Municipality. Sites for these services will be given consideration for incorporation into the detailed plans for each Policy Area.

Policy 3.5.1

A variety of open spaces offering recreation and social opportunities shall be established for the entire Conceptual Scheme Area. Each individual Policy Area may include one or more components of the overall open space walkway network.

Policy 3.5.2

A comprehensive pathway system shall be incorporated into the Conceptual Scheme Area to link the residents to open space opportunities.

Policy 3.5.3

An efficient and safe pedestrian crossing of the CN rail line shall be established as a component to the land use concept and development plan for Policy Area "B", to the satisfaction of CNR and the MD of RockyView.

Policy 3.5.4

An appropriate buffer or fencing shall be established between the railway line and adjacent land uses to ensure public safety, to the satisfaction of CNR and the MD of Rocky View.

Policy 3.5.5

Land for expansion of the existing Kathryn school site shall be provided within Policy Area 'A'.

Policy 3.5.6

Land for the provision of library and other community services may be considered by the Municipality for incorporation into subdivision plans within The Conceptual Scheme Area.

Policy 3.5.7

Discussions between the Municipality and the Rocky View School Division about the re-use of the Kathryn School for community purposes will occur at the time a new school is considered by the Rocky View School Division.

3.6 Police, Fire and Ambulance Services

As development occurs in Kathryn and the surrounding region, the Municipality will give greater attention to the provision of police, fire and ambulance services in this portion of the Municipality. Sites for these emergency and protective services will be given consideration for incorporation into the detailed plans for each Policy Area.

Policy 3.6.1

Potable water service for fire protection should provide sufficient water pressure to accommodate urban levels of fire suppression.

Policy 3.6.2

The possible inclusion of an Emergency and Protective Services site will be discussed between the Developer and the Municipality as part of the planning for each Policy Area.

3.7 Commercial and Business/Industrial Development

Residential development will enhance the Hamlet of Kathryn while the ultimate addition of commercial and business/industrial uses will allow the Hamlet to be self-sustaining.

Business/industrial uses assist in creating a small rural settlement where residents can work as well as live and play. The railway line is an attraction to future industrial users which is to be utilized in the plan.

It is anticipated that some residents will work in Calgary or the rapidly expanding Balzac industrial and commercial area in the MD of Rocky View and make the drive daily. However, the objective of the Plan is to create a rural oriented settlement in which residents also have the option of working locally.

Policy 3.7.1

A pedestrian oriented "mainstreet" commercial area following the traditional Alberta "small town design" will be considered in the Conceptual Scheme Area that will provide goods and services to the Hamlet residents. A traditional pedestrian oriented "mainstreet" commercial area with wide sidewalks and smaller scale retail uses is envisioned. This can only be developed after a critical number of existing residents live in Kathryn. Convenience oriented local commercial and highway commercial sites also may be provided within the Conceptual Scheme Area to serve the demand.

Policy 3.7.2

An initial convenience oriented, highway commercial area shall be established in Policy Area 'A' at the intersection of Highway 566 and Range Road 273. Ultimately a larger highway oriented commercial area adjacent to the business/industrial area shall be established in Policy Area 'B' to serve the residents of the Hamlet and surrounding area as well as the users of Highway 566.

Policy 3.7.3

Commercial or community uses may eventually be provided within the existing Kathryn School in Policy Area 'A' if and when the building ceases to be used by the School Board as a school.

3.8 Utility and Transportation Infrastructure

The Hamlet of Kathryn is envisioned as a small urban-like settlement in a rural area built on sustainable planning principles. Along with local businesses and employment opportunities, the development will also have piped water and sanitary sewer facilities.

The current quality and quantity of groundwater has been expressed by residents as being poor. Some residents are bringing in drinking water supplies. The provision of potable water by a licensed water supplier not only provides new residents with an appropriate water supply, but provides the opportunity for a new water source for existing homes and the school in Kathryn.

In accordance with a Master Drainage Plan prepared for the area, stormwater can be conveyed by overland drainage swales and the internal road network.

Wastewater can be collected in an onsite gravity collection system and directed to a sewage lift station. From this point it can be sent in a force main to the East Rocky View Wastewater Transmission Main.

The local roadway system can connect into the regional roadway network accessed by Highway 566 and Range Road 273.

Highway 566 is classified as a future multi-lane highway, with at least two lanes of traffic in each direction. As noted by Alberta Infrastructure and Transportation, this highway classification represents high volume commuter traffic, and access to this classification of highway is restricted to public road intersections, with a 1.6 km (or greater) spacing. Permanent full turns access for this Conceptual Scheme area should be restricted to the existing public road intersections at Range Roads 273 and 274.

Policy 3.8.1

Plans for the provision of a licensed water network, a wastewater network connecting to the East Rocky View wastewater transmission main and the transmission of stormwater to a stormwater facility(s) with the Plan Area, shall be completed as part of the detailed engineering drawing and subdivision plan process for each Policy Area to the satisfaction of the Municipality and Alberta Environment.

Policy 3.8.2

The Municipality shall consider entering into an Infrastructure Cost Recovery Agreement with the developer(s) within Policy Areas Band C to allocate a proportionate reimbursement of costs associated with the infrastructure development in Policy Area A providing benefit to Policy Areas B and C. The Municipal Infrastructure Cost Recovery Policy shall be applied to development in Policy Areas B and C as it pertains to the proportional recovery of monies spent by the Owner of Policy Area A to construct

Municipal infrastructure, all to the satisfaction of the Municipality.

Policy 3.8.3

Future roadways will provide for the safe and efficient movement of traffic in accordance with the short and long-term goals of the Municipal District and Alberta Infrastructure and Transportation and CNR.

Policy 3.8.4

At such time local development warrants, the intersection of Range Road 273A and Highway 566 will be closed to reduce the shortcutting traffic on this gravel road past the existing residents and rationalize safe intersection locations on Highway 566, to the satisfaction of Alberta Infrastructure and Transportation and the Municipality.

Policy 3.8.5

An internal roadway system with sidewalks, curbs, gutters and asphalt roads is to be established that is safe for both local traffic and for external traffic accessing the commercial, business, industrial uses and public facility uses to the satisfaction of the Municipality.

Policy 3.8.6

To ensure that Highway 566 can be developed as a future multi-lane highway, full turns access to it will be restricted to the existing public road intersections at Range Road 273 and Range Road 274.

Policy 3.8.7

A gated emergency access is will be built in Policy Area "A" between Range Road 273 and the east boundary of Policy Area "A". The design of this access shall be to the satisfaction of Alberta Infrastructure and Transportation and the MD of Rocky View.

Policy 3.8.8

Provision should be made in future subdivision plans for a road widening adjacent to Highway 566 to allow a grade separation of the CNR tracks when Highway 566 is multi-laned.

Policy 3.8.9

Since Alberta Infrastructure and Transportation does not want any full turns access between Highway 9 and Range Road 273, the opportunity for access from Policy Area "A" to the lands to the east of the Conceptual Scheme area should be made available in subdivision plans in case the Municipal District decides that it would be desirable to have future expansion of the Hamlet go east after development within this Conceptual Scheme area is built out.

Policy 3.8.10

To ensure a safe and attractive Hamlet environment, noise attenuation and visual

screening in the form of berms, screening, and/or fencing shall be built by the developer adjacent to Highway 566 to the satisfaction of the Municipality and Alberta Infrastructure and Transportation.

3.9 Development Phasing

Development is intended to progress in phases. An immediate development threshold is required to enable the provision of water, sanitary sewage and transportation upgrades. A detailed Land Use Concept and Development Plan for Policy Area 'A' is appended to this Conceptual.

Subsequent development for Policy Area "B" and Policy Area "C", although very generally illustrated in Figure 9, will require more detailed analysis and planning before development can occur. Once development is desired for these planning areas, Conceptual Scheme amendments can be prepared similar to Appendix "A" which has been prepared for Policy Area "A" and appended to this Plan.

Policy 3.9

Each plan area must have its own land use concept and development plan adopted by Council and appended to this Conceptual Scheme.

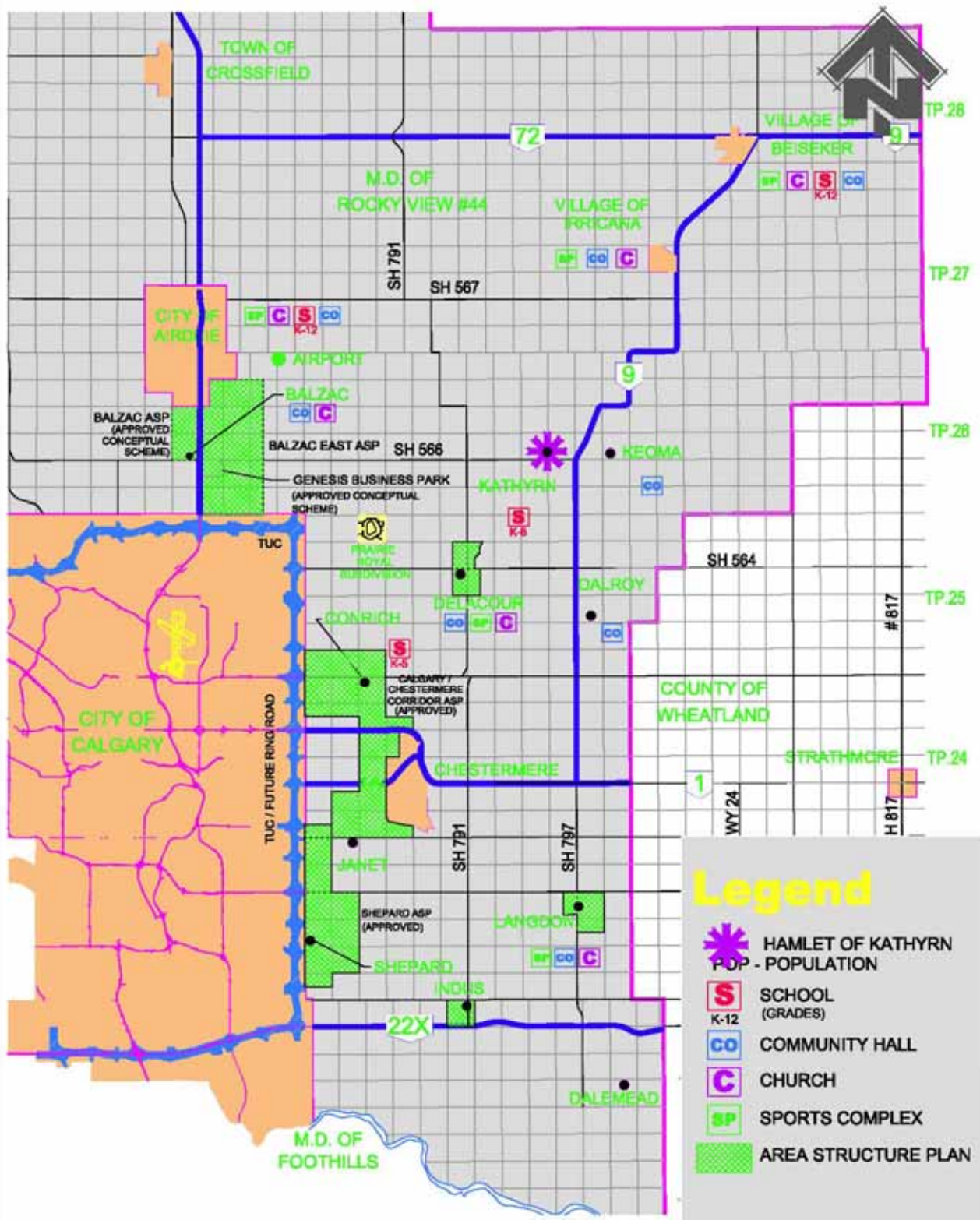


Figure 10:
Regional Context
Hamlet of Kathryn Conceptual Scheme

4.0 REGIONAL PLANNING CONTEXT

The Hamlet of Kathryn has ideal redevelopment potential in the MD of Rocky View given its location along a major transportation corridor, its proximity to employment opportunities in Balzac and Calgary, its regional servicing, and its current infrastructure, which includes an elementary/middle school, playing fields, and a rail line. See Figure 10 for a Regional Context plan.

4.1 Impacts on Regional Transportation

The Hamlet of Kathryn is located north of Highway 566, west of Highway 9, and east of Highway 791. It is located 19 kms east of Highway 2 and the Balzac Interchange. These highways provide convenient, paved highway access within the region and between Kathryn and Calgary, Irricana, and Beiseker. See Figures 1 and 7.

The location of the CN rail line adjacent to the existing Hamlet provides the opportunity for business/industrial uses within the community.

Redevelopment and an expansion of uses within the Hamlet will take advantage of the existing transportation network without requiring significant enhancement to existing regional transportation infrastructure.

Traffic associated with the phased development of the Conceptual Scheme Area will primarily utilize existing paved highways to provide residents and businesses with access to the Municipal District of Rocky View and markets beyond. As each phase of development proceeds, the specific impact of that phase of development on the regional roadway system will need to be analyzed and necessary improvements to the regional road network will be implemented by the Developer to the satisfaction of Alberta Infrastructure and Transportation and the Municipality.

4.2 Impacts on Regional Servicing

4.2.1 Water and Wastewater

Over the past several years the Municipality has been looking at several regional servicing solutions that would provide the opportunity for a water supply to Kathryn. In 2005, the Municipal District of Rocky View announced that it would bring water to Balzac Industrial area and the Ranchers Beef Meat Plant with a water reservoir located east of Balzac in the vicinity of Highway 522. It would be logical for the Kathryn developments to tie into and help finance this reservoir and regional water trunk main. A connection could be made to this system from the Hamlet of Kathryn Plan area.

In addition, the Municipality is constructing the East Rocky View Wastewater Transmission

Main from the Balzac Industrial area to the Langdon Wastewater treatment plant. It would be logical for the Kathryn development to tie into and help finance this Wastewater Transmission Main.

4.2.2 Stormwater

A preliminary Master Drainage Plan has been completed for the Kathryn development to ensure Best Management Practices are established as part of the Stormwater Management Plan. Stormwater will tie into the natural drainage channels within this portion of the MD of Rocky View. The Stormwater Management Plan implemented for each Policy Area will ensure no negative impact on the local watershed and the Western Irrigation District canal and system.

4.3 Impacts on Regional Socio-Economic Conditions

The expansion of the Hamlet of Kathryn can be considered in relation to the location of services, public amenities, business and other residential development in neighbouring communities and municipalities. The goal of the Business Development section of the Rocky View Municipal Development Plan is to encourage and facilitate business opportunities which enhance and strengthen the economy of the Municipality.

The existing rail line, highway and school are examples of existing infrastructure that provide the foundation for Hamlet expansion.

In the developers opinion, the close proximity of other urban areas means that the majority of commercial and recreational services to rural residents will be provided in urban areas. However, as the Hamlet population expands and appropriate land is set aside for the development of local services in conjunction with the residential development, these services should be provided within the Hamlet.

It is often thought that any development close to a neighbouring municipality will impact those community's public services and residential growth opportunities. The expansion of the Hamlet of Kathryn is not intended to replace or take away from existing economic development opportunities in Beiseker or Irricana. Instead, the expanded residential base in the area should increase the opportunity for different business/industrial opportunities within these villages.

The opportunity for enhanced public open space facilities within Kathryn will also help foster a relationship with neighbours by maintaining and offering places for gatherings and sporting events.

4.4 Impacts on Regional Agricultural Pursuits

The lands around the Hamlet of Kathryn are considered "Predominately Unsubdivided Areas

with an Agricultural Land Use Designation” in the Land Use Strategy of the MDP (Section 3.0).

The MDP indicates that Hamlets are an integral part of the municipal settlement pattern of the MD and an appropriate community focus for rural residents. Unlike other more developed Hamlets within the MD, the Hamlet of Kathryn has the opportunity to meet the MDP’s objectives for Hamlets and sustainable planning by concentrating future residents into a competently planned community. The Kathryn Conceptual Scheme envisions the potential for using the agricultural land within the Conceptual Scheme boundary to further enhance the opportunity for rural industrial, service and agricultural related businesses. It is logical that the lands within the Kathryn Conceptual Scheme boundary should follow the principles for Hamlet growth and not be retained for agricultural production.

4.5 Impacts on Adjacent Municipalities

4.5.1 Village of Beiseker

Beiseker became a village in 1921. The Village underwent a General Municipal Plan review and adoption in 1983 and this is the most current MDP Policy for the Village. The objective of the MDP is to *“encourage orderly and economic growth while maintaining the attractive living and social environment of Beiseker”*.

These policies are achieved through the establishment of an efficient land use pattern, minimization of capital, maintenance, social costs, maintaining attractive living and working environments that attract new residents, commercial and industrial development.

Beiseker contains one school (K-12) that shares the Beiseker/Irricana Catchment Area with the Kathryn School (K-7). See Appendix B for Catchment Area Map. Beiseker also contains a sports complex, community hall and churches.

Seventeen new homes have been built in Beiseker over the last 3 years. Population increases are occurring at a 4% rate.

4.5.2 Town of Irricana

The Town of Irricana was incorporated in 1911, and will be officially recognized as a town as of June 9, 2005. The current Town contains residential, commercial and industrial land uses, and public amenities such as a sports complex, community hall and several churches.

The Town of Irricana functioned as an agricultural service centre throughout the 30-70’s. From 1976-1983 the rate of Irricana’s growth increased as it benefited from a strong oil and gas industry.

Irricana is grounded on the following policies for responsible planning and economic development:

- A community grounded on good government and vision.
- A community offering strong business prospects and growing employment opportunities.
- A community embracing a friendly and safe lifestyle and a small community with a sense of place.

In 2002, the Town recorded a population of 1,043 persons. This represents a 2.6% increase over the year 2000 population and a 23.5% increase over the 1993 population. The Irricana MDP forecasts an increase of 3% per year. The Town can currently accommodate 3,000 persons within their current MDP boundary.

With the 2001 annexation to Irricana more opportunities are available for Irricana to attract industrial development. These lands are located adjacent to the CN rail line.

4.5.3 Development Impacts on Beiseker and Irricana

The commercial and industrial lands in the Kathryn Conceptual Scheme will enable Kathryn to be a balanced, sustainable, rural settlement similar to Beiseker and Irricana. The intent is to provide the opportunity for some local retail and personal service uses, as well as some employment opportunities, to support the residents. The scale and location of the “main street” commercial lands is specifically designed to be internal to the settlement supported by the residents of Kathryn and not ‘external’ to the settlement so as to attract more regional trade. Only a small highway commercial site is proposed on Highway 566 at RR 273, and another larger highway commercial site proposed west of the CN rail line in association with the future business/industrial area. The Conceptual Scheme seeks to make Kathryn complementary to the existing settlements of Beiseker and Irricana rather than competitive with them.

Rather than have a negative impact, development of the Hamlet of Kathryn should provide additional growth opportunities for Beiseker and Irricana. Bringing new housing and residents to Kathryn will increase awareness of the northeast sector of the MD and the benefits of living in a small rural settlement northeast of Calgary. This should ultimately lead to increased growth opportunities for both Irricana and Beiseker.

While the long-term intent is to have Kathryn self supporting from a local commercial and employment perspective, initial development within Plan Area ‘A’ should increase commercial opportunities for Irricana and Beiseker since new residents will seek the closest local commercial and personal services to satisfy their needs. This use of services outside of Kathryn will moderate over time as local commercial and business uses are able to establish themselves in Kathryn when a local market threshold has been achieved.

4.6 Impact on Lands Within and Surrounding the Hamlet of Kathryn

The Hamlet of Kathryn Conceptual Scheme proposes that development be compatible with the existing homes and surrounding agricultural area. Architectural detailing should reflect a rural character and the development concept should be derived from sustainable and smart development principles. Compatibility will be maintained with the existing Hamlet residents through attention to architectural theming, landscaping, fencing and layout that blends amicably with the existing residents, the rail line and the existing school.

5.0 CONFORMITY TO EXISTING MUNICIPAL LAND USE POLICIES

5.1 Provincial Land Use Policies

The Municipal Government Act (Part 17) requires municipalities to prepare Municipal Development Plans that are in accordance with Provincial Policies. The MD of Rocky View Municipal Development Plan was adopted in compliance with Provincial Policies and the Kathryn Conceptual Scheme will be prepared in compliance with the policies of the Rocky View MDP.

5.2 Conformity with MD of Rocky View Municipal Development Plan (MDP)

5.2.1 General Encouragement of Hamlet Growth by MDP

Section 1.7 of the 1998 MD of Rocky View MDP is key to this Conceptual Scheme since it establishes the context for the MDP and development in the Municipal District. The MDP on page 7 states the following:

“The Municipality believes that land within its jurisdiction is a valuable resource, which must be managed and protected through sound land use planning. The Municipal Development Plan is designed pursuant to Section 617 of the Municipal Government Act, which states:

“The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted:

- to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and*
- to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta.*

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.”

Through this commitment, the Municipality strives to be a vibrant and desirable community in which to live and conduct business.

The M.D. of Rocky View Municipal Development Plan is designed to assist decision-makers in evaluating the long-term effect of decisions made today regarding land use planning and supports and encourages decision-making that anticipates future consequences.

Agriculture and related service industries are the primary economic forces in the Municipality. The Municipal Development Plan envisions and encourages a strong, viable agricultural industry, protected from incompatible or competing land uses. The Municipality believes there are opportunities and appropriate areas within the MD for business development. The

diversification of the economic base is important to its economic well-being. Council is therefore committed to promoting and facilitating business opportunities that enhance and strengthen the economy of the Municipality. Thus, business development will be encouraged to locate in areas where the proposed business is complementary to surrounding land uses.

The MD of Rocky View is also a very desirable place to live, providing alternative residential lifestyles to those typically found in urban centers. Varied landscapes, mountain views, and efficient transportation networks to nearby employment have resulted in certain areas of the Municipality emerging as the areas of choice for country residential living. Residential land use, in keeping with the rural character of the MD may continue to be supported in areas of the Municipality where residential development is already concentrated and the land base has been fragmented. Hamlet development will have a variety of uses, including commercial and industrial to support the local residential populations.

5.2.2 Compatibility with MDP Goals

The MD of Rocky View Municipal Development Plan, lists numerous goals. A number of them apply to this Conceptual Scheme. The following discussion illustrates how these goals and the MDP's approved philosophies and policies are supported by the adoption of the Kathryn Conceptual Scheme.

1. *MDP Goal: "to accommodate growth and change in the Municipality in accordance to sound land use planning"*

Policy 5.2.2.1

Development within the hamlet should be done to accommodate growth while implementing sound land use planning.

The Kathryn Conceptual Scheme proposes comprehensive, sustainable land use development to revitalize the existing Hamlet of Kathryn by locating development in an area that takes advantage of the existing facilities and maximizes the opportunities brought about by its location and development potential.

2. *MDP Goal: "to preserve the agricultural land base of the Municipality"*

Policy 5.2.2.2

Development in the hamlet should be done to preserve adjacent agricultural land.

The Kathryn Conceptual Scheme proposes to concentrate development in and around an existing Hamlet where residential development and an elementary school development already exists enabling the preservation of the agricultural land base for rural parcels outside the proposed Hamlet development.

3. *MDP Goal: “to facilitate and enhance agriculture and agricultural related industries in the Municipal District”*

Policy 5.2.2.3

Business/Industrial development in the Hamlet of Kathryn should attempt to maximize opportunities for agriculture and agricultural related industries.

The Kathryn Conceptual Scheme proposes to maximize the opportunities that can be achieved by the existing and underutilized rail line. Business/Industrial uses are being proposed adjacent to the rail line to create opportunities for agricultural and non-agricultural related industries that rely on rail services. Serviced industrial land in Kathryn will provide the opportunity for agricultural uses which need urban services which, to date, might only have had fully serviced site opportunities in the City of Calgary or the City of Airdrie.

4. *MDP Goal: “to facilitate residential developments which create safe and livable environments”*

Policy 5.2.2.4

Development in the hamlet should provide a safe and livable environment for its residents.

The Kathryn Conceptual Scheme proposes to meet this goal through comprehensive community planning and the imposition by the Developer of high quality design which complements living in a rural setting.

5. *MDP Goal: “to encourage and facilitate appropriately-located business development, which contributes to the economy of the Municipality”*

Policy 5.2.2.5

Development in the hamlet should encourage business development that is appropriately located to a rural setting adjacent to a rail line while economically contributing to the Municipality.

The Kathryn Conceptual Scheme will locate business/industrial uses that can take advantage of a location adjacent to a rail line as well as commercial uses that contribute to a sustainable community by providing retail and personal services.

Industrial and commercial amenities in Kathryn will contribute to the MD economy since these uses will pay taxes to the MD rather than pay taxes to the adjacent urban municipalities.

6. *MDP Goal: “to encourage and facilitate the development, maintenance and*

expansion of a sound and economical transportation and utility infrastructure”

Policy 5.2.2.7

Development at the hamlet should encourage development, maintenance and expansion of a sound and economical transportation and utility infrastructure.

The Kathryn Conceptual Scheme proposes to use and upgrade portions of the existing paved highways and help facilitate the development of proposed new regional utility services.

7. *MDP Goal: “to support the availability of affordable and effective community services in order to maintain and improve quality of life”*

Policy 5.2.2.8

Development at the hamlet should provide a variety of community services, including parks, pathways and community facilities that maintain choice and quality of life.

The Kathryn Conceptual Scheme proposes a variety of local community opportunities for the residents of the Hamlet and surrounding lands through the provision of commercial lands, public open space lands, public pathways and community facilities.

8. *MDP Goal: “to facilitate appropriately located institutional developments which serve Municipal residents and enhance their quality of life”*

Policy 5.2.2.9

Development at the hamlet should offer a variety of institutional developments within each Policy Area.

The Kathryn Conceptual Scheme proposes to accommodate new school sites, community facilities, playfields and possibly churches. Provisions have been made to accommodate an additional school adjacent to the existing school to maximize the flexibility and use of these public lands.

9. *MDP Goal: “to facilitate the growth of certain Hamlets in accordance with sound land use planning”*

Policy 5.2.2.10

Development in the hamlet should be done in accordance with sound land use planning.

The Kathryn Conceptual Scheme demonstrates why the Hamlet of Kathryn is an ideal

location for hamlet expansion. The existing school facility offers immediate school and recreation opportunities within walking distance of new homes and the rail line offers opportunities for business and industrial development.

The location of Kathryn adjacent to excellent transportation infrastructure combined with a phased utility strategy provides an ideal location for a sustainable community design which maintains the history of the existing Hamlet through the design of community features sensitive to the original settlement pattern.

5.2.3 Conformity with MDP Land Use Strategy (Section 3.0 of the MDP)

“The Land Use Strategy provides a guide for growth and change in the Municipality in accordance with sound land use planning principles. It does so for those regions of the Municipality where more detailed planning has not occurred.”

The Hamlet of Kathryn falls under *“Predominately Unsubdivided Areas with an Agricultural Land Use Designation”* in the Land Use Strategy of the MDP. This land use designation holds the lowest potential for future non-agricultural development.

However, the MDP also indicates that Hamlets are an integral part of the municipal settlement pattern of the MD and an appropriate community focus for rural residents. Unlike other more developed Hamlets within the MD, the Hamlet of Kathryn has the opportunity to meet the MDP’s philosophies for Hamlets and sustainable planning. The Kathryn Conceptual Scheme accepts the agricultural importance for land within the MD but envisions the potential for using the agricultural land in the vicinity of the existing residents to concentrate residential development and further enhance the opportunity for agricultural and non-agricultural related businesses. It is logical that the Hamlet of Kathryn should follow the principles for hamlet growth.

5.2.4 Conformity with MDP Agriculture Policies (Section 4.0 of the MDP)

“Existing agricultural land uses and new emerging agricultural endeavors should be recognized and protected.”

MDP Policy: “to preserve the agricultural land base and protect the viability of the agricultural industry in the Municipality from incompatible and non-agricultural land uses”.

Policy 5.2.4.1

Development of the hamlet should help to preserve the broader community agricultural land base by concentrating development in the hamlet, thereby protecting the viability of the larger land masses beyond the hamlet for agricultural uses.

The Kathryn Conceptual Scheme proposes to encourage the expansion of the Hamlet of Kathryn, through their business/industrial land uses, the relocation or new development of a wide range of agriculturally associated uses that service the agricultural industry and could take advantage of being located adjacent to a rail line.

The Kathryn Conceptual Scheme will ensure that adequate separations are in place for homes and businesses adjacent to the Conceptual Scheme boundary which will mitigate or reduce effects on the neighbouring agricultural lands. All lands outside new development limits for the Hamlet will remain in agricultural production.

5.2.5 Conformity with MDP Residential Policies (Section 5.0 of the MDP)

“Over the past several years the Municipality has experienced increasing demands for country residential living. The trend is expected to continue. In addition, some hamlets are also experiencing growth pressures as they offer a unique blend of an urban lifestyle in a country setting. Developments that are complimentary to the rural character of the Municipality will there be encouraged.”

MDP Policy: “Residential land uses should contribute to an orderly settlement pattern. Residential land use should be compatible with the natural environment, therefore, a variety of residential land uses should be provided that would accommodate a range of lifestyle opportunities.”

Policy 5.2.5.1

Development at the hamlet should respect an orderly settlement pattern and be compatible with the natural environment. A variety of residential land uses should be incorporated which can accommodate a range of lifestyle opportunities.

The Kathryn Conceptual Scheme proposes an innovative community concept for the Hamlet of Kathryn. The typical suburban community design of a house “filling” a lot, as seen in the City of Calgary or the City of Airdrie, does not respond well to growing families’ needs. A starter home in an urban suburb accommodates a growing family until a larger home is required. Due to small lot sizes and maximized building coverage and housing footprints in new suburban communities, homeowners are typically required to relocate to larger homes either within their existing community or other communities.

The community concept for Kathryn reflects a more historic small community whereby residents have the opportunity to “grow” or expand their initial house on their lots since the lots will be large enough to accommodate additions. A variety of housing types (single, semi-detached, townhouses) and other multi-family dwelling forms will be considered throughout the community.

The Developer proposes a ‘growable home’ concept for Plan Area “A”. With this concept,

homes are built based on family economics and needs but have the architectural foundation for easy additions and alterations as a family grows. Exclusive “estate cells” or “starter cells” are not proposed in the residential concept for Area “A” as are common in Calgary and Airdrie. The opportunity for a higher density housing around the commercial area and a mix of housing types within Plan Area “B” will increase the mix of dwelling unit opportunities within the community.

Multi-family dwellings will be considered at the land use amendment stage within all Policy Areas. This may result in opportunities for specialized housing for empty nesters, seniors and singles. A higher density residential area is proposed adjacent to the Main Street commercial area in Policy Area B. The number and general location of all multi-family units will be determined and dictated by market demand and carefully considered at the land use amendment stage of the planning process.

5.2.6 Conformity with MDP Business Development Policies (Section 6.0 of the MDP)

“Diversification of business development is important to the economy of the Municipality. Opportunities for the growth of a variety of commercial and industrial land uses should be provided. Commercial and industrial uses should be facilitated which are of a scale and character which integrate into the existing land use pattern. Highway commercial is a unique type of business development which requires special consideration to ensure transportation corridors remain safe and efficient plus considering the appearance of the rural country side.”

MDP Policy: “To encourage and facilitate business opportunities which enhance and strengthen the economy of the Municipality.”

Policy 5.2.6.1

Business development within the hamlet should be encouraged to provide a variety of opportunities which will enhance and strengthen the economy of the Municipality.

The Kathryn Conceptual Scheme proposes a variety of Business Development opportunities within the Hamlet of Kathryn:

- Highway Commercial (small scale);
- Main Street Commercial;
- Business/Industrial

As illustrated in the Concept Plan, Industrial Development is located primarily in Policy Area “B”.

Business Development is intended to be low-scale and replicate rural small settlement characteristics that blend with the existing Hamlet and strengthen the economy of the

Municipality.

Business Development is not intended to compete with neighbouring Municipalities but offers local commercial uses and services to the residents of Kathryn.

Small rural settlements, such as the Hamlet of Kathryn, have difficulty competing with the big box economies available in the City of Calgary. However, unlike urban suburbs, local needs and services should be supportable where there is a threshold population because of the distance to other commercial uses. The provision of commercial uses for local residents will help ensure a sustainable community.

5.2.7 Conformity with MDP Hamlet Policy (Section 7.0 of the MDP)

“Hamlets are an integral part of the municipal settlement pattern, and serve as a community focus for rural residents. It is important, therefore, to ensure that hamlets maintain their status as ‘service centres’ with potential to offer a wide range of community facilities for surrounding residents.”

MDP Policy: “The necessary planning framework to guide subdivision development, expansion or elimination of hamlets should be provided through a hamlet study undertaken by the MD of Rocky View.”

Council direction for a Conceptual Scheme for Kathryn seemingly precludes the need for a comprehensive study of all Hamlets within the MD of Rocky View prior to Council making a decision for the Hamlet of Kathryn. Indeed, this Conceptual Scheme addresses the logic and feasibility of expansion of the Hamlet of Kathryn.

The expansion of the Hamlet of Kathryn will have numerous benefits for existing residents, the MD of Rocky View, the MD of Rocky View School Division and the landowners by doing the following:

- Providing an opportunity for a piped water and utility servicing plan to the existing residents and Kathryn School.
- Providing additional students for Kathryn School, which is currently underutilized, while offering new school site opportunities.
- Providing ‘spin-off’ opportunities for the CNR and spur line business development opportunities.
- Providing the MD of Rocky View with a sustainable small, urban-like community to help relieve the pressures of small country residential development demands.
- Provide the MD of Rocky View with business and industrial assessment.
- Provide the MD of Rocky View with support for more regional servicing infrastructure.

5.2.8 Conformity with MDP Natural Environment Policies (Section 8.0 of the MDP)

"The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands should be considered in land use decisions. The conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography and fish and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipalities land use planning decisions."

MDP Policy: "To facilitate the preservation of significant and/or sensitive natural environments in the development process."

Policy 5.2.8.1

Development in the hamlet should facilitate the preservation of significant and/or sensitive natural environments in the development process.

The Hamlet of Kathryn does not contain environmentally sensitive land or areas that would require environmental protection. The existing drainage way in the north east area of the Conceptual Scheme is intended to be maintained and integrated with development. Wastewater effluent from the development area will be directed to a sewage transmission main and an offsite sewage treatment plant.

5.2.9 Conformity with MDP Infrastructure Policies (Section 9.0 of the MDP)

"The provision and maintenance of infrastructure in the Municipality improves the quality of life in the Municipality. The road network and the operation of airports, and rail lines should not be compromised by adjacent development. Water systems and solid waste management systems should be facilitated that do not negatively impact the natural environment or pose hazards to municipal residents. The communities need for police/ambulance/fire services shall be considered in the Municipalities land use planning decisions."

MDP Policy: "To encourage and facilitate the development and maintenance of an efficient infrastructure that is supportive of planned growth."

Policy 5.2.9.1

Development in the hamlet should encourage and facilitate development and maintenance of an efficient infrastructure that is supportive of planned growth.

Water service will be provided by a piped system by a provider licensed by Alberta Environment, to the satisfaction of the MD of Rocky View.

Stormwater management will be internal to the development licensed by Alberta

Environment, to the satisfaction of the MD of Rocky View. Wastewater will be directed to a sewage transmission main and an offsite sewage treatment plant.

Access from Highway 566 is regulated by Alberta Transportation and access from Range Road 273 and 273A is regulated by the MD of Rocky View. A Traffic Impact Assessment will be prepared for each Plan area prior to approval of a land use redesignation or subdivision plans with all required upgrades to the regional and local transportation network being implemented as a condition of subdivision.

The existing rail crossing remains and will be upgraded to ensure safety as deemed necessary by CN. All measures for safe pedestrian crossings will be regulated by CN and constructed by the Developer.

5.2.10 Conformity with MDP Open Space Policies (Section 10.0 of the MDP)

“Recreation and open space opportunities are important lifestyle components for rural residents.”

MDP Policy: “To support the retention and enhancement of open spaces and recreational facilities in the Municipality.”

Policy 5.2.10.1

Development at the hamlet should support the retention and enhancement of open spaces and recreational facilities.

The Kathryn Conceptual Scheme proposes the following open space and recreation opportunities to satisfy the needs of future and existing residents:

Policy Area A:

- Community Facilities with outdoor play areas;
- Playfields (minimum 2 ball diamonds and minimum 2 soccer fields);
- Neighbourhood Parks;
- Private regional pathway system leading to all Open Space Areas; and,
- Future New Kathryn School Site.

Policy Area B:

- With the development of Policy Area B all of the above noted items will be included north of the CN Rail line. Should a school site not be required by the Rocky View School Division then provisions will be made for a Community Playfield Area to accommodate recreational uses.

Policy Area C:

- Neighbourhood Parks

- Pathways

5.3 Conformity with MD of Rocky View Economic Development Strategy

The recently approved Rocky View Economic Development Strategy (2002) contains statements that support the development envisioned by the Kathryn Conceptual Scheme.

In the chapter entitled “MD of Rocky View General Areas of Growth”, of the Economic Development Strategy, focus groups identify the Beiseker/Irricana Area and the CN “Three Hills” Sub Rail-line as a primary draw for this area. Proximity to the Village of Beiseker, the Town of Irricana, Highway 9 as well as the potential for servicing infrastructure development in this area all support industrial development and transportation or trans-load facilities in this area.

The chapter entitled “Opportunities”, identifies many opportunities that can be explored in the MD of Rocky View. These include: “More Industrial Development”, “Manufacturing”, “Warehousing and Distribution”, “Retail that takes advantage of superior traffic flows and area populations”, “Provisions of Water and Sewer”, “Regional Partnerships and working with Neighbours”, and “Development of Strategic Lands (highway corridors and rail access)”.

Policy 5.3.1

The Kathryn Conceptual Scheme should provide a sustainable community that offers business, industrial, commercial, residential and public facilities that foster a livable community.

5.4 Conformity with MD of Rocky View Land Use Bylaw

The MD of Rocky View Land Use Bylaw may not provide a land use district with the variety of uses that are envisioned or the size of residential lots that are being proposed. If an existing district is not available in the bylaw, a direct control bylaw will be necessary to facilitate future hamlet development.

6.0 PUBLIC CONSULTATION AND CONFORMITY OF CONCEPTUAL SCHEME TO DIRECTION OF COUNCIL

6.1 Stakeholder and Public Consultation

As part of its April 29th, 2003 endorsement of the preparation of the Hamlet of Kathryn Conceptual Scheme, the Rocky View Council required that the Developer establish a Stakeholders Group, which was to include the existing Hamlet residents and adjacent land owners, to discuss a broad range of matters including the future of the Hamlet and include recommendations regarding these matters in the Conceptual Scheme.

On June 29th, 2004, Westcreek and its planning consultants met with the residents and landowners within the originally named Policy Review Area 2 and now referred to as Policy Area "C" to discuss Council's motion of April 29th, 2003 for a Hamlet of Kathryn Conceptual Scheme and Westcreek's Development Concept and Servicing Plan for Policy Area "A". Aspects of the concept were clarified and questions were asked. The residents' concerns centered on roadway dust, shortcutting traffic on Range Road 273A and the odors associated with the proposed sewage lagoon. Concern was also expressed about the impact of the development on current property values.

On May 3rd, 2005, Westcreek and its planning and engineering consultants met with the Kathryn stakeholders, the residents/landowners of Policy Area "C" and the landowners/residents adjacent to the Conceptual Scheme boundary, to discuss two alternative Conceptual Schemes; Alternative 1 illustrated a fully piped wastewater system to the East Rocky View Wastewater Transmission Main, while Alternative 2 illustrated the original concept, a sewage lagoon/spray irrigation wastewater system. The residents generally supported the piped wastewater system to the East Rocky View Wastewater Transmission Main (Alternative 1) and generally did not support the sewage lagoon/spray irrigation system (Alternative 2).

In addition to these Stakeholders meetings, the Developer and its consultants held public open houses on July 13th, 2004 and June 2nd, 2005 after advertising in the Rocky View Times and sending individual notices to landowners within the Conceptual Scheme area and landowners adjacent to the Conceptual Scheme area. Approximately 25-30 residents attended each of these open houses. Questions of clarification arose relative to the proposed development. Concerns raised related to traffic increases, roadway capacities, the quality of stormwater flowing off the lands, the nature of sanitary sewage treatment, and the impact on the social fabric of the existing community.

After advertising in the Rocky View Weekly on June 5th and 19th, 2007 about the revival of the Conceptual Scheme and advertising on August 7th and 14th, 2007 about an open house, an open house was held on August 22nd, 2007 to discuss the refinements made to the Conceptual

Scheme since the public hearing on February 14th, 2006.

With the input of the stakeholders and the general public, the policies of the Kathryn Conceptual Scheme have been prepared to address the future of the Hamlet and the proposed development and the matters which Council directed to be addressed.

6.2 Council Motion Relative to Policy Review Area2/ Policy Area “C”

In its April 29th, 2003 motion, Council directed that in addition to matters relative to the Developers development Area A several matters be specifically addressed relative to the triangular area of land in which the existing residents, resident Policy Review Area 2. The Kathryn Conceptual Scheme addresses the matters which Council directed to be addressed for Policy Review Area 2, now referred to in the Kathryn Conceptual Scheme as Policy Area “C”, as follows;

1. Provides for the orderly and economic development and redevelopment of the Hamlet.

The Kathryn Conceptual Scheme provides a comprehensive and orderly planning approach to the development of the lands around the existing homes, school and community daycare in the Hamlet of Kathryn. Rather than merely being a bedroom residential community with parks and open spaces, the Conceptual Scheme also provides for local commercial, employment/industrial opportunities and community facilities. The broadening of the possible land uses increases the sustainability, completeness or balance of the community by providing the opportunity for the local retail and commercial needs of residents and also the opportunity for people to work close to where they live. The plan provides the opportunity for public facilities such as fire, police, ambulance, health and library services to be considered within the community.

2. Provide a framework under which future subdivision, development and redevelopment proposals will be evaluated.

The Conceptual Scheme provides a broad range of specific policies to address all the issues associated with future subdivision, development and redevelopment. Policies have been prepared to ensure that all future development will address matters such as transportation, wastewater, potable water, stormwater, geotechnical, environmental soil quality, archeological/historical, gas wells/pipelines and interface/transition to the adjacent agricultural lands.

All development in Policy Areas A and B, will have to address all of these issues. This will ensure that the concerns of residents and landowners in Policy Area C, will be addressed and the land within Policy Area C can be developed within the context of a

well planned community

3. **Provide for the orderly management of both the quantity and quality of subdivision and development for all land use categories.**

Rather than merely addressing the plan area originally proposed, Policy Area A owned by Westcreek/West Kathryn Developments, and Policy Area C owned by a number of others, the Conceptual Scheme expands the original boundary west of the CNR track to provide an even more comprehensive context for the expansion of the Hamlet.

The Conceptual Scheme has been broken into three Policy Areas for which Detailed Concept and Development Plans will be appended to the main comprehensive Conceptual Scheme. This will ensure that the appropriate development details are addressed for each of the areas and with all of the most affected landowners.

As indicated in point 1 above, the Conceptual Scheme is striving to create a more complete range of land uses including a variety of residential, open space, public utility, commercial and employment/light industrial and community facilities. The Conceptual Scheme is not seeking to create a “bedroom community” but rather a more complete small urban community or hamlet that will enable a high quality residential development with enough critical mass to support commercial uses and warrant the inclusion of employment/industrial uses. The Conceptual Scheme has been designed to allow all these uses to occur without imposing or forcing commercial or employment uses into Policy Area C occupied by the existing residents of the Hamlet.

4. **Provide a strategy to stage and monitor development.**

The Conceptual Scheme establishes a future development area, Policy Area B, to the west of the CNR line. This area has been conceptually addressed in the Conceptual Scheme and will need detailed policy work as part of a future Appendix to the Conceptual Scheme. After development of roughly 550-650 dwellings in Policy Area A, and the existing residents of Policy Area C have had an opportunity to consider a detailed plan for their area, planning work can begin for Policy Area B which builds on what has been developed and learnt in Policy Area A. The ability to monitor and review what has happened in Policy Area A and then plan in detail Policy Area B at a subsequent stage and build on the actual results of the development of Policy Area A should enable a most appropriate development plan for Policy Area B.

While the Conceptual Scheme establishes the overall context and provides the necessary infrastructure to allow development, the detailed planning of Policy Area C can be done as and when the landowners within Policy Area C are ready. The Conceptual Scheme does not require the existing residents to participate in any costs

associated with the development of Policy Area A or to change anything in the immediate vicinity of their homes. Detailed planning and development of Policy Area C will only occur when the landowners in that cell are ready.

5. **Provide for the expansion of future major transportation networks, utility servicing capabilities and their affect on development and redevelopment.**

The policies of the Conceptual Scheme and the policies for Policy Area A establish the need for the Kathryn development to be serviced by piped utilities tied into the East Rocky View Wastewater Transmission Main and a regional water service. The Municipality will control the connections and the developer and Municipality will ensure that there is sufficient capacity provided in the initial infrastructure to be built to service the ultimate development of Policy Areas "A", "B" and "C". To ensure financial equity between the developers of Policy Areas "A", "B" and "C", the Municipality will ensure that the initial developer of Policy Area "A", who front ends infrastructure is appropriately compensated by the developer(s) of Policy Areas "B" and "C".

Alberta Infrastructure and Transportation has reviewed transportation impact analyses conducted by Urban Systems on behalf of the developer and is satisfied that relatively minor phased improvements to the intersection of Range Road 273 and access controls on Highway 566 will enable the residents of the development to access Highway 566 and the regional roadway network. The Conceptual Scheme will enable road widening to be taken for Highway 566 to enable Alberta Infrastructure and Transportation to upgrade and widen Highway 566 in the future.

6. **Identify areas that may be included in Area Structure Plan and Area Redevelopment Plans.**

A review by Municipal planning staff and the developer of the original development concept and the indication of developer landownership opportunities west of the CNR line resulted in an expanded Conceptual Scheme Area from that originally reviewed by Council. This was done in an effort to ensure that if the initial development is successful, and there is a public demand for additional development, that development can be provided in an orderly and comprehensively planned manner. This type of planning affects the uses in Policy Areas "A", "B" and "C" and the ability to develop a more complete community with employment/industrial uses without imposing those uses into either of Policy Areas "A" or "C".

7.0 IMPLEMENTATION

7.1 Conceptual Scheme and Appendices for Policy Areas

The Kathryn Conceptual Scheme contains three distinct Policy Areas. The Conceptual Scheme demonstrates the relationship between the three Policy areas to permit the integration of the whole and the orderly development of each Policy Area independent of other plan areas.

Policy 7.1.1

An amendment to the Kathryn Conceptual Scheme providing a Land Use Concept and Development Plan shall be required in support of applications for Land Use Amendment and Subdivision within Policy Area "A", Policy Area "B" or Policy Area "C".

Policy 7.1.2

Any amendments to the Conceptual Scheme must be presented at a minimum of one public open house, open to the general public, and publicly advertised to the satisfaction of the Municipality.

Policy 7.1.3

The Developer of a Land Use Concept and Development Plan for Policy Area A and B shall consult with the owners within Policy Area C, as a Stakeholder Group, which is to be separate from a public open house.

Policy 7.1.4

Any amendments to the Kathryn Conceptual Scheme must include the following:

- Description of the comprehensive plan for the Policy Plan area and consideration of a range of dwelling types and land uses.
- The proposed locations of roadways, open space connections, off-site utility right of ways and emergency access routes.
- Proposed phasing to full build out. Areas will include lot orientation, size, and identified building parcel. Anticipated future land use within all phases is required.
- A Servicing Design Statement that identifies how services will be provided.
- Any and all constraints to development including, but not limited to topography, environmentally sensitive areas, archeological or historical sites.
- Areas to be designated as public open space (MR/SR).
- Areas to be incorporated as storm water retention facilities.
- Locations of all proposed walkways, community facilities, schools, parks, notes, and any other public amenities.

- A land use strategy showing a range of uses.
- Connectivity with adjacent lands.
- Transitional interface treatment with adjacent farmland.
- Any other matter deemed necessary by Council.

Policy 7.1.5

The Municipality shall consider entering into an Infrastructure Cost Recovery Agreement with the Owners(s) of Policy Areas B and C to determine the proportionate reimbursement of costs associated with the infrastructure development in Policy Area A providing benefit to Policy Areas B and C. The Municipal Infrastructure Cost Recovery Policy shall be applied to development in Policy Areas B and C as it pertains to the proportional recovery of monies spent by the Owner of Policy Area A to construct Municipal infrastructure, all to the satisfaction of the Municipality.

7.2 Land Use Bylaw Amendments

A land use bylaw amendment will be required to provide a detailed control of the nature of development prior to approval of a subdivision plan.

Policy 7.2.1

Residential setbacks, size, use, height, etc. will be governed by a land use amendment to an existing district within the Rocky View land use bylaw or to a Direct Control land use that will form part of the MD of Rocky View Land Use Bylaw.

7.3 Transition to Existing Houses and Adjacent Agricultural Lands Outside Conceptual Scheme Boundary

Where development within the Kathryn Conceptual Scheme abuts existing houses or agricultural land outside the Plan Area, an appropriate interface or transition will be provided by the developer as part of the development.

Policy 7.3.1

As part of a land use redesignation and subdivision plan adjacent to existing houses or the boundary of the Kathryn Conceptual Scheme, a Developer shall consult with the owners of the existing houses and adjacent agricultural land and propose an appropriate fencing and interface treatment between the houses or between the agricultural and non-agricultural uses.

8.0 CONCLUSION

The Hamlet of Kathryn Conceptual Scheme provides the opportunity to create an exciting and unique community within the MD of Rocky View centered around an existing school and playfields and including a historic hamlet. It will offer residents the opportunity for a sustainable community with residential, employment, commercial and amenity options that will make Kathryn an attractive place to live, work and play within the MD of Rocky View. *It is envisioned as a community that will appeal to all age groups and a community which existing and future residents, the developer(s), and the Municipality will all be proud.*

Supporting Information to the Hamlet of Kathryn Conceptual Scheme

Beiskeker/Irricana School Division Catchment Area
Almor Testing Services Ltd. - Geotechnical Conditions
Heritage Resources Branch - Historical Assessment Letter
Biophysical Impact Assessment - Executive Summary
Level One Environmental Site Assessment - Executive Summary
Hamlet of Kathryn Traffic Impact Study Update



Policy Area "A" Land Use Concept and Development Plan

(West 1/2 Section 15-26-27-4 south of CNR Tracks & Section 16-26-27-4)

An Appendix to the Hamlet of Kathryn Conceptual Scheme

Approved by Council September 4, 2007

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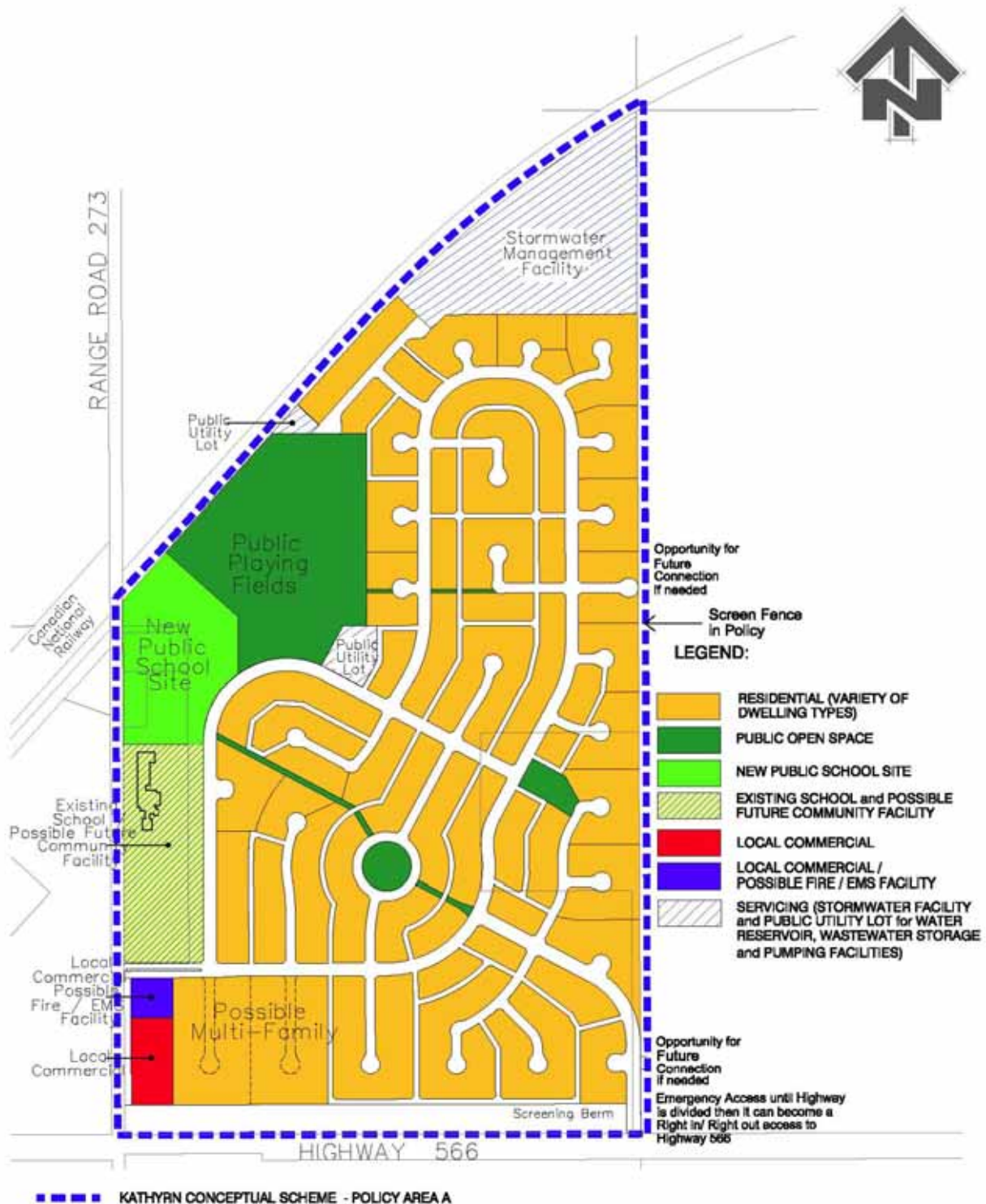


Figure 1:
Conceptual Layout
Policy Area A - Hamlet of Kathryn Conceptual Scheme

1.0 Purpose and Intent - Policy Area “A”

The specific policies for Policy Area “A” implement the general policies set out in the Kathryn Conceptual Scheme which establishes a Conceptual Plan and land development policies for Policy Areas “A”, “B” and “C”.

Policy 1.1

The Land Use Concept for Policy Area “A” shall generally be consistent with Figure 1.

Policy 1.2

The Developer shall obtain all necessary licenses, permits and approvals from the Municipality and all Alberta Provincial departments and any Federal departments as required to develop the lands in Policy Area “A” and its supporting infrastructure.

2.0 Residential Development

Subdivision design, lot configuration, roadway access, and alignments should be planned in a manner that provides for an appropriate transition from one land use to another through the use of design tools such as gradual change of parcel sizes, lighting and building scale, and the use of visual separation using landscaping, buffering, and screening techniques.

Residential lots located adjacent to neighboring properties will sensitively address the residential impacts on the adjacent lands.

Policy 2.1

Policy Area “A” will have approximately 550-650 dwellings, comprising single, semi-detached and multi-family homes, with an approximate population of 1650 - 1950 and is to be developed generally in conformity with Figure 1.

Policy 2.2

The Developer will ensure a high quality of building coordination by implementing architectural controls which address issues such as building style, type, size, massing, driveway location, garages, entries, exterior materials, facades, fencing, landscaping, accessory buildings, lighting and setbacks. The controls to be implemented by the developer prior to builders applying for building permits to the Municipality.

Policy 2.3

The Developer will provide an interface with adjacent private and public lands through a variety of techniques such as appropriate building separation from the property line, landscaping, and fencing. In conjunction with the land use redesignation, the developer shall clarify the nature of the proposed interface and separation in by-law terms and may choose to help illustrate the proposed interface in a graphic form, to the satisfaction of the MD.

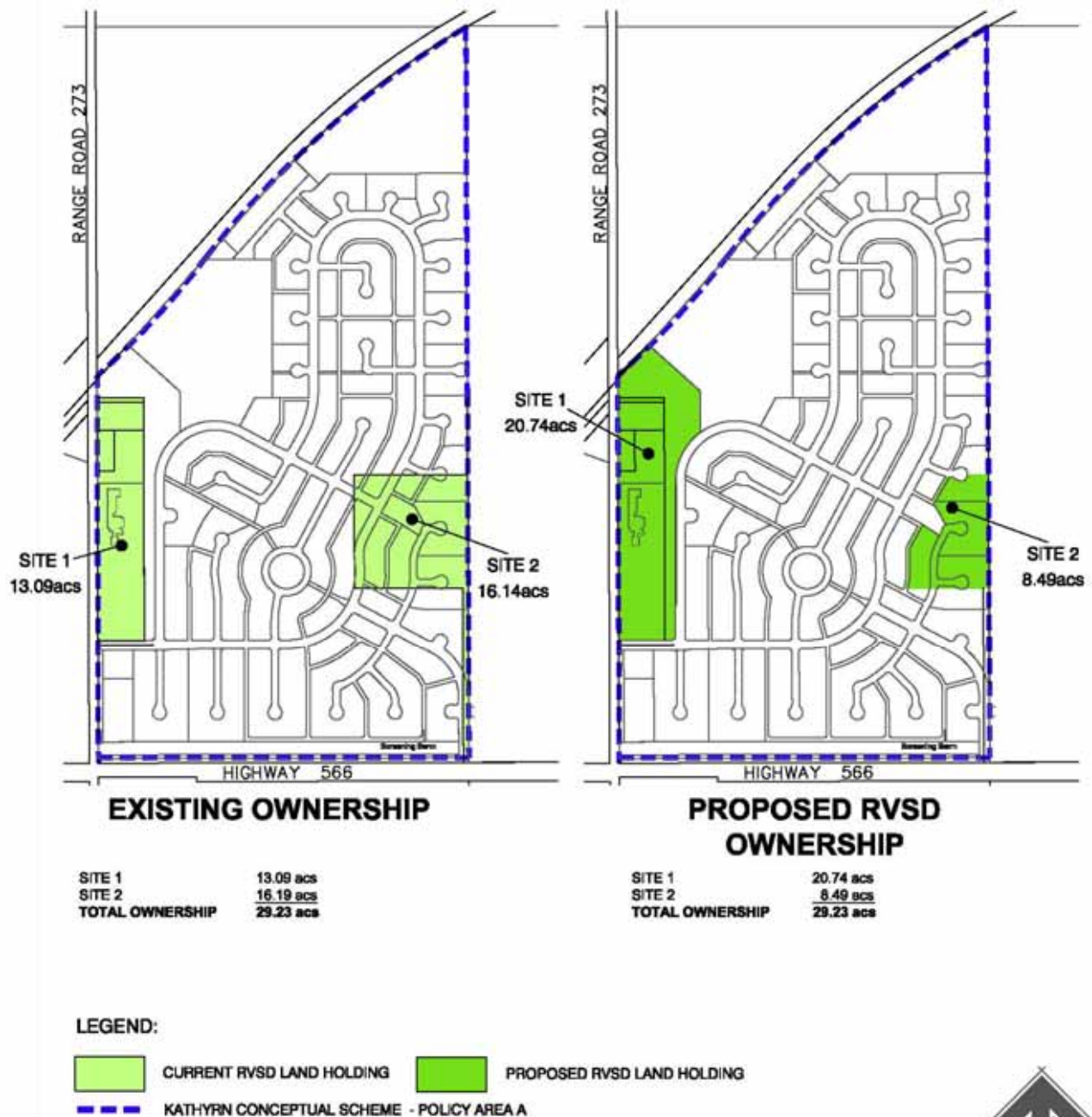


Figure 2:
Rocky View School Division
Land Ownership/Land Exchange
Policy Area - Hamlet of Kathryn Conceptual Scheme

3.0 Local Commercial Development

A local commercial site is proposed within Policy Area "A" in the northeast quadrant of the intersection of Range Road 273 and Highway 566 to serve the retail, personal service, public service and other commercial needs of the residents of the Hamlet of Kathryn. Opportunity exists for an Emergency Services Facility adjacent to the proposed local commercial site.

Policy 3.1

Development of the local commercial site shall require support of a Traffic Impact Assessment to confirm suitable access to the site to the satisfaction of Alberta Infrastructure and Transportation and the Municipality. No direct commercial access shall be permitted to Highway 566.

Policy 3.2

Fencing and landscaping shall be provided to ensure an appropriate separation between the commercial site and adjacent residential development to the satisfaction of the Municipality.

Policy 3.3

Building and site development shall be provided to ensure an attractive appearance from Range Road 273 and Highway 566 to the satisfaction of the Municipality.

4.0 Schools

A new school site is proposed within Policy Area "A". According to the Rocky View School Division (RVSD), the existing Kathryn School has the capacity to increase its enrollment. Future growth of the Hamlet will determine the need for a new school in Kathryn. The Conceptual Scheme provides a new school site adjacent to the existing school. The primary vehicle access to the existing school site will continue from Range Road 273. Access for the new school will occur from internal Policy Area A roads, only bus access will be permitted from Range Road 273.

A new school site is proposed adjacent to the existing Kathryn School. The Rocky View School Division (RVSD) owns 29.23 acres of land within Policy Area A. The RVSD and West Kathryn Developments have entered into an agreement for a direct land exchange with lands located in Policy Area A. As a result of this exchange, a 7.65 acre Rocky View School Division site is proposed adjacent to the existing school. This 7.65 acre addition provides a total of ± 20.74 acre site to accommodate the existing school and a new school. The remaining 8.49 acres of land currently owned by the Rocky View School Division will be exchanged directly for residential land in one of West Kathryn's subsequent phases. All lands within the 'exchange' will be on title to the RVSD and will remain as non-credit lands. See Figure 2.



Figure 3:
Open Space / Pathway Plan
Policy Area A - Hamlet of Kathryn Conceptual Scheme

Policy 4.1

Municipal reserve lands will be required, as deemed appropriate by the Rocky View School Division and the Municipality, to enable the possible expansion of the existing school or the construction of a new school. The developer will be required to provide appropriate treatment of the municipal reserve / school reserve as a condition of subdivision approval.

Policy 4.2

If a new school is built and the existing school site is deemed redundant by the School Board, commercial or community uses compatible with a new school and residential/commercial development are considered appropriate for the existing school.

5.0 Open Spaces

5.1 Pathways

Two public pathways have been designed through the centre of the plan to connect the southeast portion of the plan area to the central neighborhood park and to the school site/playfield.

Policy 5.1-

In order to optimize public safety, the design of the pathway system shall consider implementation of Crime Prevention through Environmental Design (CPTED) principles in conjunction with each phase of subdivision, to the satisfaction of the Municipality.

5.2 Public Parks

Public parks have been designed in Policy Area "A" to create community focal areas and outdoor gathering places for events and general recreational use.

Policy 5.2.1

The location of open spaces and pathways shall generally be in accordance with the Concept Plan. See Figure 3. Construction of open spaces and pathways shall coincide with the development of each associated phase of development. Construction of recreational amenities within open spaces shall be by the Developer as a condition of subdivision.

Policy 5.2.2

All privately owned open spaces including the berm along Highway 566 be maintained by individual landowners or a Homeowners Association and will be legally established on all titles as a condition of subdivision.

Policy 5.2.3

The Developer will provide playground equipment on the public open space lands in consultation with the Municipality. These facilities will be maintained either by the Municipality or the Homeowners Association, as decided by the Municipality.

Policy 5.2.4

Where municipal reserve is located adjacent to the CNR lands, fencing satisfactory to the Municipality and CNR shall be constructed by the developer.

Policy 5.2.5

Access around the stormwater management facility, which is to be dedicated as a public utility lot, may be linked to the pathway network or adjacent public parks.

6.0 Community Facilities/Emergency Services

Community Facilities Sites have been identified in Policy Area A. One site is adjacent to the proposed local commercial site and could be developed immediately. A second site is the site containing the existing Kathryn School. If the school is deemed redundant by the Rocky View School Division then discussion should occur between the Municipality and the Rocky View School Division to assess the feasibility of using the school and adjacent lands for community uses. Should the existing school site not be deemed redundant then the opportunity exists for community facilities to be located adjacent to the new School Site and public Playfields.

Policy 6.1

The Municipality may require Municipal Reserve to be set aside at the time of subdivision approval to facilitate the construction of a fire hall or other community services

7.0 Municipal Services and Utilities

7.1 Wastewater

Figure 4 indicates that the Developer proposes to provide a piped wastewater system and connect wastewater mains to the East Rocky View Wastewater Transmission Main.

Policy 7.1.1

Development of Policy Area "A" will tie into the East Rocky View Wastewater Transmission Main to the satisfaction of the Municipality.

Policy 7.1.2

All wastewater facilities are to be located on Public Utility Lots.

Policy 7.1.3

All wastewater lines and services shall be constructed within the road rights of way and easements in conformity with the Municipalities Servicing Standards for Subdivision and Road Construction, as amended, to the satisfaction of the Municipality and Alberta Environment.

7.2 Provision of Potable Water Service

Potable water will be provided to the area and stored in a water reservoir within Policy Area "A".

Projected demand for domestic water will be based on Alberta Environment Guidelines. Water will be distributed to individual units by a looped main system within the internal road network.

Policy 7.2.1

To permit efficient domestic water service for the community, the Developer shall make arrangements with the Municipality to connect to an appropriate licensed surface water source.

Policy 7.2.2

All water lines and services shall be constructed in conformance with the Municipality's Servicing Standards for Subdivision and Road Construction, as amended, to the satisfaction of the Municipality and Alberta Environment.

Policy 7.2.3

Potable water service shall provide sufficient water pressure to accommodate urban levels of fire suppression.

7.3 Stormwater Management

For development in Policy Area "A", stormwater will be conveyed by overland drainage swales and pipes and the internal road network to a stormwater facility located north of the residential development. The storm flows will enter a forebay from the west and exit the pond on the east side. Stormwater shall be dealt with via conveyance and detention within the stormwater pond and release will be at pre-development rates to the satisfaction of the MD of Rocky View and Alberta Environment. The location of the discharge will be determined prior to approval of engineering plans.

Policy 7.3.1

The stormwater management facilities and associated pond will be located generally in accordance with Figure 4 to the satisfaction of Alberta Environment and the Municipality.

Policy 7.3.2

All stormwater management facilities are to be located on Public Utility Lots that are owned by the Municipality and leased back to the operator of the system.

Policy 7.3.3

A detailed Storm Water Management Plan shall be prepared as a condition of subdivision within Policy Area "A" that demonstrates adherence to all Alberta Environment and

Municipal District standards. This Plan shall be in accordance with the Municipal District's "Best Management Practices" in order to protect water quality in the watershed and to maintain predevelopment flow and water quantities in the drainage area.

Policy 7.3.4

Where logical, the stormwater facility should be constructed as a naturalized facility rather than an engineered facility.

7.4 Shallow Utilities

Shallow utilities which include electricity, natural gas, telephone and cable TV services will be provided to the residents.

Policy 7.4.1

Shallow utilities shall be provided by the Developer to the property line of each newly created lot, to the satisfaction of each utility service provider and the Municipality.

7.5 Solid Waste

The treatment of solid waste by the residents will be determined by the Municipality in conjunction with each subdivision plan.



Figure 4:
Utilities
Policy Area - Hamlet of Kathryn Conceptual Scheme

Policy 7.5.1

The means of solid waste collection will be determined at the time of the subdivision approval by the Municipality. Any solid waste collection facilities, other than recycling collection facilities, shall be located on Public Utility Lots that are owned by the Municipality, and leased back to the operator of the collection services.

8.0 Transportation

Traffic associated with the development of Policy Area "A" was analyzed by Urban Systems Ltd. Their traffic impact analyses assumed the following:

- 575 dwelling units;
- New enrollment of approximately 431 students associated with the proposed residential development in the school,
- A community facility with uses associated with the proposed residential/commercial development

Most residential traffic is expected to travel to and from work locations in Calgary and Airdrie during the morning and afternoon peak traffic periods. Traffic generated by the school and community centre developments is expected to primarily travel within the proposed development lands or along Range Road 273 and Highway 566.

The residential traffic volumes generated represents approximately 438 trips in the morning peak period, 575 trips in the afternoon peak period and 5613 trips daily. These trips were distributed to the study road network as follows:

- 5% to/from north of Kathryn via Range Road 273;
- 5% to/from south of Kathryn via Highway 9;
- 15% was distributed to Calgary via Highway 9;
- 60% was distributed to Calgary via the Highway 566/Highway 2 interchange; and,
- 15% was distributed to Airdrie via the Highway 566/Highway 2 interchange.

Policy 8.1.1

A Traffic Impact statement which follows up on recommendations of the initial Traffic Impact Studies shall be prepared as a condition of subdivision for all development within Policy Area "A". All recommendations for improvements to the local and regional transportation network related to the specific subdivision plan and all previous subdivision plans shall be addressed by the Developer to the satisfaction of the Alberta Infrastructure and Transportation and the Municipality.

Policy 8.1.2

Access to Policy Area "A" is to be as follows:

- One access off Range Road 273 with a median divided carriageway.
- One emergency access from Highway 566, as an ultimate right in/right out

opportunity when the highway is twinned. Prior to twinning, this access may only be used as an emergency access because of the inability to control turns on the existing highway.

Policy 8.1.3

Development shall adhere to Alberta Infrastructure Transportation regulations and setbacks required for Provincial Highway 566. The design of the intersection of Range Road 273 and Highway 566 and any Highway 566 access into Plan Area "A" shall be to the satisfaction of Alberta Infrastructure and Transportation and the Municipality.

Policy 8.1.4

The subdivision plan shall provide future requirements for roadway widening on Highway 566 and Range Road 273 to the satisfaction of Alberta Infrastructure and Transportation and the Municipality.

Policy 8.1.5

The location of the internal roadways shall generally be in accordance with the Concept Plan on Figure 1.

Policy 8.1.6

All internal public roads shall be constructed by the Developer in accordance with Municipal Road Servicing Standards.

Policy 8.1.7

The development will ensure proper emergency vehicle access as directed by the Municipality and Alberta Infrastructure and Transportation.

Policy 8.1.8

Future road names will be provided in accordance with the Municipality's Road Naming procedures, providing unique identification for each residential, business, industrial and community unit for emergency services, mail service and local identification.

Policy 8.1.9

The Developer shall provide temporary and permanent vehicle "turnarounds" in accordance with Municipal Road Servicing Standards.

Policy 8.1.10

The Developer shall be subject to the Municipal Off-Site Transportation Levy.

9.0 Environmental

As part of the subdivision process, the Developer is required to complete Environmental Site Assessments to ensure that lands are clear of any contamination.

Policy 9.1.1

Prior to subdivision approval on any lands identified as having some level of contamination, the Developer shall mitigate any found contamination to the satisfaction of Alberta Environment, Calgary Health Region, and the Municipality.

10.0 Transition to Adjacent Agricultural Lands

The landowners east of Policy Area "A" indicated that they did not want a pathway or people walking along the boundary of these lands. They wanted a screening fence to discourage people trespassing on their lands. All other sides of Policy Area "A" are either bounded by a highway, a roadway or the CNR line.

Policy 10.1.1

Along the east property line, no public or private pathways shall be designed or constructed. As part of the subdivision development agreement, the Developer shall provide a uniform fence and landscaping in the rear yards of the lots to provide screening between residential and agricultural uses along the east property line.

Policy 10.2.2

Where residential lots back or side onto Range Road 273, the Developer shall provide either a uniform screening fence or a chain link fence on the property line, and a mix of deciduous and coniferous trees in the rear/side yards of the lots as a condition of subdivision to the satisfaction of the MD.

Policy 10.2.3

Along Highway 566, as part of the subdivision plan and subdivision development agreement, the Developer shall provide a berm to screen the rear yards of the lots from the Highway. A pathway may be integrated in conjunction with the berm and with the private pathways internal to the residential subdivision.

11.0 Architectural and Site Development Controls

The Developer shall implement architectural and development guidelines to create a sense of place associated with a small community in a rural setting. The guidelines should promote consistency, yet allow flexibility for individual expression.

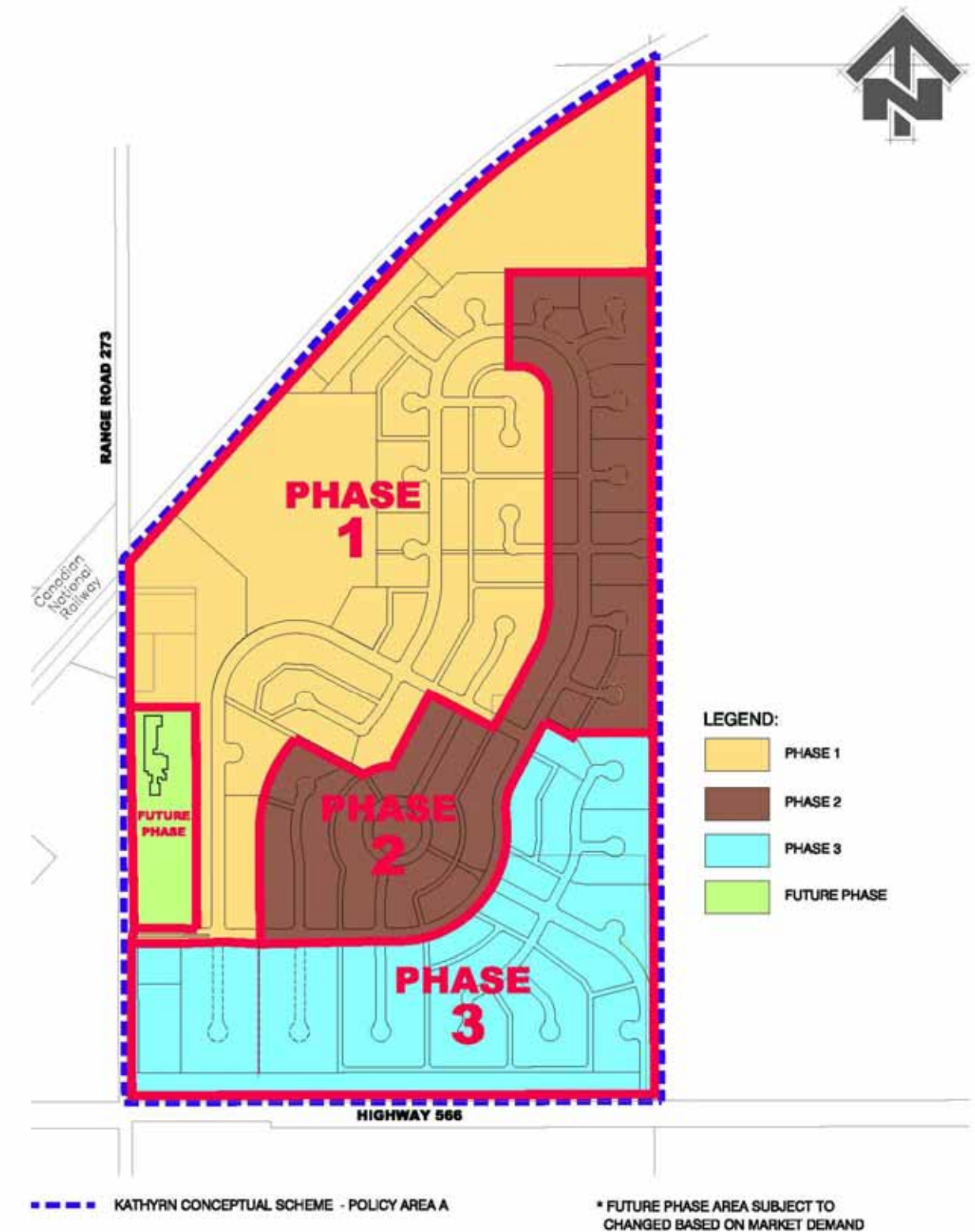


Figure 5:
Phasing
 Policy Area - Hamlet of Kathryn Conceptual Scheme

Policy 11.1.1

All development within Policy Area “A” will be subject to architectural and site development guidelines implemented by the Developer to ensure an attractive and coordinated environment. The Developer will review and approve builders plans prior to submission of building permit applications to the Municipality.

12.0 Subdivision Phasing including Stripping and Grading

It is anticipated that the Developer will develop the lands in three phases, as shown on Figure 5. The appropriate infrastructure must accompany each phase of development to the satisfaction of the Municipality and Alberta Environment.

Policy 12.1

Policy Area “A” will be developed in phases. The actual phase of development may vary from that shown in Figure 5. The appropriate infrastructure for each phase must be provided by the Developer to the satisfaction of the Municipality.

Policy 12.2

The development of the initial subdivision plan should include a temporary or permanent pedestrian connection to the school and its associated playfields and play structures to ensure children have a safe and convenient pedestrian access to these facilities.

Policy 12.3

The developer may apply for and be issued a stripping and grading permit for all of Policy Area A or a portion thereof which extends beyond a proposed development phase in order to achieve earth balances within Policy Area. Erosion controls to the satisfaction of the Municipality must be implemented by the developer as part of any stripping and grading approval.

13.0 Public Consultation

13.1 Stakeholders Meetings

On June 29th, 2004, Westcreek and its planning consultants met with the residents and landowners within Policy Area “C” to discuss Councils motion of April 29th, 2003 for a Hamlet of Kathryn Conceptual Scheme and Westcreek’s Development Concept and Servicing Plan for Policy Area “A”. Aspects of the concept were clarified and questions were asked. The residents’ concerns about roadway dust and shortcutting traffic on Range Road 273A arose. Concern was expressed about the impact of development on current property values.

On May 3rd, 2005, Westcreek and its planning and engineering consultants met with the Kathryn stakeholders, the residents/landowners of Policy Area “C” and the landowners/residents adjacent to the Conceptual Scheme boundary, to discuss two

alternative Conceptual Schemes; Alternative 1 illustrated a fully piped wastewater system to the Balzac/Langdon municipal trunk main, while Alternative 2 illustrated the original concept, a sewage lagoon/spray irrigation wastewater system. The residents generally supported the piped wastewater system (Alternative 1) and generally did not support the sewage lagoon/spray irrigation system (Alternative 2).

13.2 General Public Open Houses

General Public Open Houses were held on July 13th, 2004 and June 2nd, 2005 after advertising in the Rocky View Times and sending individual notices to adjacent landowners. Approximately 25-30 residents attended each of these Open Houses. Questions of clarification arose relative to the proposed development. Concerns raised related to traffic increases, roadway capacities, the quality of stormwater flowing off the lands, the nature of sanitary sewage treatment, and the impact on the social fabric of the existing community.

After advertising in the Rocky View Weekly on June 5th and 19th, 2007 about the revival of the Conceptual Scheme and advertising on August 7th and 14th, 2007 about an open house, an open house was held on August 22nd, 2007 to discuss the refinements made to the Conceptual Scheme since the first public hearing on February 14th, 2006.

14.0 Conclusion

Policy Area A (Land Use Concept and Development Plan) provides the opportunity to begin a new phase in the life of the Hamlet of Kathryn by developing an exciting and unique community within the MD of Rocky View. It will offer residents the beginnings of a sustainable community with a variety of housing options, an existing school, public open spaces, and commercial and community amenities that will foster a special place within the MD of Rocky View. *The policies are designed to create a community that will appeal to all age groups and a community in which existing and future residents, the developer(s), and the Municipality will all be proud.*