



# MONTEBELLO CONCEPTUAL SCHEME

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**Bylaw C-6123-2005, Adopted September 27, 2005**

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-6123-2005**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt the attached Schedule 'A', the "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 framework for subsequent redesignation, subdivision and development in E ½ 14 and NE 11-24-3-W5M; as shown on Schedule 'A' attached to and forming part of this Bylaw; and

**WHEREAS** a notice was published on Tuesday, August 23, 2005 and Tuesday, August 30, 2005 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 27, 2005; 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 framework for subsequent redesignation, subdivision and development in E ½ 14 and NE 11-24-3-W5M; 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 3**

**File: 04711004, 04714001/004-2004-RV-212**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 26, 2005, on a motion by Councillor Branson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 27, 2005, on a motion by Councillor Branson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, September 27, 2005, on a motion by Councillor Goode.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

**SCHEDULE 'A'**

**FORMING PART OF BYLAW C-6123-2005**

A Conceptual Scheme affecting the E ½ 14 and NE 11-24-3-W5M.

A Land Use Concept and Policy Framework for the E ½ 14 and NE 11-24-3-W5M comprising approximately ± 463.87 acres (± 187.728 ha).

# Montebello Conceptual Scheme

## OFFICE CONSOLIDATION

JULY 2006

This office consolidation includes the following amending Bylaw(s):

<b>Bylaw</b>	<b>Description</b>	<b>Date</b>
Bylaw 6279-2006	Insert Appendix B windhorse Manor CS	July 04, 2006

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

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# Montebello Conceptual Scheme

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**Prepared for:**

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

**Prepared by:**

Brown & Associates Planning Group

**On behalf of:**

Westside Land Corporation

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# 1.0 INTRODUCTION

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The Montebello Conceptual Scheme (MCS) is prepared for the M.D. of Rocky View No. 44. Preparation of the MCS has been guided by the Central Springbank Area Structure Plan (CSASP), Bylaw C-5354-2001, adopted October 2, 2001. The MCS will be adopted by Council and amended to the CSASP.

Section 2.3.2.2 of the CSASP states a Conceptual Scheme is required to provide a holistic, efficient, and thorough approach to community development in Central Springbank. This document has been prepared in recognition of all policies of the CSASP. The MCS will guide future land use changes and subdivision within the MCS boundary.

## 1.1 Definitions

In this Conceptual Scheme, the following interpretations shall apply:

**CSASP** means the Central Springbank Area Structure Plan Bylaw C-5354-2001, adopted October 2, 2001.

**MCS** means the Montebello Conceptual Scheme.

**MCS Boundary** means the area illustrated as Planning Area Boundary on Figure 3 of the Montebello Conceptual Scheme.

**Council** means the Council of the Municipal District of Rocky View No.44.

**Municipality** means the Administration and Council of the Municipal District of Rocky View No.44.

**Developer** means the registered Landowner or any future Landowner.

**Land Use Redesignation, Tentative Plan, Subdivision Stage** means that stage of the land development process, which follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the Municipality.

**Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.

**Should** is an operative word which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.



## 2.0 PURPOSE AND OBJECTIVES

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The purpose of this document is to provide a comprehensive policy framework for lands included within the MCS Boundary. The objective is to ensure orderly and sustainable development within the context of the M.D. of Rocky View Municipal Development Plan, as well as the CSASP. The intent of this Conceptual Scheme is to act as a blanket, or umbrella document to guide future amendments prepared for individually owned lands within the MCS Boundary.

At the time of drafting there are three Landowners within the Conceptual Scheme Boundary. Each ownership is defined as a Cell within this Conceptual Scheme. Individual amendments will be submitted for each of the three Cells. Many of the requirements for Conceptual Schemes identified in the CSASP will be deferred to the submission of amendments to the MCS.

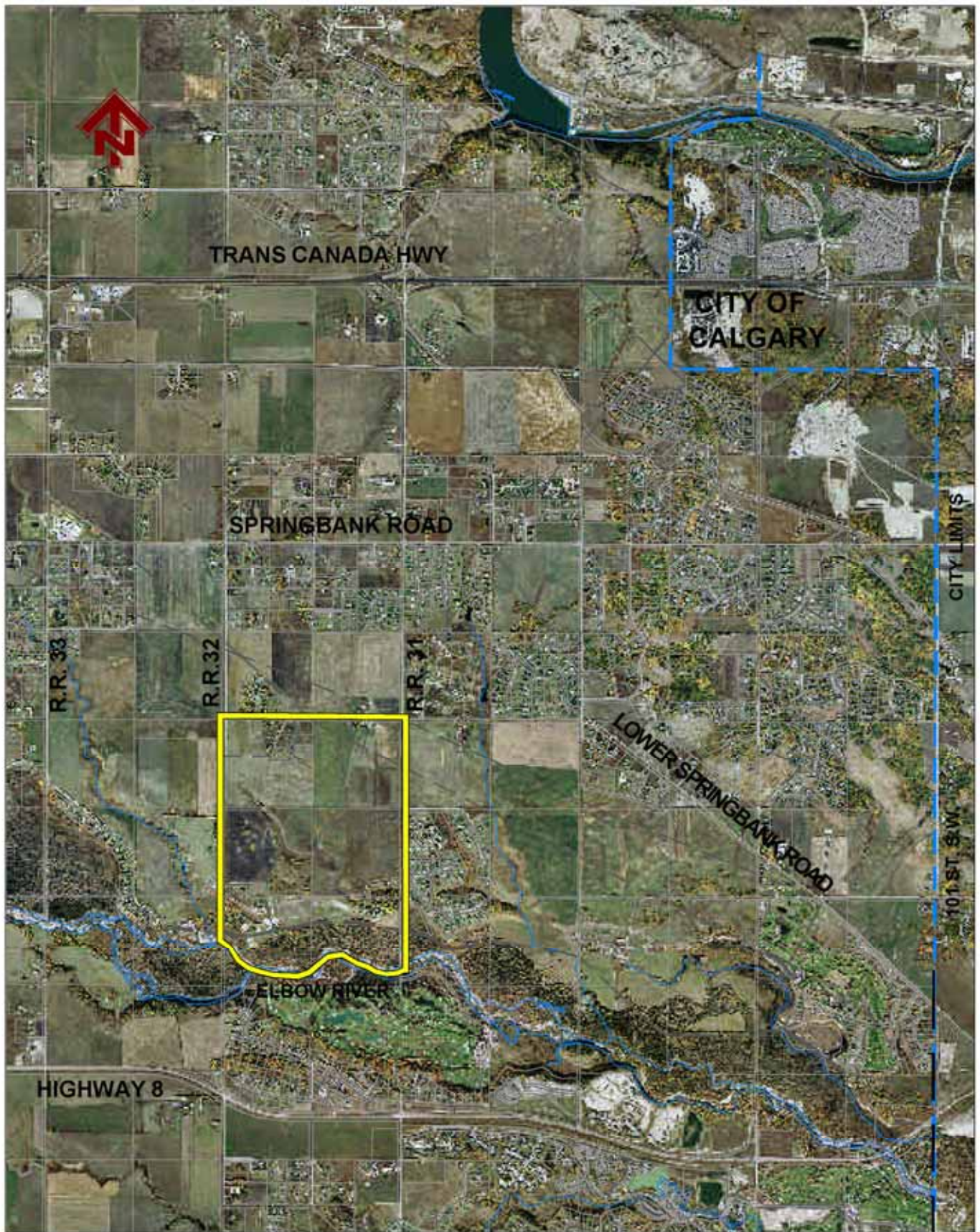
Policies addressed within this Conceptual Scheme will address

- Complimentary and compatible future land use
- Minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent to the Conceptual Scheme
- Transportation and infrastructure connections across shared property lines
- The provision of linked open spaces among adjacent lands
- The dedication of public roadways and municipal reserve parcels
- Acceptable densities of future developments
- Minimum requirements for future amendments to this Conceptual Scheme

Future amendments to this Conceptual Scheme will provide supporting rationale for Land Use Redesignation and subdivision within individual Cell boundaries. The amendments for each Cell will be included as an appendix to this Conceptual Scheme. The Cell B (Montebello Estates) Conceptual Scheme is included as an appendix at this time.

### Policy

- 2.0.1 The Montebello Conceptual Scheme is provided as a guide and framework for future amendments. Applications for amendment to the Montebello Conceptual Scheme will be required for each of the three development Cells identified within this Conceptual Scheme.**
- 2.0.2 Conceptual Scheme Application Fees for lands included within the Montebello Conceptual Scheme will be deferred to the Application for Amendment to the Montebello Conceptual Scheme.**
- 2.0.3 Application for Land Use Redesignation may run concurrently with Application for Amendment to the Montebello Conceptual Scheme.**



— Conceptual Scheme Area as defined by the Central Springbank Area Structure Plan

Figure 1:  
Aerial Photo

### 3.0 CONCEPTUAL SCHEME PLANNING AREA

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The CSASP defines Conceptual Scheme Boundaries for areas of new residential development. The Conceptual Scheme Boundary originally defined within the CSASP was to contain 6-quarter sections located within Division 3 of the M.D. of Rocky View No. 44, approximately 3 miles west of the City of Calgary.

Policy 2.9.2.e of the CSASP states

“Notwithstanding the defined Conceptual Scheme boundaries as defined on maps 11 and 12, future Conceptual Scheme boundaries may be altered without amendment to this Plan, at the discretion of Council provided:

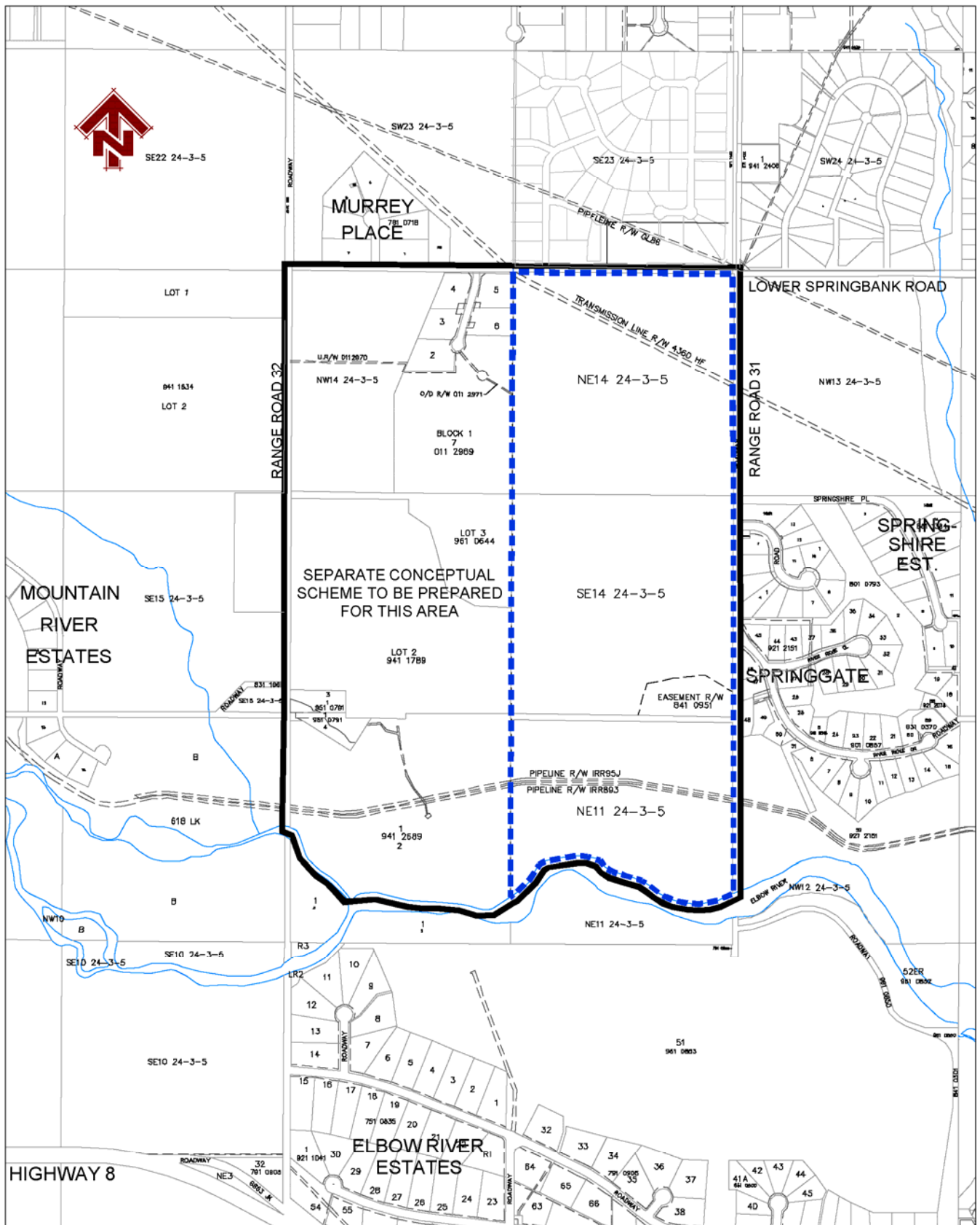
- i) the alternate Conceptual Scheme area is comprehensive in nature;
- ii) the implications of development proceeding based within an alternate Conceptual Scheme boundary have been examined;
- iii) the Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.”

A request to the M.D. administration was made by an affected Landowner to have the defined Conceptual Scheme Boundary split. It was requested that the Owner of Lot 2, Plan 9411789 and Lot 3, Plan 9610644 (Grand Development Corporation) would prepare a Conceptual Scheme for the western three quarter sections of the defined Concept Plan Boundary and the first applicant from the eastern portion of the defined Conceptual Scheme Boundary, Westside Lands Corporation, would prepare the Conceptual Scheme for the remaining three easterly quarter sections. The division of the Conceptual Scheme boundaries was approved by Council March 9, 2004.

The MCS applies to this eastern portion of the CSASP defined Concept Plan Boundary only. The area to the west will be subject to the separate Conceptual Scheme prepared by Grand Development Corporation.

Lower Springbank Road bounds the MCS Boundary to the north, and Range Road 31 to the east. The Elbow River forms the southern boundary of the Conceptual Scheme area. To the west are the lands subject to the Grand Development Conceptual Scheme.

**Figure 2 – Planning Area** identifies the CSASP defined Conceptual Scheme Area, as well as the MCS Boundary.



- Conceptual Scheme Boundary as defined by the Central Springbank Area Structure Plan
- Montebello Conceptual Scheme Boundary

Figure 2:  
Planning Area

## 4.0 DEVELOPMENT CELLS

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The lands contained within the MCS are the E. ½ Section 14 24-3-5 and the N.E. ¼ Section 11 24-3-5. For the purpose of this Conceptual Scheme the land will be referred to as development Cell A, B and C. The ownership and area of the development Cells are as follows.

Cell A: 160 acres – 833763 Alberta Inc.  
of c/o 3300, 421 – 7<sup>th</sup> Avenue SW  
Calgary, Alberta T2P 4K9  
N.E. ¼ 14 24-3-5

Cell B: 160.87 acres – Westside Land Corporation  
of 1855 Stewart Green SW  
Calgary, Alberta T3H 3C8

Block 2 Plan 0012189, and a portion of the closed road allowance adjacent the south property line of the ¼ section.

Cell C: 143 acres – Yvonne Deszynski  
of Box 16, Site 33, RR#12  
Calgary, Alberta T3E 6W3

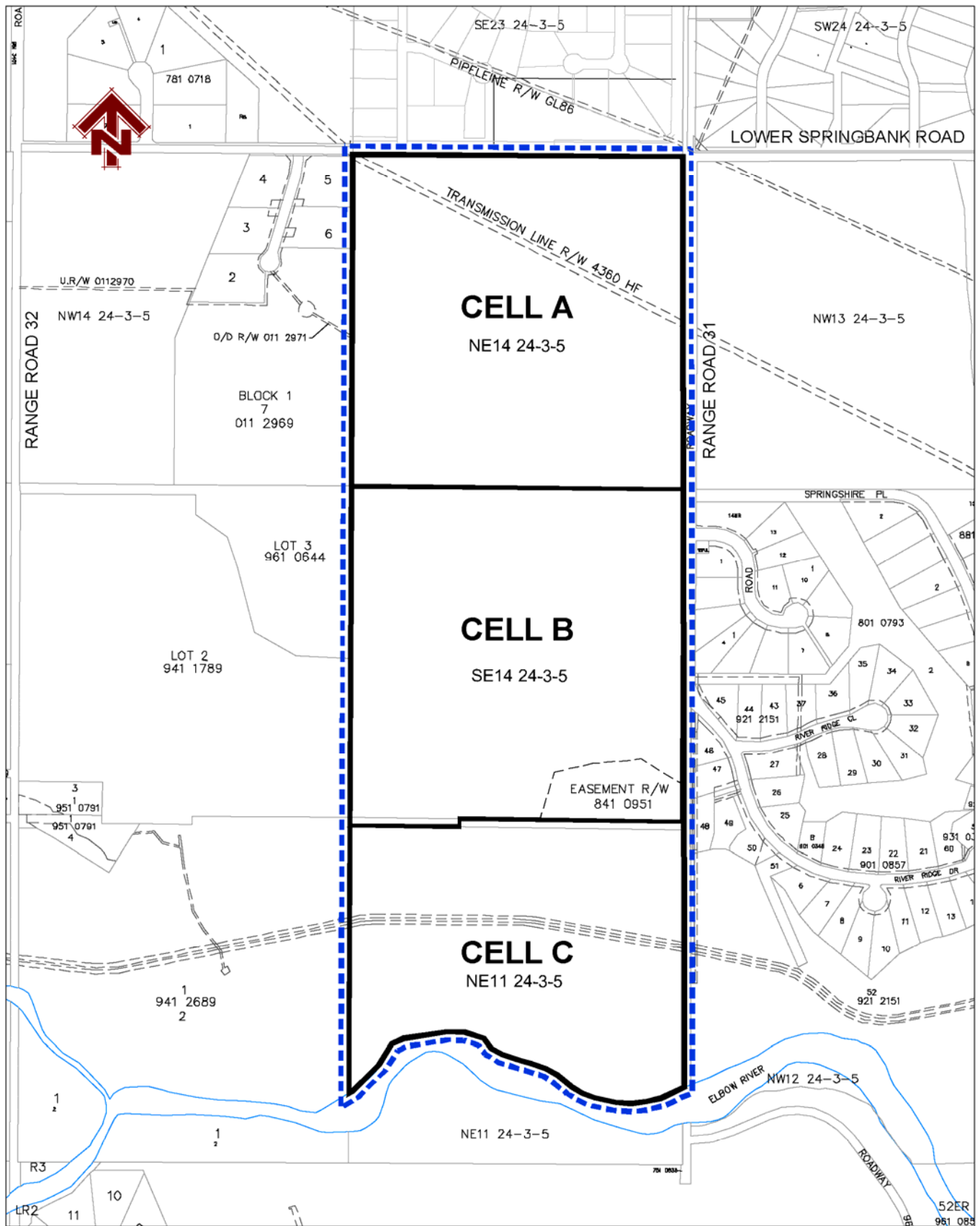
NE ¼ 11 24-3-5 North of the Elbow River, and a portion of the closed road allowance adjacent the north property line of the ¼ section.

Current titles are included as part of this CS.

**Figure 3 – Development Cells** identifies the CSASP defined Conceptual Scheme Area, as well as the MCS Boundary.

### Policy

**4.0.1 Policies contained in the MCS shall apply to all lands identified in Figure 3 Development Cell Boundaries.**



- - - - - Montebello Conceptual Scheme Boundary
- — — — — Cell Boundaries

Figure 3:  
Development Cells

## 5.0 COMMUNITY CONTEXT AND LAND USE

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The lands contained within the MCS are primarily undeveloped and currently utilized for agriculture and grazing purposes.

Cell A: Primarily undeveloped. A farmstead containing a single residence and associated outbuildings is located south of Lower Springbank Road. Current access to the farmstead is from Lower Springbank Road. The remainder of the quarter is utilized for agricultural purposes, but has recently been purchased for development interests. The property is zoned Ranch and Farm District (RF).

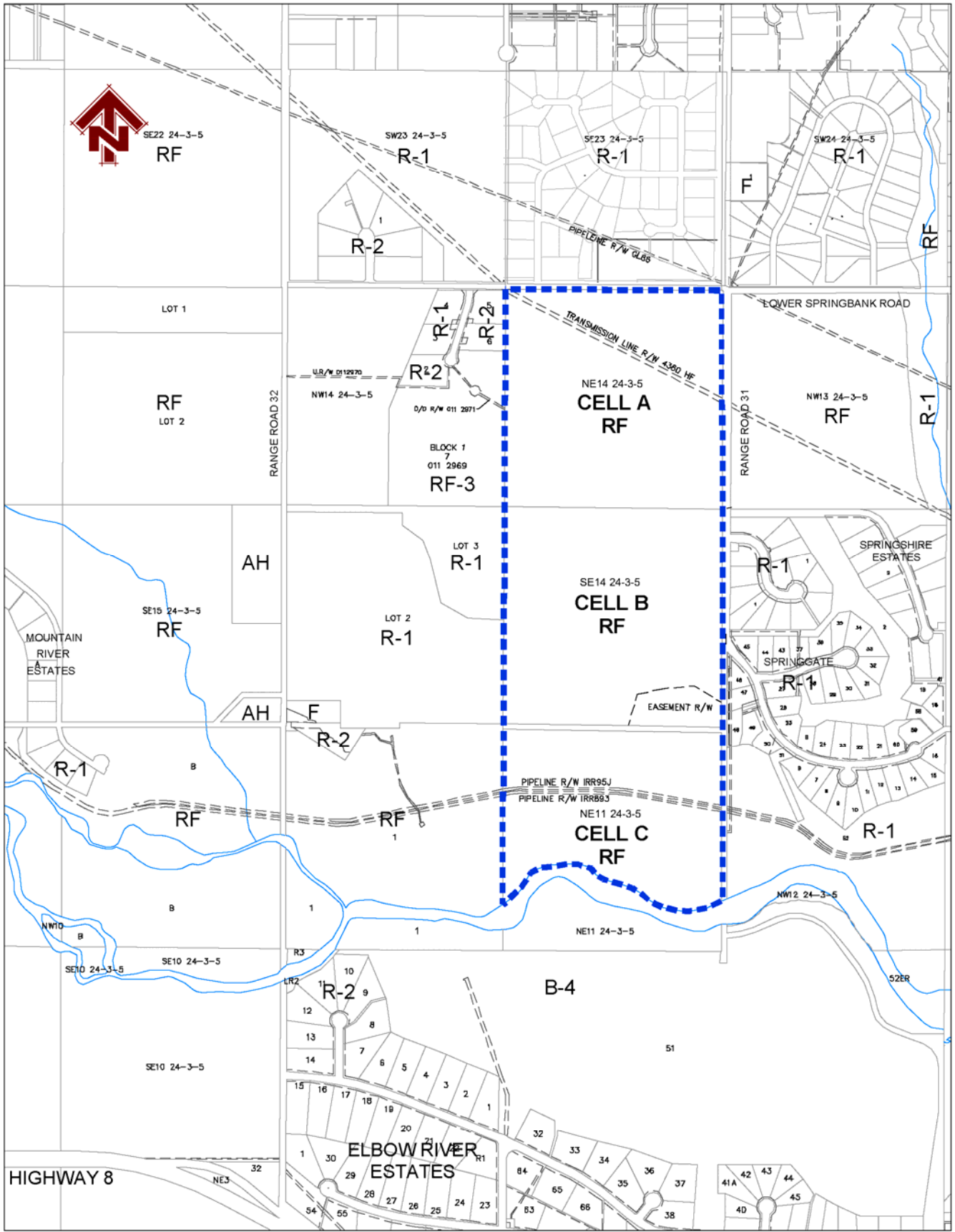
Cell B: Vacant and undeveloped. No structures exist on the property. An access easement registered in the southeast corner of the quarter section contains a roadway accessing Cell C. The lands are currently utilized for agricultural purposes pending future residential development. The property is zoned Ranch and Farm District (RF).

Cell C: Primarily undeveloped. A farmstead containing a residence and associated outbuildings as well as an additional residence is currently on the property. The property houses a bison farming operation and the land is utilized for grazing purposes. The Owner of Cell C has indicated his desire to maintain the agricultural operation for approximately 8 years. The property is zoned Ranch and Farm District (RF).

Surrounding Properties: Lands surrounding the MCS Boundary include a mix of country residential and agricultural land uses. The established communities of Springgate and Springshire Estates are located to the east of Range Road 31. The communities are zoned Residential One District R-1.

Limited subdivision has occurred to the west of Cell A, with land use zonings of Residential One District R-1, Residential Two District R-2, and Ranch and Farm Three District RF-3. At the time of Conceptual Scheme preparation the remainder of surrounding lands were designated Ranch and Farm RF.

**Figure 4 – Current Land Use Districts** identifies the Conceptual Scheme context and land use districts in proximity to the planning area at the time of Conceptual Scheme preparation.



----- Montebello Conceptual Scheme Boundary

Figure 4:  
Current Land Use Districts



## 6.0 SITE ASSESSMENT

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### 6.1 Soils

The current use of most lands within the Conceptual Scheme Boundary is for agricultural purposes. The Canada Land Inventory – Soil Capability for Agriculture rates the majority of the land as Class 3, with moderately severe limitations based upon topography, and moisture limitations. Lands within Cell C are Class 6, useful for forage only based upon topography, moisture limitations, and stoniness of the soil.

### 6.2 Topography, Geotechnical Concerns, and Special Planning Areas

The lands within the Conceptual Scheme Boundary vary in topography. Cell A and the northern portions of Cell B are relatively flat and typical of much of the Central Springbank area. A drainage course bisects a portion of Cell B, and the land drops off dramatically in the southeast corner of the quarter. Cell C is adjacent to the Elbow River Valley with dramatic variances in grade.

Cell A: Primarily flat with grades in the 1 to 5% range. Lands drain to the south.

Cell B: The upper half of Cell B is primarily flat, similar to topography present in Cell A. The dominant feature within Cell B is an unnamed drainage course within the Cullen Creek catchment area. The drainage course bisects the land in the southwest portion of the quarter. The depth of the valley varies from 6 to 7 metres on the westerly boundary of Cell B to approximately 9 metres along the southern portion of the Cell. The floor of the drainage course ranges in width from approximately 50 to 100 metres in width. The slopes of the valley walls are generally in the range of 8 to 15%. The southeast corner of the Cell contains an area that slopes toward the Elbow River at grades of up to 50%.

Cell C: The majority of Cell C is within areas identified in the CSASP as Special Planning Area - Elbow River/Bow River Planning Area. All requirements of Section 2.3.2.3 of the CSASP will be addressed with submission of a Conceptual Scheme amendment for Cell C.

Development within Cell C will be limited by topography, as well as proximity to the Elbow River. Map 6 of the Central Springbank ASP identifies the majority of Cell C as an Environmentally Sensitive Area. As such, additional future development requirements will be to the satisfaction of the Municipal Council.

## Policy

- 6.2.1 The requirements of the CSASP Section 2.3.2.3 – Special Planning Area will be addressed with submission of a Conceptual Scheme amendment for Cell C.
- 6.2.2 Should either of the following be proposed within a Cell boundary, Geotechnical Reports established to the satisfaction of the Municipality will be required with application for Land Use Redesignation.
- Structural developments on slopes exceeding 15% grade.
  - Surface improvements on slopes exceeding 7% grade.

### 6.3 Biophysical Assessment

Section 2.5.4 – Vegetation and Wildlife of the CSASP states the requirement for a biophysical inventory and assessment to be conducted in support of a Conceptual Scheme.

## Policy

- 6.3.1 With application for Conceptual Scheme Amendment it is the responsibility of the applicant to provide a Biophysical Impact Assessment prepared by a qualified professional for all areas within the Cell Boundary.

### 6.4 Environmental Assessment

## Policy

- 6.4.1 With application for Conceptual Scheme Amendment, it is the responsibility of the applicant to provide an Environmental Site Assessment prepared by a qualified professional for all areas within the Cell Boundary.

### 6.5 Archaeological and Historical Resources

Section 2.1.3 of the CSASP deals with Heritage Policies as they apply to the Central Springbank area. In order to allow for the provision of open areas for the purposes of habitat preservation, archaeological, or historical sites, a Historical resources overview should be provided with applications for Conceptual Scheme amendments.

## Policy

- 6.5.1 With application for Conceptual Scheme Amendment it is the responsibility of the applicant to provide a Historical Resources Overview prepared by a qualified professional for all areas within the Cell Boundary.
- 6.5.2 If required by Alberta Community Development pursuant to a Historical Resources Overview, it shall be the responsibility of the applicant to provide a Historical Resources Impact Assessment prepared by a qualified professional prior to any subdivision approval.

## 6.6 Visual Analysis

The predominant views of Central Springbank are of the foothills and Rocky Mountains to the west, and the Elbow River Valley to the south. Although much of the land surrounding the Conceptual Scheme Boundary is currently undeveloped, site lines from existing dwellings must also be considered. Conceptual Scheme amendments should address issues of Visual Impact on existing adjacent developments.

The CSASP states that a Conceptual Scheme must provide;

- A Scenario for the integration of the proposed development with existing and adjacent development including the preservation or improvement of existing site lines.

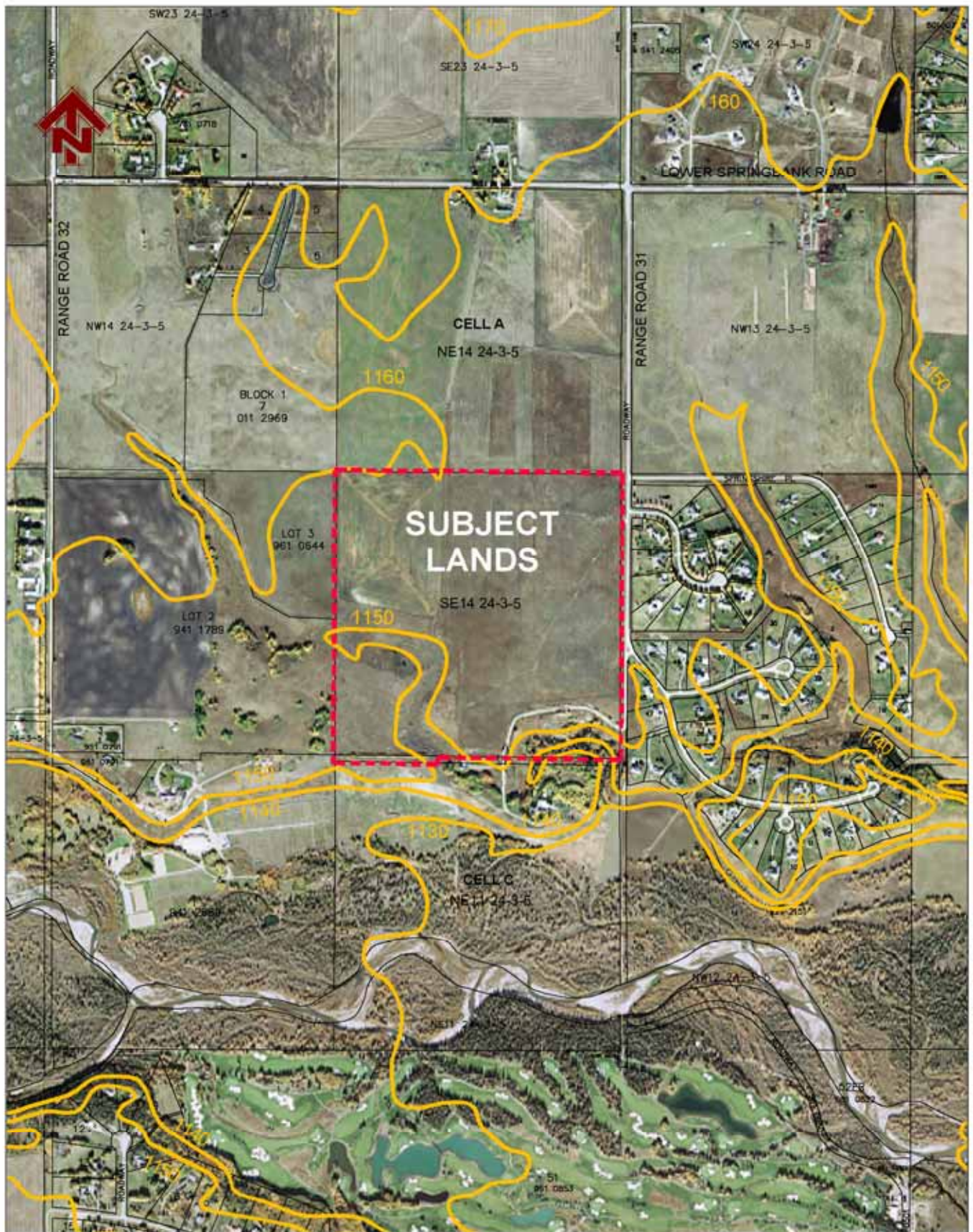
**Figure 5 – Visual Analysis** identifies the Conceptual Scheme Boundary in context to existing topography and adjacent development.

Lands to the north of Cell A are higher in elevation and as such development within the Conceptual Scheme Boundary will do little to impact exiting view lines. Lands to the east are currently undeveloped.

The existing subdivisions to the east of Cell B are at an elevation equal to, or slightly lower than lands within Cell B. The homes currently backing onto Range Road 31 may have their views partially screened by future development occurring within Cell B. Issues of Visual Impact upon the adjacent residential communities are addressed in the Cell B Conceptual Scheme Amendment.

As the majority of Cell C is considerably lower than surrounding lands, future development within Cell C is unlikely to impact views from surrounding lands.

The land within the MCS Boundary falls to the south towards the Elbow River Valley. Most newly developed homes within the Conceptual Scheme Boundary will enjoy views towards the south and west.



- - - - - Montebello Estates - Subject Lands  
————— 10-Metre Contours

Figure 5:  
Visual Analysis

## 7.0 LAND USE POLICIES AND GUIDELINES

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The CSASP identifies the MCS Boundary as a New Residential Community. The policies of the CSASP, Section 2.9.4 – New Residential Areas, as well as policies included in Section 2.9.2 – General Residential Policies will apply.

It is the intent of this Conceptual Scheme to provide a framework for future developments that will ensure

- Land Use and development patterns consistent with adjacent existing developments
- Lot size and density consistent with the goals of the CSASP
- The provision of transportation, utility infrastructure, and open space connections across shared property lines.
- Future development is sensitive to the natural environment
- A future integrated and compatible residential land use pattern that meets the goals and objectives of the CSASP

### 7.1 Land Use

As a New Residential Community, the predominant form of development within the MCS Boundary will be single detached residential housing. Minor variations in land use will be at the discretion of Municipal administration and Council, and will be addressed through amendments to this Conceptual Scheme.

#### **Policy**

**7.1.1 The Residential Land Uses (R-1, R-2, and R-3) of the M.D. of Rocky View Land Use Bylaw C-4841-97, as well as Direct Control Districts with Residential Guidelines should form the basis for future Land Use Redesignation applications.**

Section 2.5.3 of the CSASP deals with Natural Resource Extraction. Possible gravel deposits have been identified within Cell C.

**7.1.2 Should an application for gravel extraction occur within Cell C, all local and provincial regulations in place at the time of application will apply. All Policies stated within the CSASP Section 2.5.3. Natural Resource Extraction will apply.**

Chapter 2.10 of the CSASP addresses issues of Business Development within Central Springbank.

### **Policy**

**7.1.3 With the exception of Home-Based Business, Type 1, as allowed within Section 46, Residential One District (R-1) of Land Use Bylaw C-4841-97, no applications for Business Development will be accepted within the Conceptual Scheme boundary.**

**7.1.4 Applications for cellular or telecommunications facilities will not be recommended within the Conceptual Scheme Area.**

## **7.2 Density and Lot Size**

The relevant policies of the CSASP, Section 2.9.4 New Residential Areas state.

- 2.9.4.e) Minimum allowable parcel size is 0.8 ha
- 2.9.4.f) The number of lots allowed is 64 units on a quarter section
- 2.9.4.g) Notwithstanding policy 2.9.4 (e) and (f), the minimum parcel size may be reduced to a minimum of 0.4 ha (1 acre), if justified on a basis of additional open space, subdivision design, or environmental features related to the site through the preparation of a Conceptual Scheme and Direct Control District Bylaw.

The policies of the CSASP as they relate to allowable density will apply to the MCS. There remains a possibility that these policies may be amended over time. For lands with the MCS Boundary, density projections will be addressed with application for Land Use Redesignation and will adhere to the policy of the CSASP in place at the time of application.

### **Policy**

**7.2.1 Allowable density per quarter and minimum lot size will be determined by related policies contained in the CSASP at the time of application for Conceptual Scheme Amendment and Land Use Redesignation.**

### **7.3 Compatibility with Adjacent Development**

The established communities of Springgate and Springshire Estates are located to the east of Range Road 31. The communities are zoned Residential One District R-1. In order to achieve compatible Land Use with these existing residents, future development proposals should meet the Residential One District (R-1) requirements.

Adjacent to the Northwest corner of Cell A some residential subdivision of land has occurred. The Conceptual Scheme for Cell A should be consistent with existing and future development to the west.

The lands to the west include the Grand View Estates Conceptual Scheme approved by the Municipal District of Rocky View Council in January 2005. The Conceptual Scheme for Cell B should be consistent with existing and future development to the west.

### **7.4 Municipal Reserve**

In order to facilitate the establishment of a connective open space system, Municipal Reserve will be provided by a full dedication of land. The policies of Sections 2.6.3, 2.6.4 and 2.6.5 of the CSASP will apply.

The goal of future amendments to the MCS will be to establish a system of safe and convenient walkways among Cell boundaries and adjacent developments. Future amendments to this Conceptual Scheme will be encouraged to provide a linked open space system accessible to all residents of the Municipality. Public walkways will be constructed to a standard acceptable to the Municipality, and linear open spaces dedicated as Municipal Reserve will be a minimum of ten metres in width. The provision of acceptable pathway connections for Conceptual Scheme amendments will be at the discretion of the Municipality. All lands proposed to be dedicated as public open space will be identified with the first application for Land Use Redesignation within a Cell.

#### **Policy**

- 7.4.1 Within a Cell Boundary, a minimum of ten percent Municipal Reserve provided by full dedication of land will be provided.**
- 7.4.2 All lands proposed to be dedicated as public open space will be identified prior to land use approval.**
- 7.4.3 The need for school sites will be evaluated at such time each Cell is considered for amendment to this Concept Scheme, to the satisfaction of the appropriate school authority and the Municipality.**

## 8.0 TRANSPORTATION AND INFRASTRUCTURE

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### 8.1 Transportation and Roadways

A Traffic Impact Assessment has been completed in support of this Conceptual Scheme. The assessment has been submitted under separate cover. The study looked at the full build out of lands contained within the MCS Boundary as well as additional future background traffic forecasts for surrounding vacant lands.

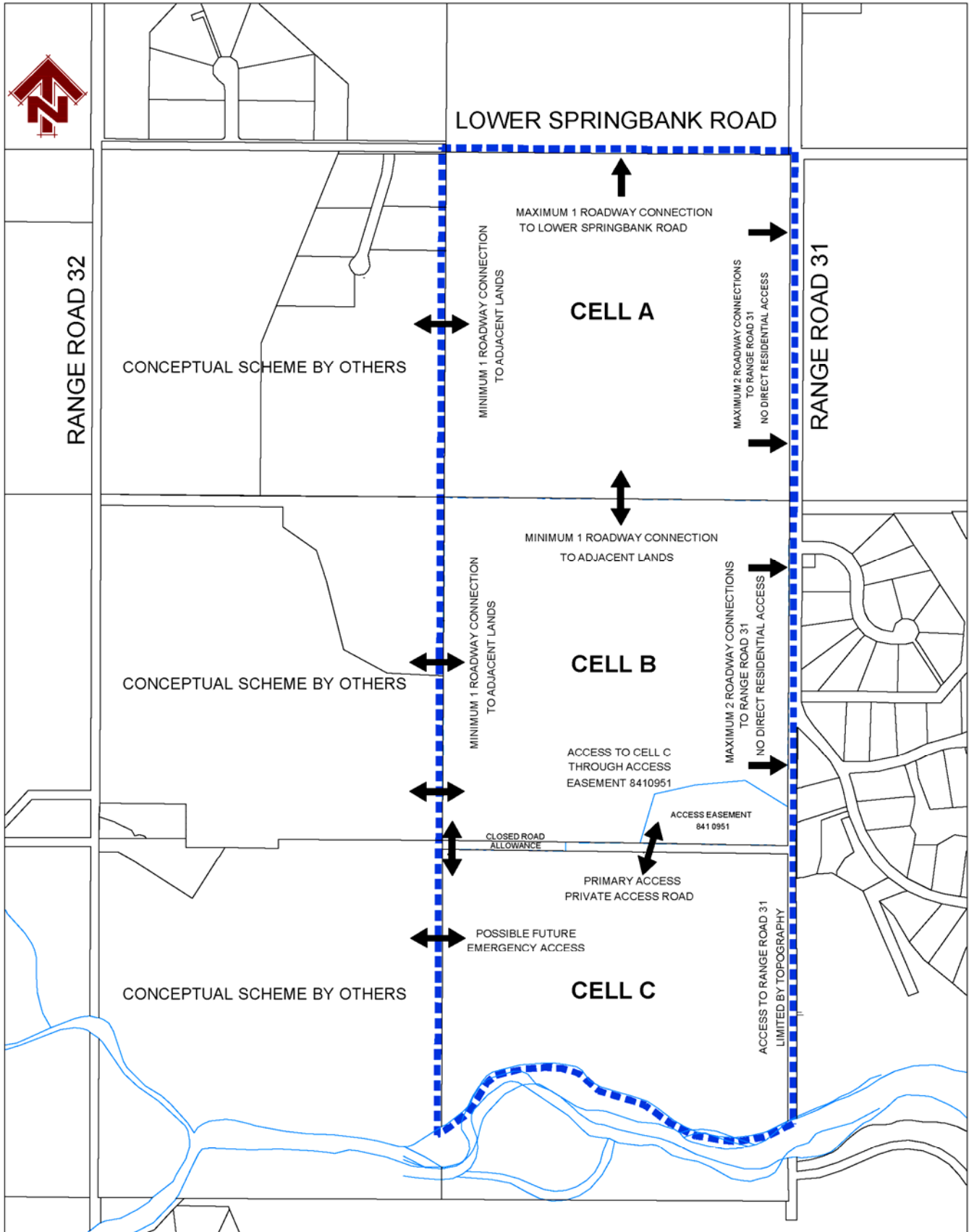
Range Road 31 is currently classed within the Springbank Transportation Network Study as a minor rural collector roadway. Chapter 5 - Functional Assessment of the Network Study characterizes a minor rural collector roadway of having capacity to accommodate future development to a maximum of 5000 vehicles per day. The Traffic Impact Assessment prepared in support of this Conceptual Scheme projects future volumes of approximately 1500 daily trips for the Range Road 31, south of Lower Springbank Road. The intersection analyses in the vicinity of the site confirmed that no improvements are required as part of this development.

The intent of this section is to establish a minimum and maximum number of roadway connections that will be present in future amendments to this Conceptual Scheme. Primary access for all lands in the Conceptual Scheme area will be from Range Road 31. Access to Range Road 31 will be limited to two access points per quarter section. In order to achieve interconnectivity among land parcels a minimum number of connections to adjacent lands are shown on Figure 6. An acceptable roadway connection will take the form of a public roadway, a private roadway, a public access easement, or access right of way for emergency purposes. The provision of an acceptable roadway connection will be at the discretion of the Municipality. Relevant policies of Section 2.3.3 Emergency Services of the CSASP will apply.

This Conceptual Scheme acknowledges that traffic conditions in Central Springbank are likely to change. Accordingly, the Municipality may require updates to the 2002 Central Springbank Residential Development Traffic Impact Assessment as a condition of approval for any future subdivision within the Montebello Conceptual Scheme.

**Figure 6 – Future Access Conditions** identifies transportation connections to be included in amendments to this Conceptual Scheme.





--- Montebello Conceptual Scheme Boundary  
 Access alignments shown represent a minimum requirement.  
 Exact location is subject to revision with application for  
 Conceptual Scheme Amendment.

Figure 6:  
**Future Access Conditions**

## **8.2 Minimum Transportation Connections**

Cell A – Currently has access to both Lower Springbank Road and to Range Road 31. Future Conceptual Scheme amendments should include a:

- Maximum of 2 roadway connections to Range Road 31.
- Minimum of 1 roadway connection to the adjacent parcel to the west.
- Maximum of 1 roadway connection to Lower Springbank Road.
- Minimum of 1 roadway connection to Cell B

Cell B – Currently has access to Range Road 31. Future Conceptual Scheme amendments should include:

- Maximum of 2 roadway connections to Range Road 31.
- Minimum of 1 roadway connection to the adjacent parcel to the west.
- Minimum of 1 roadway connection to Cell A
- Minimum of 1 roadway connection to Cell C

Cell C – There is currently an Access Easement (8410951) registered over the southeast corner of Cell B. An Alberta Court Order has interpreted the legal access to Cell C. A copy of this Order has been submitted under separate cover.

### **Policy**

- 8.2.1 For newly created lots within the MCS Boundary, there will be no direct residential access to Lower Springbank Road or Range Road 31. Future residential access will be directed to internal roads.**
- 8.2.2 The maximum number of access locations to Range Road 31 will be limited to 2 per quarter section.**
- 8.2.3 Within Cells A and B, a minimum of 1 transportation connection will be provided for lands immediately adjacent to the west of the Cell.**
- 8.2.4 Cell A will be limited to a maximum of 1 access point to Lower Springbank Road.**
- 8.2.5 The provision of acceptable roadway connections will be determined at the discretion of the Municipality.**
- 8.2.6 Minimum intersection spacing requirements identified in the Central Springbank Area Structure Plan shall be adhered to for intersections on Lower Springbank Road and Range Road 31.**
- 8.2.7 Roads dedicated as Public will be owned and maintained by the Municipality, and built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted at the discretion of the Municipality.**

- 8.2.8 The Municipality's Transportation Offsite Levy will be applied within the Montebello Conceptual Scheme in accordance with Bylaw C-589-2004, as amended.**
- 8.2.9 Traffic Impact Assessments may be required during the preparation of Tentative Plans of Subdivision within the Montebello Conceptual Scheme. Any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality prior to or in conjunction with the phasing of development.**
- 8.2.10 The Municipality may, as a condition of Tentative Plan of Subdivision approval, require road dedication, upgrading, or resurfacing of municipal roadways and intersections along or beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing and cost sharing of any such improvements shall be established by the Municipality at the time of Tentative Plan of Subdivision approval.**

### **8.3 Utility Infrastructure and Connections**

One of the key considerations in the preparation of the CSASP was the provision of water and sewer services. The policies of Sections 2.8.2, 2.8.3, and 2.8.4 of the CSASP will apply.

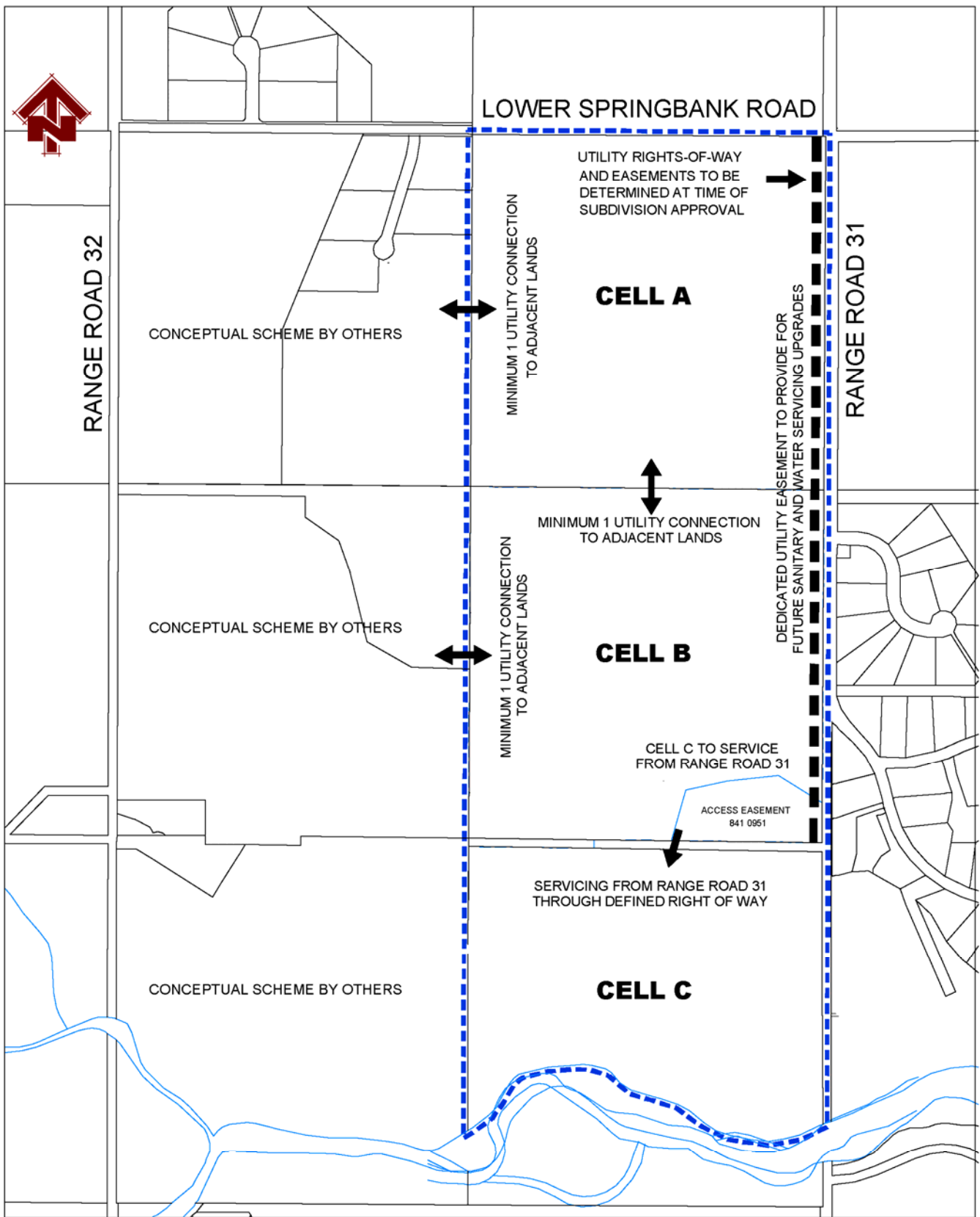
The Municipality has approved the Springbank Interim Servicing Strategy for lands within its municipal jurisdiction (Springbank) which includes the planning area. When implemented, the Springbank Interim Servicing Strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment, and stormwater management.

The Municipality has also established the Springbank service area which includes the planning area and will be subject to the Springbank Interim Servicing Strategy. Costs associated with the provision of utility infrastructure shall be recovered by the Municipality from lands proposed for subdivision and development within the Springbank service area in accordance with the Springbank Interim Servicing Strategy.

**Figure 7 – Future Utility Rights of Way** identifies the minimum requirements for utility connections to be included in future amendments to this Conceptual Scheme.

#### **Policy**

- 8.3.1 Amendments to this Conceptual Scheme will provide at a minimum the number of utility connections as illustrated on Figure 7 – Future Utility Rights of Way. Requirements for easements which affect the plan area should be identified at the Conceptual Scheme approval stage and shall be provided at the tentative plan of subdivision approval stage.**
- 8.3.2 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future subdivision on and development of the planning area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan. The timing of such infrastructure improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.**



--- Montebello Conceptual Scheme Boundary  
 Utility alignments shown represent a minimum requirement.

Exact location is subject to revision with application for  
 Conceptual Scheme Amendment

Figure 7:  
 Future Utility Rights of Way

- 8.3.3 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Interim Servicing Strategy.**
- 8.3.4 Each new parcel within the planning area shall be subject to a Deferred Services Agreement to the satisfaction of the Municipality.**
- 8.3.5 A Stormwater Management Plan shall be prepared at the subdivision stage for each Development Cell within the planning area, to the satisfaction of the Municipality.**

#### **8.4 Shallow Utilities**

The plan area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with all the policies included in section 2.8.4 of the Central Springbank Area Structure Plan.

##### **Policy**

- 8.4.1 Shallow utilities will be provided by the appropriate utility company providing service to the Montebello Conceptual Scheme plan area at the sole expense of the developer. The developer of the lands will provide easements to any utility company requiring them to provide services to the Montebello Conceptual Scheme plan area.**

#### **8.5 Solid Waste Management**

Solid waste management within the Montebello Conceptual Scheme will be implemented by contract with a private service provider. The management of this contract will be the responsibility of the homeowners' association. Solid waste management shall be implemented to the satisfaction of the Municipality.

##### **Policy**

- 8.5.1 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the developer and/or the homeowners' association. Solid waste management shall be implemented to the satisfaction of the Municipality.**

## 9.0 IMPLEMENTATION OF CONCEPTUAL SCHEME

---

The purpose and intent of the MCS is to act as a blanket, or umbrella document to guide future amendments prepared on behalf of individual Cell Owners. Conceptual Scheme Amendments prepared for individual Cell Owners will be amended as appendices to this document. The Montebello Estates Conceptual Scheme has been submitted as Appendix A, and will be adopted by Municipal Council as an amendment to the MCS.

Adopted amendments will support the application for Land Use Redesignation within individual Cell boundaries. Land Use Redesignation and Subdivision of the lands will be guided by the policies contained herein and will remain subject to Municipal Approval. Development Agreements between the Municipality and the Developer will be required as a condition of development approval and will ensure the conditions and regulations of the Land Use Designations, Direct Control Bylaws and the Conceptual Scheme are addressed to the satisfaction of the Municipality.

### 9.1 Requirements of Conceptual Scheme Amendments

#### Policy

- 9.1.1 In conjunction with an application for Land Use Redesignation, applications for amendment to the Montebello Conceptual Scheme will be required for each of the three development Cells identified within this Conceptual Scheme.
- 9.1.2 A Concept Plan for all lands within a Cell Boundary as defined within the MCS is required with application for Conceptual Scheme Amendment.
- 9.1.3 The Concept Plan must be presented at a minimum of 1 public open house, open to the general public, and publicly advertised to the satisfaction of the Municipality.
- 9.1.4 The concept plan must at a minimum include the following requirements:
- The proposed locations of roadways, open space connections, off-site utility rights of way and emergency access routes
  - Proposed phasing to full build out. Areas identified as first phase development will include lot orientation, size, and identified building parcel. Anticipated future land use within all phases is required
  - Any and all constraints to development including, but not limited to topography, environmentally sensitive areas, archaeological or historical sites.
  - Areas to be designated as public open space
  - Areas to be incorporated as storm water retention facilities.
  - Locations of all proposed walkways
  - The location of any residential lots included in an application for Land Use Redesignation less than 0.8 hectares in size
  - Proposed road standards if different from accepted Municipal Standards
  - Connectivity with adjacent lands.

**9.1.5** In support of an application for amendment to this Conceptual Scheme the following reports prepared by a qualified professional to the satisfaction of the Municipality will be undertaken for all lands within defined Cell Boundary:

- Historical Resources Overview
- Level One Environmental Site Assessment
- Bio-physical Assessment
- Site Implementation Drainage Plan (Stormwater Management Study)
- Utility Servicing Strategy.

**9.1.6** In support of an application for Land Use Redesignation for lands contained within the MCS Boundary, the applicant must provide:

- Confirmation of a potable water supply
- Confirmation from the Springbank Historical Society regarding acknowledgement of application.

**9.1.7** In support of an application for Subdivision for lands contained within the MCS Boundary, the applicant must provide Architectural Guidelines identifying at a minimum, but not limited to:

- Building parcel, and maximum impervious lot coverage
- Building Height (Principal and Accessory)
- Minimum and Maximum Habitable Floor Area
- Minimum landscaping requirements
- Minimum front, side, and rear yards if greater than the minimum requirements of the Land Use Bylaw
- Acceptable housing, roofing and fencing materials
- Allowable lighting.

## **9.2 Homeowners' Association**

### **Policy**

**9.2.1** A homeowners' association may be established to assume responsibility for solid waste management, trail maintenance, or other matters the Municipality may deem appropriate. A homeowners' association may be established in conjunction with registration of the final plan of subdivision.

## **10.0 INTERMUNICIPAL COOPERATION**

---

As identified in the Central Springbank Area Structure Plan, portions of the MCS Boundary fall within the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan. Applications for land use changes, subdivision and development within the MCS Boundary will be referred to the City of Calgary as required by the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan.

## **11.0 SUPPORTING INFORMATION**

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In support of the Montebello Conceptual Scheme, as well as future amendments to the Montebello Conceptual Scheme, a Traffic Impact Assessment has been submitted under separate cover.

### **Central Springbank**

#### **Residential Development**

#### **Traffic Impact Assessment**

Prepared for: Westside Land Corporation

Prepared by: Bunt & Associates Engineering (Alberta) Ltd.

Date: May 28, 2002



---

# Appendix A

## Montebello Estates

### Conceptual Scheme

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**September 2005**

**Prepared for:**

Municipal District of Rocky View No. 44  
Planning & Community Services  
Department of Planning

**Prepared by:**

Brown & Associates Planning Group

**On behalf of:**

Westside Land Corporation

---

# Appendix A

## Montebello Estates

### Conceptual Scheme

---

**Prepared for:**

Municipal District of Rocky View No. 44  
Department of Planning and Development

**Prepared by:**

Brown & Associates Planning Group

**On behalf of:**

Westside Land Corporation

**September 2005**

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# 1.0 INTRODUCTION

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Montebello “Beautiful Mountain”

The Montebello Estates Conceptual Scheme (MECS) is prepared for the M.D. of Rocky View No. 44. The Montebello Conceptual Scheme was prepared in recognition of all policies of the Central Springbank Area Structure Plan (CSASP), as well as the Montebello Conceptual Scheme. The MECS will be adopted by Council and amended to the Montebello Conceptual Scheme as Appendix A.

## 1.1 Definitions

In this Conceptual Scheme, the following interpretations shall apply:

**CSASP** means the Central Springbank Area Structure Plan Bylaw C-5354-2001, adopted October 2, 2001.

**MCS** means the Montebello Conceptual Scheme.

**MCS Boundary** means the area illustrated as Planning Area Boundary on Figure 3 of the Montebello Conceptual Scheme.

**MECS** means the Montebello Estates Conceptual Scheme.

**MECS Boundary** means the area illustrated as Cell B on Figure 3 of the Montebello Conceptual Scheme.

**MDP** means The Municipal District of Rocky View No. 44 Municipal Development Plan Bylaw C-4840-97.

**Council** means the Council of the Municipal District of Rocky View No.44.

**Developer** means the registered Landowner or any future Landowner.

**Land Use Redesignation, Tentative Plan, Subdivision Stage** means that stage of the land development process, which follows Council approval of the Conceptual Scheme. This stage is followed by a “Development Agreement” between the developer and the Municipality.

**Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.

**Should** is an operative word which means that in order to achieve local goals and objectives it is strongly advised that the action be taken.

**Easement Area** refers to the lands encumbered by the Area Required for Easement Purposes registered by legal plan 8410951.

## 2.0 PURPOSE AND OBJECTIVES

---

The MCS identifies lands legally described as Block 2, Plan 0012189 as Cell B. The MECS provides supporting land use rationale for the redesignation of lands within Cell B. It provides a comprehensive policy framework intended to guide land use redesignation, future subdivision, and development within the Cell. The objective of this amendment is to ensure orderly and sustainable development within the context of the M.D. of Rocky View Municipal Development Plan, the CSASP, and the MCS.

The individual policies of the MCS as well as the requirements for Conceptual Schemes identified in the CSASP have been addressed in the preparation of this amendment.

The objectives of the MECS are

- To establish appropriate land use for Cell B development.
- To accommodate the phased land use redesignation, and subsequent subdivision of all lands contained within Cell B within the context of the MCS, CSASP, and the M.D. of Rocky View No. 44 Municipal Development Plan

As per the objectives of the MCS, the following policies will be addressed.

- Complimentary and compatible future land use
- Minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent to the Conceptual Scheme
- Transportation and infrastructure connections across shared property lines
- The provision of linked open spaces among adjacent lands
- The dedication of public roadways and Municipal Reserve Parcels
- Acceptable densities for future development

### 3.0 CONCEPTUAL SCHEME PLANNING AREA

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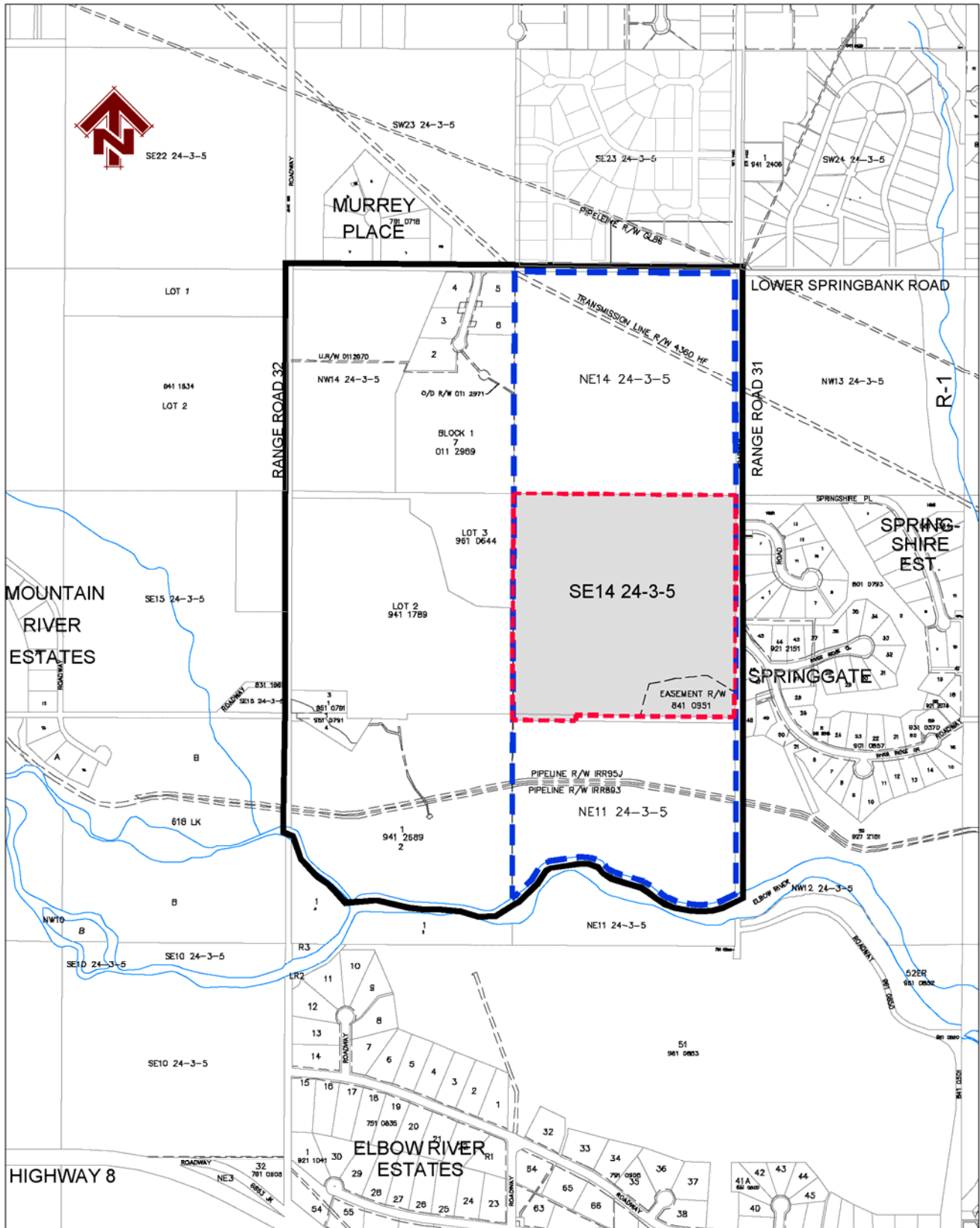
The MECS applies to lands legally described as Block 2, Plan 0012189. The MCS identifies the lands as Cell B. The Conceptual Scheme Amendment Boundary is located within Division 3 of the M.D. of Rocky View No. 44, approximately 3 miles west of the City of Calgary.

The land is one half mile south of Lower Springbank Road and bounded to the east by Range Road 31. To the north and south are Cells A and C of the MCS. The lands to the west are subject to the Grand View Estates Conceptual Scheme by Grand Development Corp.

**Figure 1 – Planning Area** identifies the CSASP defined Conceptual Scheme Area, as well as the MCS Boundary. M.D. of Rocky View Council approved the division of the Conceptual Scheme boundary March 2004.

#### Policy

- 3.0.1 The Montebello Estates Conceptual Scheme shall apply to lands legally identified as Block 2 Plan 0012189, and identified as Cell B within the Montebello Conceptual Scheme.**



- Conceptual Scheme Boundary as defined by the Central Springbank Area Structure Plan
- Montebello Conceptual Scheme Boundary
- Montebello Estates - Subject Lands

Figure 1:  
Planning Area



## 4.0 COMMUNITY CONTEXT AND LAND USE

---

The lands contained within the MECS are undeveloped. No structures exist on the property. Previously utilized for agricultural purposes, the land is now held for development interest.

Access easement 8410951 registered in the southeast corner of the quarter section contains a roadway accessing Cell C. The property is zoned Ranch and Farm District (RF).

To the north are primarily undeveloped lands described within the MCS as Cell A. A farmstead containing a single residence and associated outbuildings is located south of Lower Springbank Road. Current access to the farmstead is from Lower Springbank Road. The remainder of the quarter is utilized for agricultural purposes, but has recently been purchased for development interests. The property is zoned Ranch and Farm District (RF).

To the south are lands described within the MCS as Cell C. A farmstead containing a residence and associated outbuildings as well as an additional residence are currently on the property. The property houses a bison farming operation and the land is utilized for grazing purposes. The property is zoned Ranch and Farm District (RF).

The established communities of Springgate and Springshire Estates are located to the east of Range Road 31. The communities are zoned Residential One District R-1.

The lands to the west are currently held for development interest. The Owners, Grand Development Corp., have prepared a Conceptual Scheme for the adjacent lands, and have been consulted in the preparation of this Conceptual Scheme Amendment.

**Figure 2 – Current Land Use Districts** identifies Cell B context and land use districts in proximity to the planning area at the time of application for Conceptual Scheme Amendment.

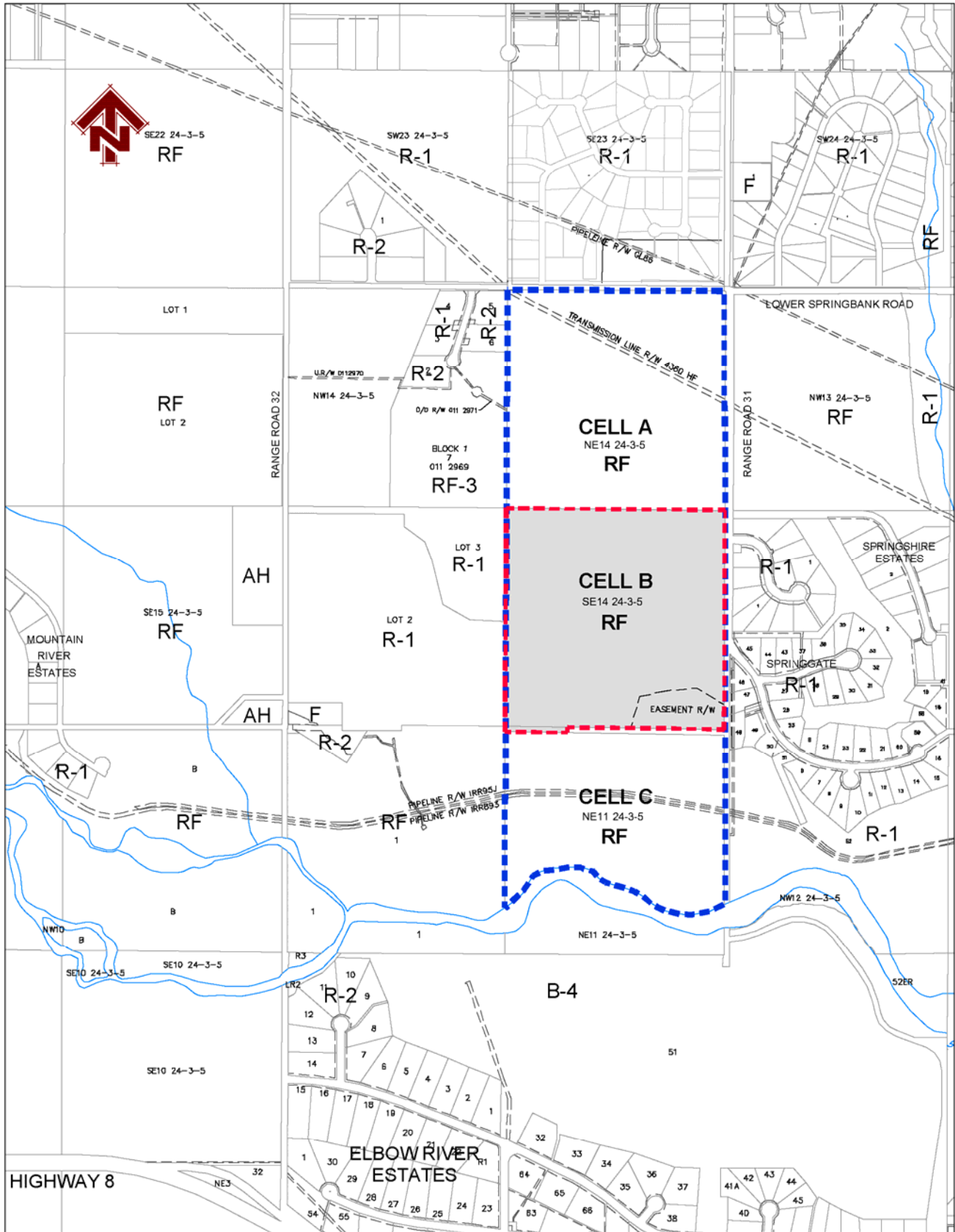


Figure 2:

Current Land Use Districts

- - - - - Montebello Conceptual Scheme Boundary
- - - - - Montebello Estates - Subject Lands

## 5.0 SITE ASSESSMENT

---

### 5.1 Soils

The Canada Land Inventory – Soil Capability for Agriculture rates the Conceptual Scheme Amendment area as Class 3, with moderately severe limitations based upon topography, and moisture limitations. Soil composition at tested locations consists predominantly of silt, with some sand and clay. In support of this application a Subsoil Investigation performed by Almor Engineering Associates Ltd. has been submitted under separate cover.

### 5.2 Topography and Geotechnical Concerns

The lands within Cell B are typical of much of the Central Springbank area. The majority of the land is relatively flat, with slopes in the range of one to five percent.

The dominant feature within Cell B is an unnamed drainage course within the Cullen Creek catchment area. The drainage course bisects the land in the southwest portion of the quarter.

The drainage course depth varies from depths of 6 to 7 metres on the westerly boundary to approximately 9 metres along the southern boundary of the Cell. The floor of the drainage course ranges in width from approximately 50 to 100 metres in width, and will be dedicated as Municipal Reserve to protect the drainage function of the ravine. The slopes of the valley walls are generally in the range of 8 to 15%, but reach slopes of over 20% in the southerly portions of the section.

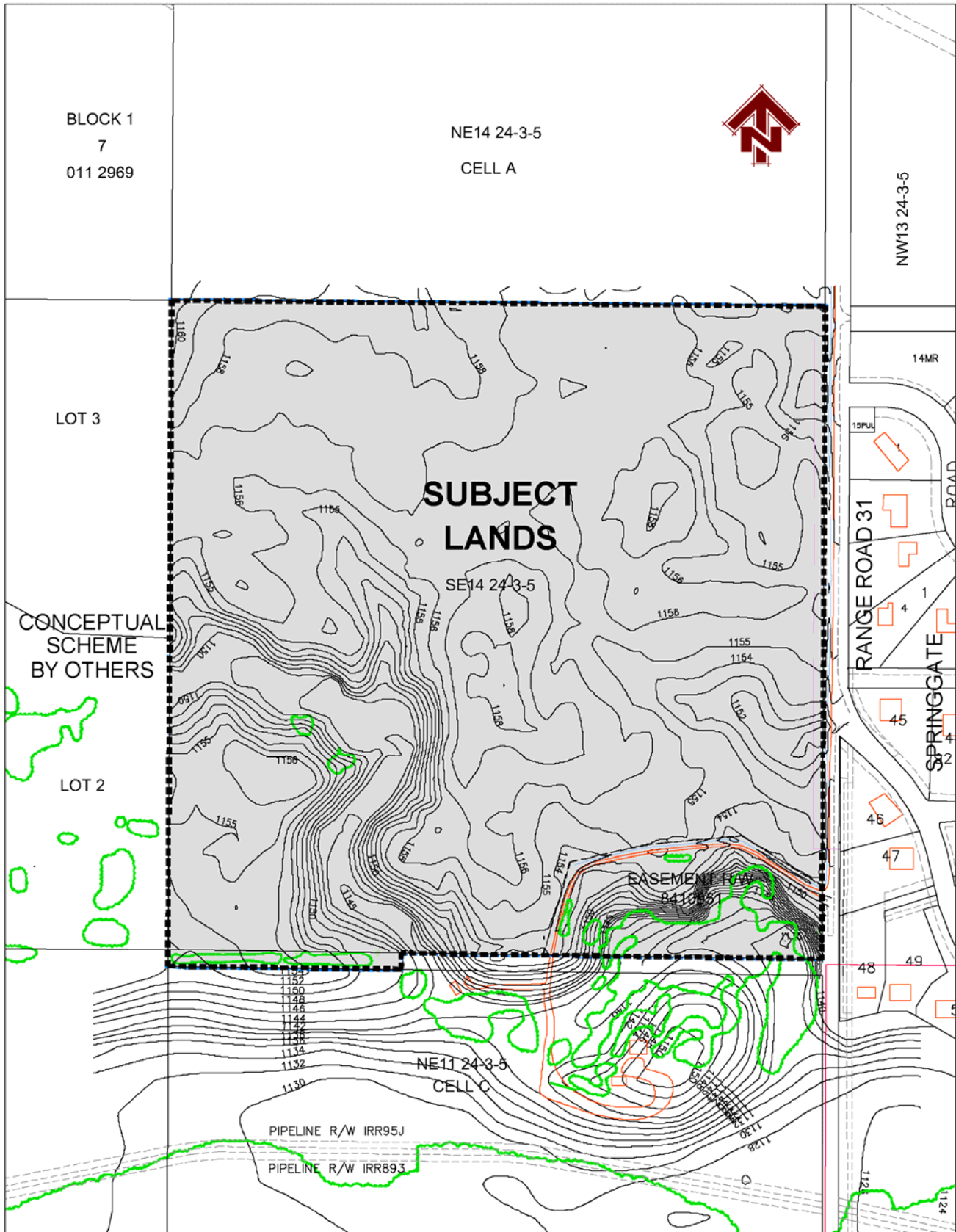
The southeast corner of the Cell contains an area that slopes toward the Elbow River at grades of up to 50%. This area is contained within Access Easement 8410951. In support of this application a Preliminary Slope Stability Assessment performed by Geo-Engineering (M.S.T.) Ltd. has been submitted under separate cover.

Should development occur in this area it will be subject to additional geotechnical investigation to determine suitability for the form of development proposed.

**Figure 3 – Site Topography** identifies existing topography and vegetation within the MECS boundary.

#### Policy

**5.2.1 Should development be proposed within Lot 17/access easement 8410951, a geotechnical evaluation will be submitted to the satisfaction of the Municipality.**



- Montebello Estates - Subject Lands
- Contour Interval 1.0 m
- Existing Trees
- Existing House

Figure 3:  
Site Topography

### **5.3 Biophysical Assessment**

Section 2.5.4. – Vegetation and Wildlife of the CSASP states the requirement for a biophysical inventory and assessment to be conducted in support of a Conceptual Scheme. A Biophysical Impact Assessment prepared by Ursus Ecosystem Management Ltd. has been submitted under separate cover.

Reconnaissance level site visits were conducted in May of 2002. Ursus compiled and reviewed existing ecological inventory, assessment and planning sources relevant to the Montebello Estates Lands. The following summarizes the findings of their report.

Two vertebrate species at risk, Northern Goshawk and Canada Lynx, are predicted to lose a significant amount of habitat under full development. Preservation of the forest in the access easement area would completely mitigate this impact.

Considering that approximately 90% of the habitat on the Central Springbank Lands (Montebello Estates) is currently disturbed and non-native, proposed development will not significantly increase fragmentation of native habitat in the regional study area. Due to lack of cover and the high percentage of disturbed habitat, the Central Springbank Lands do not appear to contribute to regional or even local wildlife movement. Therefore development should not have a significant effect.

## **5.4 Archaeological and Historical Resources**

Lifeways of Canada Limited prepared a Historical Resources Overview for the MECS development area. The initial search concludes that no Archaeological Sites have been recorded on the subject lands.

The subject lands have some limited potential on the cultivated lands for buried archaeological sites below the plough zone. Moderate potential for small, buried archaeological sites exists within the drainage course in the southwestern drainage portion of the site. The southwestern drainage area is located within the Municipal Reserve boundary and no development will take place on it. If development cannot be avoided a Historical Resources Impact Assessment should be conducted to establish heritage significance and the actions to mitigate the impact of development.

The area with the most archaeological potential is the small parcel in the southeast corner (the easement area) as it contains a portion of the Elbow River terrace. The easement will not be developed, although should development occur at a later date within this area a Historical Resources Impact Assessment would be required.

### **Policy**

- 5.4.1 Should development be proposed within Lot 17/access easement 8410951, a Historical Resources Impact Assessment will be submitted to the satisfaction of the Municipality.**
- 5.4.2 If required by Alberta Community Development pursuant to a Historical Resources Overview, it shall be the responsibility of the applicant to provide a Historical Resources Impact Assessment prepared by a qualified professional prior to any subdivision approval.**

## 5.5 Visual Analysis

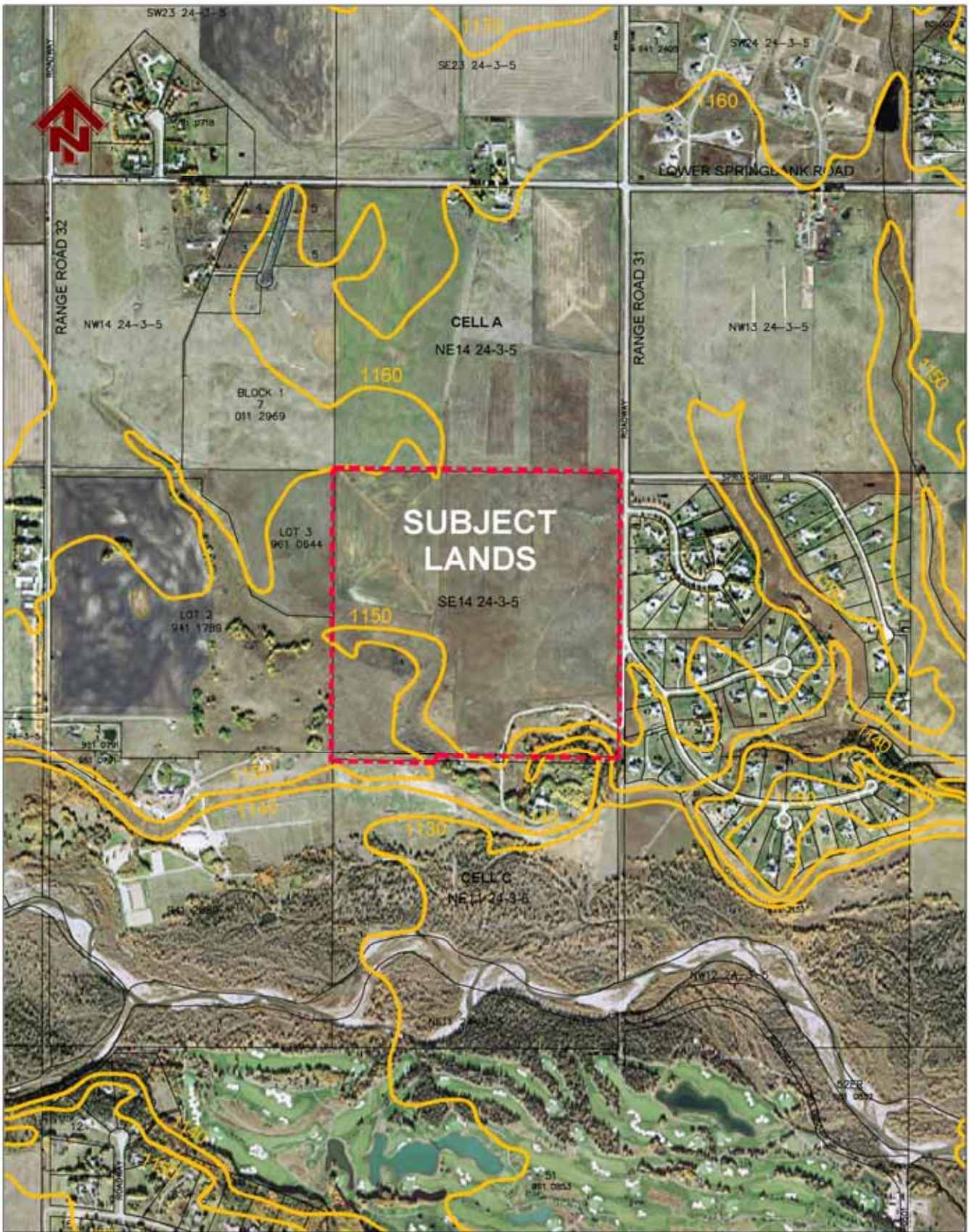
**Figure 4 – Visual Analysis** identifies the MECS Boundary in context to existing topography and adjacent development.

The predominant views from Montebello Estates will be of the foothills and Rocky Mountains to the west, and the Elbow River Valley to the south. Although much of the land surrounding the Conceptual Scheme Boundary is currently undeveloped, site lines for future development must also be considered.

Lands to the north of Cell A are higher in elevation and as such development within the Conceptual Scheme Boundary will do little to impact existing view lines.

As the majority of Cell C is considerably lower than surrounding lands, future development within Cell C is unlikely to impact views from surrounding lands.

The impact of new development will be mitigated by the provision of similar lot size and land use consistent with existing uses across Range Road 31. In addition, the identification of specific building envelopes on the proposed parcels and the creation of view corridors for existing developments, where possible, will also help to mitigate the visual impact of this proposal.



- - - - - Montebello Estates - Subject Lands
- 10-Metre Contours

Figure 4:  
Visual Analysis



## 6.0 PROPOSED LAND USE, SUBDIVISION, AND GUIDELINES

---

The MCS outlines the Land Use configuration for the MECS and establishes the framework for the subdivision. The intent of the MECS is to detail the development objective for Cell B as illustrated in Figure 1.

The vision of Montebello Estates is a high quality and well-planned country residential subdivision in keeping with the policies of the Montebello Conceptual Scheme. This New Residential Area will provide future residents with outstanding views, recreational opportunities, and through the use of Architectural guidelines a sense of community and place in a country setting.

### 6.1 Land Use

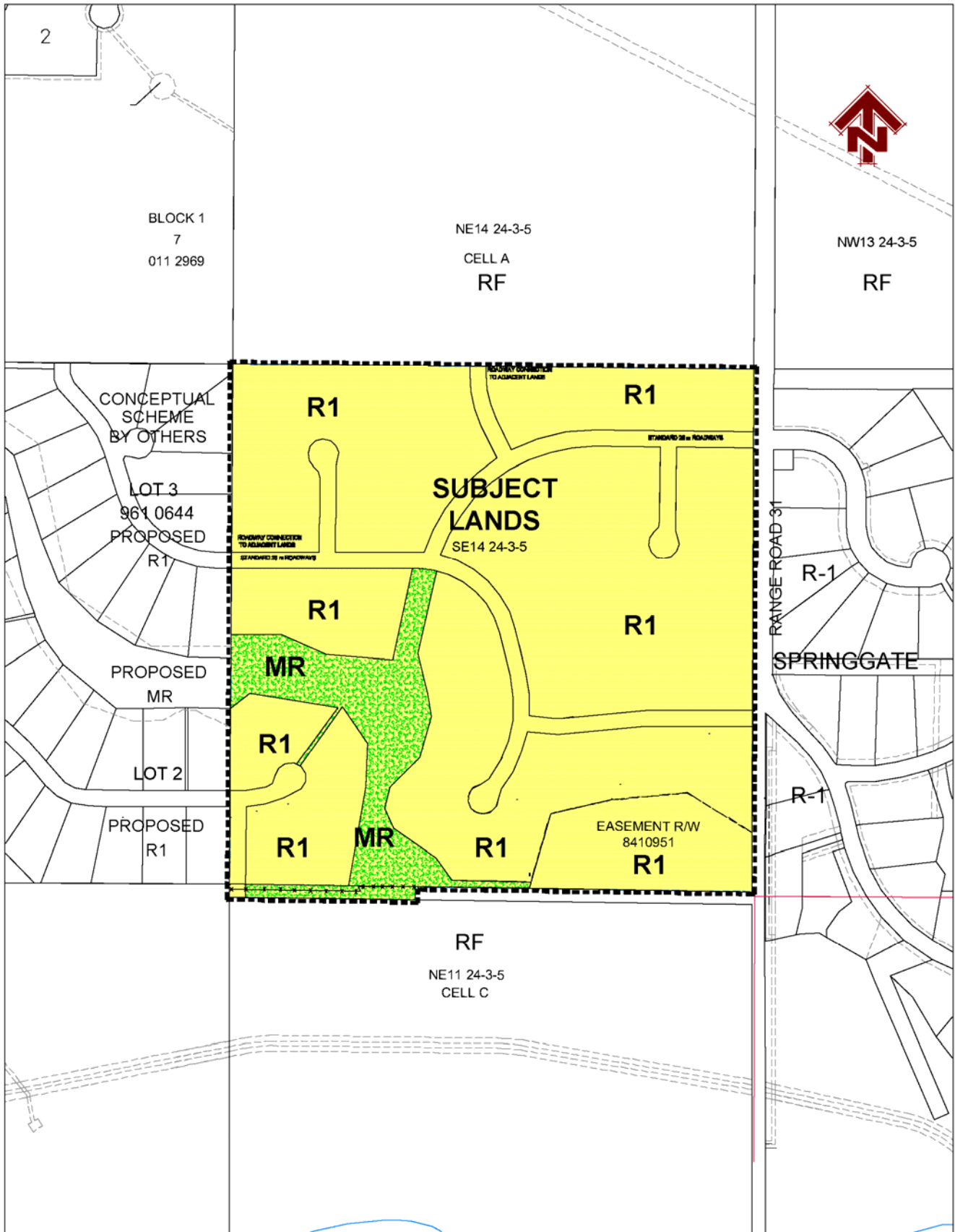
The area encompasses 161.1 acres of land currently zoned Ranch and Farm District as illustrated in **Figure 5 – Proposed Land Use**. The CSASP and MCS establish future development as single detached residential district.

Figure 5 illustrates the proposed Land Use for the MECS. A more detailed development proposal is contained in **Figure 6 – Concept Plan**. The majority of the site area is planned for Residential One District (R-1). The ravine system in the southwest portion of the quarter will be dedicated as Municipal Reserve (MR): The MR will extend to the north to connect to the roadway system to provide public accessibility to the pathway system.

### 6.2 Density and Lot Size

The CSASP establishes the density as follows:

- 2.9.4.e) Minimum allowable parcel size is 0.8 ha (2 acres)
- 2.9.4.f) The number of lots allowed is 64 units on a quarter section
- 2.9.4.g) Notwithstanding policy 2.9.4 (e) and (f), the minimum parcel size may be reduced to a minimum of 0.4 ha (1 acre), if justified on a basis of additional open space, subdivision design, or environmental features related to the site through the preparation of a Conceptual Scheme and Direct Control District Bylaw.



- - - - - Montebello Estates - Subject Lands  
 R-1 Residential One District  
 MR Municipal Reserve District

Figure 5:  
Proposed Land Use

The plan features 60 lots at a minimum of 0.8 hectares in accordance with the policies of the CSASP and MCS a maximum of 64 lots can be accommodated. The access is provided from Range Road 31. The municipal standard roadway loops through the community, offering access as well as servicing opportunities for adjacent properties.

**Figure 6 – Concept Plan** illustrates the subdivision design of the site. The design makes best use of topography of the site and maximizes the views along the ravine system.

## **Policy**

**6.2.1 The minimum lot size within phases 1 through 4 shall be 0.8 hectares (+/- 2 acres).**

### **6.3 Compatibility with Adjacent Development**

The established communities of Springgate and Springshire Estates are located to the east of Range Road 31 adjacent to the Montebello Estates plan area. The two communities are designated Residential One District (R-1). Figure 6 illustrates the proposed subdivision design and the existing development. This overview clearly demonstrates that the proposed density and lot size is compatible with the existing development.

The Montebello Estate subdivision design minimizes the number of access to Range Road 31 reducing the noise and traffic impact to Springgate. The access to Montebello Estates is in line with the existing access to Springgate allowing for an efficient and safe roadway system and providing opportunities for connectivity between the developments.

The MECS subdivision design provides roads and pathway linkages to the future development to the north and west and meets the connectivity requirements established by the CSASP and MCS.

### **6.4 Municipal Reserve District**

The CSASP requires that municipal reserve land be provided by a full dedication of land to facilitate the establishment of a connective open space system. The ravine system as it passes through the property is protected by a Municipal Reserve land use dedication, ensuring that the lands are accessible not only to residents of Montebello Estates, but all residents of the Municipality. The pathway system, designed to connect to adjacent properties, ensures recreational opportunities as well as pedestrian linkages to all surrounding lands. The Municipal Reserve dedication as proposed is consistent with the CCASP and provides connections to the open space system proposed in the Grand View Estates Conceptual Scheme to the west. Public walkways will be constructed to a standard acceptable to the Municipality.



The Municipal Reserve for the southeast portion of the quarter (Lot 17/access easement 8410951) will not be dedicated until development occurs on that land.

The Easement Area as well as a small additional area will be subdivided out of the remainder of the lands in conjunction with the first phase of subdivision within the subject lands. No development is planned to occur within the Easement Area. Should development proceed on these lands it will be in conjunction with development of lands within Cell C to the south. A deferred reserve caveat will be registered on title. The Municipal Reserve will be dedicated at the time of future subdivision of the Easement Area.

**Policy**

**6.4.1 The drainage course located in the southwest portion of the quarter will be dedicated as Municipal Reserve.**

**6.4.2 The Municipal Reserve for Lot 17/access easement 8410951 will be dedicated with future subdivision of the Easement Area.**

	<b>Site Area</b>	<b>MR Area</b>
<b>Montebello Estates</b>	150.15 Acres	15.1 Acres
<b>Lot 17/access easement 8410951 and additional access area</b>	10.95 Acres	1.1 Acres
<b>Total</b>	161.1 Acres	16.2 Acres

## **6.5 Architectural and Landscaping Guidelines**

The development of Montebello Estates will be subject to architectural and landscaping guidelines as required by the CSASP. The CSASP requires architectural controls to guide structural style, building materials and structural location on the site.

The guidelines will be designed to achieve the vision of Montebello Estates as a high quality country residential subdivision. Considerable attention will be given to building styles, building materials and orientation of the building to make best use of the views and topography of the site and to guarantee compatibility between buildings. Landscaping guidelines will also be essential to integrate development to the natural landscape and to encourage the retention of natural vegetation.

### **Policy**

**6.5.1 The design guidelines will be implemented by the developer and the details will be provided at the subdivision stage.**

## **6.6 Phasing**

As illustrated on **Figure 7 – Phasing Plan**, the MECS proposes to develop the plan in 5 phases.

The first phase consists of 16 lots accessing Range Road 31 through the future emergency access as a temporary connection only. Construction traffic will utilize the access adjacent to the Springgate Estates entry road as illustrated in Figure 7. The first 16 lots could be developed on septic tanks and piped water until a regional strategy is in place. Additional phases will be developed in accordance with the regional servicing strategy. The exact timing of development is not known at this time.

### **Policy**

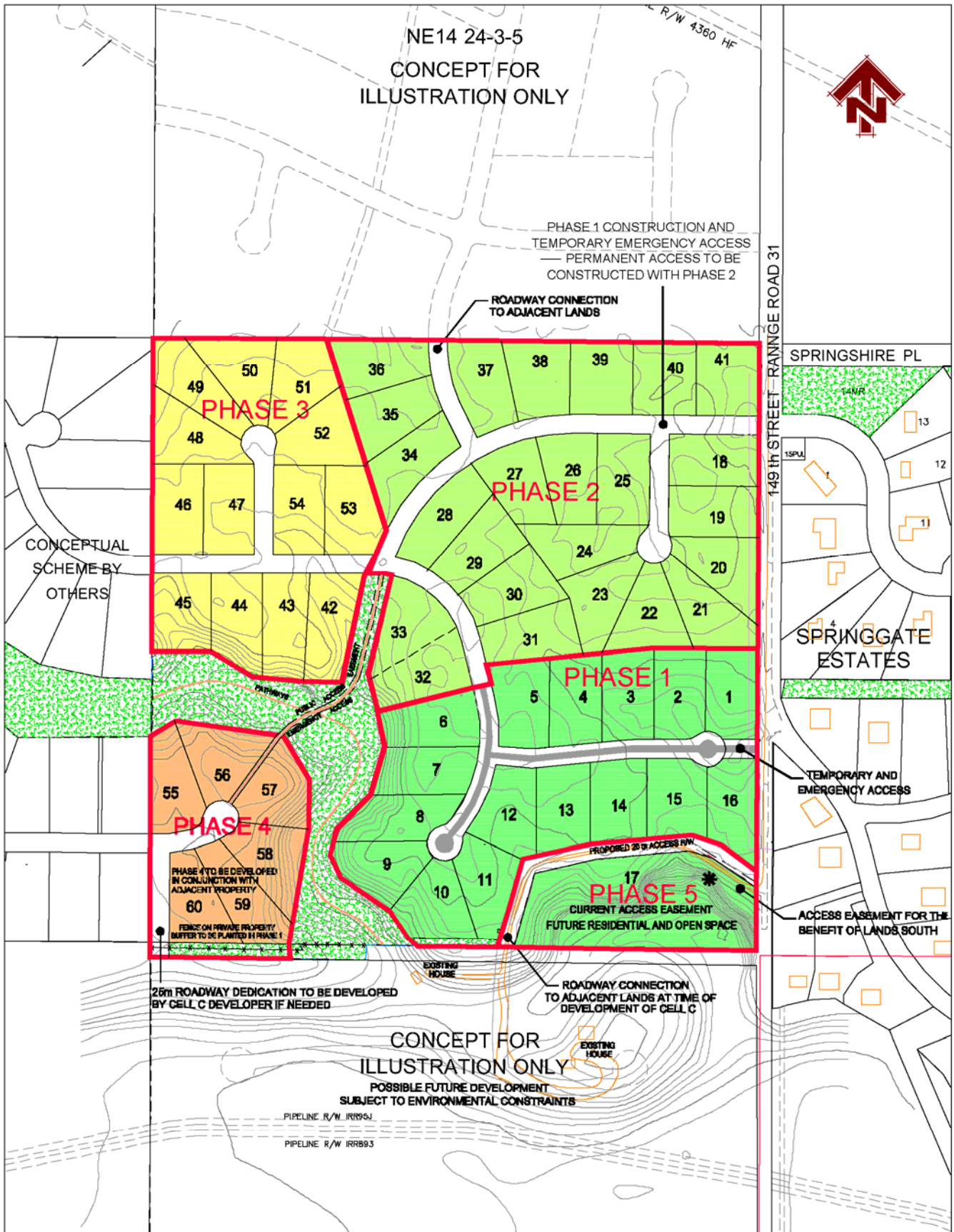
**6.6.1 Residential lots shall be developed in accordance with the requirements of the Springbank Interim Servicing Strategy.**

**6.6.2 Development and phasing timing will be established by the developer based on market demand.**

**6.6.3 Pending completion of phase 2, the northerly internal access road within Cell B shall be used for construction and temporary emergency access for phase 1.**

**6.6.4 Depending upon the staging of development within Cell C, phase 5 may be developed out of sequence.**

**6.6.5 The requirements of the CSASP Section 2.3.2.3 – Special Planning Area may be applied to phase 5 in conjunction with submission of a Conceptual Scheme amendment for Cell C.**



— Montebello Estates - Phase Boundaries  
\* Phase 5 may be developed out of sequence

Figure 7:  
Phasing Plan

## 7.0 PUBLIC CONSULTATION

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### 7.1 Open Houses

#### October 2002

Westside Land Corporation has conducted public open houses as required by the CSASP and MCS. The first of three open houses was held on October 10, 2002. A total of approximately 25 people registered at the first open house and approximately 15 people provided written comments.

**Figure 8** illustrates the subdivision design presented at that first open house. The presentation introduced the possibility of a first phase of 16 lots being developed on septic tanks and piped water until a regional servicing strategy is in place.

Westside Land Corporation also initiated discussions regarding increase in density from 64 units per quarter section to 80 units in exchange for the provision of up to 20% public open space. Concerns have been expressed with the proposed increase in density in exchange for more open space. The residents would rather maintain the density outlined in the CSASP and minimize the traffic impact on Range Road 31. Many residents were satisfied with the 2.0-acre lot size and the proposal in general. In response to the comments received from the residents, Westside Land Corporation has eliminated the intention of increasing density and reducing lot size. The development meets the density and lot size established by the CSASP.

Concerns about the potential loss of view lines have also been expressed. A visual analysis reviewed the impact of the development and the results are outlined in the MECS. Some residents raised questions concerning the potential septic field and the possibility with water contamination in the event of failure of the systems. Shallow subsurface testing performed by Almor Engineering has confirmed that the use of septic fields to service the first phase is an acceptable option. A traffic impact study has been conducted to evaluate the impact on Range Road 31 and the results are detailed in the transportation section of the MECS.

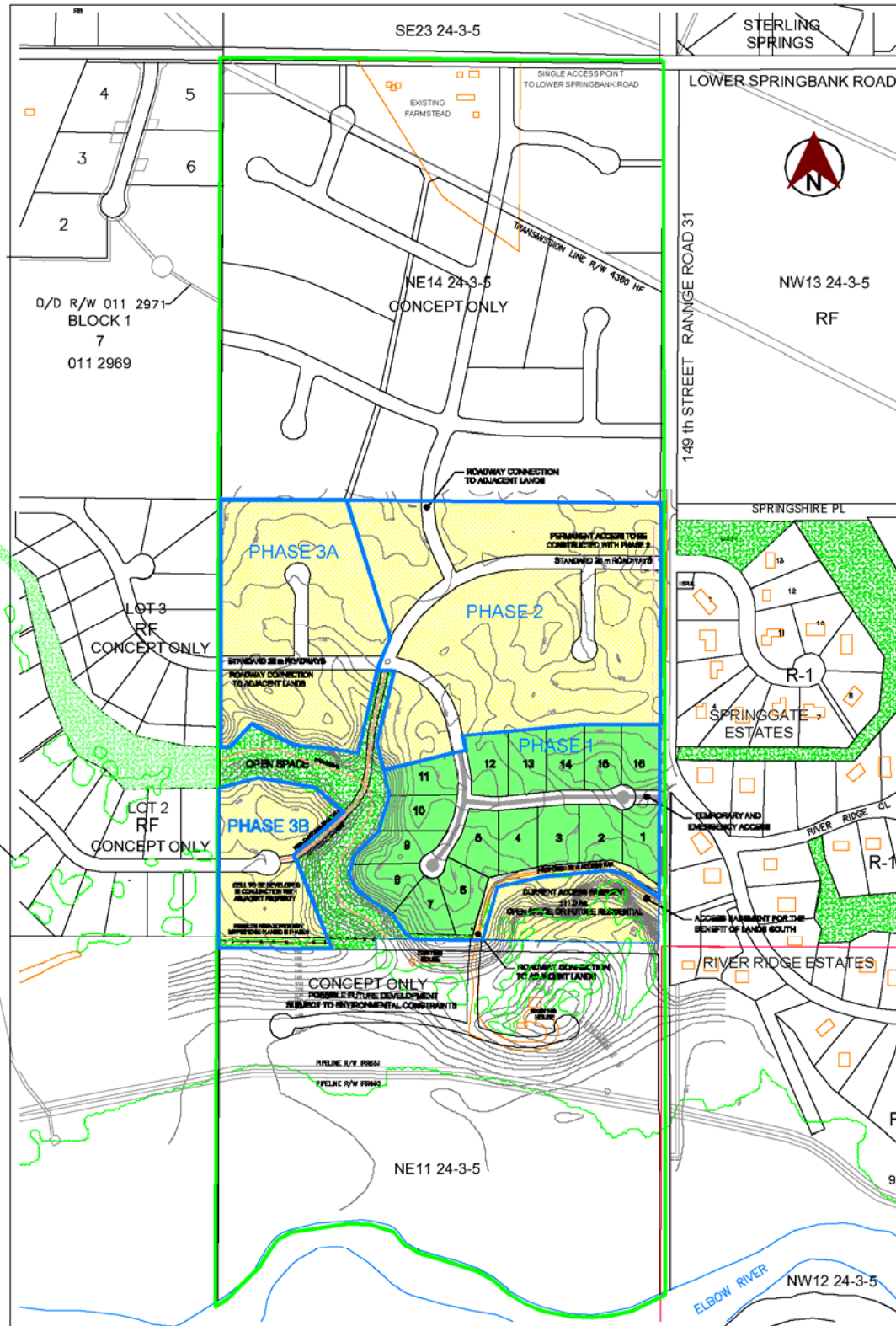
#### May 2005

Prior to requesting a Public Hearing on the proposed MECS, Westside Land Corporation held two final public open houses on May 10 and May 31, 2005. Revisions to the MECS, which were based upon public comments received in October 2002, were presented at the May 2005 open houses.

The total attendance for both of the May 2005 open houses was approximately 60. Many of the questions and concerns raised at the final two open houses have been addressed in the MECS (e.g., compatibility with adjacent agricultural operations, 2-acre minimum lot size, open space system, traffic impacts). Other more detailed issues are to be addressed either at subsequent stages in the approval process (e.g., architectural guidelines) or elsewhere in the Montebello Conceptual Scheme (e.g., school sites). A very small number of issues raised at the May 2005 open houses are not addressed in the MECS (e.g., hobby farms, tree nurseries).

Overall, a significant majority of the comments received at the final two open houses were overwhelmingly supportive and appreciative of the revisions made to the MECS in response to the comments received at the October 2002 open house.





- CONCEPTUAL SCHEME BOUNDARY
- DEVELOPMENT PHASE BOUNDARY
- PHASE 1 DEVELOPMENT
- FUTURE DEVELOPMENT CELL (LAND USE TO BE DETERMINED)

Figure 8:  
**Concept Plan**

as presented at Public Open House #1

The Public Open House was held at the Springbank Park for All Seasons on October 10, 2002

## **7.2 Boundary and Access to Cell C**

The Easement Area in the southeast corner of the plan is for the benefit of access to Cell C. In support of this application, a copy of that Easement has been submitted under separate cover. The Owner of Cell C has constructed a private entry road and associated landscaping through which he accesses his residence and bison farming operation within the Cell C area. It is his intention to continue his bison farming operation for a period of between 6 to 10 years.

Westside Lands Corporation met with the Owner of Cell C early in the Montebello Estates design process. **Figure 9 – Original Concept** illustrates the concept originally presented to the Owner of Cell C.

In order to gain access to Cell C and the Easement Area for the purpose of future residential development within Cell C, a private roadway may be constructed within the Easement Area. This road would be built to a public standard similar to other roads within the Cell B lands. Portions of the Easement Area would be incorporated into the rear yards of future adjacent lots. Areas of excessive slope would be dedicated as public open space and incorporated into the pathway system.

Westside Lands contracted Geo-Engineering Ltd. to perform a Preliminary Slope Stability Assessment within the easement area. A copy of this report has been submitted under separate cover. The findings of this assessment indicate a development setback of 17 m from the crest of slope would ensure an acceptable factor of safety. In order to allow a future private roadway to be constructed to Municipal standards an additional 0.4 acres area of land outside the Easement Area will be provided with the first phase of subdivision. This will ensure that room exists for a future roadway to be constructed should development proceed within Cell C at some future date.

Upon discharge of the access easement, it may be possible to develop the Easement Area, with sloping portions of the land being dedicated as additional public open space. Development within the easement area will be subject to further geotechnical review as well as additional historical review as recommended by the Historical Overview submitted in support of this application.

The pre-existing bison ranch on the west side of Cell C shall continue to operate until residential development within Cell C is approved. In the interim, adequate buffering between the residential development within phase 4 of Cell B and the bison operations within Cell C shall be the mutual responsibility of the Landowners of Cells B and C.

### **Policy**

**7.2.1 Should an application for development be submitted within phase 5 (Lot 17) additional geotechnical analysis and Historical review will be performed to the satisfaction of the Municipality.**

**7.2.2 At the time of subdivision of phase 4, land shall be dedicated for a roadway to provide access from phase 4 to the west side of Cell C. The construction of such access shall be the responsibility of the developer of Cell C. In the event that such access is not required for development within Cell C, all or a portion of that access dedication may be closed and consolidated with the adjacent residential lands within phase 4.**



Figure 9:  
 Original Concept

Note: This Concept was originally presented to the owner of Cell C

## 8.0 TRANSPORTATION AND INFRASTRUCTURE

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### 8.1 Transportation and Roadways

The Montebello Estate Conceptual Scheme is bound by Range Road 31 to the east. A Traffic Impact Assessment has been completed in support of the MECS and is available under separate cover. The study not only impacts the MECS but at the potential full buildout of lands contained within the MCS boundary.

The essential conclusions and recommendations based on the analysis undertaken as part of the study are as follows:

- The intersection analyses in the vicinity of the site confirmed that the intersections can be expected to operate within acceptable capacity parameters, therefore no improvements are required as part of this development.
- Applying the future 2005 background traffic conditions, the key intersection are expected to operate with good levels of service applying existing lane configurations and intersection controls, with the exception of Range Road 31 at Springbank Road. At this location the addition of right turn lanes northbound and southbound are required.
- Future 2005 post-development conditions were examined at the key intersections. The results indicate that no further improvements are necessary to accommodate site generated traffic volumes. It was recommended that the intersections of Range Road 31 with Springbank Road and Lower Springbank Road be monitored by the M.D. and upgrades to a four-way stop control or additional lanes be considered when volumes necessitate it. The site access on Range Road 31 was analyzed with stop controls for the access driveways.
- The stop-controlled intersections on the two interchanges on Highway 1 with Range Road 22 and Range Road 31 were also examined applying post-development traffic volumes. The intersection analyses confirmed that the intersections can be expected to operate with good levels of service, therefore no improvements are required.

The MECS subdivision has one permanent access to Range Road 31. A second access is provided as a temporary and emergency access only. The plan also provides one road access to Cell A, and two-road access to the west. The road system allows for proper connectivity with the existing infrastructure and future development. The design meets the requirements established by the MCS.

The Montebello Conceptual Scheme acknowledges that traffic conditions in Central Springbank are likely to change. Accordingly, the Municipality may require updates to the 2002 Central Springbank Residential Development Traffic Impact Assessment as a condition of approval for any future subdivision within the Montebello Conceptual Scheme.

## **Policy**

- 8.1.1 For newly created lots within the MCS Boundary, there will be no direct residential access to Lower Springbank Road or Range Road 31. Future residential access will be directed to internal roads.**
- 8.1.2 The maximum number of access locations to Range Road 31 will be limited to 2 per quarter section.**
- 8.1.3 Within Cells A and B, a minimum of 1 transportation connection will be provided for lands immediately adjacent to the west of the Cell.**
- 8.1.4 Cell A will be limited to a maximum of 1 access point to Lower Springbank Road.**
- 8.1.5 The provision of acceptable roadway connections will be determined at the discretion of the Municipality.**
- 8.1.6 Minimum intersection spacing requirements identified in the Central Springbank Area Structure Plan shall be adhered to for intersections on Lower Springbank Road and Range Road 31.**
- 8.1.7 Roads dedicated as Public will be owned and maintained by the Municipality, and built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted at the discretion of the Municipality.**
- 8.1.8 The Municipality's Transportation Offsite Levy will be applied within the Montebello Conceptual Scheme in accordance with Bylaw C-589-2004, as amended.**
- 8.1.9 Traffic Impact Assessments may be required during the preparation of Tentative Plans of Subdivision within the Montebello Conceptual Scheme. Any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality prior to or in conjunction with the phasing of development.**
- 8.1.10 The Municipality may, as a condition of Tentative Plan of Subdivision approval, require road dedication, upgrading, or resurfacing of municipal roadways and intersections along or beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing and cost sharing of any such improvements shall be established by the Municipality at the time of Tentative Plan of Subdivision approval.**

## **8.2 Utility Infrastructure and Connections**

One of the key considerations in the preparation of the CSASP was the provision of water and sewer services. The policies of Sections 2.8.2, 2.8.3, and 2.8.4 of the CSASP will apply.

The Municipality has approved the Springbank Interim Servicing Strategy for lands within its municipal jurisdiction (Springbank) which includes the planning area. When implemented, the Springbank Interim Servicing Strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment, and stormwater management.

The Municipality has also established the Springbank service area which includes the planning area and will be subject to the Springbank Interim Servicing Strategy. Costs associated with the provision of utility infrastructure shall be recovered by the Municipality from lands proposed for subdivision and development within the Springbank service area in accordance with the Springbank Interim Servicing Strategy.

## **Policy**

- 8.2.1 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future subdivision on and development of the planning area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.**
- 8.2.2 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Interim Servicing Strategy.**
- 8.2.3 The Municipality may require easements for the installation of infrastructure required to implement the Springbank Interim Servicing Strategy against lands proposed for subdivision and development. Requirements for easements which affect the plan area should be identified at the Conceptual Scheme approval stage and shall be provided at the tentative plan of subdivision approval stage.**
- 8.2.4 The Municipality may at its discretion, permit the installation and use of on-site septic tanks and fields or pump out tanks on lands proposed for subdivision and development within portions of the Springbank service area where the Municipality considers regional servicing extensions not to be practical or not available in a timely manner. Where the installation and use of on-site septic tanks and fields is permitted by the Municipality, an agreement for decommissioning this interim solution shall be required and registered by caveat against the lands proposed for subdivision and development.**
- 8.2.5 The Municipality may require the installation of sanitary sewer transmission mains along the boundaries of the development by the developer prior to or in conjunction with the phasing of the development. The timing of these improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.**
- 8.2.6 The post-development stormwater run off rate from the plan area shall remain consistent with the pre-development stormwater run off rate for the plan area.**
- 8.2.7 The Municipality will require utility rights of way or overland drainage easements over certain areas of the development for the purpose of maintaining regional overland drainage courses. The exact utility right-of-way requirements and the amount, if any of compensation to the Landowner shall be established by the Municipality as part of tentative plan of subdivision.**
- 8.2.8 Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.**
- 8.2.9 Each new parcel within the planning area shall be subject to a Deferred Services Agreement to the satisfaction of the Municipality.**
- 8.2.10 A Stormwater Management Plan shall be prepared at the subdivision stage for each Development Cell within the planning area, to the satisfaction of the Municipality.**

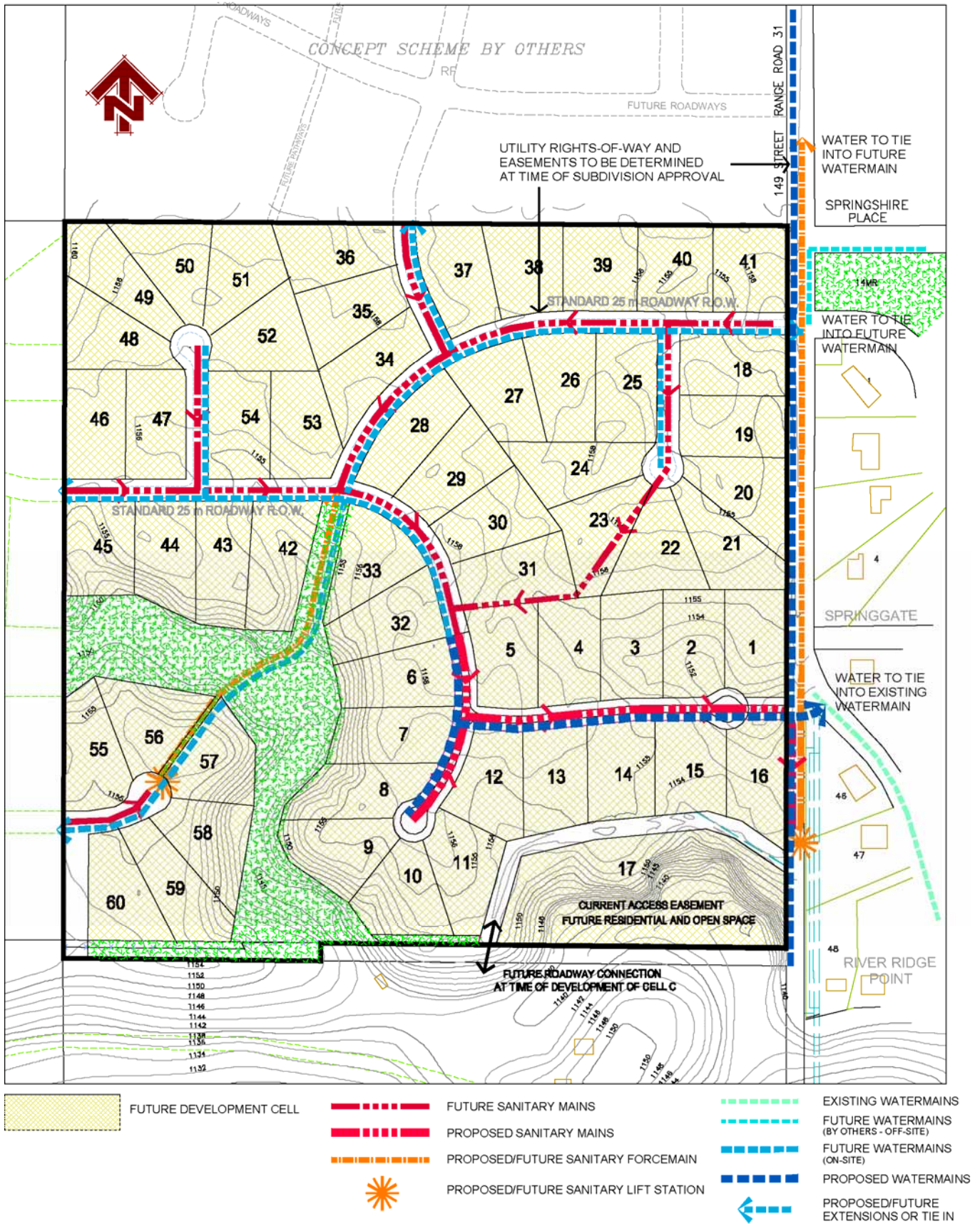


Figure 10:  
Water and Sanitary Servicing

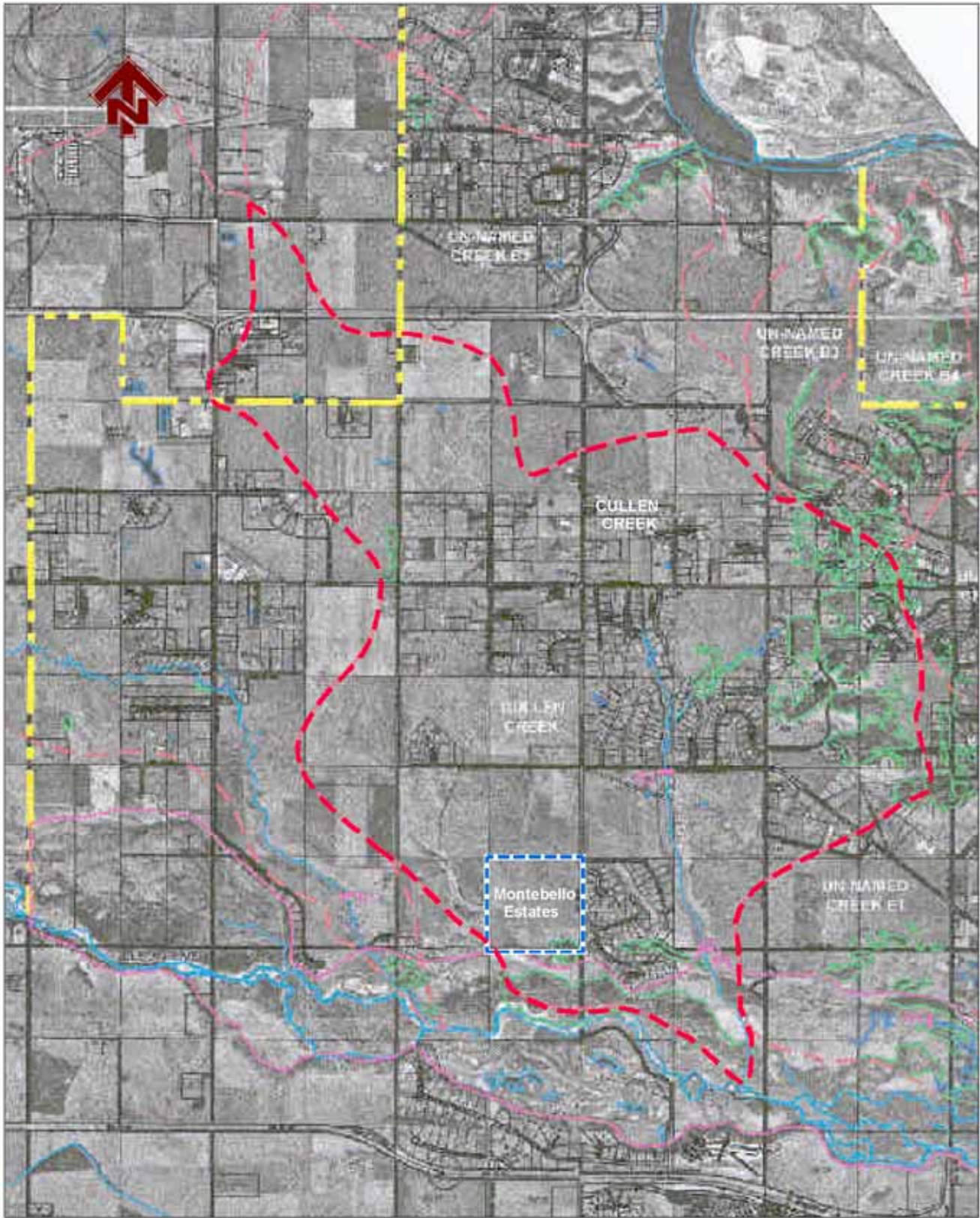


Image from the Central Springbank Area Structure Plan Sub-Basin Study (March,2000)

- Montebello Estates - Subject Property
- Cullen Creek Sub-Basin Area (± 35 1/4 sections)
- Springbank Creek Sub-Basin Area Study Area Boundary

Figure 11:  
Sub Basin Study Map



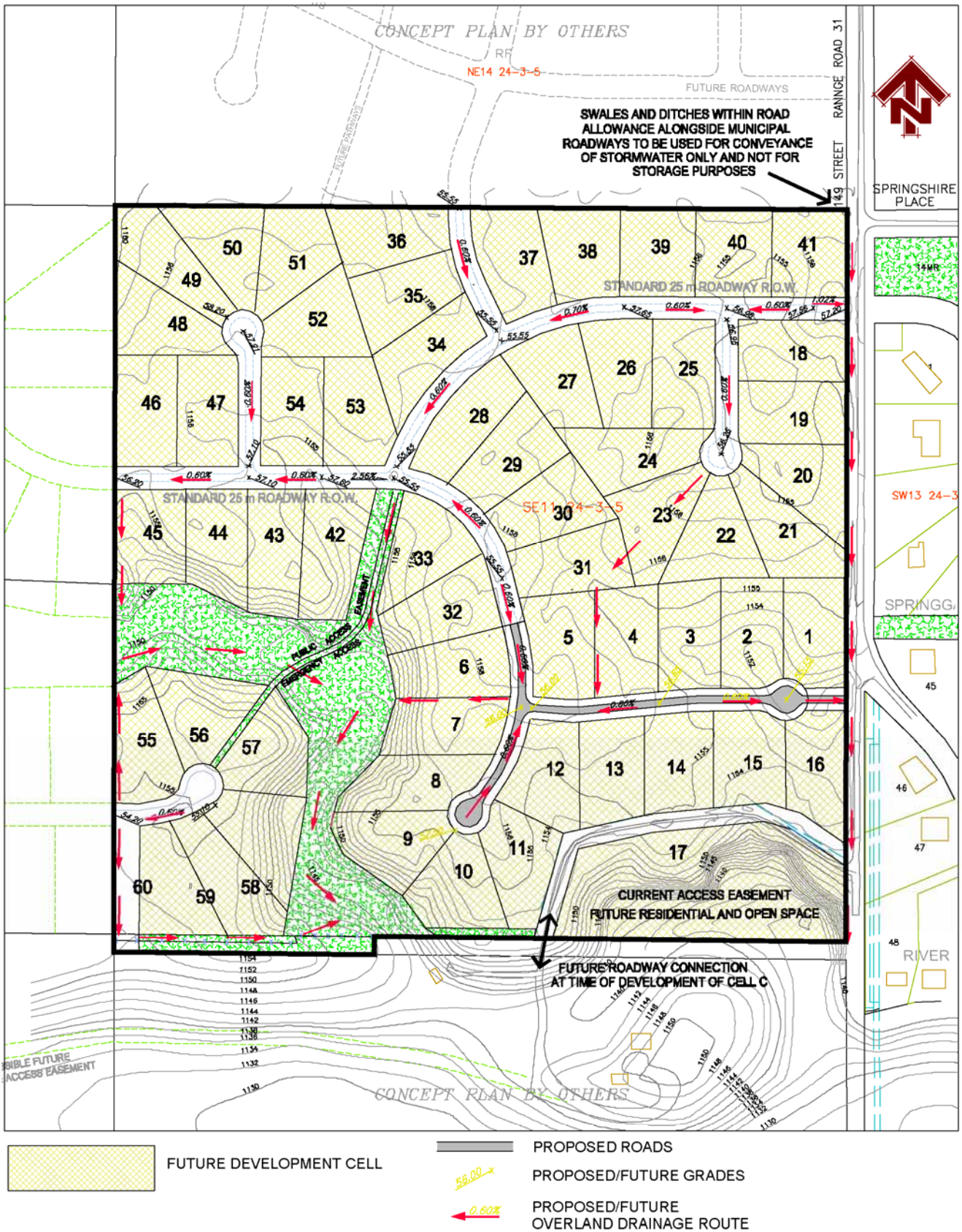


Figure 12:  
Overland Drainage Plan

### **8.3 Shallow Utilities**

The plan area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with all the policies included in section 2.8.4 of the Central Springbank Area Structure Plan.

#### **Policy**

**8.3.1 Shallow utilities will be provided by the appropriate utility company providing service to the Montebello Conceptual Scheme plan area at the sole expense of the developer. The developer of the lands will provide easements to any utility company requiring them to provide services to the Montebello Conceptual Scheme plan area.**

### **8.4 Solid Waste Management**

Solid waste management within the Montebello Conceptual Scheme will be implemented by contract with a private service provider. The management of this contract will be the responsibility of the developer or homeowners' association.

#### **Policy**

**8.4.1 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the developer or homeowners' association.**

## **9.0 IMPLEMENTATION OF CONCEPTUAL SCHEME**

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The MECS is prepared for the M.D. of Rocky View No. 44. The MECS was prepared in recognition of all policies of the CSASP and the MCS. The MECS will be adopted by Council as part of the MCS.

This section outlines the policies guiding the Land Use Redesignation and the Subdivision Plan.

### **9.1 Policy Summary**

#### **Conceptual Scheme Planning Area**

- 3.0.1 The Montebello Estates Conceptual Scheme shall apply to lands legally identified as Block 2 Plan 0012189, and identified as Cell B within the Montebello Conceptual Scheme.**

#### **Site Assessment**

- 5.2.1 Should development be proposed within Lot 17/access easement 8410951, a geotechnical evaluation will be submitted to the satisfaction of the Municipality.**

#### **Archaeological and Historical Resources**

- 5.4.1 Should development be proposed within Lot 17/access easement 8410951, a Historical Resources Impact Assessment will be submitted to the satisfaction of the Municipality.**
- 5.4.2 If required by Alberta Community Development pursuant to a Historical Resources Overview, it shall be the responsibility of the applicant to provide a Historical Resources Impact Assessment prepared by a qualified professional prior to any subdivision approval.**

#### **Density and Lot Size**

##### **Policy**

- 6.2.1 The minimum lot size within phases 1 through 4 shall be 0.8 hectares (+/- 2 acres).**

#### **Municipal Reserve District**

- 6.4.1 The drainage course located in the southwest portion of the quarter will be dedicated as Municipal Reserve.**
- 6.4.2 The Municipal Reserve for Lot 17/access easement 8410951 will be dedicated with future subdivision of the Easement Area.**

### Architectural and Landscaping Guidelines

- 6.5.1 The design guidelines will be implemented by the developer and the details will be provided at the subdivision stage.

### Phasing

- 6.6.1 Residential lots shall be developed in accordance with the requirements of the Springbank Interim Servicing Strategy.
- 6.6.2 Development and phasing timing will be established by the developer based on market demand.
- 6.6.3 Pending completion of phase 2, the northerly internal access road within Cell B shall be used for construction and temporary emergency access for phase 1.
- 6.6.4 Depending upon the staging of development within Cell C, phase 5 may be developed out of sequence.
- 6.6.5 The requirements of the CSASP Section 2.3.2.3 – Special Planning Area may be applied to phase 5 in conjunction with submission of a Conceptual Scheme amendment for Cell C.

### Boundary and Access to Cell C

- 7.2.1 Should an application for development be submitted within phase 5 (Lot 17) additional geotechnical analysis and Historical review will be performed to the satisfaction of the Municipality.
- 7.2.2 At the time of subdivision of phase 4, land shall be dedicated for a roadway to provide access from phase 4 to the west side of Cell C. The construction of such access shall be the responsibility of the developer of Cell C. In the event that such access is not required for development within Cell C, all or a portion of that access dedication may be closed and consolidated with the adjacent residential lands within phase 4.

### Transportation and Roadways

- 8.1.1 For newly created lots within the MCS Boundary, there will be no direct residential access to Lower Springbank Road or Range Road 31. Future residential access will be directed to internal roads.
- 8.1.2 The maximum number of access locations to Range Road 31 will be limited to 2 per quarter section.
- 8.1.3 Within Cells A and B, a minimum of 1 transportation connection will be provided for lands immediately adjacent to the west of the Cell.
- 8.1.4 Cell A will be limited to a maximum of 1 access point to Lower Springbank Road.
- 8.1.5 The provision of acceptable roadway connections will be determined at the discretion of the Municipality.

- 8.1.6 **Minimum intersection spacing requirements identified in the Central Springbank Area Structure Plan shall be adhered to for intersections on Lower Springbank Road and Range Road 31.**
- 8.1.7 **Roads dedicated as Public will be owned and maintained by the Municipality, and built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted at the discretion of the Municipality.**
- 8.1.8 **The Municipality's Transportation Offsite Levy will be applied within the Montebello Conceptual Scheme in accordance with Bylaw C-589-2004, as amended.**
- 8.1.9 **Traffic Impact Assessments may be required during the preparation of Tentative Plans of Subdivision within the Montebello Conceptual Scheme. Any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality prior to or in conjunction with the phasing of development.**
- 8.1.10 **The Municipality may, as a condition of Tentative Plan of Subdivision approval, require road dedication, upgrading, or resurfacing of municipal roadways and intersections along or beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing and cost sharing of any such improvements shall be established by the Municipality at the time of Tentative Plan of Subdivision approval.**

#### **Utility Infrastructure and Connections**

- 8.2.1 **Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future subdivision on and development of the planning area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.**
- 8.2.2 **All subdivision and development within the planning area shall be subject to the provisions of the Springbank Interim Servicing Strategy.**
- 8.2.3 **The Municipality may require easements for the installation of infrastructure required to implement the Springbank Interim Servicing Strategy against lands proposed for subdivision and development. Requirements for easements which affect the plan area should be identified at the Conceptual Scheme approval stage and shall be provided at the tentative plan of subdivision approval stage.**
- 8.2.4 **The Municipality may at its discretion, permit the installation and use of on-site septic tanks and fields or pump out tanks on lands proposed for subdivision and development within portions of the Springbank service area where the Municipality considers regional servicing extensions not to be practical or not available in a timely manner. Where the installation and use of on-site septic tanks and fields is permitted by the Municipality, an agreement for decommissioning this interim solution shall be required and registered by caveat against the lands proposed for subdivision and development.**
- 8.2.5 **The Municipality may require the installation of sanitary sewer transmission mains along the boundaries of the development by the developer prior to or in conjunction with the phasing of the development. The timing of these improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.**

- 8.2.6 The post-development stormwater run off rate from the plan area shall remain consistent with the pre-development stormwater run off rate for the plan area.
- 8.2.7 The Municipality will require utility rights of way or overland drainage easements over certain areas of the development for the purpose of maintaining regional overland drainage courses. The exact utility right-of-way requirements and the amount, if any of compensation to the Landowner shall be established by the Municipality as part of tentative plan of subdivision.
- 8.2.8 Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.

#### **Shallow Utilities**

- 8.3.1 Shallow utilities will be provided by the appropriate utility company providing service to the Montebello Conceptual Scheme plan area at the sole expense of the developer. The developer of the lands will provide easements to any utility company requiring them to provide services to the Montebello Conceptual Scheme plan area.

#### **Solid Waste Management**

- 8.4.1 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the developer or homeowners' association.

### **9.2 Homeowners' Association**

#### **Policy**

- 9.2.1 A homeowners' association may be established to assume responsibility for solid waste management, trail maintenance, or other matters the Municipality may deem appropriate. A homeowners' association may be established in conjunction with registration of the final plan of subdivision.



# WINDHORSE MANOR CONCEPTUAL SCHEME

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A faded background image of two horses, one white and one brown, standing in a field.

## *Windhorse Manor*

### *Conceptual Scheme*

*NE 1/4 Sec. 14-24-03-W5M  
M.D. of Rocky View No. 44*

*Revised May 2006  
Fox and Ox Lands Corporation*

**Bylaw C-6279-2006, Adopted July 04, 2006**

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-6279-2006**

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-6123-2005; herein referred to as 'The Montebello Conceptual Scheme' by inserting Appendix 'B', herein referred to as 'Windhorse Manor Conceptual Scheme' as the detailed subdivision and development plan for Cell 'A'; and attached as Schedule "A", pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act.

**WHEREAS** the Council deems it desirable to amend the said Bylaw, and

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt an Amended Conceptual Scheme to provide a policy framework to guide and evaluate future development within the NE 14-24-3-W5M comprising approximately +/- 160 acres; and

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

**WHEREAS** a notice was published on Tuesday, June 6, 2006 and Tuesday, June 13, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 4, 2006; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

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

1. That the Bylaw C-6123-2005, herein referred to as "The Montebello Conceptual Scheme" be amended by inserting Appendix 'B', herein referred to as 'Windhorse Manor Conceptual Scheme' to provide a framework to guide and evaluate future development within the NE 14-24-3-W5M comprising approximately +/- 160 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 3  
File: 04714004 – 2006-RV-039**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 30, 2006, on a motion by Councillor Branson.

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

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 4, 2006, on a motion by Councillor Goode.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6279-2006**

**SCHEDULE "A"**

An Amended Conceptual Scheme for NE 14-24-3-W5M comprising approximately +/- 160 acres.



*Windhorse Manor*  
*Conceptual Scheme*

*NE 1/4 Sec. 14-24-03-W5M*  
*M.D. of Rocky View No. 44*

*Revised May 2006*  
*Fox and Ox Lands Corporation*



*Appendix B*  
*Windhorse Manor*  
*Conceptual Scheme Amendment*

July 2006

Prepared for:

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

Prepared by:

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[www.c2w.ca](http://www.c2w.ca)

On behalf of:

Fox and Ox Lands Corporation  
303-19th Street NW  
Calgary, AB

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**Exhibit 9 – Subdivision Phasing..... 30**

### Introduction

The Windhorse Manor Conceptual Scheme was prepared as a requirement of the M.D. of Rocky View No.44 pursuant to the provisions of the "Central Springbank Area Structure Plan" (Bylaw C-5354-2001) adopted October 02, 2001 by the M.D. of Rocky View No. 44.

The Windhorse Manor Conceptual Scheme applies to specified lands within the Municipality and upon adoption by Council will be appended to the "Montebello Conceptual Scheme" (adopted September 27, 2005 by the M.D. of Rocky View) as Appendix B.

### Definitions

In this Conceptual Scheme, the following interpretations shall apply:

- "Central Springbank Area Structure Plan" means the "Central Springbank Area Structure Plan" (Bylaw C-5354-2001) adopted October 2, 2001.
- "Municipal Development Plan" means the M.D. of Rocky View No. 44 "Municipal Development Plan Bylaw" (C-4840-97).
- "Council" means the Council of the M.D. of Rocky View No.44.
- "Developer" means the registered Landowner or any future Landowner of lands within the Windhorse Manor Conceptual Scheme Planning Area.
- "Land Use Redesignation", "Tentative Plan", "Subdivision Stage" means that stage of the land development process, which follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the Developer and the Municipality.
- "Qualified Professional" means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
- "Should" is an operative word which means that in order to achieve local goals and objectives it is strongly advised that the action be taken.

### Purpose and Objectives

The purpose of the Windhorse Manor Conceptual Scheme is to provide:

1. An assessment of the planning issues which may affect subdivision and development of the Windhorse Manor Conceptual Scheme Planning Area for residential use.
2. A future land use scenario, subdivision and development concept and supporting land use rationale for the redesignation, subdivision and development of the Windhorse Manor Conceptual Scheme Planning Area.
3. A planning policy framework and attendant implementation strategy which is consistent with the provisions of the "Central Springbank Area Structure Plan" and relevant M.D. of Rocky View policies and guidelines.

The objectives of the Windhorse Manor Conceptual Scheme are:

4. To establish the appropriateness of the NE ¼ Sec. 14-24-03-W5M for the subdivision and development of residential land uses.
5. To identifies existing constraints and opportunities for subdivision and development of residential land use within the NE ¼ Sec. 14-24-03-W5M.
6. To establish outline subdivision design for the NE ¼ Sec. 14-24-03-W5M that maximizes lot, servicing efficiency and on-site development opportunities within the context of "Central Springbank Area Structure Plan" and other municipal statutory plans, policies and procedures.
7. To accommodate the phased subdivision and residential subdivision and development of the NE ¼ Sec. 14-24-03-W5M.

## Windhorse Manor Conceptual Scheme

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### Conceptual Scheme Planning Area

The Windhorse Manor Conceptual Scheme Planning Area is located within Division 3 of the M.D. of Rocky View No. 44, approximately 3.0 miles west of the City of Calgary and 2.0 miles south of Highway #1. The Planning Area is bounded on the east by Range Road 31 and on the north by Lower Springbank Road.

The Windhorse Manor Conceptual Scheme Planning Area comprises 160.00 acres (64.75 hectares) and is contained under one (1) title (Land Titles Number 041 303 066).

Exhibit 1 - Planning Area identifies the Windhorse Manor Conceptual Scheme Planning Area.

*Windhorse Manor Conceptual Scheme Policy:  
Conceptual Scheme Planning Area*

*Policy 3.0.1 Policies contained in the Windhorse Manor Conceptual Scheme shall apply to lands identified in Exhibit 1 – Conceptual Scheme Planning Area.*

### Current Land Use and Community Context

The Windhorse Manor Conceptual Scheme Planning Area is currently comprised of undeveloped agricultural land. A farm residence and accessory farm buildings are located at the northern boundary of the Planning Area adjacent Lower Springbank Road. An Alta Link power-line right of way transects the northern portion of the Planning Area.

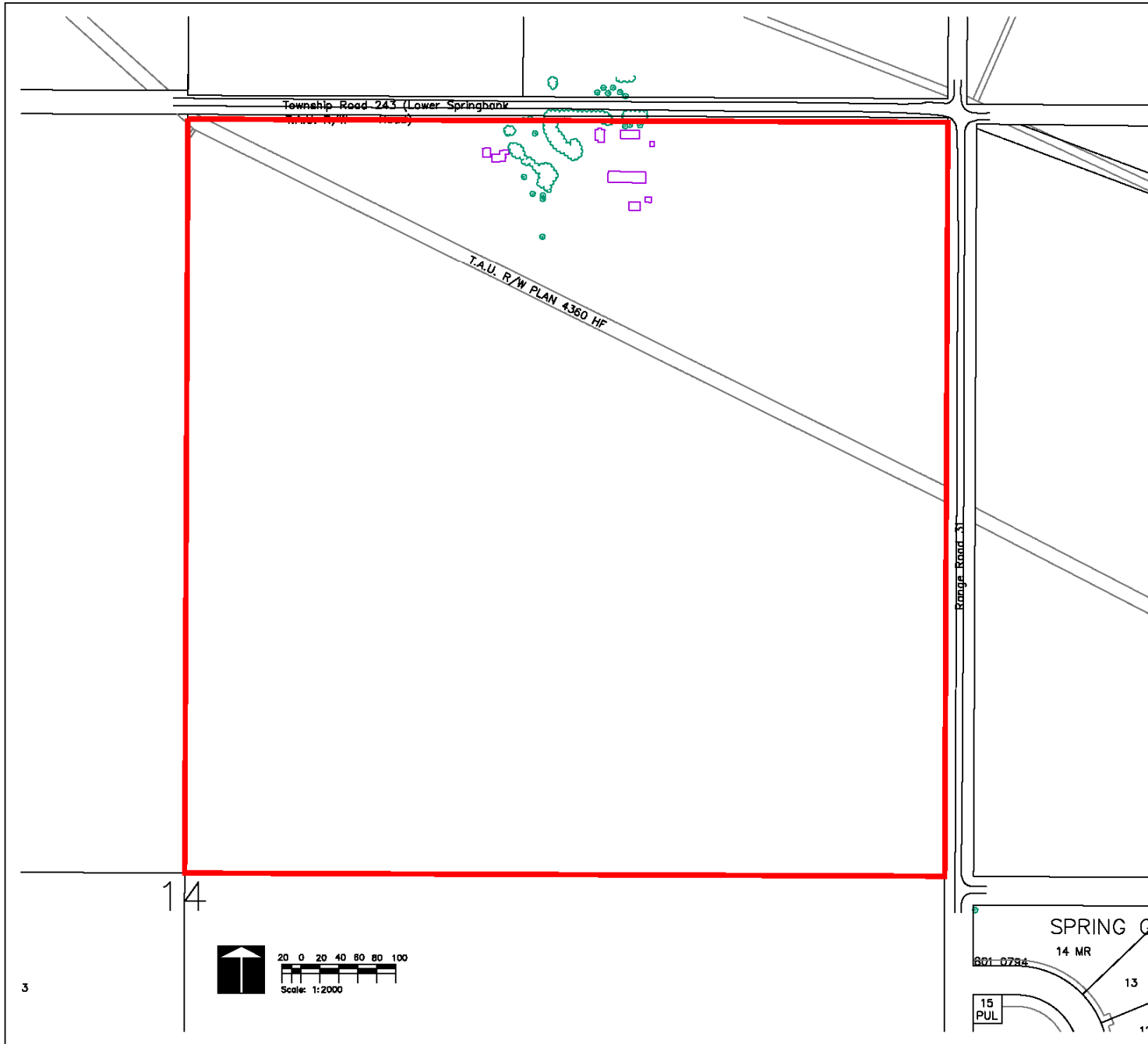
The Windhorse Manor Conceptual Scheme Planning Area is designated Ranch and Farm District (RF) under the M.D. of Rocky View No.44 "Land Use Bylaw" and is identified for residential land use by the "Central Springbank Area Structure Plan" and the "Montobello Conceptual Scheme".

Land use in proximity to the Planning Area is as follows:

- To the south of the Planning Area are the undeveloped lands described within the "Montobello Conceptual Scheme" as Cell B. These lands are currently designated Residential One District (R-1).
- The lands north of Lower Springbank Road and the Planning Area are included in the "Murray Lands Conceptual Scheme" and are proposed for residential development. Within this Conceptual Scheme area, the new residential community of Morgan's Rise is under development and Country Stone Lane is planned to start development in 2006.



# Windhorse Manor Conceptual Scheme



## Windhorse Manor Conceptual Scheme

### Exhibit 1 - Planning Area

NE 1/4 Sec. 14-24-03-WSM  
Area proposed for subdivision comprises  
160 acres (64.75 ha) and is outlined in  
red.

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Revision No.	Revision Note	Issue Date
Designed by	Checked by	Approved by date:
		Drawing Number:
Fox and Ox Lands Corporation 303-18th Street N.W. Calgary, AB T2N 2J2		Exhibit 1 - Subject Lands C2W Project No.: 0503043
		Sheet



### Planning Area Assessment

## Soils

Soils found within the Windhorse Manor Conceptual Scheme Planning Area are mapped as the Lloyd Lake soil mapping group (Soil Survey of the Calgary Urban Perimeter, R.A. MacMillan, Alberta Energy, 1987). The Lloyd Lake soil group (represented as the LLK1 and the LLK3 soil mapping units) are deep well-drained grass land soils formed on glaciolacustrine sediments. The relatively short frost-free period occurring in the central Springbank area is a limitation to the use of these soils for the growing of crops.

Having regard to this soil assessment, it is expected that soils found within the Windhorse Manor Conceptual Scheme Planning Area are not a limiting factor to its subdivision and development for residential land use.

## Terrain

The land within the Windhorse Manor Conceptual Scheme Planning Area is typical of much of the Central Springbank area. The Planning Area is relatively flat, with slopes in the range of one to five percent.

Exhibit 3 – Planning Area Terrain illustrates existing topography and vegetation within the Windhorse Manor Conceptual Scheme Planning Area.

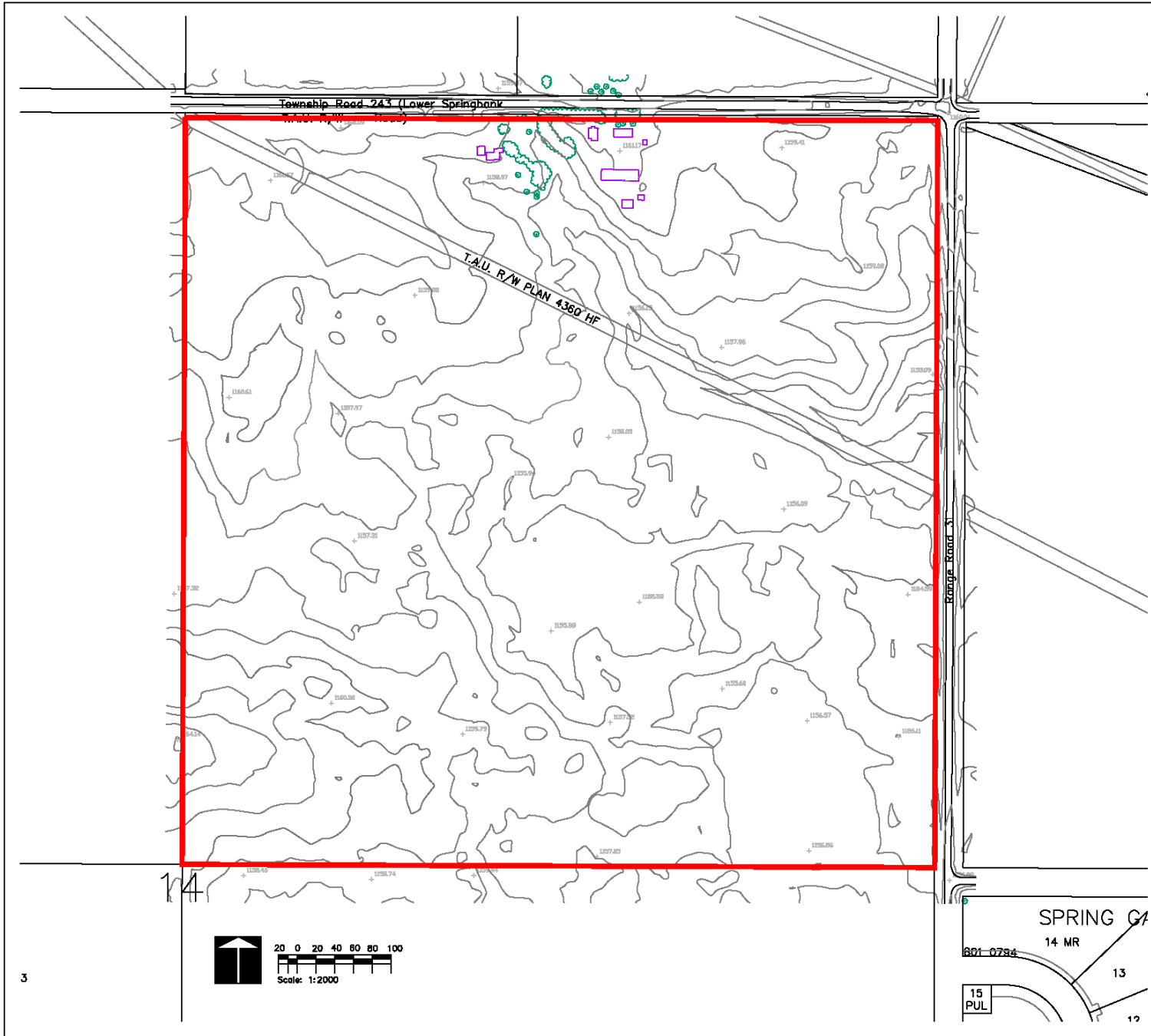
## Existing Pre-Development Stormwater Drainage

Jubilee Engineering Consultants Ltd. undertook an assessment of the pre-development drainage patterns within the Planning Area. Having regard to this assessment, the Planning Area was divided into seven (7) catchment areas. These catchment areas are shown on Exhibit 4- Pre-Development Drainage. In addition, the general direction of stormwater drainage within these catchment areas is also illustrated in this Exhibit. Understanding pre-development drainage was an important step in preparing this Conceptual Scheme's Subdivision and Development Concept and is essential in designing appropriate areas to contain stormwater ponds necessary to manage post-development stormwater.

**Windhorse Manor Conceptual Scheme**

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# Windhorse Manor Conceptual Scheme



## Windhorse Manor Conceptual Scheme

Exhibit 3 - Planning Area  
Terrain  
(Contours shown are in 1 metre intervals)

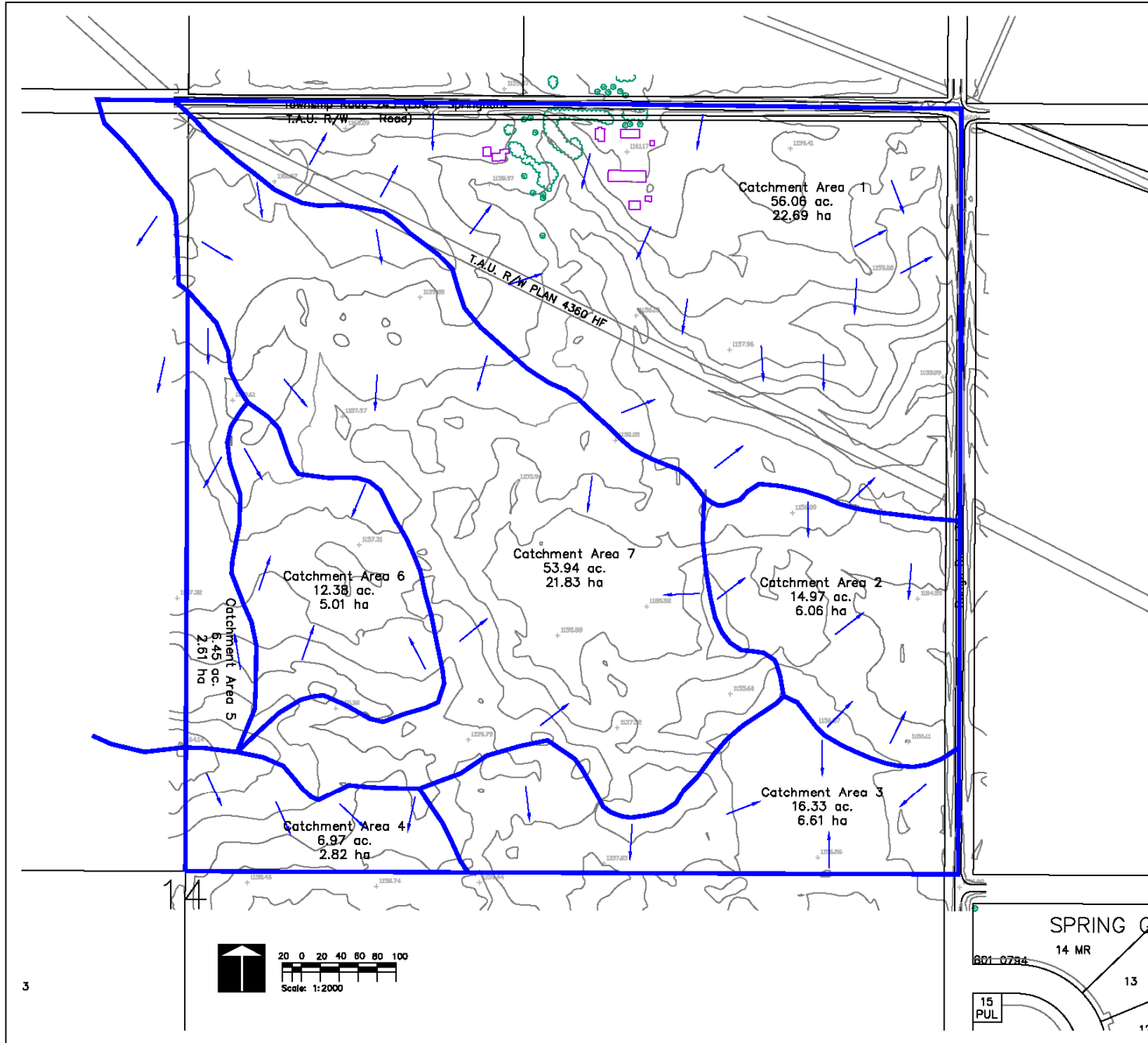
NE 1/4 Sec. 14-24-03-W5M  
Area proposed for subdivision comprises  
160 acres (64.75 ha) and is outlined in  
red.

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For and On Behalf of: Landis Corporation 303-19th Street N.W. Calgary, AB T2N 2J2		Exhibit 3 - Planning Area Terrain C2W Project No.: 0503043 Sheet

# Windhorse Manor Conceptual Scheme



## Windhorse Manor Conceptual Scheme

### Exhibit 4 - Pre-Development Drainage

1. Contours shown are in 1 metre intervals
2. Arrows show general direction of surface drainage
3. Drainage Catchment Areas calculated by Jubilee Engineering Consultants Ltd.

NE 1/4 Sec. 14-24-03-W5M  
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Fox and Ox Lends Corporation 303-16th Street N.W. Calgary, AB T2N 2J2		Exhibit 4 Pre-Development Drainage C2W Project No: 0003043	

# Biophysical Assessment

Section 2.5.4. – Vegetation and Wildlife of the “Central Springbank Area Structure Plan” states the requirement for a biophysical inventory and assessment to be conducted in support of a Conceptual Scheme.

A Biophysical Impact Assessment was prepared by Golder Associates Ltd. for the Planning Area and is available under separate cover.

Golder Associates Ltd. compiled and reviewed existing ecological inventory, assessment and planning sources relevant to the Windhorse Manor Conceptual Scheme Planning Area and conducted field investigations in June of 2005.

The following summarizes the main potential impacts which were identified by Golder Associates Ltd.:

- *potential effects to groundwater from septic field tanks and sewage disposal;*
- *potential effects to surface water from erosion;*
- *loss of approximately 0.75 hectares (1.85 acres) of native aspen, poplar and planter white spruce;*
- *loss of wildlife habitats (e.g. Richardson ground squirrels, badgers provided by existing agricultural uses); and*
- *increase in light pollution from night time outdoor lighting.*

Source: Golder Associates Ltd, *Biophysical Assessment for Proposed Residential Subdivision at NE 1/4 Sec. 14-03-W5M, July 2005.*

Having regard to the potential impacts, Golder Associates Ltd. recommends the following planning and development guidelines:

- *A Master Drainage Plan should be developed to best outline best management practices for storm water management.*
- *An Erosion Control Plan should be developed to outline best management practices for minimizing erosion from the site during construction.*
- *Architectural controls and site development standards should encourage the use of native plant species.*
- *Consider design opportunities to preserve the treed area on the property for the native aspen and poplar.*
- *All outdoor lighting should be designed to limit upward lighting and limit any off-site light pollution.*

## Windhorse Manor Conceptual Scheme

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Source: Golder Associates Ltd, Biophysical Assessment for Proposed Residential Subdivision at NE 1/4 Sec. 14-03-W5M, July 2005.

The policies of the Windhorse Manor Conceptual Scheme and its subdivision and development concept have responded to these planning guidelines which will be implemented at the time of subdivision and development of the Planning Area.

## Archaeological and Historical Resources

Golder Associates Ltd. prepared a Historical Resources Overview for the Windhorse Manor Conceptual Scheme Planning Area. Field work was conducted during July, 2005 and a total of twenty (20) shovel tests were excavated throughout the Planning Area to access the potential for intact components to be present below the plow zone. No potential was found.

An existing dairy barn was identified as having historic architectural features however given its state of disrepair, the barn was considered by Golder Associates Ltd. to have limited historical resource value.

Golder Associates Ltd. concludes:

*"Based on the results of the HRIA, no further work is deemed necessary and it is recommended that the Fox and Ox Lands Corporation be granted Historical Resources Act clearance to develop their proposed NE 1/4 14-24-3-W5M."*

(Source: Golder Associates Ltd, Historical Resources Impact Assessment for the Fox and Ox Lands Corporation, NE 1/4 Sec. 14-03-W5M, Final report, Permit # 05-351 August 2005.

Following a review of the Golder Associates Ltd. Historical Resources Overview, Alberta Community Development has granted *Historical Resources Act* clearance concluding that the Department has no further archeological concerns with the project. Notwithstanding, Alberta Community Development has required that additional studies of the historical dairy barn site be conducted. These requirements have been outlined in "Schedule B" attached to correspondence to the Developer from Alberta Community Development dated September 14, 2005.



## Windhorse Manor Conceptual Scheme

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*Windhorse Manor Conceptual Scheme Policy:  
Archaeological and Historical Resources*

*Policy 5.5.1 As required by Alberta Community Development, it shall be the responsibility of the Developer, prior to development of the Windhorse Manor Conceptual Scheme Planning Area to complete and submit a Historical Survey Site for the historic period dairy barn to the satisfaction of Alberta Community Development.*

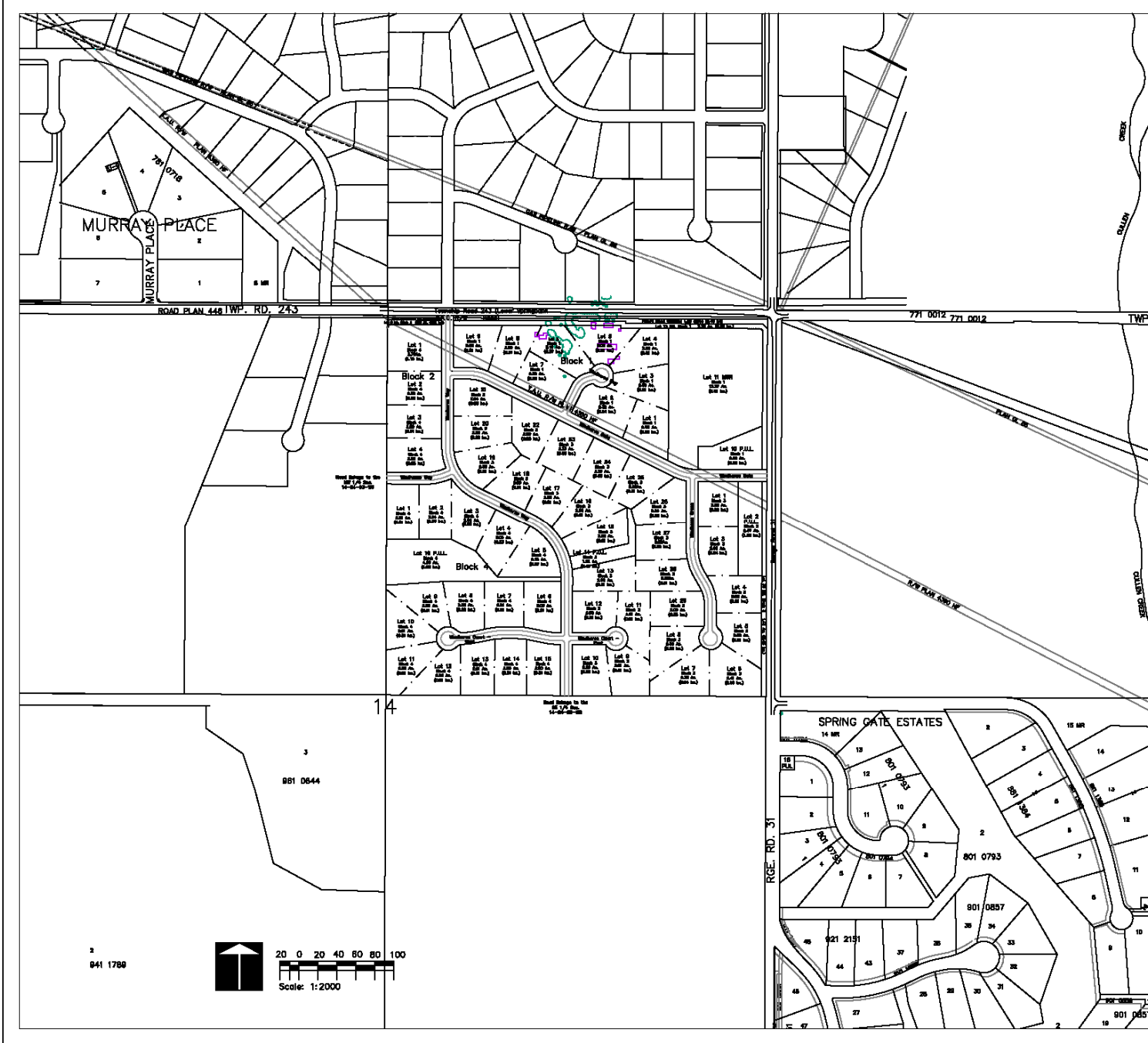
## Visual Analysis / Existing Development

Exhibit 5 – Visual Analysis identifies the Windhorse Manor Conceptual Scheme Planning Area in context to existing topography and adjacent development.

The predominant views from Windhorse Manor Conceptual Scheme Planning Area will be of the foothills and Rocky Mountains to the west, and the Elbow River Valley to the south.

The impact of new development will be mitigated by the provision of similar lot size and land use consistent with existing land use patterns and development in the surrounding community. In addition, the identification of specific building envelopes on the proposed parcels and the creation of view corridors for existing developments, where possible, will also help to mitigate the visual impact of the development of the Planning Area. Following completion of the historical site documentation required by Alberta Community Development, and at the time of subdivision and development of the Planning Area, the existing farmstead will be removed. As per the recommendations of the Biophysical Assessment, the viable and healthy trees on the farmstead will be retained.

# Windhorse Manor Conceptual Scheme



## Windhorse Manor Conceptual Scheme

### Exhibit 5 - Visual Analysis

NE 1/4 Sec. 14-24-03-W5M  
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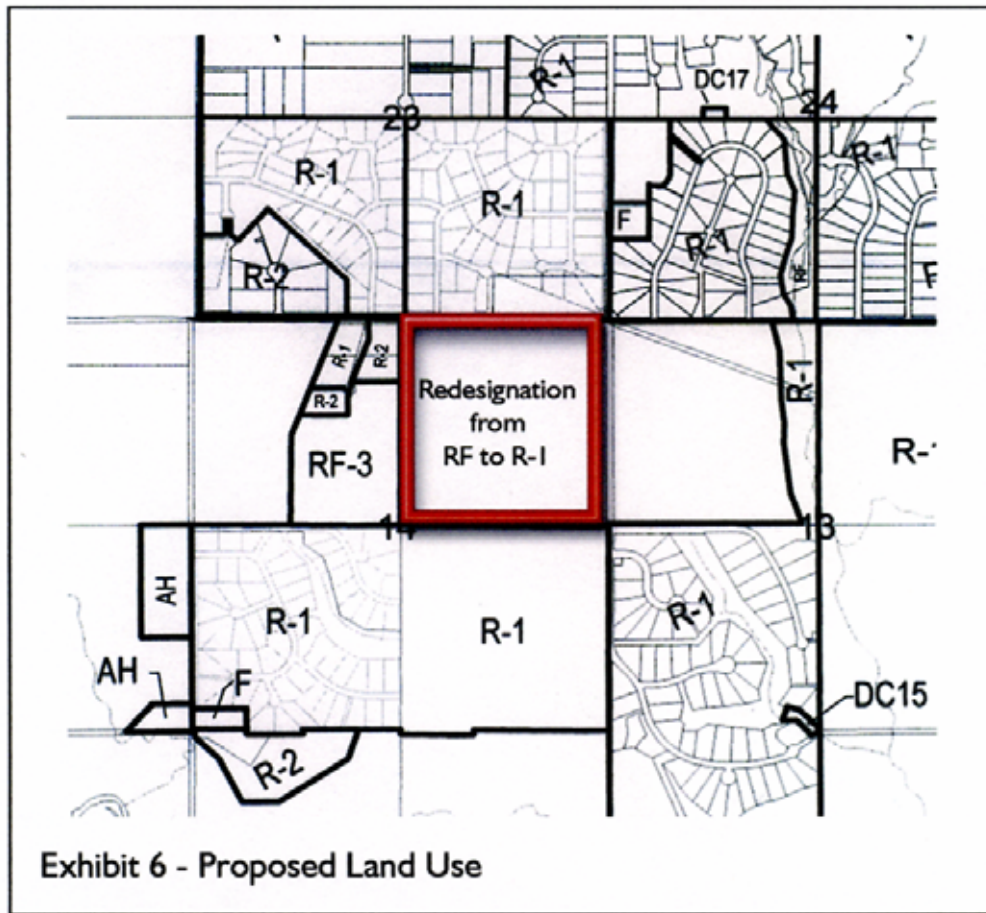
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2.0	Revised		May, 2006
1.0	Issued		September, 2005
Revision No.	Revision Note		Issue Date
Designed by	Checked by	Approved by date:	Drawing Number:
Fox and Ox Lands Corporation 305-16th Street N.W. Calgary, AB T2N 2J2		Exhibit 5 - Visual Analysis C2W Project No.: 0503043 Sheet	

### Future Land Use Scenario

The “Central Springbank Area Structure Plan” and the “Montobello Conceptual Scheme” have established residential land use for the Windhorse Manor Conceptual Scheme Planning Area (identified as Cell “A” in the “Montobello Conceptual Scheme”). The Windhorse Manor Conceptual Scheme supports the planning policies of these documents and provides detailed subdivision and development objectives for its Planning Area. Windhorse Manor is planned for development as an estate country residential community complimentary to the high development standards of adjacent neighbourhoods.

### Future Land Use Scenario - Land Use Change

The Windhorse Manor Conceptual Scheme Planning Area is currently designated Ranch and Farm District (RF) and is proposed for redesignation to Residential One District (R-1) as per Exhibit 6 - Proposed Land Use. This Residential One District (R-1) will permit the development of single-detached residential dwellings on two acre parcels.



## Future Land Use Scenario - Subdivision and Development Concept

Exhibit 7 – Subdivision and Development Concept is the conceptual plan of subdivision for the Planning Area. Table 1 – Subdivision and Development Concept Statistics provides accompanying statistics to Exhibit 7 – Subdivision and Development Concept.

**Table 1 -Subdivision and Development Concept Statistics**

Land Use	Lots	Acres	Hectares	Percent
Residential	55	112.43	45.50	70.27
Municipal Reserve (MR)	3	3.79	1.53	2.37
Municipal School Reserve (MSR)	1	12.37	5.01	7.73

## Windhorse Manor Conceptual Scheme

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<i>Public Utility Lot (PUL)</i>	4	10.80	4.37	6.75
<i>Road</i>		19.27	7.80	12.04
<i>Road Widening</i>		1.34	0.54	0.84
<i>Total</i>	63	160.00	64.75	100.00

Table Notes:

1. Land Use Statistics are for Exhibit 7 – Subdivision and Development Concept.
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

The Subdivision and Development Concept is based on a two acre residential lot design with each lot containing a minimum of one acre of land free of hazard conditions imposed by terrain and stormwater management rights of way.

Overall development density (at full build out) proposed by Exhibit 7 – Subdivision and Development Concept is 0.34 dwelling units per gross acre or 2.91 acres (1.17 ha) per dwelling unit. It is anticipated that upon full build out of the Planning Area, the population of Windhorse Manor will be approximately 181.5 persons more or less (based upon 55 residences with an average occupancy of 3.3 persons per residence).

Exhibit 7 – Subdivision and Development Concept offers a simple and efficient subdivision design which responds to the natural terrain and drainage patterns while maintaining an overall gross development density for the Planning Area that is compatible with the surrounding Springbank community.

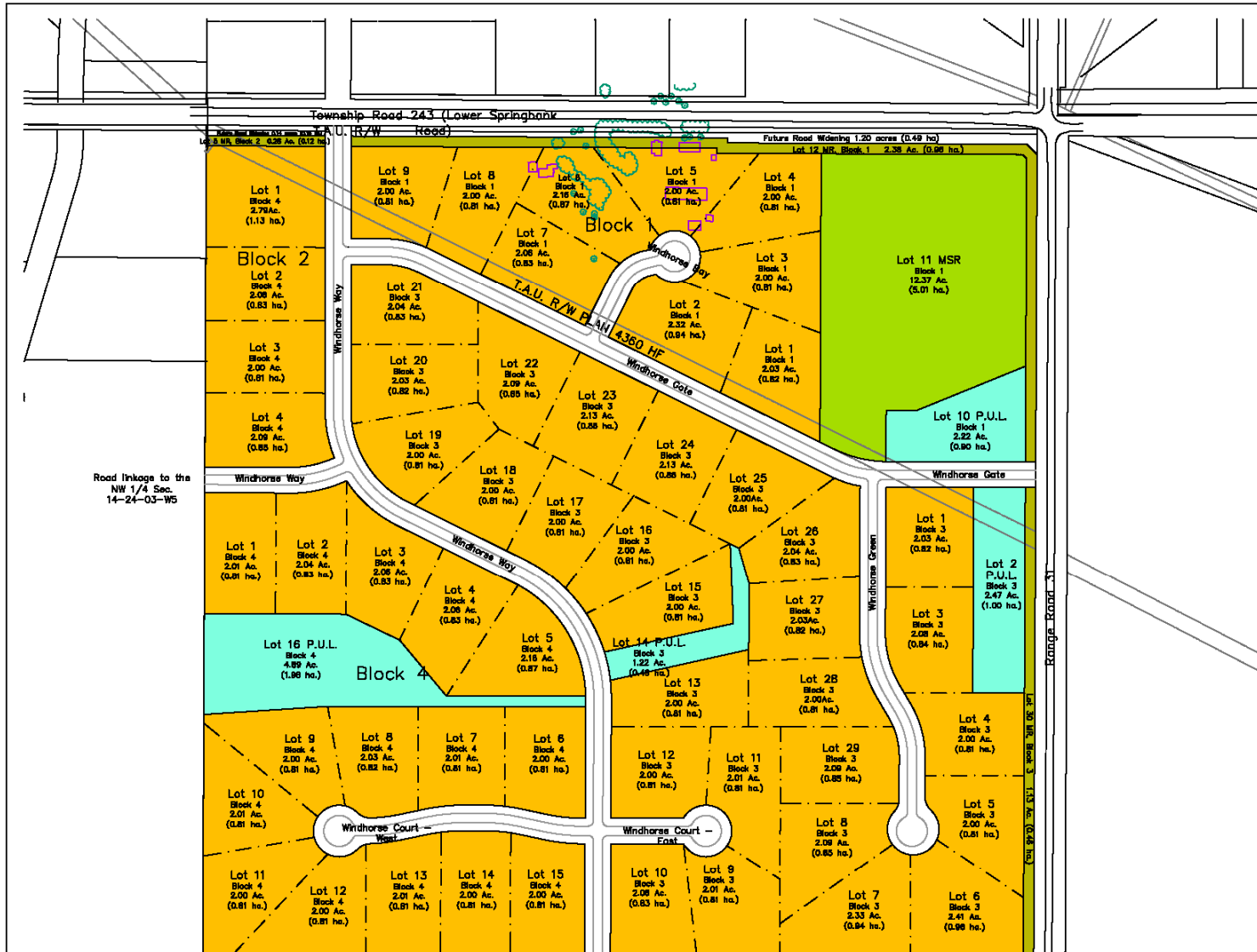
# Windhorse Manor Conceptual Scheme

## Windhorse Manor Conceptual Scheme Exhibit 7 - Subdivision and Development Concept

NE 1/4 Sec. 14-24-03-W5M  
Area proposed for subdivision comprises  
160 acres (64.75 ha).

Land Use	Lots	Acres	Hectares	Percent
Residential	55	112.43	45.50	70.27
Municipal Reserve	3	3.79	1.53	2.37
Municipal School Reserve	1	12.37	5.01	7.73
Public Utility Lots (P.U.L.)	4	10.80	4.37	6.75
Road		19.27	7.80	12.04
Road Widening		1.34	0.54	0.84
<b>Total</b>	<b>63</b>	<b>160.00</b>	<b>64.75</b>	<b>100.00</b>

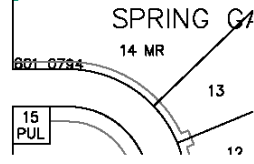
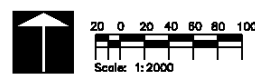
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Road Linkage to the  
NW 1/4 Sec.  
14-24-03-W5

Road Linkage to the  
SE 1/4 Sec.  
14-24-03-W5

14



3.0	Revised	May 2006
2.0	Revised	December 2005
1.0	Issued	December 2005
Revision No.	Revision Note	Issue Date
Designed by	Checked by	Approved by
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Exhibit 7 - Subdivision and Development Concept C2W Project No.: 0503043		
		Sheet

## Windhorse Manor Conceptual Scheme

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All roads required to provide access to development are internal to the Planning Area and located away from adjacent lands. Two road linkages are provided to adjacent lands to enhance the connectivity between residential neighbourhoods.

Stormwater management responds to the existing catchment area attributes (identified in the pre-development drainage pattern assessment) and the future land use scenario. It will comprise a drainage system of wet ponds and dry pond linked by a network of drainage easements. The wet ponds are contained within Public Utility Lots (PUL) and the dry pond will be contained within a right of way registered against lots where needed. If required Public Utility Lots mapped in Exhibit 7 will be adjusted at the subdivision stage to reflect the detailed Storm Water Management Plan. The stormwater management system will be designed by a qualified professional utilizing “best management practices” and ensuring that post-development stormwater discharge rates do not exceed the pre-development discharge rates. Public Utility Lots (PUL) and the stormwater works contained within the PULs will be designed to integrate with the existing topography and appear as natural open space.

Subsequent proposals for redesignation and subdivision, which comply with the policy provisions of the “Central Springbank Area Structure Plan” and reflect the design considerations of Exhibit 7 – Subdivision and Development Concept, will result in a community that will integrate well with the established country residential settlement pattern evolving in the Central Springbank area.

### *Conceptual Scheme Policy:*

#### *Subdivision and Development Concept*

*Policy 6.2.1 Tentative Plans of Subdivision prepared for the Planning Area should be in accordance with Exhibit 7 – Subdivision and Development Concept and Table 2 – Subdivision and Development Statistics,*

*Policy 6.2.2 An overall density of one (1) dwelling unit per 2.91 gross acre (1.17 ha) or 0.34 dwelling unit per gross acre should be maintained within the Planning Area in accordance with Exhibit 7– Subdivision and Development Concept and Table 2 – Subdivision and Development Statistics.*

*Policy 6.2.3 The minimum lot size within the Planning Area should be 0.8 hectares (+/- 2 acres).*

## Future Land Use Scenario - Compatibility with Adjacent Development

The established communities of Spring Gate and Springshire Estates are located to the east of Range Road 31 and south of the Windhorse Manor Conceptual Scheme Planning Area. The two communities are designated Residential One District (R-1).

The Windhorse Manor conceptual subdivision design minimizes the number of access to Range Road 31 and Lower Springbank Road (Township Road 446) reducing the noise and traffic impact to adjacent communities.

The Windhorse Manor subdivision and development concept provides roads and pathway linkages to the future development to the north and west and meets the connectivity requirements established by the “Central Springbank Area Structure Plan” and the “Montobello Conceptual Scheme”.

## Future Land Use Scenario - Municipal Reserve and Municipal School Reserve

The “Central Springbank Area Structure Plan” requires that municipal reserve land be provided by a full dedication of land to facilitate the establishment of a connective open space system.

The provision of open space and the need to facilitate pedestrian movements within the Planning Area is an important design consideration of Conceptual Scheme’s Future Land Use Scenario.

Exhibit 8 - Municipal Reserve / Municipal School Reserve and Pedestrian Pathway Network identifies the proposed dedication of Municipal Reserve (MR) and Municipal School Reserve (MSR) within the Planning Area and the proposed pedestrian pathway network.

### ***Municipal Reserve (MR) and Pedestrian Pathway Network***

Pedestrian circulation within the Planning Area is facilitated in two ways:

1. External “regional pedestrian pathways” are contained within ten (10) metre Municipal Reserve (MR) greenways adjacent the north and east boundary of the Planning Area. These greenways comprise 3.81 acres (1.55 hectares) or 2.38 percent of the Planning Area. This



## **Windhorse Manor Conceptual Scheme**

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external pathway system will link with a developing regional pathway system within the Central Springbank community.

2. Internal “local pedestrian pathways” are contained within six (6) metre easements on lots within the Planning Area. These greenways and their internal pathway system will tie together the cultural landscape of Windhorse Manor and its community by providing local pedestrian linkage to the Municipal School Reserve, the developing regional pathway system and other local pathways and open spaces planned for adjacent lands. It is intended that this greenway and its local pedestrian pathways will be maintained and managed by a Windhorse Manor Homeowner Association.

*Windhorse Manor Conceptual Scheme Policy:  
Municipal Reserve / Pedestrian Pathways*

*Policy 6.4.1 External pedestrian pathways to accommodate the developing regional pathway system should be developed on Municipal Reserve parcels within the Planning Area in accordance with Exhibit 8 - Municipal Reserve / Municipal School Reserve and Pedestrian Pathway Network of this Conceptual Scheme.*

*Policy 6.4.2 Internal pedestrian pathways to facilitate pedestrian movement within the Planning Area system should be developed within six (6) metre easements on lots within the Planning Area in accordance with Exhibit 8 - Municipal Reserve / Municipal School Reserve and Pedestrian Pathway Network of this Conceptual Scheme.*

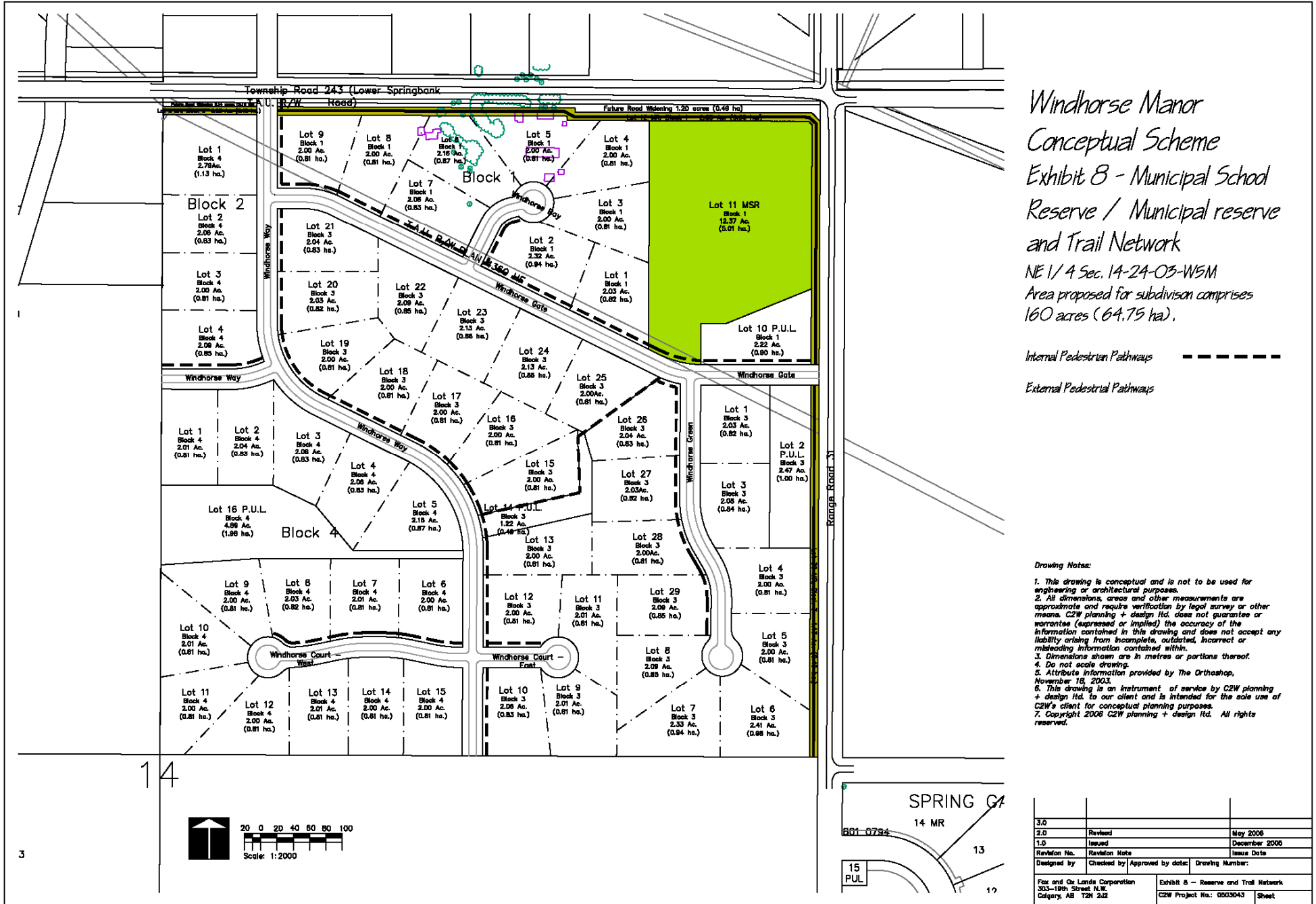
### **Municipal School Reserve (MSR)**

During the preparation of this Conceptual Scheme, the need for a school site was identified. Accordingly, Exhibit 8 - Municipal Reserve / Municipal School Reserve and Pedestrian Pathway Network identifies a Municipal School Reserve parcel in the northeast corner of the Planning Area. This parcel contains land which generally flat and free of terrain constraints. Further, the parcel provides options for ingress and egress from Lower Springbank Road and /or Range Road 31. This MSR parcel comprises 12.19 acres (4.93 hectares) or 7.62 percent of the Planning Area.

*Conceptual Scheme Policy:  
Municipal School Reserve (MSR)*

*Policy 6.4.3 Municipal School Reserve (MSR) should be provided at the time of subdivision approval in accordance with Exhibit 8 - Municipal Reserve / Municipal School Reserve and Pedestrian Pathway Network of this Conceptual Scheme.*

# Windhorse Manor Conceptual Scheme



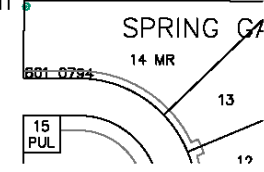
Windhorse Manor  
 Conceptual Scheme  
 Exhibit 8 - Municipal School  
 Reserve / Municipal reserve  
 and Trail Network  
 NE 1/4 Sec. 14-24-03-W5M  
 Area proposed for subdivision comprises  
 160 acres (64.75 ha).

Internal Pedestrian Pathways - - - - -  
 External Pedestrian Pathways - - - - -

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1.0	Issued	December 2006
Revision No.	Revision Note	Issue Date
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Fax and On Land Corporation 303-18th Street N.W. Calgary, AB T2H 2J2		Exhibit 8 - Reserve and Trail Network C2W Project No.: 0503043 Sheet



# Future Land Use Scenario - Road Network

The Windhorse Manor Conceptual Scheme is bound by Range Road 31 to the east and Lower Springbank Road (Township Road 446) to the north.

The Windhorse Manor subdivision and development concept proposes one permanent access to Range Road 31 and one permanent access to Lower Springbank Road. The access from Range Road 31 is planned as the main entrance to the residential community.

The Windhorse Manor Subdivision and Development Concept also provides one internal road access to Cell B (Montobello Estates) and one internal road access linkage to adjacent land to the west. The road system allows for proper connectivity with the existing infrastructure and future development. This design is in accordance with the requirements established by the "Montobello Conceptual Scheme".

Internal public road have been designed in accordance with M.D. of Rocky View engineering standards and policies.

### *Windhorse Manor Conceptual Scheme Policy: Transportation*

- 6.5.1 Newly created lots within the Windhorse Manor Conceptual Scheme Planning Area will be permitted no direct residential access to Lower Springbank Road or Range Road 31. Future residential access will be directed to internal subdivision roads in accordance with Exhibit 7– Subdivision and Development Concept.*
- 6.5.2 Access to Range Road 31 from the Planning Area shall be limited to one (1) roadway linkage in accordance with Exhibit 7– Subdivision and Development Concept .*
- 6.5.3 Access to Lower Springbank Road from the Planning Area shall be limited to one (1) roadway linkage in accordance with Exhibit 7– Subdivision and Development Concept .*
- 6.5.4 One (1) roadway linkage shall be provided for lands immediately adjacent to the Planning Area in accordance with Exhibit 7– Subdivision and Development Concept*
- 6.5.5 Minimum intersection spacing requirements identified in the "Central Springbank Area Structure Plan" shall be adhered to for intersections on Lower Springbank Road and Range Road 31.*

## **Windhorse Manor Conceptual Scheme**

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- 6.5.6 *Roads dedicated as Public will be owned and maintained by the Municipality, and built to standards contained within the M.D. of Rocky View No. 44 Servicing Standards for Subdivision and Road Construction. Minor variations in roadway alignment within road allowances may be permitted at the discretion of the Municipality.*
- 6.5.7 *The Municipality's Transportation Offsite Levy will be applied within the Windhorse Manor Conceptual Scheme in accordance with Bylaw C-6094-2005, as amended.*
- 6.5.8 *A Traffic Impact Assessment may be required during the preparation of Tentative Plans of Subdivision within the Windhorse Manor Conceptual Scheme. Any off-site road improvements identified as a result shall be implemented at the discretion of the Municipality prior to or in conjunction with the phasing of subdivision and development of the Planning Area.*
- 6.5.9 *The Municipality may, as a condition of Tentative Plan of Subdivision approval, require road dedication, upgrading, or resurfacing of municipal roadways and intersections along or beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing and cost sharing of any such improvements shall be established by the Municipality at the time of Tentative Plan of Subdivision approval.*

## Future Land Use Scenario - Utility Servicing Strategy

### **Utility and Infrastructure Connections**

The Municipality has approved the Springbank Interim Servicing Strategy for lands within its municipal jurisdiction (Springbank) which includes the Planning Area. When implemented, the Springbank Interim Servicing Strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment, and stormwater management.

The Municipality has also established the Springbank service area which includes the Planning Area and will be subject to the Springbank Interim Servicing Strategy.

*Windhorse Manor Conceptual Scheme Policy:  
Utility and Infrastructure Connections*

*Policy 6.6.1 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future*

## **Windhorse Manor Conceptual Scheme**

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*subdivision on and development of the planning area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the "Central Springbank Area Structure Plan".*

*Policy 6.6.2 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Interim Servicing Strategy.*

*Policy 6.6.3 The Municipality may require easements for the installation of infrastructure required to implement the Springbank Interim Servicing Strategy against lands proposed for subdivision and development.*

*Policy 6.6.4 The water supply and distribution system required to service subdivision within the Windhorse Manor Conceptual Scheme Planning Area shall be via a piped water system constructed, licensed and permitted by Alberta Environmental Protection.*

*Policy 6.6.5 A Stormwater Management Plan shall be prepared for the Windhorse Manor Conceptual Scheme Planning Area in accordance with the "M.D. of Rocky View Servicing Standards for Subdivision and Road Construction".*

*Policy 6.6.6 Stormwater management within the Windhorse Manor Conceptual Scheme Planning Area shall be designed and constructed to municipal standards in accordance with the provisions of the "Central Springbank Area Structure Plan", the "M.D. of Rocky View Servicing Standards for Subdivision and Road Construction" and in accordance with the conclusions and recommendations of a Stormwater Management Plan.*

*Policy 6.6.7 Where stormwater retention ponds and other stormwater management works are required within the Windhorse Manor Conceptual Scheme Planning Area, the lots containing these works will be subject to a encumbrance which binds a "Homeowner's Association "(which is created at the time of subdivision approval) to the long-term responsibility for the preservation, operation and maintenance of these works.*

*Policy 6.6.8 An overall grading plan for the Windhorse Manor Conceptual Scheme Planning Area should implement the conclusions and recommendations of the Storm Water Management Plan.*

*Policy 6.6.9 The post-development stormwater run off rate from the Windhorse Manor Conceptual Scheme Planning Area shall remain consistent with the pre-development stormwater run off rate.*

## **Windhorse Manor Conceptual Scheme**

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*Policy 6.6.10 The Municipality may require utility rights of way or overland drainage easements over certain areas of the Planning Area for the purpose of maintaining regional overland drainage courses.*

*Policy 6.6.11 Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.*

### **Shallow Utilities**

The Windhorse Manor Conceptual Scheme Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with all the policies included in Section 2.8.4 of the "Central Springbank Area Structure Plan".

*Windhorse Manor Conceptual Scheme Policy:  
Shallow Utilities*

*Policy 6.6.12 Shallow utilities will be provided by the appropriate utility company providing service to the Windhorse Manor Conceptual Scheme Planning Area at the sole expense of the Developer. The Developer of the lands will provide easements to any utility company requiring them to provide services to the Windhorse Manor Conceptual Scheme Planning Area.*

### **Solid Waste Management**

Solid waste management within the Windhorse Manor Conceptual Scheme Planning Area will be implemented by contract with a private service provider. The management of this contract will be the responsibility of the Windhorse Manor Homeowners' Association.

*Windhorse Manor Conceptual Scheme Policy:  
Solid Waste Management*

*Policy 6.6.13 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the Developer or the Windhorse Manor Homeowners' Association.*

# Future Land Use Scenario - Development Concept

## ***Architectural and Landscaping Guidelines***

As required by the “Central Springbank Area Structure Plan”, architectural and site development guidelines will guide the development of the Windhorse Manor residential community.

In order to respect and celebrate the spirit of place, colours selected from the natural palette will be used for the residences, blended with natural materials all referencing the rural estate architecture styles of surrounding communities.

Visual pollution will be controlled with sensitivity, siting individual residences, so that privacy to neighbours and the surroundings can be achieved.

Landscaping guidelines will also be essential to integrate development to the natural landscape and to encourage the retention of natural vegetation.

### *Windhorse Manor Conceptual Scheme Policy: Architectural and Site Development Standards*

*Policy 6.7.1 Architectural and site development standards proposed for residential development within the Planning Area should be considered at the time of subdivision approval and be registered by restrictive covenant at the time of plan of subdivision registration.*

*Policy 6.7.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and the Homeowner’s Association.*

*Policy 6.7.3 Architectural and site development standards should identify and encourage the use of finish materials which include natural colours, river rock and wood.*

*Policy 6.7.4 All proposals for subdivision within the Windhorse Manor Conceptual Scheme Planning Area shall provide a suitable residential development area within each proposed lot as suggested by Alberta Environmental Protection and in accordance with the “M.D. of Rocky View Servicing Standards for Subdivision and Road Construction”.*

# Future Land Use Scenario - Community Considerations

## ***Public Consultation***

An open house was held February 23, 2006 at the Springbank Heritage Centre to present the Windhorse Manor Conceptual Scheme to the public. Ten (10) people attended the open house. Not letters of objection were received.



## Windhorse Manor Conceptual Scheme

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### Subdivision and Development Phasing

The Windhorse Manor Conceptual Scheme Planning Area is proposed for subdivision and development in four (4) phases.

Exhibit 9 - Subdivision Phasing illustrates the preferred phasing plan and attendant statistics are provided in Table 2 -Phasing Statistics.

**Table 2 - Phasing Statistics**

<i>Phase</i>	<i>Use</i>	<i>Number of Parcels</i>
1	<i>Residential</i>	17
	<i>Municipal School Reserve (MSR)</i>	1
	<i>Municipal Reserve (MR)</i>	3
	<i>Public Utility (PUL)</i>	2
2	<i>Residential</i>	9
3	<i>Residential</i>	14
	<i>Public Utility (PUL)</i>	2
4	<i>Residential</i>	15

*Windhorse Manor Conceptual Scheme Policy:  
Subdivision and Development Phasing*

*Policy 7.0.1 Residential lots within each phase shall be developed in accordance with the requirements of the Springbank Interim Servicing Strategy.*

*Policy 7.0.2 Subdivision and development phasing will be established by the Developer based upon servicing efficiency and market demand.*

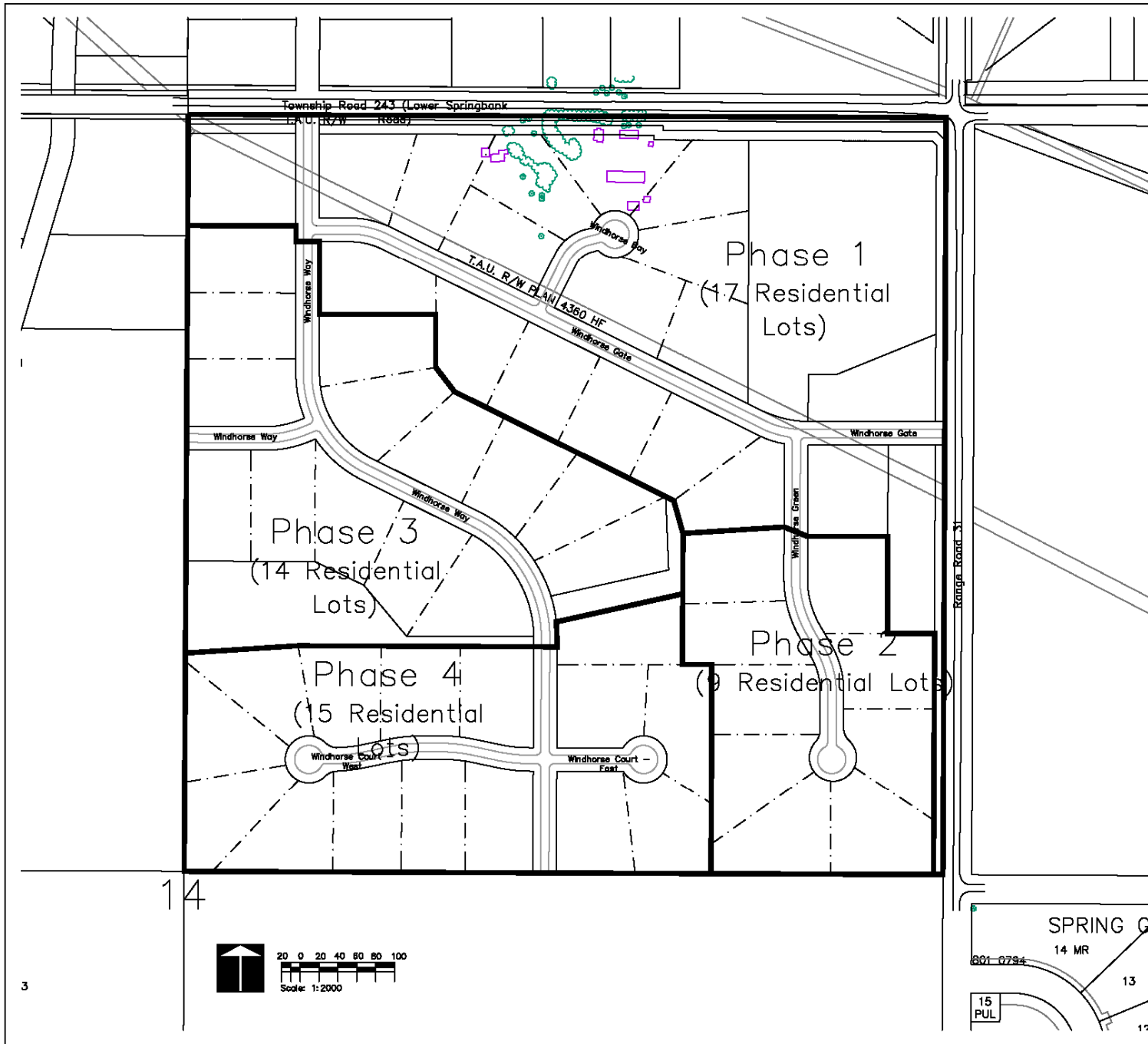
*Policy 7.0.3 The potential for future subdivision within the Windhorse Manor Conceptual Scheme Planning Area is limited by the densities and policy provisions of this Conceptual Scheme, the "Montobello Conceptual Scheme" and the provisions of the M.D. of Rocky View "Land Use Bylaw".*

## **Windhorse Manor Conceptual Scheme**

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*Policy 7.0.2 Subdivision and development within the Windhorse Manor Conceptual Scheme Planning Area is intended to proceed in four (4) phases matched to a logical progression of servicing. Subdivision and development may proceed in multiple phases without amendment to this conceptual scheme provided the required infrastructure to sustain the planned subdivision and development is in place and/or available at the time of approval.*

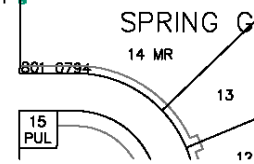
# Windhorse Manor Conceptual Scheme



Windhorse Manor  
 Conceptual Scheme  
 Exhibit 9 - Subdivision  
 Phasing  
 NE 1/4 Sec. 14-24-03-W5M  
 Area proposed for subdivision comprises  
 160 acres (64.75 ha).

**Drawing Notes:**

1. This drawing is conceptual and is not to be used for engineering or architectural purposes.
2. All dimensions, areas and other measurements are approximate and require verification by legal survey or other means. C2W planning + design ltd. does not guarantee or warrant (expressed or implied) the accuracy of the information contained in this drawing and does not accept any liability arising from incomplete, outdated, incorrect or misleading information contained within.
3. Dimensions shown are in metres or portions thereof.
4. Do not scale drawing.
5. Attribute information provided by The Orthotop, November 18, 2003.
6. This drawing is an instrument of service by C2W planning + design ltd. to our client and is intended for the sole use of C2W's client for conceptual planning purposes.
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3.0			
2.0	Revised		May 2006
1.0	Issued		December 2005
Revision No.	Revision Note	Revision Date	Issue Date
Designed by	Checked by	Approved by date:	Drawing Number:
Fox and Co. Lands Corporation 303-19th Street N.W. Calgary, AB T2N 2J2		Exhibit 9 - Subdivision Phasing C2W Project No.: 0603043 Sheet	

### Conceptual Scheme Implementation

The Windhorse Manor Conceptual Scheme was prepared in recognition of all policies of the “Central Springbank Area Structure Plan” and the “Montobello Conceptual Scheme”. The Windhorse Manor Conceptual Scheme will be adopted by Council as part of the “Montobello Conceptual Scheme”.

It is anticipated that the development of the Windhorse Manor Conceptual Scheme Planning Area in accordance with the provisions of its Future Land Use Scenario will:

1. Maximize the development potential of the plan area in accordance with the Landowner’s vision; and
2. Create a sustainable residential community, which is compatible in subdivision form and development quality with the adjacent residential communities.

Subdivision of the Windhorse Manor Conceptual Scheme Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by the M.D. of Rocky View No. 44.

#### *Windhorse Manor Conceptual Scheme Policies: Conceptual Scheme Implementation*

*Policy 8.0.1 Pursuant to the provisions of the “Central Springbank Area Structure Plan”, the Windhorse Manor Conceptual Scheme (as part of the “Montobello Conceptual Scheme”) shall be appended to the area structure plan.*

*Policy 8.0.2 The M.D. of Rocky View No. 44 shall implement the policies of the Windhorse Manor Conceptual Scheme through the subdivision approval process and conditions of subdivision approval.*