



MURRAY LANDS CONCEPTUAL SCHEME



Development Cell A – Adopted July 27, 2004

Country Stone Lane

Development Cell B – Adopted February 08, 2005

Bylaw C-5944-2004, Adopted July 27, 2004
Bylaw C-5960-2004, Adopted February 08, 2005

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5944-2004

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

- WHEREAS** the Council deems it desirable to adopt the Conceptual Scheme; and
- WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme in accordance with the Central Springbank Area Structure Plan, to provide a policy framework to guide and evaluate future development within the S½ Sec.23-24-03-W5M; and
- WHEREAS** a notice was published on Tuesday, June 29th, 2004 and Tuesday, July 6th, 2004 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 27th, 2004; and
- WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. To adopt a Conceptual Scheme in accordance with the Central Springbank Area Structure Plan, to provide a policy framework to guide and evaluate future development within the S½ Sec. 23-24-03-W5M. This Conceptual Scheme is proposed to contain three parts, each to be supported by comprehensive policies to guide and evaluate residential redesignation, subdivision and development. Part One: Proposed overall policy framework and guidelines to evaluate residential redesignation, subdivision and development within the S½ Sec. 23-24-03-W5M. Part Two: (Development Cell 'A') – An application to adopt policies for the development of the SE¼ Sec. 23-24-03-W5M within the overall proposed Conceptual Scheme area and to guide, evaluate and implement future residential redesignation, subdivision and development applications.
2. The Bylaw comes into effect upon the date of its third reading.

File: 04723001/002/028 - 2004-RV-065

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 22nd, 2004 on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 27th, 2004, on a motion by Councillor Konschuk.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 27th, 2004, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

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Murray Lands Conceptual Scheme

1.0 Introduction

The Murray Lands 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, and adopted October 02, 2001 by the M.D. of Rocky View No. 44. This conceptual scheme comprises two parts:

- ☐ Part one identifies the S ½ Sec. 23-24-03-W5M as the Murray Lands Conceptual Scheme plan area. Further, part one identifies two development cells (Morgans Rise Development Cell A and Country Stone Lane Development Cell B) within the plan area and provides a planning policy framework for the subdivision and development of the individual development cells.
- ☐ Part two contains the future land use scenarios, subdivision and development concepts, development phasing illustrating full build-out for each of the two development cells within the conceptual scheme plan area and other relevant requirements of this plan and the Central Springbank Area Structure Plan.

2.0 Conceptual Scheme Purpose

- ☐ This conceptual scheme identifies the plan area as appropriate for residential land use.
- ☐ This conceptual scheme provides a policy framework which may be used to guide and evaluate redesignation, subdivision and development proposals for residential land use within its plan area.
- ☐ This conceptual scheme addresses the land use issues identified by the Central Springbank Area Structure Plan and provides specific direction to achieve the Central Springbank Area Structure Plan's objectives.

3.0 Conceptual Scheme Objectives

- ☐ To establish a policy framework to evaluate the appropriateness of residential subdivision and development proposals within the S ½ Sec. 23-24-03-W5M.
- ☐ To address existing constraints and opportunities while protecting and facilitating subdivision and development opportunities for the S ½ Sec. 23-24-03-W5M and the adjacent community.
- ☐ To facilitate appropriate and sustainable subdivision design for individual development cells within the S ½ Sec. 23-24-03-W5M that maximizes lot yields, servicing efficiencies and on-site development opportunities within the context of Central Springbank Area Structure Plan and other municipal statutory plans, policies and procedures.
- ☐ To identify two development cells within the S ½ Sec. 23-24-03-W5M and to accommodate the phased subdivision and development of these cells.

Murray Lands Conceptual Scheme

4.0 Conceptual Scheme Plan Area

The Murray Lands Conceptual Scheme plan area is located within Division 2 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 plan area is bounded on the east by Range Road 31, on the west by Range Road 32 and on the south by Lower Springbank Road.

The plan area contains 275.60 acres (116.54 hectares) and is comprised of two development cells as described in Table 1- Murray Lands Conceptual Scheme Development Cell Areas and shown in Exhibit 1 - Murray Lands Conceptual Scheme Development Cells.

Table 1: Murray Lands Conceptual Scheme Development Cell Areas

Development Cell	Legal Description	Area (Acres)	Area (Hectares)
Morgans Rise Development Cell A	SE 1/4 Sec. 23-24-03-W5M	155.02	67.74
Country Stone Lane Development Cell B	Ptn. SW 1/4 Sec. 23-24-03-W5M	120.58	48.80
	Total	275.60	116.54

Table Notes

1. All areas should be considered more or less.
2. Totals may not equal due to rounding and metric conversion.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 4.0.1 This conceptual scheme shall apply to lands identified in Exhibit 1 – Murray Lands Conceptual Scheme Plan Area.

Policy 4.0.2 This conceptual scheme is divided into two development cells as identified in Exhibit 2 - Murray Lands Conceptual Scheme Development Cells and Table 1 - Murray Lands Conceptual Scheme Development Cell Areas.

Policy 4.0.3 The future land use scenarios, subdivision and development concepts, development phasing illustrating full build-out for each development cell within the conceptual scheme plan area comprises part two of this conceptual scheme and attached hereto.

Murray Lands Conceptual Scheme

4.1 Plan Area - Community Context and Land Use

A mix of country residential and general agricultural land uses characterizes the community in which the plan area is located.

Exhibit 3 - Current and Surrounding Land Use Districts identifies the land use districts adjacent and in proximity to the plan area at the time of preparation of this conceptual scheme.

Land use designations under the M.D. of Rocky View No.44 Land Use Bylaw for development cells within plan area are provided in Table 2.

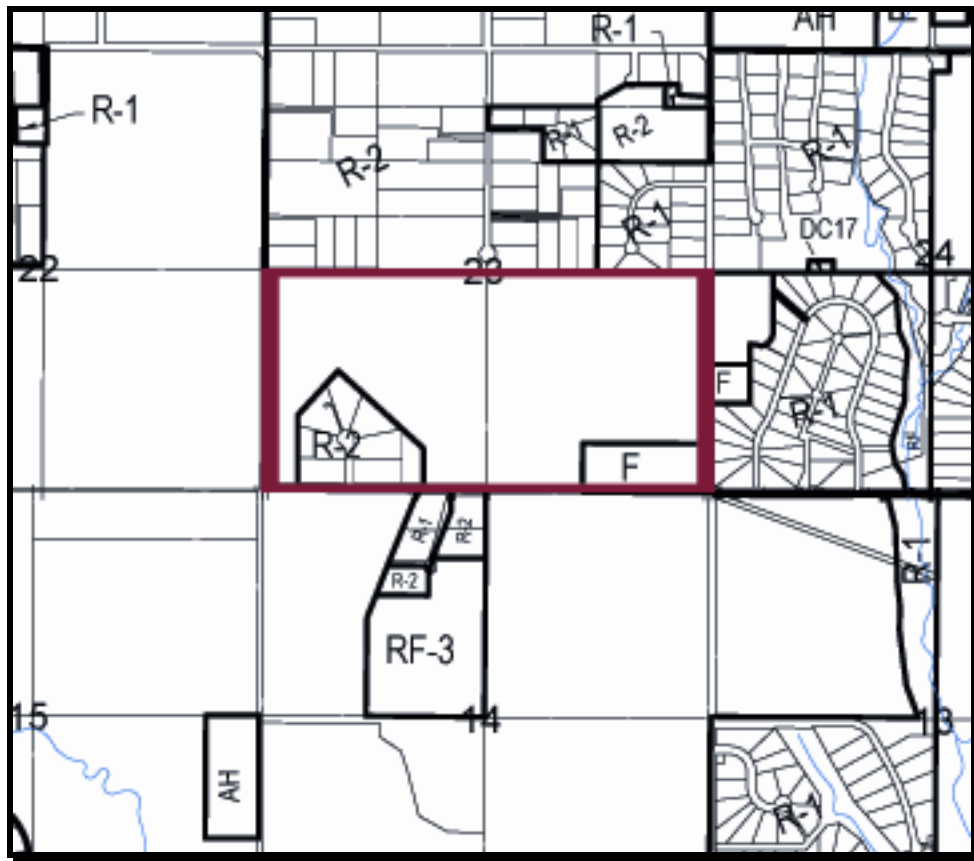


Exhibit 3 - Current and Surrounding Land Use Districts (Murray Lands Conceptual Scheme Plan Area is outlined)

Source: *M.D. of Rocky View Land Use Bylaw*

Murray Lands Conceptual Scheme

Table 2: Murray Lands Conceptual Scheme Development Cell Land Use Districts

Development Cell	Legal Description	Land Use Designation
Morgans Rise Development Cell A	Pt. SE 1/4 Sec. 23-24-03-W5M	Ranch and Farm District (RF)
	Pt. SE 1/4 Sec. 23-24-03-W5M	Farmstead District (F)
Country Stone Lane Development Cell B	Ptn. SW 1/4 Sec. 23-24-03-W5M	Ranch and Farm District (RF)

Table Notes

1. Land use designations for individual development cells are believed to be current at the time of conceptual scheme preparation.

4.2 Plan Area – Physical Characteristics

An understanding of the physical characteristics of the plan area is an important consideration in the preparation of an appropriate subdivision and development concept for its individual development cells.

Conceptual Scheme Policy:

Terrain

Policy 4.2.1 All future land use scenarios, subdivision and development concepts and tentative plans of subdivision prepared for individual development cells within the plan area should be prepared in response to the existing terrain. Lands containing excessive slopes or other terrain conditions considered hazardous to residential development should be evaluated by a qualified professional engineer in order to establish design principles that when implemented will mitigate or avoid areas of high risk to development.

Policy 4.2.2 Alterations in the existing terrain of the plan area should proceed in accordance with a stormwater management plan and an attendant grading plan.

Conceptual Scheme Policy:

Existing Predevelopment Stormwater Catchment Areas

Policy 4.2.3 Alterations in the existing surface hydrology of the plan area in order to accommodate subdivision and development should proceed in accordance with a stormwater management plan and an attendant grading plan prepared in accordance with M.D. of Rocky View and Alberta Environmental Protection guidelines.

Murray Lands Conceptual Scheme

Conceptual Scheme Policy: Subsurface Conditions

Policy 4.2.4 Subdivision and development proposed for development cells within the plan area that should proceed in accordance with the recommendations of a geotechnical report prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the M.D. of Rocky View No.44.

Conceptual Scheme Policy: Environmental Assessment

Policy 4.2.5 An "Environmental Assessment" may be required for individual development cells within the plan area prior to their development.

Conceptual Scheme Policy: Historical Resources

Policy 4.2.6 A "Historical Impact Assessment" may be required for individual development cells within the plan area prior to their development. The "Historical Impact Assessment" should:

- a) Be prepared by a qualified archaeologist in accordance with Alberta Community Development requirements and guidelines;*
- b) Assess the development cell for historical resources;*
- c) Identify the location of historical resources; and*
- d) Establish (where required) a program for the removal, avoidance and/or conservation of these resources.*

5.0 Conceptual Scheme Conformity to the Central Springbank Area Structure Plan

This conceptual scheme has been prepared with consideration for the objectives and policies of the Central Springbank Area Structure Plan.

6.0 Future Land Use

Central Springbank Area Structure Plan, policy 2.3.2.2 requires the preparation of a “Future Land Use Scenario”.

Future Land Use

Residential land use is proposed for each of the development cells within the plan area:

- Development Cell “A” comprises the proposed Morgans Rise subdivision which accommodates country residential development on 58 - 2 acre parcels. Development Cell “A” is proposed for redesignation to Residential One District (R-1) under the M.D. of Rocky View Land Use Bylaw. Subdivision and development will proceed in accordance with the permitted and discretionary uses and attendant land use regulations of this district. Under the Residential One District (R-1) designation, Development Cell “A” will be at full build out.
- Development Cell “B” is comprised of Area A and Area B.
 - Area A comprises the proposed Country Stone lane subdivision, which is proposed to accommodate 42 lots with a minimum 2 acres lot size. The anticipated land use for Area A within Development Cell B is Residential One District (R-1) under the M.D. of Rocky View Land Use Bylaw.
 - Area B, consisting of 8.0 acres will remain in the ownership of James Murray and is intended to yield 4 - 2 acre parcels.

Land Use Change

The Central Springbank Area Structure Plan identifies the plan area as a “**new residential area**”¹. As a “new residential area”, the subdivision and development of the plan area (in addition to other relevant plan provisions) is subject to the Central Springbank Area Structure Plan Policy 2.9.5 New Residential Areas – Policies.

The ASP policy notes that through the conceptual scheme planning process, “new residential areas” will be transformed into residential land uses.

¹ Map 12 – New Residential Areas, Central Springbank Area Structure Plan.
July 2004

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Conceptual Scheme Policy:

Land Use Changes and Subsequent Subdivision

- Policy 6.0.1 Proposals for the redesignation of lands within the plan area to Residential One District (R-1) are considered consistent with land uses found on lands throughout the Central Springbank community.*
- Policy 6.0.2 Pursuant to the provisions of the Central Springbank Area Structure Plan, land use changes and subsequent subdivision will be guided by parts one and two of this conceptual scheme (as adopted) and the Central Springbank Area Structure Plan.*
- Policy 6.0.3 Proposals for redesignation of land within the plan area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:*
- a) Recognizes and responds to the physical characteristics and attributes of the plan area;*
 - b) Will result in a sustainable residential community at a scale appropriate and sensitive to the Central Springbank community;*
 - c) Accommodates the full potential of these lands for residential subdivision and development; and*
 - d) Conforms to the policies of this conceptual scheme, the Central Springbank Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View No.44.*

7.0 Subdivision and Development Concept

Future Land Use Scenarios and Subdivision and Development Concepts for the Morgans Rise Development Cell A and the Country Stone Lane Development Cell B are contained as part two of this plan. Part two also provides a discussion of the range of considerations in the development and refinement of the Future Land Use Scenarios and Subdivision and Development Concepts for the individual development cells.

Conceptual Scheme Policy:

Subdivision Proposals

- Policy 7.0.1 Proposals for the subdivision of land within the plan area shall be generally in accordance with the conceptual subdivision design prepared for its individual development cells as contained in part two of this plan.*
- Policy 7.0.2 Lot layouts for the development cells contained as Part Two of this plan are conceptual only and may not reflect the a final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be*

Murray Lands Conceptual Scheme
determined at the tentative subdivision plan approval stage and conform to the provisions of the Central Springbank Area Structure Plan.

**Conceptual Scheme Policy:
Subdivision Design Principles**

- Policy 7.0.3 The following subdivision design principles should be applied to subdivision proposed for the plan area:*
- a) Design a low-density country residential community, which is compatible with general agricultural and residential land uses adjacent and in proximity to the plan area.*
 - b) Design a low-density country residential community, which is sustainable, free of hazards and responsive to the natural characteristics of the plan area.*
 - c) Design a low-density country residential community, which includes open space appropriate for the development of recreational facilities which is linked through a system of pedestrian walkways.*
 - d) Design a low-density residential community, which when developed will achieve a high standard of architectural and site development that responds to the surrounding community fabric of buildings, spaces and local traditions.*

**Conceptual Scheme Policy:
Lot Size**

- Policy 7.0.4 Lots provided within the plan area should be designed to be two (2) acres or greater in size (more or less).*

**Conceptual Scheme Policy:
Lot Density**

- Policy 7.0.5 Pursuant to the Central Springbank Area Structure Plan policy, the number of lots allowed is 64 units on a quarter section.*

**Conceptual Scheme Policy:
Municipal Reserve**

- Policy 7.0.6 Municipal reserve (MR) owing (10 % of the parent parcel under consideration for subdivision) as a result of the subdivision of lands within the plan area may be provided through a combination of land dedication and cash in lieu payment.*
- Policy 7.0.7 Where municipal reserves are owing as a result of subdivision approvals for parcels within the plan area, the provision of these reserves shall be in accordance with the provisions of the Central Springbank Area Structure Plan.*

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Conceptual Scheme Policy: Pedestrian Pathways

- Policy 7.0.8 External pedestrian pathways should be developed within the plan area to accommodate extension of a regional pathway system.*
- Policy 7.0.9 Internal pedestrian pathways should be developed each development cell of this conceptual scheme in order to provide pedestrian linkages to the Municipal Reserve parcel and to the regional pathway system.*

Conceptual Scheme Policy: Road System Design

- Policy 7.0.10 Pursuant to the policies of the Central Springbank Area Structure Plan, a Traffic Impact Analysis (TIA) should be prepared in support of applications for land use changes within the plan area with the objective of improving safety and reducing land use conflicts.*
- Policy 7.0.11 Access to subdivision proposed within the plan area shall be in accordance with Policy 303 Roadway Linkages in New Subdivisions. Intersectional treatments should be considered at the tentative plan preparation stage.*
- Policy 7.0.12 All internal roads are proposed as local public roads with development to M.D. of Rocky View standards.*
- Policy 7.0.13 Internal roads within individual development cells shall be constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.*
- Policy 7.0.14 Where appropriate, proposed subdivision within the individual development cells should utilize mutual approaches for lots to gain ingress and egress to the internal local road system.*
- Policy 7.0.15 The Municipality may require road widening agreements or road widening at such time as lands within the individual development cells are proposed for subdivision approval.*

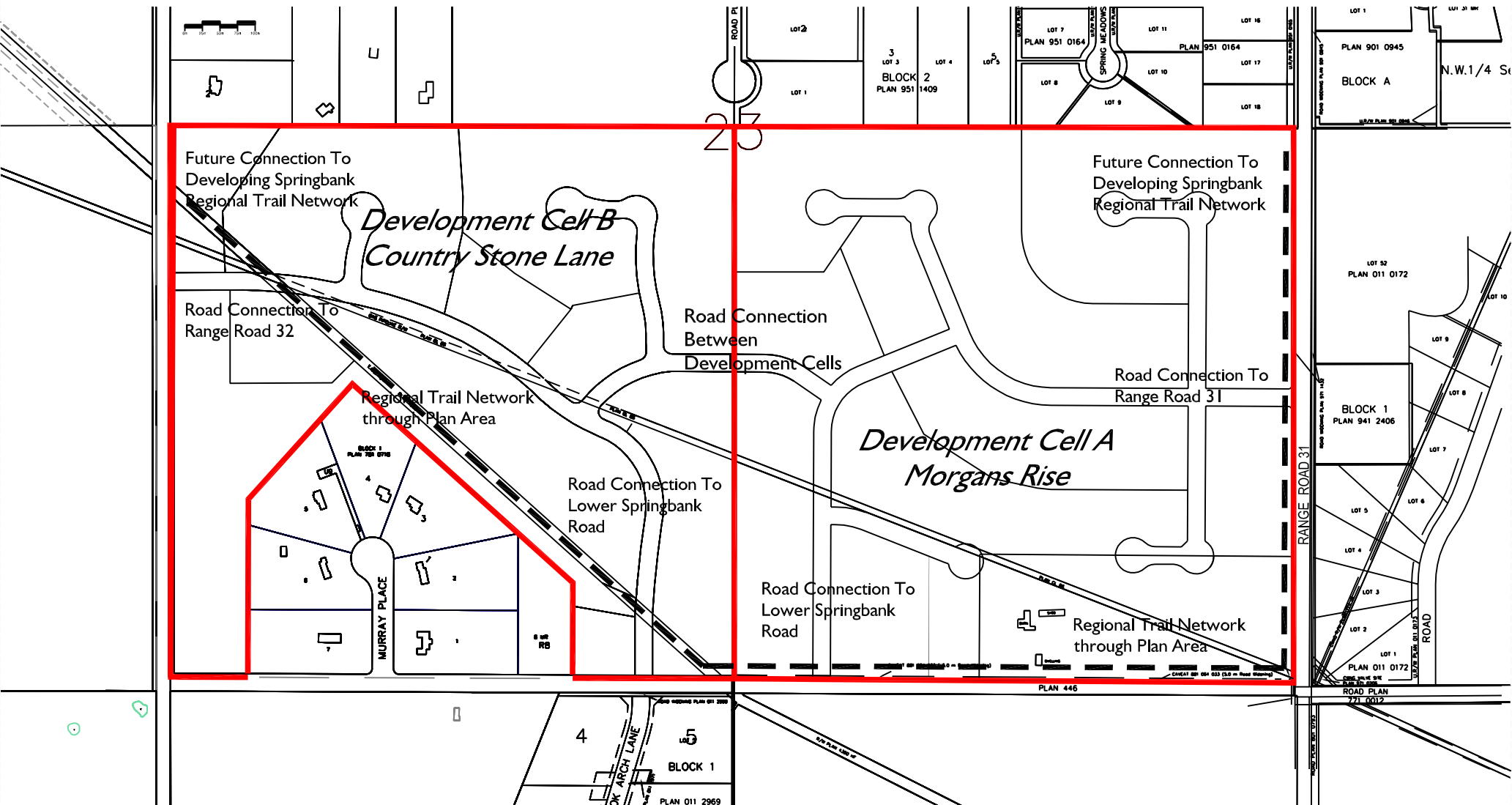


Exhibit 4: Pedestrian and Road Linkages in the Plan Area



June 2004

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8.0 Utility Servicing Strategy

The Municipality is developing a regional servicing strategy for lands within its municipal jurisdiction (Springbank) which includes the planning area. When implemented, the regional 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 established the Springbank service area which includes the planning area and will be subject to the proposed regional 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 proposed Springbank Development Levy Bylaw.

Conceptual Scheme Policy: Utility infrastructure

Policy 8.0.1 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 its adopted utility servicing strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.

Policy 8.0.2 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Development Levy Bylaw.

Shallow Utilities

The plan area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Central Springbank Area Structure Plan policy 2.8.3.4 a) and b).

Conceptual Scheme Policy: Shallow Utilities

Policy 8.0.3 Shallow utilities will be provided by the appropriate utility company providing service to the plan area at the sole expense of the developer. The developer of the lands will provide easements to any utility company requiring them to provide services to the plan area.

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Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

Policy 8.0.4 A solid waste management plan should be considered at the first phase of subdivision approval for all development cells within the plan area. Implementation of the solid waste management plan shall be the responsibility of the developer and/or the homeowner's association.

9.0 Development Concept

Residential development proposed for the plan area will comprise single family dwellings.

9.1 Suitability of the Subdivision Concept to Accommodate Residential Development

Alberta Environmental Protection suggests that un-serviced residential subdivisions should have a Suitable Residential Development Area of at least 1 acre (0.40 ha).

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 Proposals for subdivision within the plan area shall provide a suitable residential development area within each proposed lot as suggested by Alberta Environmental Protection and in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the plan area, the population will be approximately 343.2 persons more or less (based upon an average occupancy of 3.3² persons per residence).

Table 3: Murray Lands Conceptual Scheme Development Cell Estimated Build-out Population

Development Cell	Estimate Build-out Population
Morgans Rise Development Cell A	191.4
Country Stone Lane Development Cell B	151.8
Total	343.2

² Central Springbank Area Structure Plan, page 6.

9.3 Architectural and Site Development Standards

Conceptual Scheme Policy:
Architectural and Site Development Standards

Policy 9.3.1 Architectural and site development standards proposed for development cells within the plan area should be considered at the time of subdivision approval.

Enforcement of the architectural and site development standards should be the responsibility of the developer and the homeowner's association.

Policy 9.3.2 Architectural and site development standards for individual development cells should identify and encourage the use of finish materials which include natural colours, river rock and wood. The massing of houses and roof lines should be considered at the development approval stage.

10.0 Community Considerations

Conceptual Scheme Policy:
Public Consultation

Policy 10.0.1 Consultation with property owners adjacent and other affected stakeholders within the Central Springbank community should occur at the detailed subdivision planning stage for individual development cells within the plan area.

Conceptual Scheme Policies:
Historical Context

Policy 10.0.2 Pursuant to the provisions of the Central Springbank Area Structure Plan, all proposals for subdivision within the plan area should consider the integration of any features of cultural landscapes into the subdivision design.

Policy 10.0.3 Pursuant to the provisions of the Central Springbank Area Structure Plan, local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

The phasing of subsequent subdivision and development of the each Development Cell within the plan area can proceed independently of each other and adjacent lands. Similarly, adjacent lands are not dependent upon subdivision and development within the plan area. Road and pedestrian linkages identified in Exhibit 4 - Pedestrian and Road Linkages in the Plan Area will be completed as subdivision and development proceeds.

Conceptual Scheme Policies:

Phasing

Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of adopted for individual development cells and the provisions of the M.D. of Rocky View Land Use Bylaw.

Policy 11.0.2 Subdivision and development within the plan area should proceed in phases matched to a logical progression of servicing. Subdivision and development within individual development cells 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.

12.0 Conceptual Scheme Implementation

This conceptual scheme is in conformity to the Central Springbank Area Structure Plan and no amendment to the ASP is required prior to its adoption.

Subdivision of lands within the plan area is guided by the policies herein and implemented through conditions of subdivision approval by the M.D. of Rocky View No. 44.

PART TWO - Development Cells:

Appendix A: Morgans Rise Development Cell A

Appendix B: Country Stone Lane Development Cell B



Conceptual Scheme

SE 1/4 Sec.23-24-03-W5M
M.D. of Rocky View No.44

(Appendix "A" of the Murray Lands Conceptual Scheme)

Prepared for

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July 27, 2004

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Pictures

-  Picture 1 – View north to the Morgans Rise Conceptual Scheme plan area from Lower Springbank Road.
-  Picture 2 – View south from Range Road 31 (Morgans Rise Conceptual Scheme plan area is adjacent and west of Range Road 31 in this View).
-  Picture 3 – View west to the Morgans Rise Conceptual Scheme plan area
-  Picture 4 – View east from Lower Springbank Road (Existing buildings within the plan area can be seen to the north of Lower Springbank Road).
-  Picture 5 – View north from Lower Springbank Road (existing residential development on adjacent lands).

List of Supporting Reports (Under Separate Cover)

-  Soil Percolation Testing, McIntosh Lalani Engineering Ltd., November, 2002.
-  Stormwater Management Study, Jubilee Engineering Consultants Ltd., October, 2002.
-  Phase 1 Environmental Site Assessment, Troy Environmental, October 8, 2002.
-  Morgans Rise Residential Subdivision Traffic Impact Assessment, Eagle Engineering Ltd., February 14, 2003.
-  Historical Resource Impact Assessment, Lifeways of Canada Limited, January 2004.
-  Sanitary Sewer Serving & Septic Service Decommissioning Report, Jubilee Engineering Consultants Ltd., February, 2004.






1.0 Introduction

The Morgans Rise 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 Morgans Rise Conceptual Scheme applies to lands which are identified as Development Cell "A" in the Murray Lands Conceptual Scheme. In this conceptual scheme, references to the plan area and Development Cell "A" are the same.

The Morgans Rise Conceptual Scheme is "Appendix A" of the Murray Lands Conceptual Scheme. Upon its adoption, this conceptual scheme will be appended to Murray Lands Conceptual Scheme.

2.0 Conceptual Scheme Purpose

-  The Morgans Rise Conceptual Scheme provides an assessment of the SE ¼ Sec. 23-24-03-W5M in order identify issues which may affect subdivision and development of the lands for residential use.
-  The Morgans Rise Conceptual Scheme provides a future subdivision and development concept for the subsequent redesignation, subdivision and development of the SE ¼ Sec. 23-24-03-W5M.
-  The Morgans Rise Conceptual Scheme addresses the requirements of the Central Springbank Area Structure Plan and in accordance with its future subdivision and development concept, provides an attendant implementation strategy.

3.0 Conceptual Scheme Objectives

-  To establish the appropriateness of the SE ¼ Sec. 23-24-03-W5M for the redesignation, subdivision and development of residential land use.
-  To identify existing constraints and opportunities for subdivision and development of residential land use within the SE ¼ Sec. 23-24-03-W5M.
-  To establish an outline subdivision design for the SE ¼ Sec. 23-24-03-W5M that maximizes on-site development opportunities within the context of Central Springbank Area Structure Plan and other municipal statutory plans, policies and procedures.
-  To accommodate the phased subdivision and residential subdivision and development of the SE ¼ Sec. 23-24-03-W5M.



4.0 Plan Area

The Morgans Rise Conceptual Scheme plan area is located within Division 2 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 plan area is bounded on the east by Range Road 31 and on the south by Lower Springbank Road.

Exhibit 1- Municipal Location identifies the municipal location of the plan area within the M.D. of Rocky View and the community of Central Springbank.

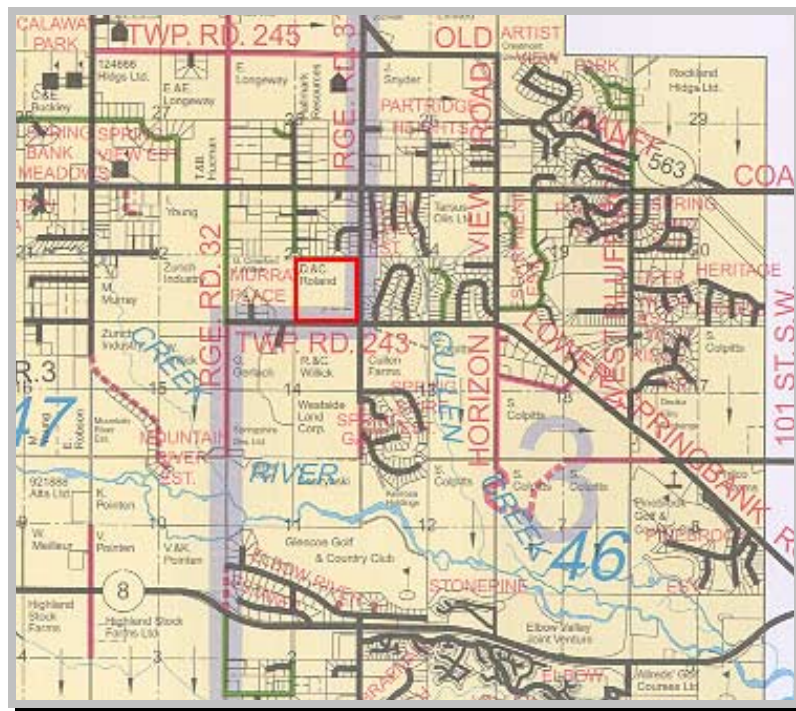


Exhibit: 1 - Municipal Location

Source: M.D. of Rocky View Municipal Map

The plan area comprises an area of 155.02 acres (62.74 hectares) and is contained under two (2) titles.

Exhibit 2 - Plan Area identifies the Morgans Rise Conceptual Scheme plan area.

The Morgans Rise Conceptual Scheme applies to the following lands:



Table 1 – Titled Lands within the Morgans Rise Conceptual Scheme Plan Area

No.	Land Description	Title Number	Area (acres)	Area (Hectares)
	SE ¼ Sec. 23-24-03-W5M			
1.0	C of T 021 224 810	021 224 810	135.26	54.74
2.0	C of T 001 038 609	001 038 609	19.76	8.00
3.0	Total		155.02	62.74

Table Notes:

1. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

***Conceptual Scheme Policy:
Conceptual Scheme Plan Area***

Policy 4.1 Policies contained in this conceptual scheme shall apply to lands identified in Exhibit 2 –Morgans Rise Conceptual Scheme Plan Area.



Picture 1 – View north to the Morgans Rise Conceptual Scheme plan area from Lower Springbank Road



Picture 2 – View south from Range Road 31 (Morgans Rise Conceptual Scheme plan area is adjacent and west of Range Road 31 in this View).



Picture 3 – View west to the Morgans Rise Conceptual Scheme plan area.



Picture 4 – View east from Lower Springbank Road (existing buildings within the Morgans Rise Conceptual Scheme plan area can be seen to the north of Lower Springbank Road).



Picture 5 – View north from Lower Springbank Road (existing residential development on adjacent lands).

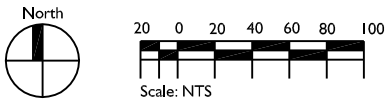
Morgans Rise
Conceptual Scheme

Exhibit 2
Plan Area

S.E. 1/4 Sec. 23-24-03-W5M
comprising
C of T No. 021 224 810
and
C of T No. 001 038 609

Plan area comprises 155.02 acres (62.74 ha).

- Drawing Notes:
- 1. Dimensions shown are in metres or portions thereof.
 - 2. Contours (where shown) are at 0.5 metre intervals.
 - 3. All dimensions, areas and other measurements are approximate and require verification by legal survey.
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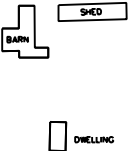
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2.0			
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		Sheet	

Pt. SE 1/4 Sec. 23-24-03-W5M
C of T 021 224 810
comprising 135.26 acres (54.74 ha)

Pt. SE 1/4 Sec. 23-24-03-W5M
C of T 001 038 609
comprising 19.76 acres (8.00 ha)



Lower Springbank Road

PLAN 446

Range Road 31

ROAD PLAN
771 0012

4.1 Community Context and Land Use

Assessment

A mix of country residential and general agricultural land uses characterizes the community in which the plan area is located. The plan area shares its northern and eastern boundary with developed residential communities (designated Residential Two District (R-2) and Residential One District (R-1) under the M.D. of Rocky View No.44 Land Use Bylaw.) The lands west of the plan area are included in the Murray Lands Conceptual Scheme and are proposed for residential development. Similarly, lands south of the plan area are under consideration for residential development.




Exhibit 3 - Current and Surrounding Land Use Districts identifies the land use districts adjacent and in proximity to the plan area at the time of Conceptual Scheme preparation. At the time of preparation of this conceptual scheme, the plan area was designated Ranch and Farm District (RF) and Farmstead District (F) under the M.D. of Rocky View No.44 Land Use Bylaw.



Exhibit 3 - Current and Surrounding Land Use Districts (the plan area is outlined)

Source: *M.D. of Rocky View Land Use Bylaw*






Conclusions

-  Residential land uses exist or are proposed on lands adjacent to the plan area.
-  Subdivision and development of the plan area for residential land use is consistent with the subdivision and development on adjacent lands. Land use conflicts between proposed and existing residential uses are not anticipated.
-  The adjacent residential development is of a quality and character consistent with the country residential development throughout the Springbank community. In order to maintain current development standards and facilitate architectural compatibility within the Springbank community, subdivision and residential development of the plan area will establish appropriate subdivision design principles, site development standards and architectural controls.

4.2 Physical Characteristics of the Plan Area

An understanding of the physical characteristics of the plan area is important in the preparation of a sustainable plan for its subdivision and development. Physical characteristics include natural surface and subsurface conditions existing within the plan area. For the purposes of this conceptual scheme, physical site features include:

Natural Environment

-  Soil conditions
-  Terrain
-  Existing Surface Hydrology and drainage patterns
-  Geotechnical conditions which include near surface water table conditions, engineering properties of the soils and percolation rates
-  Vegetation / Environment and natural habitat

Human Activity within the Plan Area




-  Existing development
-  Existing Encumbrances
-  Historical resources



Exhibit 4 - Air Photo provides an aerial view of the plan area.

This view shows the existing buildings and shelterbelt vegetation located in the southern portion of the plan area.

Adjacent country residential development can also be identified in this air photo.



Exhibit 4 - Air Photo

Source: Alberta Environment Air Photo.


4.2.1 Terrain

Assessment

Exhibit 5 - Terrain shows the plan area with contours at 0.5-metre intervals and is an accurate representation of the plan area topography.

The plan area rises in elevation from its lower levels adjacent Lower Springbank Road (contour interval – 1160 metres) to its highest level adjacent its northern boundary. (contour interval - 1184 metres). Generally, the plan area has a south west aspect.

Conclusions

-  Assessment of the plan area topography shown on Exhibit 5 - Terrain, concludes that the plan area is free of slopes in excess of 15 % and /or terrain hazards that could impair its subdivision and residential development.

4.2.2 Existing Predevelopment Catchment Areas

Assessment


The sub-catchment areas form part of Cullen Creek sub basin with stormwater flows generally directed south to the Elbow River¹. The Stormwater Management Study prepared for the plan area has identified a basin catchment area comprising:

“two catchment of approximately 107.4 ha (catchment 1) and 31.03 ha (catchment 2). Flows generated from catchment 1 traverse the site via a natural drainage channel on the west side. The flows exit the site on the south side through an existing 600 diameter culvert under Township 243 Road.”

Source of Quote: Stormwater Management Study, Jubilee Engineering Consultants Ltd., October, 2002.

The plan area is further divided into four (4) predevelopment sub-catchment areas².

Conclusions

-  The plan area is part of a drainage basin which extends beyond the plan area. Subdivision and development of the plan area will facilitate the existing predevelopment drainage patterns affecting the plan area and implement a storm water management plan which manages post development drainage requirements.

¹ Central Springbank Area Structure Plan – Map 4, page15.

² Stormwater Management Study, Jubilee Engineering Consultants Ltd., October, 2002.

Exhibit 5
Terrain

Area proposed for subdivision comprises 155.02 acres (62.74 ha).

1. Dimensions shown are in metres or portions thereof.
2. Contours (where shown) are at 0.5 metre intervals.
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Mountain View Estates (Springbank Development) Inc. 1320 - 73 Avenue SW Calgary, AB T2V 0S1		Exhibit 5 - Terrain C2W Project No.: 0206024		
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4.2.3 Soils

Assessment

Soils found within the plan area are mapped as Lloyd Lake soil group mapping group³. Exhibit 6 - Soils identifies the soil mapping units for the plan area as follows:

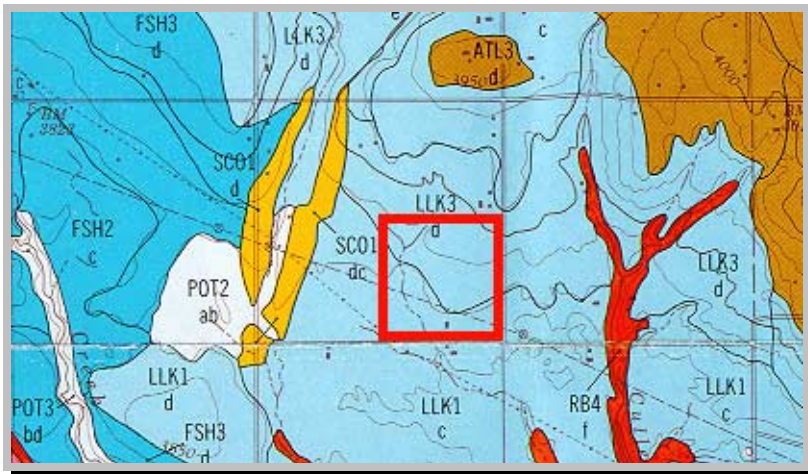




Exhibit 6 - Soils

Source: 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) which are deep well-drained grass land soils formed on glaciolacustrine sediments.

Conclusions

-  The soil survey of the Calgary urban perimeter identifies the relatively short frost-free period as a limitation to the use of these soils for the growing of crops.
-  Soils found within the plan area are not a limiting factor to its subdivision and development for residential land use.

4.2.4 Subsurface Conditions

Assessment - Groundwater Table

An evaluation prepared in support of this conceptual scheme suggests that high groundwater table conditions exist are not present within the plan area⁴:

³ Soil survey of the Calgary urban perimeter, R.A. MacMillan, Alberta Energy, 1987.

⁴ Soil Percolation Testing, McIntosh Lalani Engineering Ltd., November, 2002.



The AEP guidelines define a high groundwater table as any where the water table is within 1.8 metres of the ground surface during the frost free period up until the end of August, and within 2.4 metres of the ground surface during the remainder of the year.

Water levels were measured on November 12, 2002 and were recorded to be dry to 3.0 m in all three boreholes. Table No. 2 presents the water level readings.

Source of Quote: Soil Percolation Testing, McIntosh Lalani Engineering Ltd., November, 2002.

Assessment - Soil Percolation Rates

Percolation testing undertaken in support of this conceptual scheme indicated that the percolation rates of the plan area soils were within Alberta Environmental Protection's acceptable percolation limits of 2.0 to 23.6 min/cm.

The twelve percolation test locations average test results between 7.2 and 22.8 min/cm within the percolation testholes. The Alberta Environmental Protection's (AEP) guidelines for the acceptable range for percolation rate is 2.0 to 23.6 min/cm. The results of the testing completed by M•L within the three percolation testholes indicates that the percolation rates are within the AEP's acceptable range. The attached Table No. 1 presented the results of the percolation testing.

Source of Quote: Soil Percolation Testing, McIntosh Lalani Engineering Ltd., November, 2002.

Conclusions

- Soil percolation testing revealed that the plan area does not contain areas of high water table or subsurface conditions which require mitigation or avoidance prior to subdivision and residential development.

4.2.5 Vegetation / Environmental Assessment

Assessment

The plan area has been occupied and extensively farmed for a number of years. Accordingly, the plant community found within the plan area is dominated by domestic species common to areas disturbed by human activity and extensive general agriculture. Some shelter belt vegetation associated with the existing residence and farm buildings can be seen on Exhibit 4 - Air Photo.

Conclusions

- The plan area has been extensively farmed and disturbed by human activity. No environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use.




4.2.6 Environmental Assessment

Assessment

A Phase 1 Environmental Site Assessment prepared in support of this conceptual scheme (Phase 1 Environmental Site Assessment, Troy Environmental, October 8, 2002) found no evidence of environmental contamination within the plan area⁵.

Conclusions


-  The plan area contains no areas of contamination which require mitigation or avoidance prior to subdivision and residential development.

4.2.7 Existing Development

Assessment

The plan area is currently in use for general agricultural and contains a residence and accessory farm buildings.

Conclusions


-  An assessment conducted of the existing structures concluded that the existing residence and accessory structures have deteriorated and are not economically viable to refurbish. Further, the existing structures are not designated as historical structures and have no known historical significance.

4.2.8 Existing Encumbrances

Assessment

The plan area contains a gas line right of way (Plan GL 86) which runs diagonally east / west across the plan area. The existing right of way contains the necessary setback from the gas line and no additional development setback is required from this right of way. Additionally, a caveat respecting a road widening agreement (Caveat 881 064 033) for 5.0 metres of road widening on the north side of Lower Springbank Road is registered against the plan area lands.

Conclusions

-  Subdivision and development of the plan area should accommodate the existing right of way.

⁵ Phase 1 Environmental Site Assessment, Troy Environmental, October 8, 2002.
July 2004



MORGANS RISE



Subdivision and development of the plan area should accommodate the road widening of Lower Springbank Road pursuant to Caveat 881 064 033.

4.2.9 Archaeological and Historical Assessment

Assessment

Lifeways of Canada Limited was commissioned to undertake an assessment of the plan area⁶. Lifeways found three areas of minor archaeological significance and recommended that the plan area be granted Historical Resources clearance:

On February 02, 2004, Alberta Community Development stated that the department's requirements had been met and from a Historical Resources perspective, development may proceed⁷:

HISTORICAL RESOURCES ACT CLEARANCE

Alberta Community Development's requirements with regard to archaeological sites EgPn-684, 685 and 686 have been adequately addressed by the studies that have been completed by Lifeways of Canada Ltd. There are no further concerns with these sites and from an Historical Resources perspective, development may proceed on this project. However, pursuant to Section 31 of the *Historical Resources Act*, C2W Planning & Design Ltd. and their representatives are required to report the discovery of any archaeological, historic period, or palaeontological resources, which may be encountered during the conduct of construction activities.

Source of Quote: Correspondence to C2W planning + design Ltd. from Alberta Community Development dated February 02, 2004.

Conclusions



The plan area contains no important archaeological and historical resources which require mitigation or avoidance at the time of subdivision and development of the plan area.



Where sites of historical importance are identified during the development of the plan area, it is important that these sites are identified and removed, preserved or avoided prior to development.

⁶ Historical Resource Impact Assessment, Lifeways of Canada Limited, January 2004.

⁷ Correspondence to C2W planning + design Ltd. from Alberta Community Development dated February 02, 2004.
July 2004



5.0 Conceptual Scheme Conformity to the Central Springbank Area Structure Plan

This conceptual scheme has been prepared with consideration for the objectives and policies of the Central Springbank Area Structure Plan.

Central Springbank Area Structure Plan, policy 2.3.2.2 requires the preparation of a "Future Land Use Scenario".

6.0 Future Land Use Scenario

In this conceptual scheme, the "Future Land Use Scenario" is comprised of two parts:

Future Land Use Strategy

Residential land use is proposed for the plan area. Redesignation to Residential One District (R-1) is proposed to accommodate the Subdivision and Development Concept. Redesignation of the plan area to a Residential One District (R-1) is consistent with the residential land use designation on adjacent lands.





Subdivision and development will proceed in accordance with the permitted and discretionary uses and attendant land use regulations of this district.

Subdivision and Development Concept

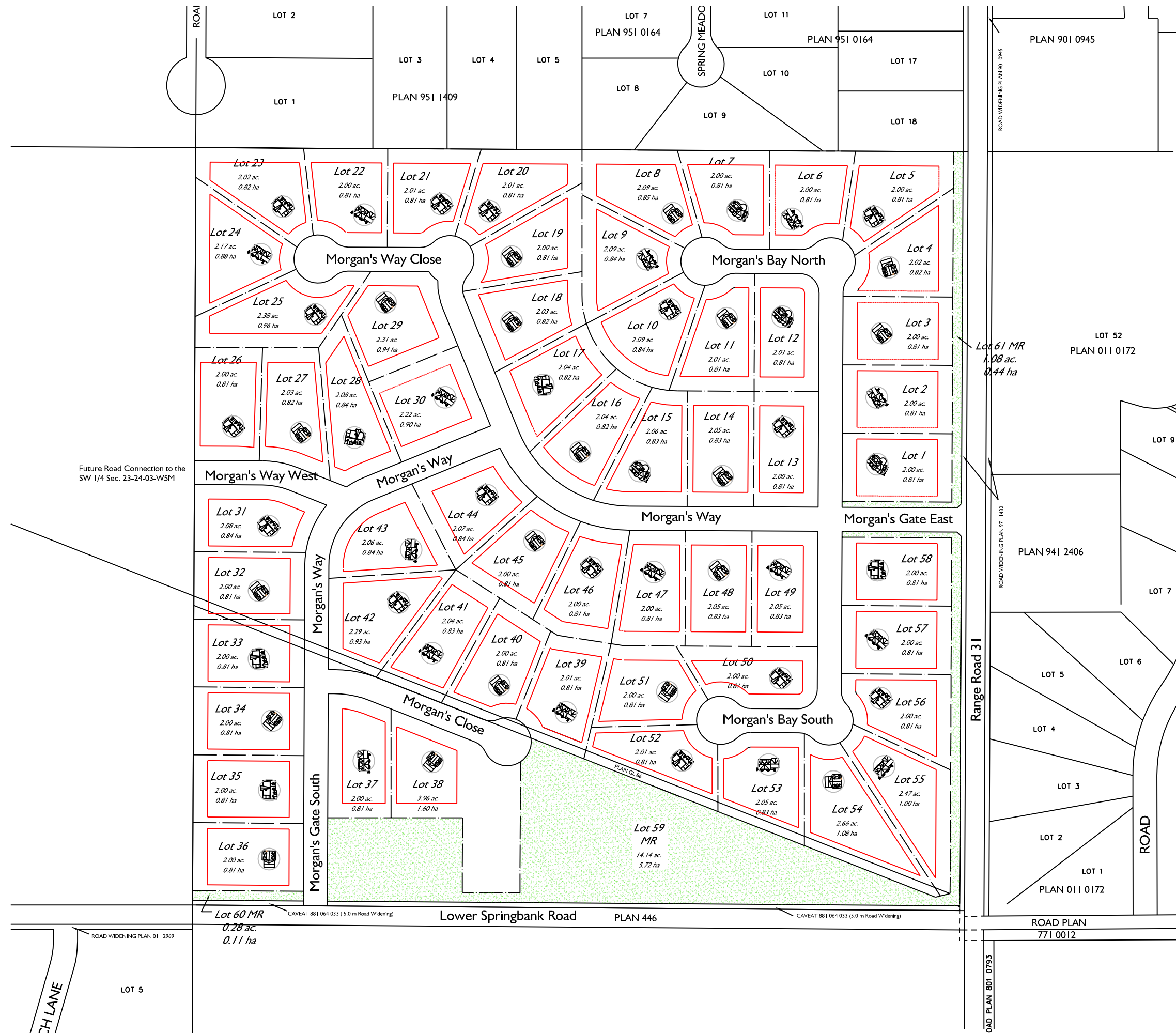
Exhibit 7 – Subdivision and Development Concept, is a conceptual outline plan of subdivision showing residential parcels, a preferred road pattern for the plan area, preferred open space dedication and pedestrian trail linkages.

Exhibit 7 – Subdivision and Development Concept illustrates the plan area at the full "build-out" contemplated by this conceptual scheme.

Discussion of this conceptual scheme's Future Land Use Scenario is contained under the following sections. These sections discuss the range of considerations that were used in the preparation of this concept:

-  Land Use Considerations
-  Conceptual Subdivision Design Considerations
-  Conceptual Development Considerations
-  Community Considerations

3.0				
2.0				
1.0	Issued			June 2004
Revision No.	Revision Note			Issue Date
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		Exhibit 7 - Subdivision and Development Concept		
		CZW Project No.: 0206024		Sheet





6.1 Future Land Use Scenario - Community Vision

The future residential community proposed for the plan area has been given the name - Morgans Rise. The name - Morgans Rise - draws upon the strength of the Morgan horse bloodline and the role this breed has had in our settlement history. The imagery of the Morgan horse will be used in the community's logo, the community's entrance features and to name internal roads.

Like the Morgan horse, Morgans Rise is a community of classic individuality, timeless appeal and enduring beauty.

6.2 Future land Use Scenario - Land Use Change

The Central Springbank Area Structure Plan identifies the Morgans Rise Conceptual Scheme plan area as a “**new residential area**”⁸. As a “new residential area”, the subdivision and development of the plan area (in addition to other relevant plan provisions) is subject to the Central Springbank Area Structure Plan Policy 2.9.5 New Residential Areas – Policies. This policy notes that through the conceptual scheme planning process, “new residential areas” will be transformed into residential land uses.

Proposals for the redesignation of the plan area from its current land use designation of Ranch and Farm District (RF) and Farmstead District (F) to Residential One District (R-1) are consistent with land uses found on lands throughout the Central Springbank community.

Proposals for land use change and subdivision should be in conformity to the Central Springbank Area Structure Plan and guided by the policies contained in this conceptual scheme.

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 6.2.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, land use changes and subsequent subdivision will be guided by the Morgans Rise Conceptual Scheme (as adopted) and the Central Springbank Area Structure Plan.

Policy 6.2.2 Proposals for redesignation of land within the plan area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:

- 1. Recognizes and responds to the physical characteristics and attributes of the plan area;*

⁸ Map 12 – New Residential Areas, Central Springbank Area Structure Plan.
July 2004



MORGANS RISE

2. *Will result in a sustainable residential community at a scale appropriate and sensitive to the Central Springbank community;*
3. *Accommodates the full potential of these lands for residential subdivision and development; and*
4. *Conforms to the policies of the Morgans Rise Conceptual Scheme, the Central Springbank Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View No.44.*

6.3 Future Land Use Scenario – Subdivision and Development Concept

Exhibit 7 – Subdivision and Development Concept is an outline plan of subdivision which has been guided by relevant Municipal policy, the objectives of this conceptual scheme, its vision and its design principles.

6.3.1 General Subdivision Design Principles

Exhibit 7 – Subdivision and Development Concept provides a subdivision design in which the following design principles were applied:

1. Create a residential estate community in accordance with the vision established for the Morgans Rise community; that when developed will achieve a high standard of architectural and site development.
2. Create a country residential estate community, which is compatible with general residential land uses adjacent and in proximity to the plan area.
3. Create a country residential estate community, which is sustainable, free of hazards and responsive to the natural characteristics of the plan area.
4. Design a country residential estate community, which includes an extensive open space appropriate for the development of recreational facilities which is linked through a system of internal and regional pedestrian walkways.

6.3.2 Subdivision Design Response to the Plan Area's Physical Characteristics

Each residential lot proposed by the Subdivision and Development Concept contains a minimum of one acre of land free of hazard conditions imposed by terrain and stormwater management rights of way.

Conceptual Scheme Policy:

Response to the Plan Area's Physical Characteristics

Policy 6.3.2.1 Alterations to the existing topography of the plan area can only proceed in accordance with a final stormwater management plan and overall grading plan, as approved by the M.D. of Rocky View No.44.



6.3.3 Subdivision Design - Lot Sizes, Density and Distribution

Residential lots provided within the plan area are designed to be two (2) acres or greater in size (more or less).

Overall development density (at full build out) proposed by Exhibit 7 – Subdivision and Development Concept is 0.37 dwelling units per gross acre or 2.67 acres (1.08 ha) per dwelling unit.





Exhibit 7 – Subdivision and Development Concept is comprehensive in that it offers a simple and efficient subdivision design while maintaining an overall gross development density for the plan area that is compatible with and sensitive to the surrounding Springbank community

Exhibit 7 – Subdivision and Development Concept offers a range of parcel sizes, which are distributed throughout the proposed subdivision in response to the terrain, appropriate building sites and other design considerations.

All roads required to provide access to development are internal to the plan area and located away from adjacent lands.

When fully developed, the community will offer a natural appearing open country residential settlement pattern.

The lot design of Subdivision and Development Concept:

-  is designed to offer a range of development opportunities while respecting the privacy and uses on adjacent lands;
-  will accommodate residential development with varying separation distances between neighbouring residences;
-  integrates and respects the natural systems present on the plan area; and
-  preserves the views and vistas internal and external to the plan area.



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.

Table 2 – Subdivision and Development Concept Statistics provides accompanying statistics to Exhibit 7 – Subdivision and Development Concept.

Table 2 – Subdivision and Development Concept Statistics

Land Use	Parcels	Residential Lots	Acres	Hectares	Percent of Plan Area (%)
Residential	58	58	121.29	49.08	78.24
Municipal Reserve	3		15.50	6.27	10.00
Public Road			17.28	7.00	11.21
Road Widening			0.95	0.39	0.61
	61	58	155.02	62.74	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.

***Conceptual Scheme Policy:
Lot Size and Density***

Policy 6.3.3.1 In accordance with Exhibit 7 – Subdivision and Development Concept and Table 2 – Subdivision and Development Statistics, lot sizes should vary throughout the plan area.

Policy 6.3.3.2 In accordance with Exhibit 7– Subdivision and Development Concept and Table 2 – Subdivision and Development Statistics, an overall density of one (1) dwelling unit per 2.67 gross acre (1.08 ha) or 0.37 dwelling unit per gross acre should be maintained within the plan area.



6.3.4 Subdivision Design - Open Space

The provision of open space is an important design component of the Future Land Use Scenario. Open space is provided as Municipal Reserve (MR). Exhibit 8 - Open Space Concept and Trail Network identifies the proposed plan area open space system.

Pedestrian Pathways

Pedestrian circulation within the plan area is facilitated in two forms:

1. **External “regional pedestrian pathways”** are contained within ten (10) metre Municipal Reserve strips adjacent the east and south boundary of the plan area. The purpose of this external pathway system is to accommodate a developing regional pathway system within the Central Springbank community.
2. **Internal “local pedestrian pathways”** contained six (6) metre easements on lots within the plan area. The purpose of this internal pathway system is to provide internal pedestrian linkage to the Municipal Reserve parcel, the developing regional pathway system and other pathways planned for adjacent lands. It is intended that the internal pathway system will be maintained and managed by a Homeowner Association.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.3.4.1 External pedestrian pathways to accommodate the developing regional pathway system should be developed within the plan area in accordance with Exhibit 8 - Open Space Concept and Trail Network of this conceptual scheme.

Policy 6.3.4.2 Internal pedestrian pathways should be developed within the plan area to provide pedestrian linkages to the Municipal Reserve parcel, the regional pathway system and internal pathway systems planned on adjacent lands area in accordance with Exhibit 8 - Open Space Concept and Trail Network of this conceptual scheme.

Morgans Rise
Conceptual Scheme

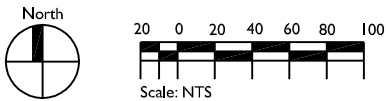
Exhibit 8
Open Space Concept
and Pedestrian Trail
Network

Pt. S.E. 1/4 Sec. 23-24-03-W5M
C of T 001 038 609

External Regional
Pedestrian Pathway

Internal Local
Pedestrian Pathway

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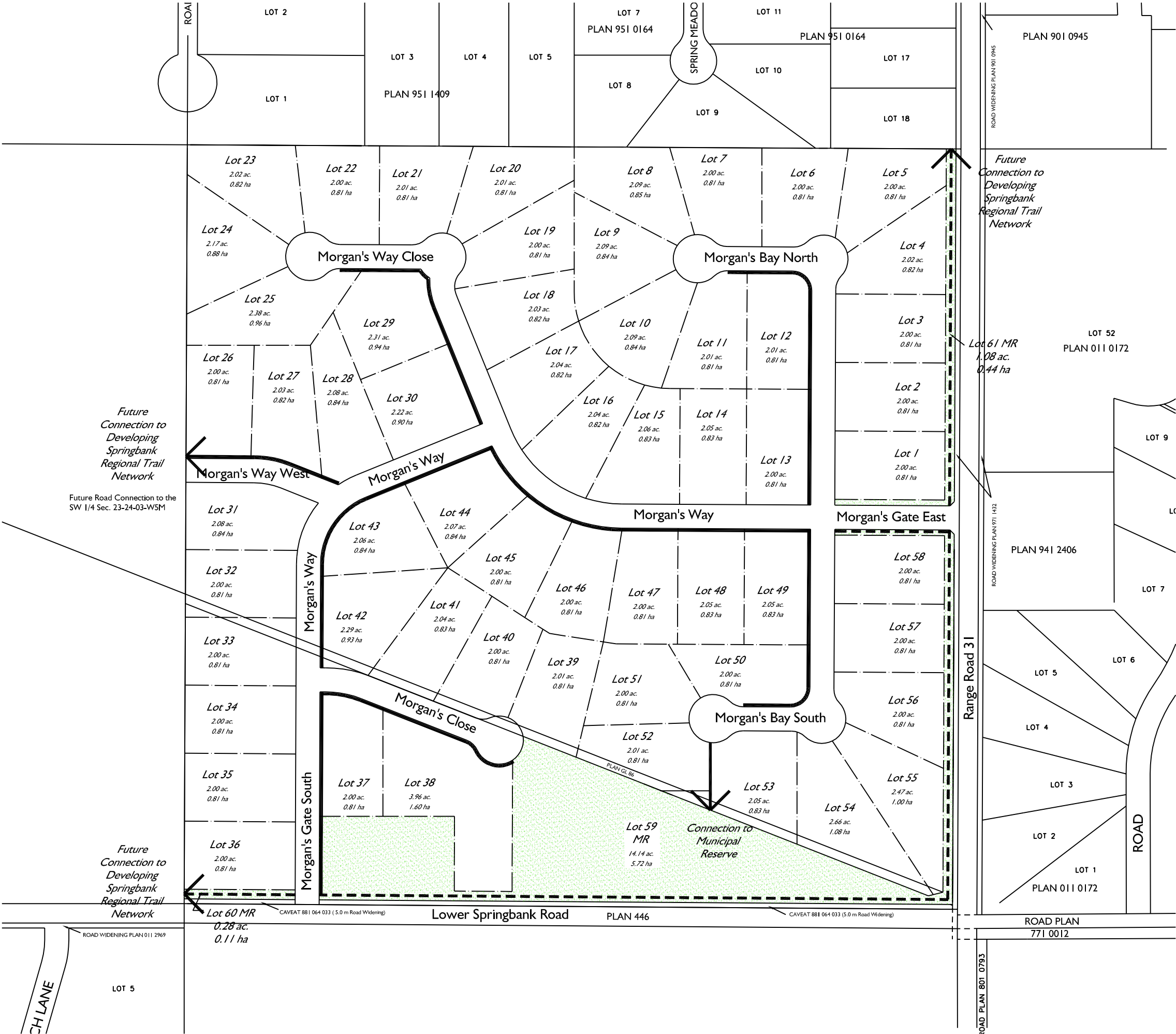


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Mountain View Estates (Springbank Development) Inc. 1320 - 73 Avenue SW Calgary, AB T2V 0S1			Exhibit 8 - Open Space Concept
C2W Project No.: 0206024			Sheet





Municipal Reserve

Municipal reserve (MR) owing (10 % of the parent parcels under consideration for subdivision) as a result of the subdivision of the plan area is proposed as land dedication in accordance with the provisions of the Central Springbank Area Structure Plan and the Municipal Government Act. Exhibit 8 - Open Space Concept and Trail Network identifies a municipal reserve dedication required by the M.D. of Rocky View No. 44.

Conceptual Scheme Policy: Municipal Reserve

Policy 6.3.4.1 Municipal reserves owing as a result of subdivision approvals for parcels within the plan area will be by the dedication of land in accordance with Exhibit 8 - Open Space Concept and Trail Network of this conceptual scheme.

6.3.5 Subdivision Design - Road System

Internal Road System

The internal road system shown on Exhibit 7 – Subdivision and Development Concept is comprised of an internal local road network with two intersections at Range Road 31 and Lower Springbank Road. The Central Springbank Area Structure Plan identifies Lower Springbank Road and Range Road 31 as “major collectors” with the existing regional road network.

By restricting the intersections with the municipal road system, the Morgans Rise Subdivision and Development Concept achieves a reduction in the possible hazard to the users of the collector roads and the internal subdivision road. In accordance with municipal policy, direct lot access to a collector road is restricted by the proposed subdivision design with all lots having access to the internal subdivision road.

A future road connection is also provided to the SW ¼ Sec. 23-24-03-W5M (Development Cell B of the Murray Lands Conceptual Scheme). All internal roads are proposed as local public roads with development to M.D. of Rocky View No. 44 standards.

The Subdivision and Development Concept contemplates a landscaped entry to the plan area from the adjacent collector roads. A concept for this entrance feature is provided in Exhibit 9:

MORGANS RISE



Exhibit 9 - Conceptual Entrance Sign

The detailed design of the proposed entrances to the Morgans Rise community will be considered at the time of subdivision.

Traffic Impact

The Central Springbank Area Structure Plan has suggested that a traffic impact assessment be prepared to support conceptual schemes and to identify any impacts, which may require consideration as a result of the development of the plan area.

The Morgans Rise Residential Subdivision Traffic Impact Assessment, Eagle Engineering Ltd., February 14, 2003 concludes:



The traffic analysis indicates that range Road 31, Lower Springbank Road and the subdivision entrance roads will be very capable of accommodating all traffic generated by the proposed Morgan's Rise development. The existing roads will incur very little impact as a result of the proposed development and will continue to function at acceptable levels of service until and beyond the five-year post-development horizon in 2014. The existing intersections at Range Road 31 and Lower Springbank Road and Range Road 31 and Springbank Road will also function very well through to and beyond the 2014 horizon. Accordingly, no upgrades to the existing roadways or intersections have been recommended to accommodate the Morgan's Rise development.

There are no operational, geometric, or sight distance concerns regarding the locations for the proposed subdivision entrance road intersections. The recommendation for the east entrance is to construct a Type IIa intersection treatment in accordance with the Alberta Transportation Highway Geometric Design Guide specifications for the recommended intersection configuration. The recommended intersection will include flared northbound and southbound approaches to allow through moving traffic on Range Road 31 to bypass vehicles slowing or waiting to make left and right turns into the subdivision. The Type II intersection also includes a three-centred southbound right turn curve and a two-centred eastbound right turn to facilitate those maneuvers.

The recommended intersection for the south entrance and Lower Springbank Road is a basic Type Ia configuration with standard 15-metre right turn radii and no tapers or auxiliary lanes.

Conceptual Scheme Policy: Road System Design

- Policy 6.3.5.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Traffic Impact Analysis (TIA) should be prepared in support of applications for land use changes within the plan area with the objective of improving safety and reducing land use conflicts.*
- Policy 6.3.5.2 Access to subdivision proposed within the plan area shall be in accordance with Policy 303 Roadway Linkages in New Subdivisions. Intersectional treatments should be considered at the tentative plan preparation stage.*
- Policy 6.3.5.3 All internal roads are proposed as local public roads with development to M.D. of Rocky View standards.*



- Policy 6.3.5.4 Internal roads within individual development cells shall be constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.*
- Policy 6.3.5.5 Where appropriate, proposed subdivision within the individual development cells should utilize mutual approaches for lots to gain ingress and egress to the internal local road system.*
- Policy 6.3.5.6 The Municipality may require road widening agreements or road widening at such time as lands within the individual development cells are proposed for subdivision approval.*

6.3.6 Utility Servicing Strategy

The Municipality is developing a regional servicing strategy for lands within its municipal jurisdiction (Springbank) which includes the planning area. When implemented, the regional 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 established the Springbank service area which includes the planning area and will be subject to the proposed regional 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 proposed Springbank Development Levy Bylaw.

Conceptual Scheme Policy: Utility infrastructure

- Policy 6.3.6.1 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 its adopted utility servicing strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.*
- Policy 6.3.6.2 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Development Levy Bylaw.*

Shallow Utilities

The plan area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Central Springbank Area Structure Plan policy 2.8.3.4 a) and b).



***Conceptual Scheme Policy:
Shallow Utilities***

Policy 6.3.6.3 Shallow utilities will be provided by the appropriate utility company providing service to the Morgans Rise 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 Morgans Rise Conceptual Scheme plan area.

Solid Waste Management

Solid waste management within Morgans Rise will be implemented by contract with a private service provider. The management of this contract will be the responsibility of the homeowner's association.

***Conceptual Scheme Policy:
Solid Waste Management***

Policy 6.3.6.4 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 homeowner's association.

6.3.7 Subdivision and Development Concept – Subdivision Proposals

Conceptual Scheme Policy: General Subdivision Design within the Morgans Rise Conceptual Scheme Plan Area

Policy 6.3.7.1 Proposals for the subdivision of land within the plan area shall be generally in accordance with subdivision design of Exhibit 7 – Subdivision and Development Concept.

Policy 6.3.7.2 Lot layouts illustrated in Exhibit 7 – Subdivision and Development Concept are conceptual only and may not reflect the a final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Central Springbank Area Structure Plan.



6.4 Future Land Use Scenario – Development Concept

6.4.1 Built Form

Residential development proposed by the Subdivision and Development Concept will comprise single family dwellings.

6.4.2 Architectural and Site Development Standards

Architectural and site development standards are important to the overall development of the Morgans Rise community. Architectural standards establish the desired design elements for development within the plan area. These standards impart a strong visual identity and a sense place to the residential community. Architectural standards can also serve to avoid visual conflict issues which arise when differing architectural styles are permitted to develop within a planned community.

Morgans Rise is envisioned as a community in which traditional architectural styles will be welcomed. Traditional ranch designs and rural country homes, found through the Springbank community are examples of architectural styles appropriate for development within the plan area. The use of finish materials using muted natural colours, river rock and wood will be encouraged. Further, the massing of houses and roof lines will be considered at the development approval stage.

Architectural standards have been established for the plan area. These standards will facilitate the development of four architectural styles which are illustrated in Appendix 1.

Architectural standards will registered against individual titles by restrictive covenant at the time of plan of subdivision registration.

Management of the architectural standards will be the responsibility of the Developer and the Morgans Rise Homeowner's Association.

Conceptual Scheme Policy:

Architectural and Site Development Standards

Policy 6.4.2.1 Architectural and site development standards proposed for residential development within the plan area should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan of subdivision registration.

Enforcement of the architectural and site development standards shall be the responsibility of the developer and the homeowner's association.

Policy 6.4.2.2 Architectural and site development standards should identify and encourage the use of finish materials which include natural colours, river rock and wood.



Policy 6.4.2.3 All proposals for subdivision within the Morgans Rise Conceptual Scheme plan area shall provide a suitable residential development area within each proposed lot as suggested by Alberta Environmental Protection and in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.





6.4.3 Population Densities and Projections

It is anticipated that upon full build out of the plan area, the population of Morgans Rise will be approximately 191.4 persons more or less (based upon 58 residences with an average occupancy of 3.3 persons per residence⁹).

6.5 Future Land Use Scenario – Community Considerations

6.5.1 Public Consultation

Consultation with adjacent property owners and other homeowners within the Central Springbank community has occurred during the preparation of this conceptual scheme:

-  During April of 2004, the Registered Owner met individually with adjacent land owners with the Spring Meadows community.
-  On April 21, 2004 an open house was held at the Park for All Seasons. Approximately 35 people attended the open house. Comment sheets were provided and none were returned.
-  On June 16, 2004 a second open house was held at the Springbank Heritage Centre. Approximately 12 people attended the open house. Comment sheets were provided and none were returned.
-  During the processing of this conceptual scheme, the Registered Owner met with other parties which were identified as having comments or concerns with the future subdivision and development of the plan area.

⁹ Central Springbank Area Structure Plan, page 6.
July 2004



6.5.2 Historical Context

The Morgans Rise theme will apply to the plan area. The community name, its entrance features and the internal road names will apply the equestrian theme.

Conceptual Scheme Policies:
Historical Context



Policy 6.5.2.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, local road names should incorporate the Morgans Rise theme as per the road naming strategy outlined on Exhibit 7 – Subdivision and Development Concept.



7.0 Subdivision and Development Phasing

Exhibit 10 – Subdivision and Development Phasing suggests a preferred subdivision and development phasing for the plan area based upon the outline provided in Exhibit 7 - Subdivision and Development Concept.

Exhibit 9 - Subdivision and Development Phasing suggests two phases as follows:

-  Phase 1 – Subdivision and development of approximately 30 lots which comprises approximately the north one half of the plan area.
-  Phase 2 – Subdivision and Development of approximately 28 residential lots south of Phase 1 and comprising the south one half of the plan area.

The suggested phasing is based upon an efficient servicing strategy, an assessment of market factors and the wishes of the Registered Owner.

The phasing of subsequent subdivision and development of the plan area can proceed independently of subdivision and development on lands within the Murray Lands Conceptual Scheme and/or on adjacent lands. Similarly, other lands within the Murray Lands Conceptual Scheme and/or on adjacent lands are not dependent upon subdivision and development within the plan area. Road and pedestrian linkages identified in the Murray Lands Conceptual Scheme will be completed as subdivision and development proceeds.

Conceptual Scheme Policies: Subdivision and Development Phasing

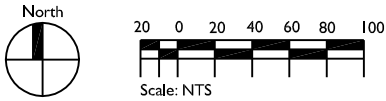
- Policy 7.0.1 The potential for future subdivision within the plan area is limited by the densities and policy provisions of the Morgans Rise Conceptual Scheme and the provisions of the M.D. of Rocky View Land Use Bylaw.*
- Policy 7.0.2 The subdivision and development within the Morgans Rise Conceptual Scheme plan area is intended to proceed in two 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.*

Morgans Rise
Conceptual Scheme

Exhibit 10
Subdivision and
Development Phasing

Pt. S.E. 1/4 Sec. 23-24-03-W5M
C of T 001 038 609

- Drawing Notes:
- 1. Dimensions shown are in metres or portions thereof.
 - 2. Contours (where shown) are at 0.5 metre intervals.
 - 3. All dimensions, areas and other measurements are approximate and require verification by legal survey.
 - 4. Do not scale drawing.
 - 5. Copyright 2004 C2W planning + design ltd. All rights reserved.
 - 6. This drawing is an instrument of service by C2W planning + design ltd. to its Client and is intended for the sole use of C2W's client.

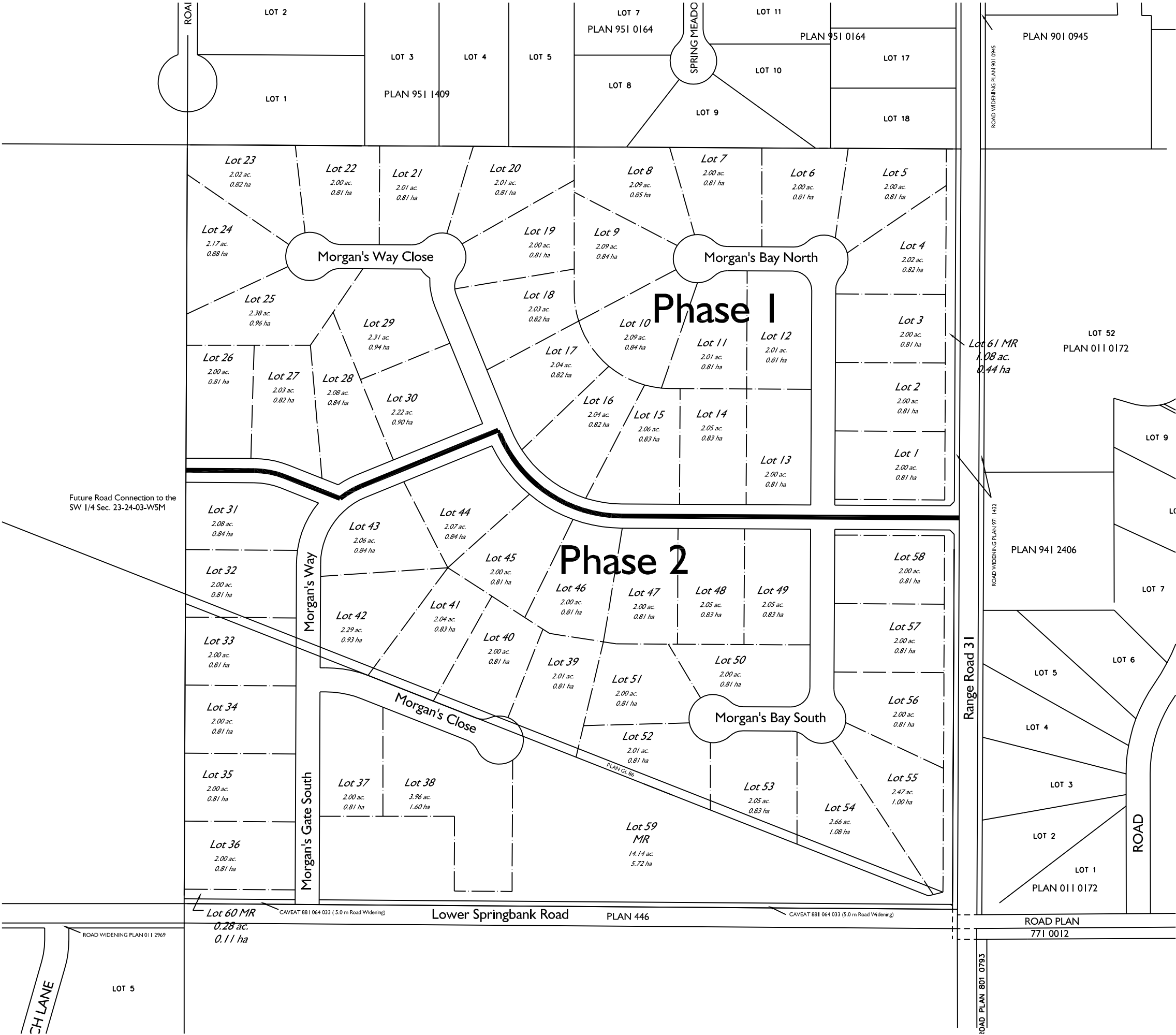


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2.0				June 2004
1.0	Issued			
Revision No.	Revision Note			Issue Date
Designed by C2W	Checked by C2W	Approved by date:	C2W Drawing Number:	
Mountain View Estates (Springbank Development) Inc. 1320 - 73 Avenue SW Calgary, AB T2V 0S1				Exhibit 10 - Phasing
C2W Project No.: 0206024				Sheet





8.0 Conceptual Scheme Implementation

The proposed subdivision is in conformity to the Central Springbank Area Structure Plan and no amendment to the ASP is required prior to adoption of the Morgans Rise Conceptual Scheme.

The Morgans Rise Conceptual Scheme and its attendant Future Land Use Scenario have been designed to be compatible with land use in the area and the provisions of the Central Springbank Area Structure Plan.

It is anticipated that the development of the Development Cell in accordance with the provisions of the Future Land Use Scenario of this Conceptual Scheme will:



-  Maximize the development potential of the plan area in accordance with the Registered Owners wishes.
-  Create a sustainable residential community, which is compatible with the adjacent community.

Exhibit 8 – Subdivision and Development Concept responds to natural conditions within the plan area by providing suitably sized parcels that will accommodate and sustain the development of agricultural and non-agricultural land uses.

Subdivision of the plan area is guided by the policies herein and implemented through conditions of subdivision approval by the M.D. of Rocky View No. 44.

Conceptual Scheme Policies: Conceptual Scheme Implementation

Policy 8.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, the Morgans Rise Conceptual Scheme (as part of the Murray Lands 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 Morgans Rise Conceptual Scheme through the subdivision approval process and conditions of subdivision approval.

Appendix 1 - Proposed Architectural Styles



APPROPRIATE STYLES ENGLISH COUNTRY

Rural architecture is the inspiration for development in Morgans Rise. Examples of rural architecture include English Country, Craftsman, French Rural and Mountain Vernacular.

Encompassing Tudor, Elizabethan, Jacobean and even some Arts & Crafts stylings, the English Country style has a refined elegance and grace often found in the eclectic styles. This style evokes the image of English landed gentry, but its appeal is wide spread.

IDENTIFYING FEATURES:

- Steeply pitched roofs
- Multiple front gables
- Asymmetrical elevations
- Emphasis on front door
- Grouped windows
- Casement windows
- Stucco or masonry cladding
- Verge boards
- Prominent chimneys.



APPROPRIATE STYLES CRAFTSMAN

Hand-crafted quality is paramount in the Craftsman style of architecture. The Greene brothers influenced the style in the early 1900s with the designs of the 'ultimate bungalows.' Intricate detailing typifies the style.

IDENTIFYING FEATURES:

- Cross-gable roofs
- Side gables
- Bracketed eaves
- Exposed roof beams
- Rafter tails
- Broad overhangs
- Timber detailing
- Grouped windows
- Transoms
- Front porches
- Battered bases
- Extensive trim work



APPROPRIATE STYLES FRENCH RURAL

Spawned by many centuries of French domestic architecture, this style presents a wide spectrum of form and detailing. The primary unifying element is the emphasis on the roof. The term 'French country' is often overused today, and the actual style is subtle and refined, not overly embellished.

IDENTIFYING FEATURES:

- Steeply pitched roofs
- Subtly flared curves at eaves
- Towered roof lines
- Casement windows
- Windows often break upper roof line
- Half timbering
- Extensive, uncoursed stone work.



APPROPRIATE STYLES MOUNTAIN VERNACULAR

Often called 'Canmore' or 'Alpine' style, Mountain Vernacular has a rustic charm found extensively around Calgary and surrounding areas. A style whose origins reflect its environment, the look evolved from the winter conditions and the abundance of natural materials found on site.

IDENTIFYING FEATURES:

- Cross gables
- Timber framing
- Natural materials
- Stone bases
- Heavy railings
- Timber gable ends
- Simple roof lines



Country Stone Lane

MURRAY LANDS DEVELOPMENT AREA

APPENDIX B

CELL B CONCEPTUAL SCHEME

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

On behalf of:
Stone's Jewellery Ltd.
January 2005



**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5960-2004**

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to amend Bylaw C-5944-2004 respecting the overall Conceptual Scheme for the S ½ Sec. 23-24-03-W5M by inserting Part Three (Development Cell 'B') in order to adopt policies for the development of a portion of the SW ¼ Sec. 23-24-03-W5M within the overall proposed Conceptual Scheme area and to guide, evaluate and implement future residential redesignation, subdivision and development applications.; and

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

WHEREAS a notice was published on August 17, 2004 and August 24, 2004 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for September 14, 2004; and

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

NOW THEREFORE the Council enacts the following:

1. That Bylaw C-5944-2004 be amended affecting the S ½ Sec. 23-24-03-W5M by inserting Part Three (Development Cell 'B') in order to adopt policies for the development of a portion of the SW ¼ Sec. 23-24-03-W5M within the overall proposed Conceptual Scheme area and to guide, evaluate and implement future residential redesignation, subdivision and development applications, as hereto attached as Schedule "A".
2. The Bylaw comes into effect upon the date of its third reading.

**DIVISION 2
File: 04723002 -- 2004-RV-068**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 27, 2004, on a motion by Councillor Goode.

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

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on February 8th, 2005 on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

**Conceptual Scheme amendments affecting Bylaw C-5944-2004 affecting a portion of the
SW- $\frac{1}{4}$ -Sec. 23-24-03-W5M comprising \pm 120.58 acres.**

Country Stone Lane

MURRAY LANDS DEVELOPMENT AREA

APPENDIX B

CELL B CONCEPTUAL SCHEME

Prepared for:

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

Prepared by:

Brown and Associates Planning Group
567A

On behalf of:

Stone's Jewellery Ltd.

Project Team:

Jubilee Engineering Ltd. (Municipal Engineers)
McIntosh Lalani (Geotechnical Engineers)
Eagle Engineering (Transportation Consultants)
Dynamic Ecosystems Ltd. (Biophysical Consultants)
FMA Heritage Resources Consultants Inc. (Archaeological Consultants)
LIM Associates (Landscape Consultants)
Base Property Consultants Ltd. (Environmental Consultants)

January 2005

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Vision

Country Stone Lane is envisioned as a collection of homes, offering country living in a high quality setting, which fosters a sense of place and belonging. The main access road, Country Stone Lane, is designed as a sinuous street, to evoke the country experience. Individual lots with a minimum area of 2.0 acres, are proposed with access off of the Lane and the three culs de sac.

The open space system is designed to encourage pedestrian linkages within the development and beyond to the east, west and south. Opportunities for both active and passive recreation are proposed within the open space. Special attention will be paid to design of public open space, which is proposed to be maintained by the residents association.

The proposed development will be subject to architectural and landscaping guidelines, which are designed to promote individuality within uniformity. Buyers will have the choice of 'Country', 'Ranch' or 'Colonial' style homes. Stone is intended to be the unifying element, used as accent material on houses as well as in the landscaping of public open space.

Overall Stone's Jewellery Ltd. is committed to creating a high quality development, which nurtures a sense of nostalgia in a country setting.



1.0 INTRODUCTION

1.1 Purpose and Objectives

The purpose of the Conceptual Scheme is to develop a comprehensive planning framework, which will establish guidelines for future land use redesignation and subdivision of Cell B of the Conceptual Scheme Planning Area. The Cell B Conceptual Scheme constitutes Appendix B of the Murray Lands Conceptual Scheme. It will be adopted by bylaw of the Council of the Municipal District of Rocky View #44 and appended to the Central Springbank Area Structure Plan.

The proposed Conceptual Scheme will endeavour to achieve the following objectives:

- Achieve compatibility in terms of land use, road network, open space system, with future development within the Conceptual Scheme Planning Area.
- Facilitate compatibility with existing development in consultation with the adjacent residents in Murray Place and to the north
- Establish broader guidelines for creation of a planning cell, designed to foster a sense of place and respect for the rural setting of Central Springbank.
- Address the existing site characteristics including topography, biophysical, archaeological, geotechnical and environmental attributes.
- Conduct comprehensive public consultation process with adjacent residents and landowners.
- Allow implementation of servicing infrastructure, for incorporation of the ultimate servicing strategies.

1.2 History

The past and present uses of the lands within Cell B of the Conceptual Scheme Planning Area have been agricultural. The overhead power line, which crosses the lands diagonally from the southeast to northwest, was built around 1959. In 1979, a country residential (acreage) subdivision was developed on the quarter section to the north of the subject lands. The development of existing Murray Place Country Residential cul de sac located in the southwest portion of the quarter section commenced around the year 1978. The lands included within Cell B have remained unchanged since the installation of the power line in 1959.



The following is a brief chronology of events:

October 1998	Council adopts Terms of Reference for Central Springbank Area Structure Plan (ASP)
January 1999	Central Springbank ASP process commences
September 2000	Brown & Associates commence initial planning work on Cell B (Stone's lands)
December 2000	In response to a September 2000 draft of Central Springbank ASP, Alberta Minister of Environment "recommends development tie into the City of Calgary wastewater system."
March 5, 2001	Public Consultation Meeting #1 Preliminary plans presented to adjacent residents to the north.
March 6, 2001	Public Consultation Meeting #2 Preliminary plans presented to adjacent residents in Murray Place.
October, 2001	Council adopts Bylaw C-5354-2001 Central Springbank ASP.
April 2002	Council adopts Master Utility Plans (water and wastewater) for information purposes with no recommendation for implementation.
April 2002	Terms of Reference for Master Drainage Plan approved.
May 14, 2002	Public Consultation Meeting #3 Revised plans presented to adjacent residents to the north.
May 28, 2002	Public Consultation Meeting #4 Revised plans presented to adjacent residents in Murray Place.
October 2002	Council directs a consultant to bring forward a Utility Servicing Implementation Strategy.
January 20, 2004	Council unanimously approved Implementation of the Springbank Utility Strategy using a Design Build Finance Operate Pub./Priv. Partnership.
February 9, 2004	Draft Murray Lands Development Area – Cell B Conceptual Scheme submitted to the M.D. Administration for review.
February 27, 2004	Proposed Murray Lands Development Area – Cell B Conceptual Scheme submitted to the M.D. of Rocky View.
April 21, 2004	Joint Open House for Country Stone Lane and Morgans Rise.
June 30, 2004	Country Stone Lane Open House at Springbank Heritage Club
Sept. 8, 2004	Country Stone Lane Open House at Springbank Heritage Club
Oct. 12, 2004	Meeting with Murray Place Residents



Figure 1



2.0 CONCEPTUAL SCHEME PLANNING AREA

2.1 Location and Boundary

The Conceptual Scheme Planning Area consisting of ± 120.58 acres, constitutes Appendix B of the Murray Lands Conceptual Scheme, and is legally described as Portion SW1/4 Sec 23-24-3- W5M.

The Planning Area is bounded by:

- Range Road 31 to the east
- Cell A (Morgans Rise) to the west
- Lower Springbank Road and the existing Murray Place Subdivision to the south
- Existing Country Residential to the north

2.2 Development Cells

The ownership and area of Development Cells within the Planning Area, as illustrated in Figure 2 are as follows:

Cell A ± 155 acres
SE $\frac{1}{4}$ Sec 23-24-3-5

Cell B ± 120.58 acres
(subject lands) Ptn SW $\frac{1}{4}$ Sec 23-24-3-5

2.3 Land Use Context and Adjacent Land Uses

The existing land use for the subject parcel is RF or Ranch and Farm District. The existing land uses for the unsubdivided land to the east, west and due south is also RF. All of this area is identified as 'New Residential' development, in accordance with the Central Springbank Area Structure Plan.



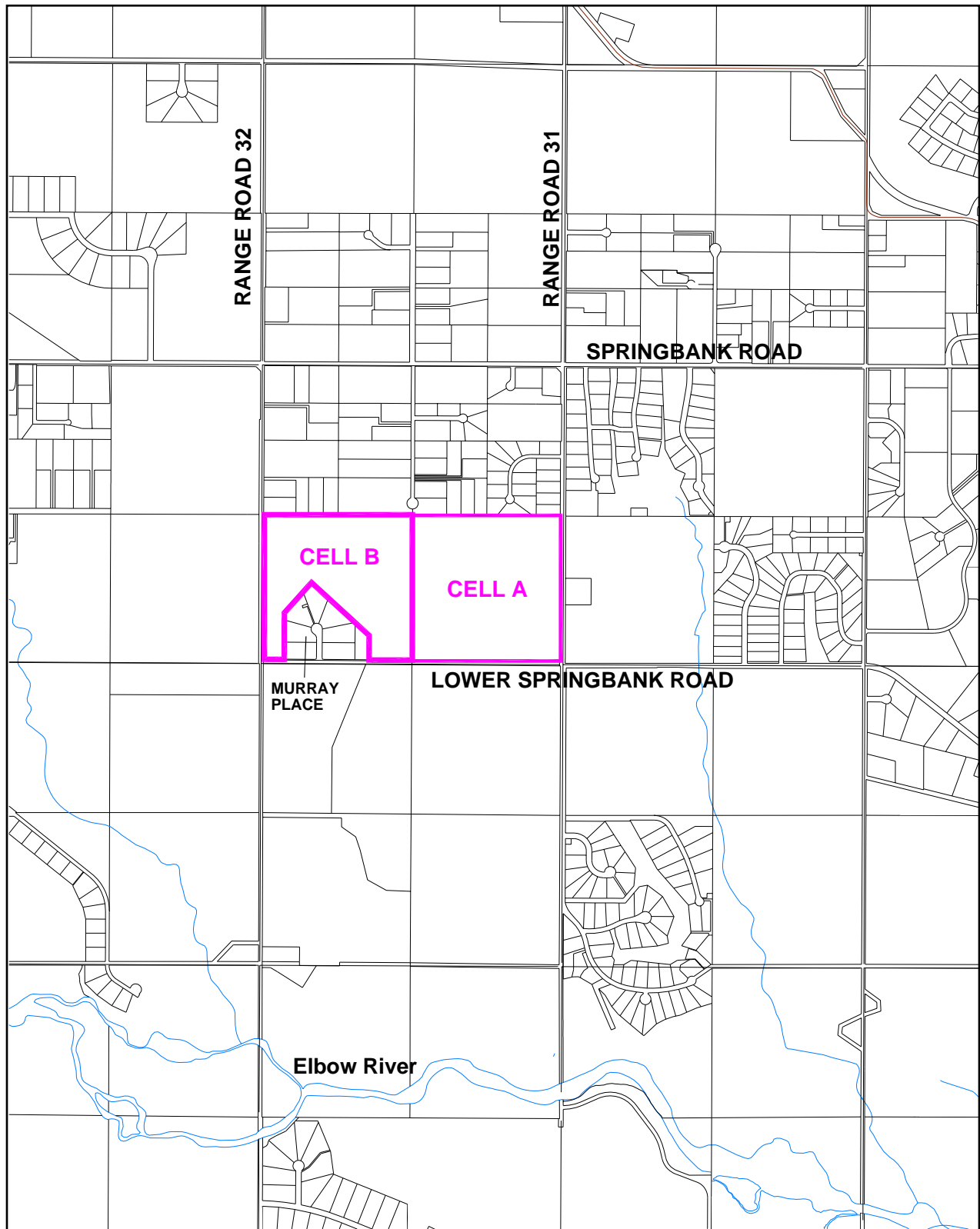


Figure 2
Development Cells



MURRAY LANDS DEVELOPMENT AREA Cell B
Conceptual Scheme

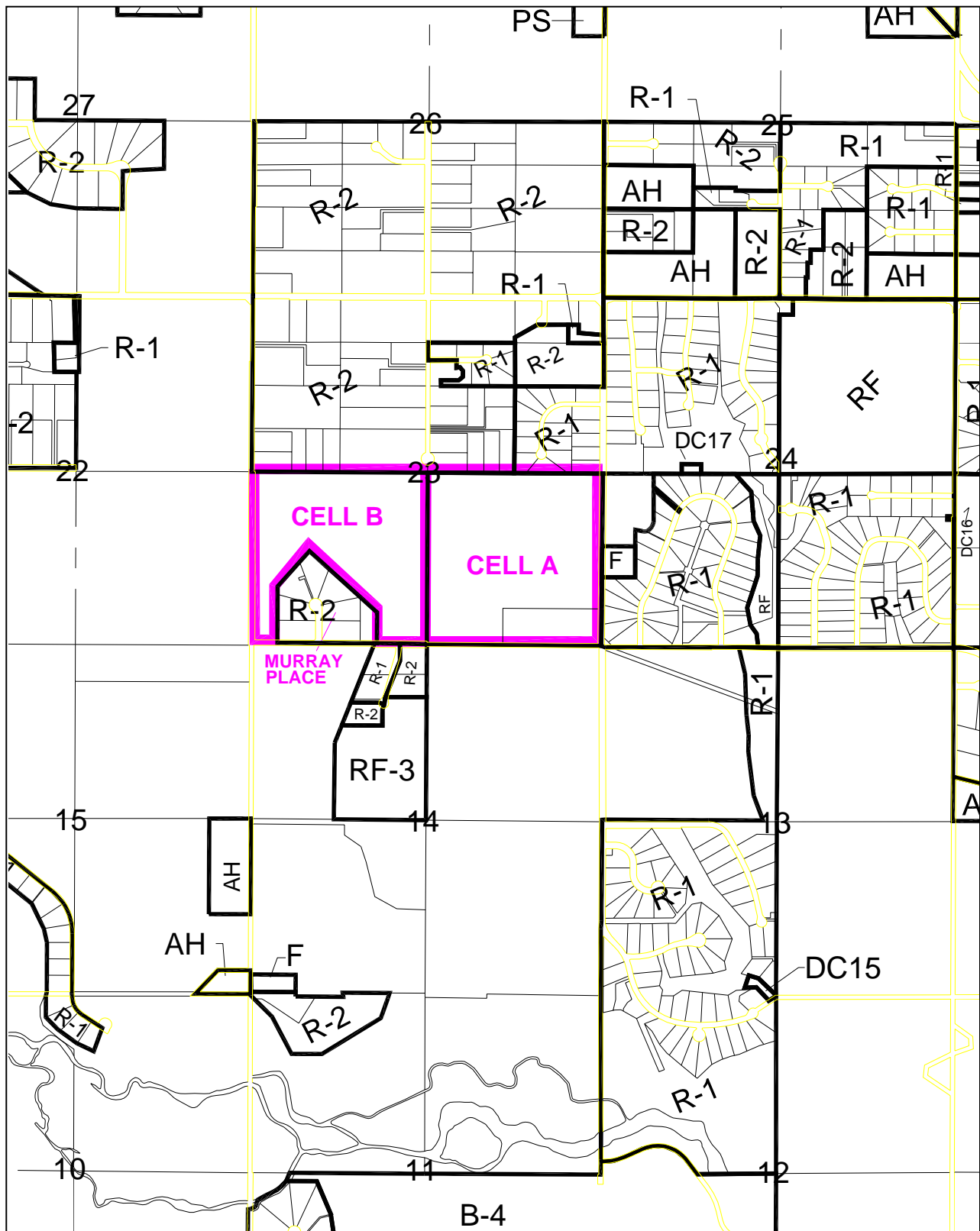
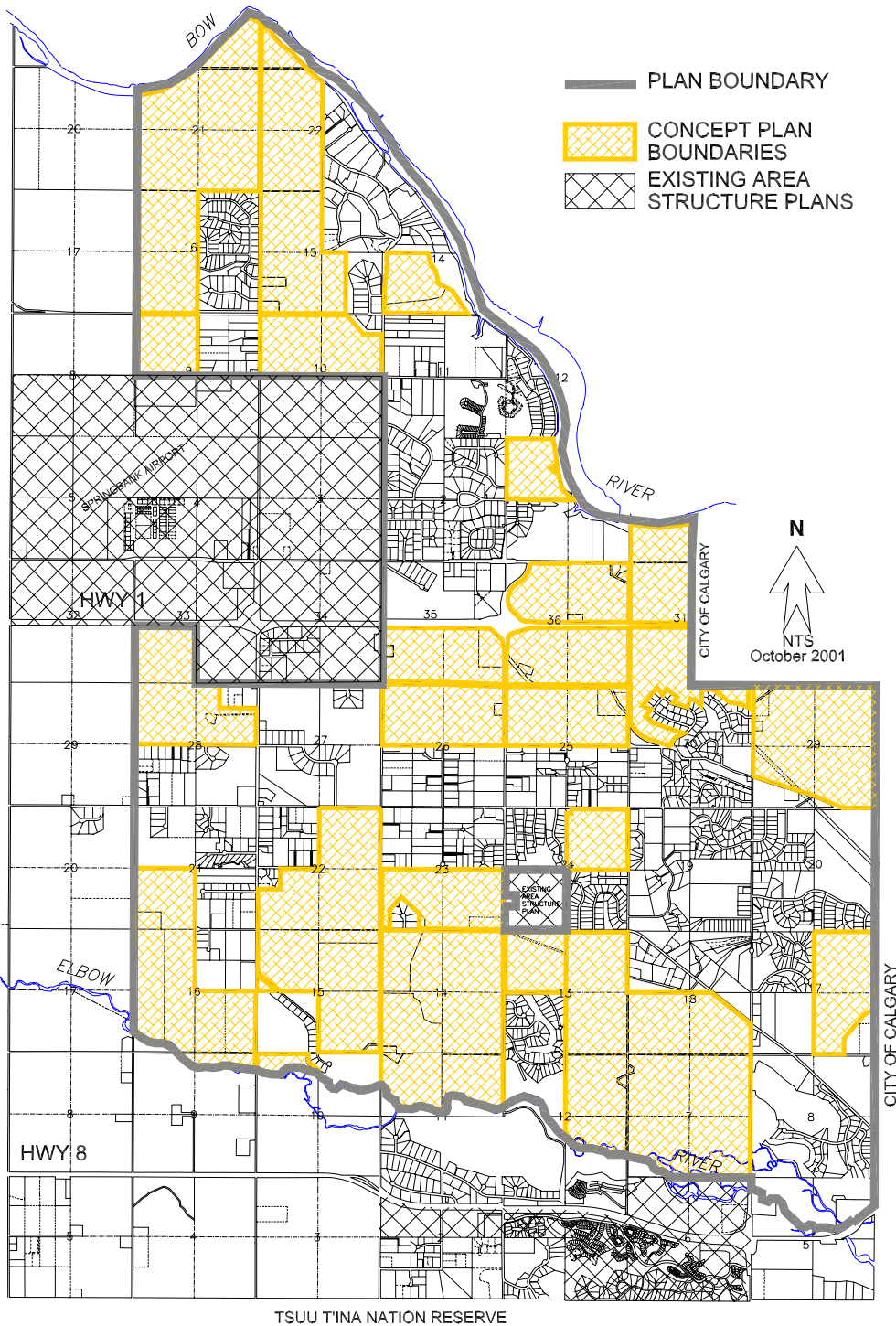


Figure 3
Land Use Context



MURRAY LANDS DEVELOPMENT AREA Cell B
Conceptual Scheme

Map 12 – New Residential Areas



Central Springbank Area Structure Plan

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Figure 4
Central Springbank Area Structure Plan

MURRAY LANDS DEVELOPMENT AREA Cell B
Conceptual Scheme

The subject lands envelop the existing Murray Place subdivision, located in the southwest portion of the quarter section.

The existing land use for Murray Place is R-2 or Residential Two District. In accordance with the R-2 Land Use District, the minimum lot size is 4 acres. Murray Place subdivision is identified in the Central Springbank ASP as 'Infill Residential'.

The quarter section to the north is designated for R-2 or Residential Two District. The land immediately to the north consists of five, 4-acre lots on the west half and one 20-acre parcel on the east half. The Central Springbank ASP identifies these lands for "Infill Residential" development in the future.

3.0 CONFORMITY TO CENTRAL SPRINGBANK AREA STRUCTURE PLAN

The Country Stone Lane Conceptual Scheme conforms to the Central Springbank Area Structure Plan, adopted by the M.D. of Rocky View Council on October 2, 2001 as per Bylaw C-5354-2001. The Central Springbank ASP was adopted in recognition and conformity with the Municipal Development Plan adopted by the M.D. of Rocky View Council in July 1998.

Map 12 of the Central Springbank ASP identifies the Conceptual Scheme Planning Area for 'New Residential' development. Section 2.9.4 of the ASP outlines the policies for 'New Residential Areas'.

The proposed Conceptual Scheme is in response to Section 2.3.2.2, which states:

"In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, Conceptual Schemes will be required to guide future land use changes and subdivision with predetermined Conceptual Scheme boundaries shown on Map 11 and 12."

Section 2.3.2.2 of the ASP further states the requirements for Conceptual Schemes.

The Country Stone Lane Conceptual Scheme also conforms to the policies contained within Murray Lands Conceptual Scheme and is to be adopted and appended to the Central Springbank Area Structure Plan.



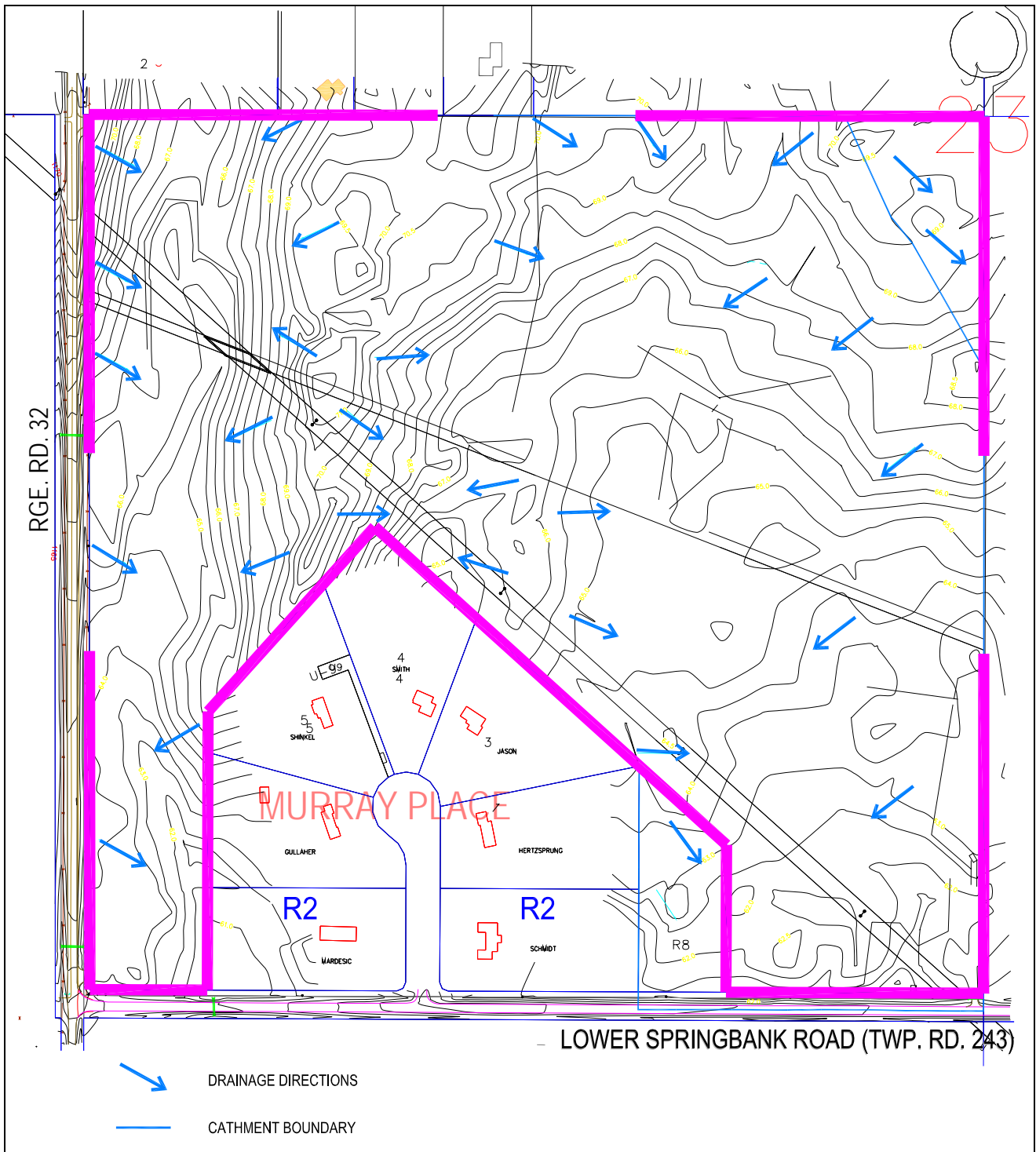


Figure 5
Topography and Drainage



4.0 SITE ASSESSMENT

4.1 Topography & Drainage

The subject land is characterized by rolling topography, draining from the north to south. The grade difference from north to south is approximately 8 metres, equating an average gradient of 1%.

The existing drainage pattern includes an overland drainage channel, which runs along the west portion of the site parallel to Range Road 32, as shown in Figure 5. The eastern portion of the lands drains towards the southeast portion of the site.

The subject lands fall within the Cullen Creek drainage zone, identified in the Master Drainage Plan for the Central Springbank Area.

- 4.1.1** *All future land use scenarios, subdivision and development concepts and tentative plans of subdivision prepared for individual development cells within the plan area should be prepared in response to the existing terrain. Lands containing excessive slopes or other terrain conditions considered hazardous to residential development should be evaluated by a qualified professional engineer in order to establish design principles that when implemented will mitigate or avoid areas of high risk to development.*
- 4.1.2** *Alterations in the existing terrain in the plan area should proceed in accordance with a stormwater management plan and an attendant grading plan.*
- 4.1.3** *Alterations in the existing surface hydrology of the plan area in order to accommodate subdivision and development should proceed in accordance with a stormwater management plan and an attendant grading plan prepared in accordance with the MD of Rocky View and Alberta Environment guidelines.*
- 4.1.4** *Proposed Development shall not result in the harmful alteration, disruption or destruction of fish habitat under Subsection 35(1) of the Fisheries Act to the satisfaction of the Department of Fisheries and Oceans Canada (DFO). Prior to Subdivision approval relevant information and studies detailing the proposed development works shall be submitted to DFO for determination that proposed works will not result in the harmful alteration, disruption or destruction of fish habitat.*

4.2 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was carried out by Dynamic Ecosystems Ltd. Following is a summary of their analysis:

"The project area is situated in the Springbank physiographic district. It is a low relief, undulating to rolling plain. A low bedrock divide, located north of the project area, separates the drainages of the Bow and Elbow Rivers. The uppermost bedrock in the district is flat to dipping beds of the Porcupine Hills Formation. It consists primarily of thick bedded, calcareous sandstone, siltstone and mudstone, with minor amounts of conglomerate, limestone, coal, and tuff.





Figure 6
Cell B – Sub-Basin Area



"Overlying bedrock is till of the lower unit of the Spy Hill Formation. This till was deposited by a glacier that advanced westward out of the Rocky Mountains and is heavy textured. Overlying the till, surface materials are comprised of a mix of lake traction, lacustrine offshore, and fluvial ice contact sediments of the Calgary Formation, left behind during periods of glacial retreat.

"Three soil units are present in the planning area, distinguished on the basis of texture and topography of the material from which they are formed. The dominant soil in the region and in the project area is Lloyd Lake, which forms on inclined to steep, silty to clay textured materials. They are well to rapidly drained, which in combination with their fine texture, make them susceptible to erosion. Poorly drained Pothole Creek soils form on very fine textured recent or glacial lake sediments found in the drainage paralleling the western boundary of the planning area. Pothole Creek in SW23 and SE22-24-3W5 are characterized by extensive wet meadows. The transition area between the two is Strathcona soils, characterized by deltaic sands covered with thin layer of loamy materials.

"Habitats in the project area consist of native grasslands and low shrublands, which have been heavily grazed. Dominant shrubs include buckbrush, wild rose, and shrubby cinquefoil. Common grasses include fescues, smooth brome, and Kentucky bluegrass. Forbs were locally common and typically included golden bean, northern bedstraw, asters, common blue-eyed grass, three-flowered avens, yarrow, and sage. Wet areas along the drainage support sedges, spike rush, tickle grass, and reed grass, as well as forbs indicative of wet soils.

"One ephemeral or temporary wetland is found in the southeastern corner of the project area. It is an Isolated Basin or Discharge Basin marsh of the graminoid type (National Wetlands Working Group 1987) containing abundant spike rush, slough grass, and foxtail barley. It is heavily disturbed by livestock and provides little value as wildlife habitat because of its restricted size and vegetation cover. A stormwater retention pond is planned for this area".

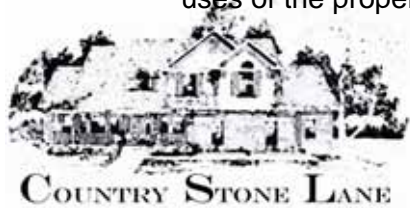
A copy of the BIA will be submitted to the Municipality under a separate cover.

Based on the Biophysical Impact Assessment, it is concluded that the drainage channel paralleling the western boundary of the plan area is a feature to be maintained and integrated with the proposed development. The remainder of the lands does not appear to have significant biophysical characteristics.

4.2.1 *The existing overland drainage course, located in the western portion of Cell "B", as identified in the BIA generally parallel to Range Road 32, shall be maintained within public or private property.*

4.3 Environmental Site Assessment

A Level One Environmental Site Assessment was completed for Cell A by Base Property Consultants Ltd. in May 2002. According to the study the past and present uses of the property have been agricultural. The study concludes:



"Based on the results of the site reconnaissance, the historical review and information available to the author at the time of preparing this report, it is our opinion that no significant environmental impairment exists on the site now as a result of past land use.

"At the time of the site reconnaissance there were no obvious signs of uncontrolled dumping on the site. Adjacent properties appear to be maintained in such a manner as to minimize the potential for cross contamination.

"A review of the documents presently available from Municipal and Provincial agencies contacted show no records of impairment or environmental violations on the subject site. An oil and gas database for this part of Alberta has no record of wells on the subject site but do show a high-pressure natural gas transmission line crossing the property. ATCO Pipelines, owners of this pipeline, had no record of ruptures within the subject site.

"Therefore, based upon the results of the historical records review, site reconnaissance and information available to the author at the time of preparing this report, it is our opinion that no significant environmental impairment exists on the subject site. Further environmental investigation is not required at this time."

Based on the above assessment it is concluded that no significant impairment exists on the site. Notwithstanding if during construction of the site, the owner of the site, or any of their agents or contractors become aware of any site contamination, the person discovering such contamination shall forthwith report the contamination to the Calgary Health Region, the MD of Rocky View and Alberta Environment.

4.4 Archaeological Assessment

An Historical Resources Impact Assessment for the subject lands was conducted under Permit 2002-230 by FMA Heritage Resources Consultants Inc. in October 2002. The study concludes;

"The SW ¼ (of 23-24-3-W5m) includes an existing residential development with a small strip of undeveloped pasture land along the west side of the property. The NW ¼ of the quarter section is undeveloped pasture land with exposed rock kame and a small ephemeral drainage with thin surface deposits. The current ownership is private, with a purchase agreement in place between Stone's Jewellery Ltd. and the current landowner.

"The purpose of conducting the HRIA was the result of Schedule A issued by Alberta Community Development (file number 4835-02-069). While the local area is considered to have high archaeological potential, no previously recorded sites exist in the sites inventory database for this section of land. FMA Heritage Resource Consultants Inc. applied for an archaeological investigation permit to conduct the HRIA, and that application was approved by Alberta Community Development under Archaeological Investigation Permit 02-230.



"Based on the result of the HRIA conducted for the proposed subdivision development in SW ¼ 23-24-3-W5M, current land use disturbances, and since no new historical resources sites were identified, it is recommended that Stone's Jewellery Ltd. have completed their HRIA requirement for the property, and that no further work is recommended beyond the testing and photography that was conducted during the HRIA".

Based on the above assessment, while the local area is considered to have high archaeological potential, no previously recorded sites exist for this section of land. The application for archaeological investigation was approved by Alberta Community Development. No further work is required. Notwithstanding, where sites of historic importance are identified during development of the plan area, it is important that these sites are identified and removed, preserved or avoided prior to development.

4.5 Soil Percolation and Near Surface Water Table Testing

A Soil Percolation and Near Surface Water Table Testing Report was prepared by McIntosh Lalani Engineering Ltd. in July 2001.

The report concluded that with the exception of an area located northwest of the existing Murray Place development, the remainder of the subject site meets the respective percolation and near surface groundwater requirement stipulated in the M.D. of Rocky View # 44 guidelines for "Servicing for Subdivisions and Road Construction".

A copy of the soils report is attached under a separate cover.

4.6 Visual Impact Assessment

Portions of the subject lands are currently afforded views of the mountains to the west and southwest. Given the elevation of the terrain of the lands to the west of Range Road 32 and to the southwest, the views from the subject lands will be impacted by development on adjacent lands.

Similarly, developments on the subject lands have the potential of impacting the views from the existing residences to the north.

An attempt shall be made to create building envelopes for the lots located in northwest portion of Cell B, in order to create view corridors for the existing residences, where possible. This is further discussed under Section 5.6 Development Concept, Building and Landscaping Envelopes and Section 8.0, on Public Consultation.



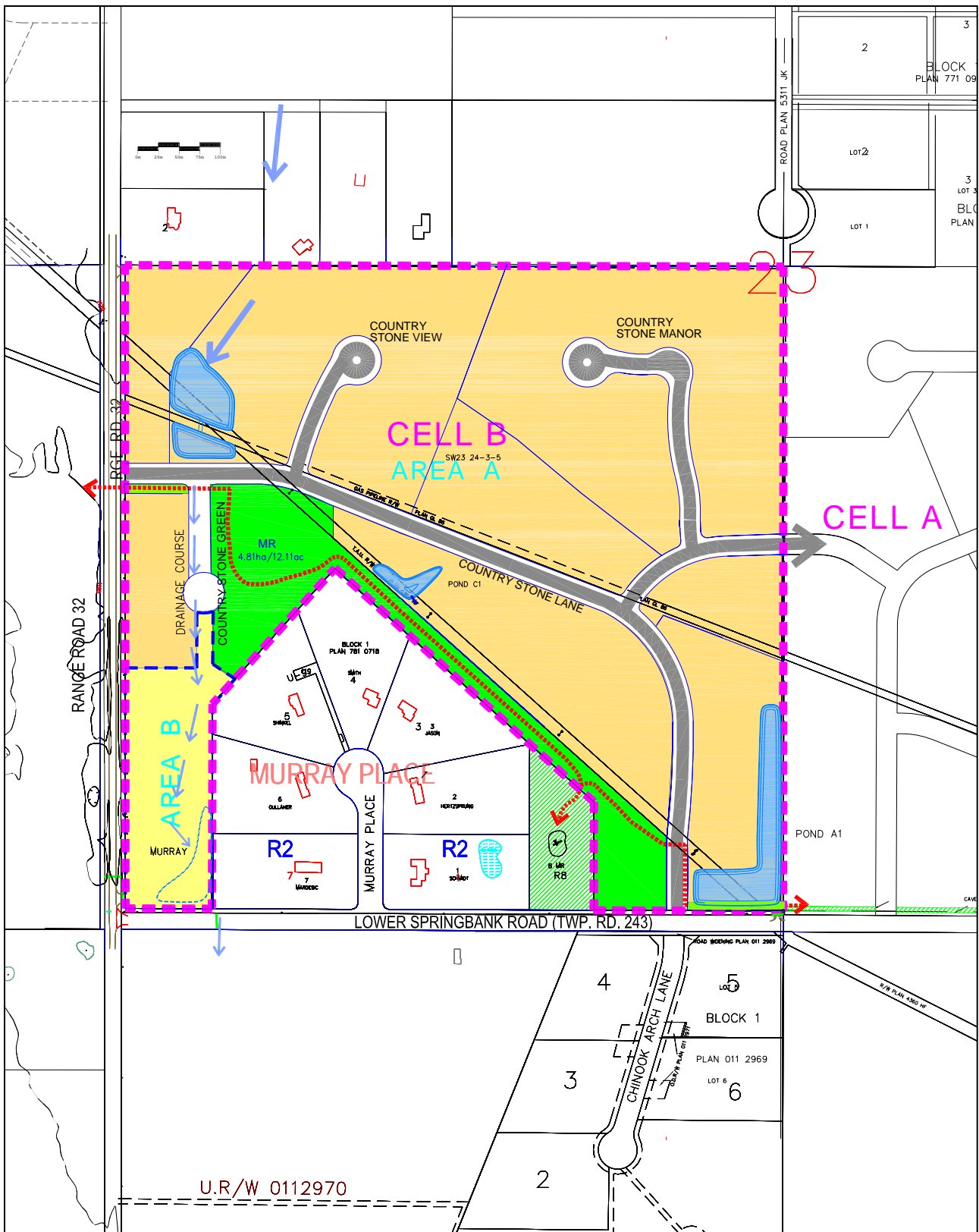


Figure 7
Cell B – Development Concept



MURRAY LANDS DEVELOPMENT AREA Cell B Conceptual Scheme

5.0 DEVELOPMENT CONCEPT

5.1 Country Stone Lane – Development Concept

The proposed Country Stone Lane development is envisioned as a high quality country residential development with architectural and landscaping guidelines, which will help create a sense of identity and a sense of place for the residents.

The proposed Conceptual Scheme for the Murray Lands Development Area – Cell B, is designed respecting the topography, access conditions and regard for existing and future development. See Figure 7.

Cell B includes 2 areas – Area A, and Area B. The layout essentially consists of a spine road, Country Stone Lane, with access off the Lower Springbank Road and Range Road 32. A connection is proposed with the proposed development to the east. Lots are laid out to access directly off the internal roads.

Area A, consisting of ± 112.58 acres, will allow the development of country residential lots 2 acres or larger in size.

Area B, consisting of ± 8.0 acres, shall be a separate planning cell based on ownership and shall access the internal roads within Country Stone Lane.

The open space is designed to be distributed through the plan area. Two open space park areas are created in the northwest and southeast portion of the plan area. Linear open spaces provide linkages between the park areas as well as beyond the plan area to the east and west. The southeast park area adds open space to existing municipal reserve parcel.

5.1.1 *Future land use and subdivision shall generally be in accordance with the approved Conceptual Scheme. Minor variations as a result of detailed engineering shall be allowed without a need for an amendment to the Conceptual Scheme.*

5.2 Compatibility with Adjacent Development Cells and Existing Residential

The proposed Conceptual Scheme for Cell B is designed in consultation with the existing residents in Murray Place as well as to the north. The layout facilitates vehicular and pedestrian linkages with Cell A to allow the Conceptual Scheme Planning Area to be developed in a comprehensive manner. See Figure 8.

The open space within Cell B is laid out to facilitate pedestrian linkages between the existing Murray Place development and the proposed development, as well as to act as a buffer between the existing and proposed developments. A 23 metre wide linear open space is proposed along the northeast of Murray Place subdivision.



At the initial meetings with Murray Place residents, concerns were expressed relative to stormwater run-off into existing development. The Stormwater Management Plan for Cell B is designed to contain the run-off in the proposed ponds and allows exit at no greater than the predevelopment rate and will therefore have no impact on the existing development. The existing drainage channel located in the western portion of the lands, shall be retained and maintained within private lots by means of an overland drainage easement.

Building envelopes are proposed as part of the Conceptual Scheme on the lots located in the northwest portion of Cell B, in consultation with the adjacent residents. The intent is to preserve view corridors, to the extent possible, for some of the existing houses to the north.

The proposed Conceptual Scheme for Cell B is compatible with the proposed development in Cell A to the east, in terms of pedestrian and vehicular linkages. The vehicular connection is designed to provide a linkage between the two cells without the potential for through traffic. The linkage will allow the two cells to maintain privacy with opportunity for connectivity. The road connection between the two cells will accommodate pathways as shown, to encourage pedestrian linkages.

- 5.2.1** *Open space and pathway linkages shall be coordinated between Cell “A” (Morgans Rise) and Cell “B” (Country Stone Lane) as shown in Figure 8.*
- 5.2.2** *Internal roads shall be coordinated between Cell “A” (Morgans Rise) and Cell “B” (Country Stone Lane) as shown in Figure 8.*
- 5.2.3** *Where possible, an open space buffer shall be maintained between the proposed development and to the northeast and northwest of existing Murray Place, generally as shown in Figure 8.*

5.3 Future Land Use and Subdivision

The Conceptual Scheme sets the framework for subsequent Land Use and Subdivision approval for the development cell. Land Use and Subdivision application can be made for whole or part of the development cell. Figure 9 shows future land use development scenario for Cell B.

The anticipated land use for Area A is R-1 or Residential One District, with 2.0 acre minimum lot size. Area A, +/-112.58 acres in size is anticipated to accommodate 42 lots, 2 acres or larger in size.

Area B, ± 8.0 acres in size is anticipated for R-2 or Residential land use District, which will yield two 4-acre lots. Access to the 8.0 acre parcel is provided from internal roads within Country Stone Lane. An overland drainage easement shall be registered on all private lots impacted by the existing drainage course.



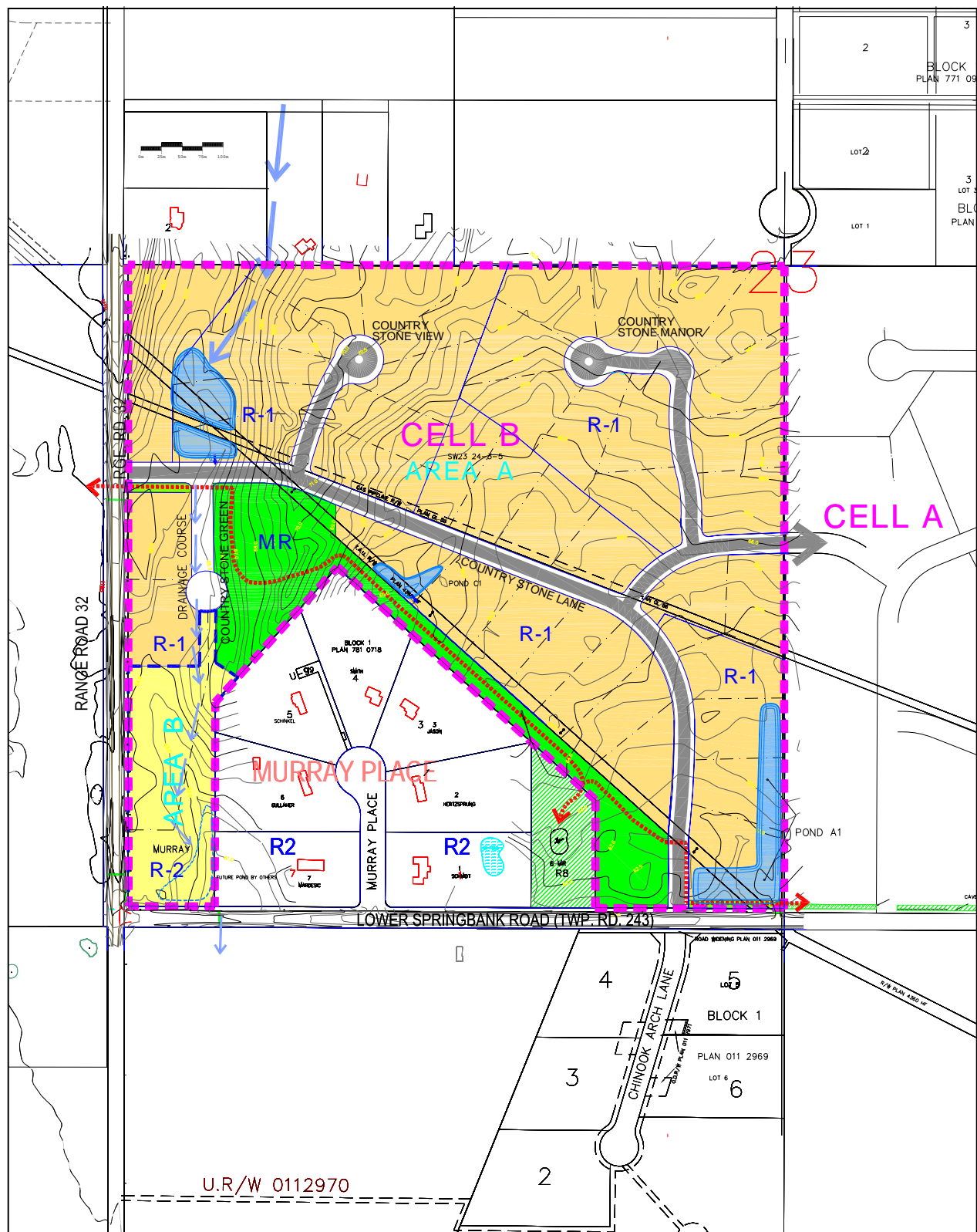


Figure 9
Cell B – Future Land Use Scenario

MURRAY LANDS DEVELOPMENT AREA Cell B Conceptual Scheme

- 5.3.1** *Lot layout for Development Cell “B” shown in Figure 9 of this Conceptual Scheme are Conceptual only and may not reflect the final Subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and shall conform to the provisions of the Central Springbank Area Structure Plan.*
- 5.3.2** *The following subdivision design principles should be applied to subdivision proposed for the plan area:*
- a) Design a low-density country residential community, which is compatible with general agricultural and residential land uses adjacent and in proximity to the plan area.*
 - b) Design a low-density country residential community, which is sustainable, free of hazards and responsive to the natural characteristics of the plan area.*
 - c) Design a low-density country residential community, which includes open space appropriate for the development of recreational facilities which is linked through a system of pedestrian walkways.*
 - d) Design a low-density residential community, which when developed will achieve a high standard of architectural and site development that responds to the surrounding community fabric of buildings, spaces and local traditions.*

Topography

- 5.3.3** *Alteration to the existing topography of the plan area can only proceed in accordance with an overall grading plan, as approved by the M.D. of Rocky View No. 44.*
- 5.3.4** *Where slopes considered unstable for development and/or exceeding 15% are contained within a proposed residential lot, a restrictive covenant shall be placed on the title of the lot at the time of plan approval, which restricts development and alteration of the slope in accordance with the recommendation of a slope stability assessment prepared by a qualified professional engineer.*

Subsurface Conditions

- 5.3.5** *Subdivision and development proposed for the plan area shall proceed in accordance with the recommendations of a geotechnical report prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the M.D. of Rocky View No. 44.*

Land Use

- 5.3.6** *Proposal for the redesignation of lands within Area “A” of Cell “B” shall be for Residential One (R-1) District, with minimum lot size of 0.81 hectares (2.0 acres).*
- 5.3.7** *Proposal for redesignation of lands within Area “B” of Cell “B” shall be for Residential Two (R-2) District, with minimum lot size of 1.6 hectares (4.0 acres).*



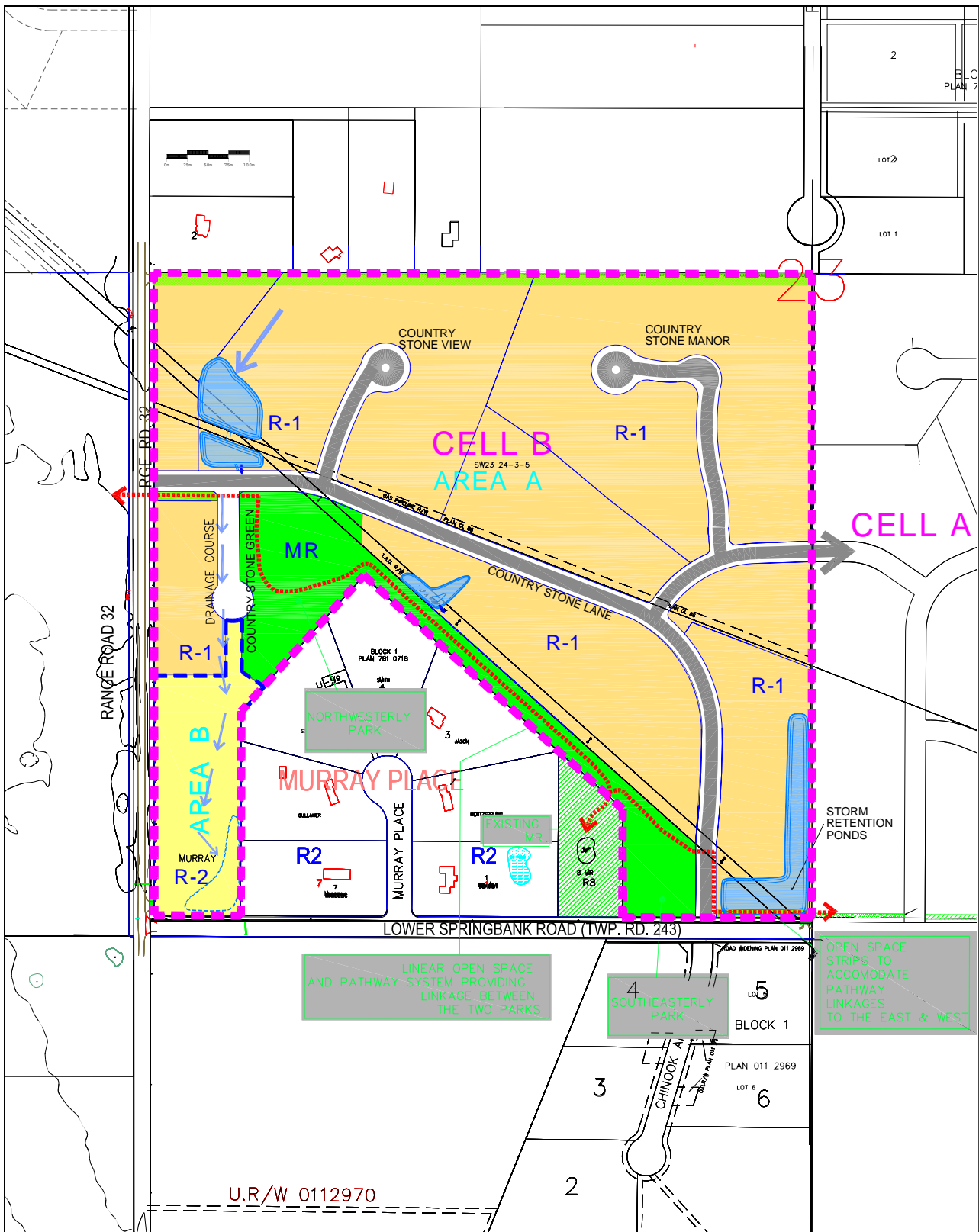


Figure 10
Cell B – Open Space



MURRAY LANDS DEVELOPMENT AREA Cell B Conceptual Scheme

5.4 Residential Density

Based on the land use and subdivision scenario described in 5.1, Development Cell B, +/-120.58 acres in size, is anticipated to yield 44 lots. This translates to 58 lots per quarter section. This complies with 'New Residential' Area, Policy 2.9.4 of the Central Springbank ASP, which states: "The number of lots allowed is 64 units on a quarter section."

5.4.1 Pursuant to the Central Springbank Area Structure Plan policy, the number of lots allowed is 64 units on a quarter section.

5.5 Open Space and Municipal Reserve

Based on the land use and subdivision scenario, described in 5.3 above, Development Cell B will consist of ±12.06 acres of Municipal Reserve in accordance with the Municipal Government Act, which requires up to 10% of the land be dedicated as municipal reserve.

The open space is laid out to distribute through the plan area. Two open space parks are created in the northwest and southeast portion of the plan area. Linear open spaces provide linkages between the park areas as well as beyond the plan area to the east and west. The southeast park area adds open space to existing municipal reserve parcel. The open space will be maintained by the residents association.

- 5.5.1 Where municipal reserves are owing as a result of subdivision approval for parcels within the plan area, the provision of these reserves may be satisfied by the payment of cash in lieu or by dedication of land or a combination of both.**
- 5.5.2 Where municipal reserves are owing as a result of subdivision approvals for parcels within the plan area, the provision for these reserves shall be in accordance with the provisions of the Central Springbank Area Structure Plan.**
- 5.5.3 Development Plans for the municipal reserve areas, including the location and construction of pathways and any vehicular parking, shall be established in agreement between the Municipality and the developer as part of the tentative plan of subdivision which includes municipal reserve lands.**
- 5.5.4 Maintenance and upkeep responsibilities for the municipal reserve lands will be established in agreement between the Municipality and the developer with consideration of a future Residents Association, as part of the tentative plan of subdivision.**
- 5.5.5 The exact location of the Regional Pathway linkages shall be established by the Municipality as part of each of the land use redesignations and tentative plans of subdivision.**
- 5.5.6 Internal pedestrian pathways should be developed within the plan area in order to provide pedestrian linkages to the municipal reserve parcel and to the regional pathway system.**





MURRAY LANDS DEVELOPMENT AREA Cell 1 B
Conceptual Scheme

Building and Landscaping Envelopes

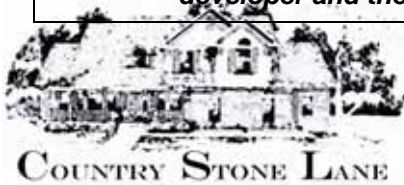
In consultation with the adjacent residents to the north, a 15-metre wide landscaped envelope is proposed within private lots along the entire length of north property line for Cell B. In addition to it, view corridors are created, where possible, for some of the existing residences to the north by means of creating building envelopes on proposed lots within Cell B. Figure 11 shows the Landscaped Envelope, Building Envelopes and the View Corridors. The proposed parcels located adjacent to Range Road 32 are proposing building envelopes in proximity to the existing natural drainage course and building setbacks from identified by the Land Use Bylaw. Developable building envelopes will be required to be confirmed on any proposed parcels adjacent to Range Road 32 prior to subdivision approval by Council. The proposed stormwater management will be required to comply with an adopted Master Drainage Plan forming part of a Regional Utility Strategy for the Springbank area.

- 5.6.1** *A Landscape Envelope, with a minimum width of 15m, shall be maintained within private lots, along the entire length of the north property line of Cell "B". No building structure shall be allowed within the building envelope.*
- 5.6.2** *Lots located in the northwest portion of Cell "B" shall be subject to building envelopes generally as shown in Figure 11, in order to maintain view corridors, where possible. Minor modification to the view corridor may be required at the time of detailed engineering.*
- 5.6.3** *Relaxation for side and rear yard requirements may be considered at the time of tentative plan of subdivision, in order to create a suitable building envelope.*
- 5.6.4** *Developable building envelopes will be required to be confirmed on any proposed parcels adjacent to Range Road 32 prior to subdivision approval by Council in conformity with an accepted Stormwater Drainage Plan to the satisfaction of the M.D. of Rocky View No. 44.*

5.7 Architectural and Landscaping Guidelines

All development within Country Stone Lane will be subject to architectural and landscaping guidelines, to be implemented by the developers. The overall intent of the guidelines is to create a sense of place, fostered in a country setting. The guidelines will promote uniformity, yet allowing flexibility for individual expression. Homeowners will have the choice of 'Country', 'Ranch' or 'Colonial' style of housing. Stone is intended to be the main tying element and will act as the accent material on houses as well as in landscaping of public open space. The sense of country living will be echoed through architectural design, materials and landscape elements.

- 5.7.1** *Architectural and site development standards proposed for developments within the plan area should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval. Enforcement of the architectural and site development standards shall be the responsibility of the developer and the Residents Association.*



6.0 INFRASTRUCTURE

6.1 Transportation

Cell B is bound by Range Road 32 to the west and Lower Springbank Road to the south. The proposed development is anticipated to accommodate 42 lots within Area A. Two points of access are proposed into the development cell. Access off of Lower Springbank Road is proposed approximately 680m east of Range Road 32. Access off of Range Road 32 is proposed approximately 570m north of Lower Springbank Road. Access to all lots within Area A and Area B will be off of internal roads. No direct access into private lots is proposed off of Lower Springbank Road or Range Road 32.

A Transportation Impact Assessment has been prepared by Eagle Engineering for both Country Stone Lane and Murray Lands Conceptual Scheme area. Given the low number of units, the proposed developments are not anticipated to have a significant impact on the existing transportation infrastructure. The TIA makes recommendations relative to intersection improvements and signage. Following is the summary of the assessment by Eagle Engineering:

"This Traffic Impact Assessment was prepared to determine the impacts of the proposed Country Stone Lane residential development on the local transportation network. The traffic impact assessment is required by the Municipal District of Rocky View as part of the development approval process.

"The proposed Country Stone Lane subdivision is located on a parcel of land in the Springbank area of the Municipal District of Rocky View. The development concept plan includes 42 single-family homes. Construction of the Country Stone Lane development is planned to commence as soon as all necessary approvals have been granted. For assessment purposes, it was assumed that development construction would commence in 2004 and homes will be completed and occupied by the end of 2005.

"There will be two accesses into the subdivision. One from Lower Springbank Road directly opposite the Chinook Arch Lane and the other from Range Road 32 approximately 550 metres north of Lower Springbank Road. The roadway and intersection analyses both indicate the transportation network surrounding the development will be able to accommodate traffic from the proposed development with minimal impact on levels of service.

"Based on the results of the assessment, it is concluded that Range Road 31, Range Road 32, Lower Springbank Road, and Springbank Road are capable of accommodating the additional traffic generated by the proposed Country Stone Lane development without noticeable impact on existing levels of service and without any necessary revisions to the existing roads or intersections.

"The recommended intersection design for the access road intersection with Lower Springbank Road is a basic Type Ib configuration with no auxiliary lanes.



"A basic Type IIa intersection treatment with an auxiliary lane in the southbound direction has been recommended for the access road intersection with Range Road 32.

"A review of relevant sections of the "Transportation Network Study for the Central Springbank Area" report and suggestions for implementing some of the study recommendations have been included in this report. Special temporary signage to accommodate construction traffic at the intersection of Range Road 32 and Springbank Road while construction is ongoing has also been recommended."

The MD is currently in the process of assessing off-site Transportation levies in order to address the transportation infrastructure improvements required as a result of cumulative effect of all the proposed developments in Central Springbank. Country Stone Lane development shall conform to decisions made by Council in this regard.

- 6.1.1 Access to all private lots shall be off of internal roads.**
- 6.1.2 Future development in Cell "B" shall incorporate the recommendation made in the Traffic Impact Assessment, February 2004, prepared by Eagle Engineering.**
- 6.1.3 All development shall be subject to the Transportation Off-site Levy Bylaw as established by the Municipality.**
- 6.1.4 All roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.**
- 6.1.5 Pathways and trails, other than crossings, shall not be permitted within a municipal road allowance, unless otherwise approved by Council.**
- 6.1.6 The Municipality may require the dedication of up to an additional 5 metre wide area along any of the municipal roads along the boundary of the development for future road widening requirements. The exact road widening requirements and the amount, if any, of compensation to the landowner shall be established by the Municipality as part of the tentative plan of subdivision.**
- 6.1.7 The Municipality may require the upgrading resurfacing of municipal roadways and intersections along the boundaries of the development prior to or in conjunction with the phasing of development. The timing of these improvements and any cost-sharing or Endeavours-to-Assist the developer in recovering a portion of the cost of these improvements shall be established by the Municipality as part of the tentative plan of subdivision.**
- 6.1.8 The Municipality may require the upgrading resurfacing of municipal roadways and intersections beyond the boundaries of the development prior to or in conjunction with the phasing of development. The timing of these improvements and any cost-sharing or Endeavours-to-Assist the developer in recovering a portion of the cost of these improvements shall be established by the Municipality as part of the tentative plan of subdivision.**



6.2 Wastewater Servicing

The Country Stone Lane development shall tie into the regional servicing provided by the MD. Private sewage disposal systems may be employed in the interim at the discretion of the MD.

McIntosh Lalani Engineering Ltd. have carried out percolation and near surface water analysis and determined that the soils meet the Alberta Environment guidelines for septic fields. An underground sanitary sewer system has been designed and will be preinstalled within the subdivision, complete with sanitary service connection to each lot.

The general vicinity of septic fields and locations will be predetermined with a common manhole tie between the sanitary service and septic field for a convenient switching of sewage flows to the public sanitary sewer system. A decommissioning strategy for septic tanks and fields will be in place with the least disruption to the existing development at the time. The septic fields are proposed as an interim solution only until such time the regional piped servicing is available.

- 6.2.1** *The Municipality may require easements for the installation of infrastructure required to implement its proposed regional 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 provided at the tentative plan of subdivision approval.*
- 6.2.2** *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 to not be practical to extend or are 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.*
- 6.2.3** *Percolation and near-surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate "private sewage disposal systems". The Municipality may require this testing as a condition of subdivision approval and it may also be required prior to approval of the final plan of subdivision.*
- 6.2.4** *All wastewater lines and services shall be constructed in accordance with the City of Calgary's standard for Sewer Construction, and as per the Municipality's exceptions standard manual, and as per current Servicing Standards for Subdivision and Road Construction.*
- 6.2.5** *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.*



- 6.2.6** *The Municipality may require the installation of sanitary trunks within and beyond the boundaries of the development by the developer to enable the connection of the on-site sanitary sewer utility to the regional service infrastructure. Any and all off-site improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan approval.*
- 6.2.7** *The Municipality may require the installation of sanitary collection mains and service connections within the boundaries of the development to enable the connection of the on-site sanitary sewer utility to each individual unit.*

6.3 Stormwater Drainage

The topography has slopes from north to south, the elevation ranging from +/-1171.0 to +/-1161.0. Flows generated traverse the site via existing drainage course on the west side parallel to Range Road 32. A portion of the land flows towards the east through a low area in the southeast corner.

The Stormwater management for the proposed development shall comply with the Staged Master Drainage Plan prepared as part of the Regional Servicing Strategy. The Conceptual Scheme shows ponds based on preliminary report prepared by Jubilee Engineering. Best Management Practices are used for Stormwater Management Plan. The recommendations of the Jubilee report follow the natural drainage system to control and properly manage stormwater runoff in terms of both water quality and quantity. The drainage system consists of surface run-off that drains towards the proposed ponds via road ditches and existing natural channels. Additional swales are proposed along the lot lines to direct water towards the proposed ponds.

The ponds are sized for the 1:100 year run-off, based on increased flows from the overall drainage basin draining through the site.

The existing drainage course shall be maintained within private lots by means of an overland drainage easement.

- 6.3.1** *The post-development stormwater run off note from the plan area shall remain consistent with the pre-development stormwater run off rate for the plan area.*
- 6.3.2** *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.*
- 6.3.3** *Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.*



- 6.3.4** *The existing overland drainage course, located in the western portion of Cell “B”, generally parallel to Range Road 32, shall be maintained within private property by means of an overland drainage easement.*
- 6.3.5** *The Municipality may require Public Utility Lots (PUL) within the development area for regional stormwater facilities or the installation of distribution infrastructure related to the implementation of the Regional Utility Servicing Strategy. The exact size, location and access requirements of the PUL will be established by the Municipality as part of the tentative plan of subdivision.*
- 6.3.6** *Where stormwater retention ponds and other stormwater management works are required within the private lots, the lots containing these shall be subject to an encumbrance.*
- 6.3.7** *An overall grading plan for each development should be considered at the final phase of subdivision approval. The overall grading plan should implement the conclusions and recommendations of the Storm Water Management Plan.*
- 6.3.8** *All new development shall address the implementation of Best Management Practices for both water quality and water quantity in accordance with the Report on Drainage Strategies for Springbank as adopted by the Municipality. Site Implementation Plans shall be prepared by the developer as part of the tentative plan of subdivision.*
- 6.3.9** *The maintenance and operation of stormwater management facilities must be funded by the people residing in the benefiting areas. Maintenance and upkeep responsibilities relative to stormwater management facilities will be in accordance with the Springbank Development Levy Bylaw.*

6.4 Potable Water Service

The Country Stone Lane plan area will connect to the regional water services provided by the Municipality. The Municipality may make provisions for interim water servicing until such time the regional services are available.

- 6.4.1** *The water supply and distribution system required to service subdivision within the plan area shall be via a piped water system constructed, licensed and permitted by Alberta Environmental Protection.*
- 6.4.2** *The Municipality shall provide an interim water distribution to lands proposed for subdivision and development within the Springbank service area until such time as permanent off site distribution is constructed.*
- 6.4.3** *All development shall be connected to potable regional water service upon availability in accordance with the Regional Utility Servicing Strategy as adopted by the Municipality. All new development shall be subject to the Springbank Development Bylaw as established by the Municipality.*



- 6.4.4** *All potable water transmission and distribution mains and services shall be constructed in accordance with the municipality's Servicing Standards for Subdivision and Road Construction.*
- 6.4.5** *The Municipality may require the installation of water 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.*
- 6.4.6** *The Municipality may require the installation of water transmission mains within and beyond the boundaries of the development by the developer to enable the connection of the on-site water utility to the regional service infrastructure. Any and all off-site improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.*
- 6.4.7** *The Municipality may require the installation of water transmission mains and service connections within the boundaries of the development to enable the connection of the on-site water utility to each individual unit.*
- 6.4.8** *The Municipality may require that the water transmission mains installed within the development may need to be enlarged to accommodate flows to future development areas.*

6.5 Shallow Utilities

The Conceptual Scheme plan area will be serviced by shallow utilities by the appropriate utility company providing service in the area, in accordance with the policies of the Central Springbank Area Structure Plan.

- 6.5.1** *Shallow utilities will be provided by the appropriate utility company providing service to the Country Stone Lane 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 Conceptual Scheme plan area.*

6.6 Solid Waste Management

Solid waste management including creation of recycling opportunities within the Conceptual Scheme plan area will be in accordance with the policies of the Central Springbank Area Structure Plan.

- 6.6.1** *A solid waste management plan should be considered at the time of subdivision approval of the Conceptual Scheme plan area. Implementation of the solid waste management plan shall be the responsibility of the developer and/or Residents' Association.*



6.7 Utility Servicing Strategy

The Municipality is developing a regional servicing strategy for lands within its municipal jurisdiction (Springbank) which includes the planning area. When implemented, the regional 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 established the Springbank service area which includes the planning area and will be subject to the proposed regional servicing strategy.

Costs associated with the provision of utility infrastructure shall be recovered by the Municipality from lands proposed for subdivision and development with the Springbank area in accordance with the proposed Springbank Development Levy Bylaw.

- 6.7.1 *Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) that is required to sustain future subdivision and development of the planning area shall be in accordance with its adopted utility servicing strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.***
- 6.7.2 *All subdivision and development within the planning area shall be subject to the provisions of the Central Springbank Area Structure Plan.***
- 6.7.3 *Notwithstanding the utility policies developed within this Conceptual Scheme, an adopted regional servicing strategy shall take precedence.***



7.0 PHASING PLAN

Development Phasing for Cell B is anticipated to proceed in the following order:

Phase 1	Area A
Phase 2	Area B

Given the small size of Area A, the entire area will likely be marketed at the same time.

- 7.1** *Subdivision and development in Area 'A' shall be in single phase. The required infrastructure to sustain the planned subdivision and development shall be in place and /or available at the time of approval.*
- 7.2** *Subdivision and development in Area 'B' shall be in single phase. The required infrastructure to sustain the planned subdivision and development shall be in place and /or available at the time of approval.*

8.0 community considerations

8.1 Public Consultation

Stone's and its consulting team have held eight meetings with the adjacent residents. The list of meetings is as follows:

Meeting #1	March 5, 2001 @ Brown & Associates	Preliminary plans presented to adjacent existing residents to the north.
Meeting #2	March 6, 2001 @ Brown & Associates	Preliminary plans presented to existing residents at Murray Place.
Meeting #3	March 14, 2002 @ Park for all Seasons	Revised plans presented to adjacent existing residents to the north.
Meeting #4	March 28, 2002 @ Park for all Seasons	Revised plans presented to adjacent residents in Murray Place.
Open House	April 21, 2004 @ Park for all Seasons	Proposed Conceptual Scheme presented.
Open House	June 30, 2004 @ Springbank Heritage Club	Proposed Country Stone Lane Development Concept presented

Figure 12 shows the original concept presented to the residents in March 2001.



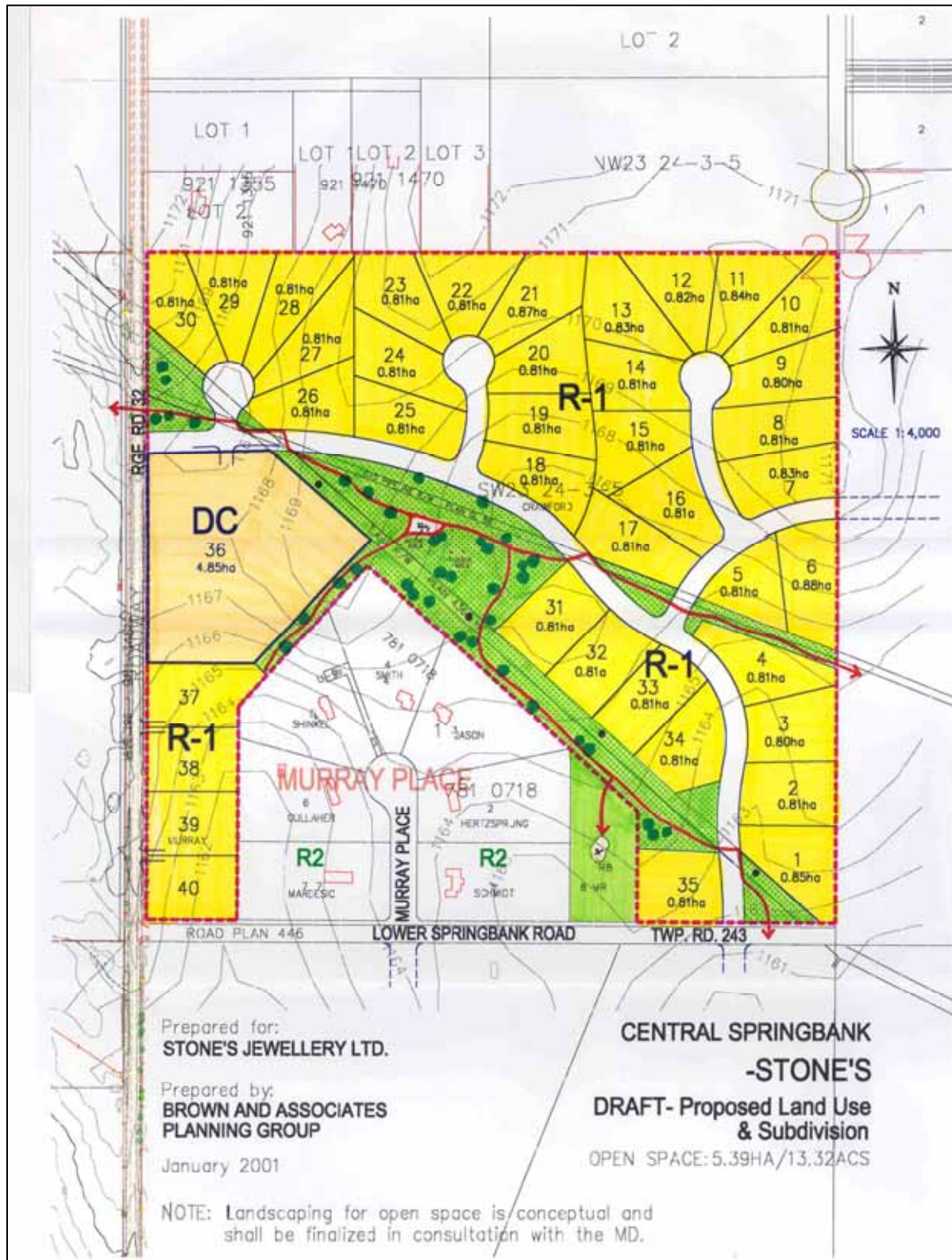


Figure 12
Cell B – Original Plan Presented to
Adjacent Residents – March 2001



MURRAY LANDS DEVELOPMENT AREA Cell B Conceptual Scheme

The following key revisions were made to the proposed plan in response to the comments by the residents at the above meetings:

- Elimination of the originally proposed, higher density +/-12 acre DC site, proposed adjacent to Range Road 32, northwest of Murray Place.
- Introduction of a 15 meter wide Landscaped Envelope, free of any building structures, along the entire north property line, within private lots. The existing residents to the north indicated their preference for a landscaped buffer within private lots over public open space or solid fence.
- Introduction of Building Envelopes for lots in the northwest portion of the development in order to preserve view corridors, where possible, for the existing lots to the north.
- A detailed study of drainage pattern in the area by Jubilee Engineering and preparation of a proposed drainage plan to avoid any negative impact on the residents of Murray Place residents.
- Revision to the layout to accommodate the overland drainage course located in the west portion of the development, parallel to Range Road 32.

Additional meetings included an Open House on September 8, 2004 and a special meeting with a number of Murray Place residents. The purpose of the meeting was to further address drainage issues and building site configurations on the southwesterly 8 acres. As a result of the meeting the following policies are added to the Conceptual Scheme.

8.1.1 *The final drainage plan for the Conceptual Scheme area shall be prepared in consultation with the existing Murray Place residents.*

8.1.2 *The building sites on the southwesterly 8 acres shall be in consultation with the existing Murray Place residents.*

8.2 Historical Context

8.2.1 *Pursuant to the provision of the Central Springbank Area Structure Plan, all proposals within the Country Stone Lane plan area should consider the integration of any features of cultural landscapes into the tentative plan of subdivision.*



9.0 implementation, amendment and review

The proposed development is in conformity with the Central Springbank Area Structure Plan and no amendment to the ASP is required prior to adoption of the Country Stone Lane Conceptual Scheme (forming part of the Murray Lands Conceptual Scheme). Redesignation and Subdivision within the Conceptual Scheme planning area shall be guided by the policies and discussions herein and implemented through conditions of subdivision approval by the Municipal District of Rocky View No. 44.

- 9.0.1** *Pursuant to the Central Springbank Area Structure Plan the Country Stone Lane Conceptual Scheme (forming part of the Murray Lands Conceptual Scheme) will be appended to the area structure plan.*
- 9.0.2** *The Municipal District of Rocky View No. 44 shall implement the policies of the Country Stone Lane Conceptual Scheme (forming part of the Murray Lands Conceptual Scheme) through the approval process for redesignation and subdivision.*
- 9.0.3** *Community and Road Naming applications will be required to be submitted at the subdivision stage and require Council approval. Any changes to community or road names will not require an amendment to this Conceptual Scheme.*

10.0 policy summary

Following is the summary of the policies stated through the document.

- 4.1.1** All future land use scenarios, subdivision and development concepts and tentative plans of subdivision prepared for individual development cells within the plan area should be prepared in response to the existing terrain. Lands containing excessive slopes or other terrain conditions considered hazardous to residential development should be evaluated by a qualified professional engineer in order to establish design principles that when implemented will mitigate or avoid areas of high risk to development.
- 4.1.2** Alterations in the existing terrain in the plan area should proceed in accordance with a stormwater management plan and an attendant grading plan.
- 4.1.3** Alterations in the existing surface hydrology of the plan area in order to accommodate subdivision and development should proceed in accordance with a stormwater management plan and an attendant grading plan prepared in accordance with the MD of Rocky View and Alberta Environmental Protection guidelines.
- 4.1.4** Proposed Development shall not result in the harmful alteration, disruption or destruction of fish habitat under Subsection 35(1) of the Fisheries Act to the satisfaction of the Department of Fisheries and Oceans Canada (DFO). Prior to Subdivision approval relevant information and studies detailing the proposed development works shall be submitted to DFO for determination that proposed works will not result in the harmful alteration, disruption or destruction of fish habitat.



- 4.2.1 The existing overland drainage course, located in the western portion of Cell “B”, as identified in the BIA generally parallel to Range Road 32, shall be maintained within public or private property.
- 5.1.1 Future land use and subdivision shall generally be in accordance with the approved Conceptual Scheme. Minor variations as a result of detailed engineering shall be allowed without a need for an amendment to the Conceptual Scheme.
- 5.2.1 Open space and pathway linkages shall be coordinated between Cell “A” (Morgans Rise) and Cell “B” (Country Stone Lane) as shown in Figure 8.
- 5.2.2 Internal roads shall be coordinated between Cell “A” (Morgans Rise) and Cell “B” (Country Stone Lane) as shown in Figure 8.
- 5.2.3 Where possible, an open space buffer shall be maintained between the proposed development and to the northeast and northwest of existing Murray Place, generally as shown in Figure 8.
- 5.3.1 Lot layout for Development Cell “B” shown in Figure 9 of this Conceptual Scheme are Conceptual only and may not reflect the final Subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and shall conform to the provisions of the Central Springbank Area Structure Plan.
- 5.3.2 The following subdivision design principles should be applied to subdivision proposed for the plan area:
- a) Design a low-density country residential community, which is compatible with general agricultural and residential land uses adjacent and in proximity to the plan area.
 - b) Design a low-density country residential community, which is sustainable, free of hazards and responsive to the natural characteristics of the plan area.
 - c) Design a low-density country residential community, which includes open space appropriate for the development of recreational facilities which is linked through a system of pedestrian walkways.
 - d) Design a low-density residential community, which when developed will achieve a high standard of architectural and site development that responds to the surrounding community fabric of buildings, spaces and local traditions.
- 5.3.3 Alteration to the existing topography of the plan area can only proceed in accordance with an overall grading plan, as approved by the M.D. of Rocky View No. 44.
- 5.3.4 Where slopes considered unstable for development and/or exceeding 15% are contained within a proposed residential lot, a restrictive covenant shall be placed on the title of the lot at the time of plan approval, which restricts development and alteration of the slope in accordance with the recommendation of a slope stability assessment prepared by a qualified professional engineer.
- 5.3.5 Subdivision and development proposed for the plan area shall proceed in accordance with the recommendations of a geotechnical report prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the M.D. of Rocky View No. 44.



- 5.3.6 Proposal for the redesignation of lands within Area “A” of Cell “B” shall be for Residential One (R-1) District, with minimum lot size of 0.81 hectares (2.0 acres).
- 5.3.7 Proposal for redesignation of lands within Area “B” of Cell “B” shall be for Residential Two (R-2) District, with minimum lot size of 1.6 hectares (4.0 acres).
- 5.4.1 Pursuant to the Central Springbank Area Structure Plan policy, the number of lots allowed is 64 units on a quarter section.
- 5.5.1 Where municipal reserves are owing as a result of subdivision approval for parcels within the plan area, the provision of these reserves may be satisfied by the payment of cash in lieu or by dedication of land or a combination of both.
- 5.5.2 Where municipal reserves are owing as a result of subdivision approvals for parcels within the plan area, the provision for these reserves shall be in accordance with the provisions of the Central Springbank Area Structure Plan.
- 5.5.3 Development Plans for the municipal reserve areas, including the location and construction of pathways and any vehicular parking, shall be established in agreement between the Municipality and the developer as part of the tentative plan of subdivision which includes municipal reserve lands.
- 5.5.4 Maintenance and upkeep responsibilities for the municipal reserve lands will be established in agreement between the Municipality and the developer with consideration of a future Residents Association, as part of the tentative plan of subdivision.
- 5.5.5 The exact location of the Regional Pathway linkages shall be established by the Municipality as part of each of the land use redesignations and tentative plans of subdivision.
- 5.5.6 Internal pedestrian pathways should be developed within the plan area in order to provide pedestrian linkages to the municipal reserve parcel and to the regional pathway system.
- 5.6.1 A Landscape Envelope, with a minimum width of 15m, shall be maintained within private lots, along the entire length of the north property line of Cell “B”. No building structure shall be allowed within the building envelope.
- 5.6.2 Lots located in the northwest portion of Cell “B” shall be subject to building envelopes generally as shown in Figure 11, in order to maintain view corridors, where possible. Minor modification to the view corridor may be required at the time of detailed engineering.
- 5.6.3 Relaxation for side and rear yard requirements may be considered at the time of tentative plan of subdivision, in order to create a suitable building envelope.
- 5.6.4 Developable building envelopes will be required to be confirmed on any proposed parcels adjacent to Range Road 32 prior to subdivision approval by Council in conformity with an accepted Stormwater Drainage Plan to the satisfaction of the M.D. of Rocky View No. 44.



- 5.7.1 Architectural and site development standards proposed for developments within the plan area should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval. Enforcement of the architectural and site development standards shall be the responsibility of the developer and the Residents Association.
- 6.1.1 Access to all private lots shall be off of internal roads.
- 6.1.2 Future development in Cell “B” shall incorporate the recommendation made in the Traffic Impact Assessment, February 2004, prepared by Eagle Engineering.
- 6.1.3 All development shall be subject to the Transportation Off-site Levy Bylaw as established by the Municipality.
- 6.1.4 All roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.
- 6.1.5 Pathways and trails, other than crossings, shall not be permitted within a municipal road allowance, unless otherwise approved by Council.
- 6.1.6 The Municipality may require the dedication of up to an additional 5 metre wide area along any of the municipal roads along the boundary of the development for future road widening requirements. The exact road widening requirements and the amount, if any, of compensation to the landowner shall be established by the Municipality as part of the tentative plan of subdivision.
- 6.2.1 The Municipality may require easements for the installation of infrastructure required to implement its proposed regional 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 provided at the tentative plan of subdivision approval.
- 6.2.2 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 to not be practical to extend or are 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.
- 6.2.3 Percolation and near-surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate “private sewage disposal systems”. The Municipality may require this testing as a condition of subdivision approval and it may also be required prior to approval of the final plan of subdivision.
- 6.2.4 All wastewater lines and services shall be constructed in accordance with the City of Calgary's standard for Sewer Construction, and as per the Municipality's exceptions standard manual, and as per current Servicing Standards for Subdivision and Road Construction.



- 6.2.5 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.
- 6.2.6 The Municipality may require the installation of sanitary trunks within and beyond the boundaries of the development by the developer to enable the connection of the on-site sanitary sewer utility to the regional service infrastructure. Any and all off-site improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan approval.
- 6.2.7 The Municipality may require the installation of sanitary collection mains and service connections within the boundaries of the development to enable the connection of the on-site sanitary sewer utility to each individual unit.
- 6.3.1 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.
- 6.3.2 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.
- 6.3.3 Swales and ditches within road allowance alongside municipal roadways shall only be used for conveyance of storm water and not for storage purposes.
- 6.3.4 The existing overland drainage course, located in the western portion of Cell "B", generally parallel to Range Road 32, shall be maintained within private property by means of an overland drainage easement.
- 6.3.5 The Municipality may require Public Utility Lots (PUL) within the development area for regional stormwater facilities or the installation of distribution infrastructure related to the implementation of the Regional Utility Servicing Strategy. The exact size, location and access requirements of the PUL will be established by the Municipality as part of the tentative plan of subdivision.
- 6.3.6 Where stormwater retention ponds and other stormwater management works are required within the private lots, the lots containing these shall be subject to an encumbrance.
- 6.3.7 An overall grading plan for each development should be considered at the final phase of subdivision approval. The overall grading plan should implement the conclusions and recommendations of the Storm Water Management Plan.
- 6.3.8 All new development shall address the implementation of Best Management Practices for both water quality and water quantity in accordance with the Report on Drainage Strategies for Springbank as adopted by the Municipality. Site Implementation Plans shall be prepared by the developer as part of the tentative plan of subdivision.



- 6.3.9** The maintenance and operation of stormwater management facilities must be funded by the people residing in the benefiting areas. Maintenance and upkeep responsibilities relative to stormwater management facilities will be in accordance with the Springbank Development Levy Bylaw.
- 6.4.1** The water supply and distribution system required to service subdivision within the plan area shall be via a piped water system constructed, licensed and permitted by Alberta Environmental Protection.
- 6.4.2** The Municipality shall provide an interim water distribution to lands proposed for subdivision and development within the Springbank service area until such time as permanent off site distribution is constructed.
- 6.4.3** All development shall be connected to potable regional water service upon availability in accordance with the Regional Utility Servicing Strategy as adopted by the Municipality. All new development shall be subject to the Springbank Development Bylaw as established by the Municipality.
- 6.4.4** All potable water transmission and distribution mains and services shall be constructed in accordance with the municipality's Servicing Standards for Subdivision and Road Construction.
- 6.4.5** The Municipality may require the installation of water 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.
- 6.4.6** The Municipality may require the installation of water transmission mains within and beyond the boundaries of the development by the developer to enable the connection of the on-site water utility to the regional service infrastructure. Any and all off-site improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.
- 6.4.7** The Municipality may require the installation of water transmission mains and service connections within the boundaries of the development to enable the connection of the on-site water utility to each individual unit.
- 6.4.8** The Municipality may require that the water transmission mains installed within the development may need to be enlarged to accommodate flows to future development areas.
- 6.5.1** Shallow utilities will be provided by the appropriate utility company providing service to the Country Stone Lane 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 Country Stone Lane Conceptual Scheme area.
- 6.6.1** A solid waste management plan should be considered at the time of subdivision approval of the Conceptual Scheme plan area. Implementation of the solid waste management plan shall be the responsibility of the developer and/or Residents' Association.



- 6.7.1 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) that is required to sustain future subdivision and development of the planning area shall be in accordance with its adopted utility servicing strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan.
- 6.7.2 All subdivision and development within the planning area shall be subject to the provisions of the Central Springbank Area Structure Plan.
- 6.7.3 Notwithstanding the utility policies developed within this Conceptual Scheme, an adopted regional servicing strategy shall take precedence.
- 7.1 Subdivision and development in Area 'A' shall be in single phase. The required infrastructure to sustain the planned subdivision and development shall be in place and /or available at the time of approval.
- 7.2 Subdivision and development in Area 'B' shall be in single phase. The required infrastructure to sustain the planned subdivision and development shall be in place and /or available at the time of approval.
- 8.1.1 The final drainage plan for the Conceptual Scheme area shall be prepared in consultation with the existing Murray Place residents.
- 8.1.2 The building sites on the southwesterly 8 acres shall be in consultation with the existing Murray Place residents.
- 8.2.1 Pursuant to the provision of the Central Springbank Area Structure Plan, all proposals within the Country Stone Lane plan area should consider the integration of any features of cultural landscapes into the tentative plan of subdivision.
- 9.0.1 Pursuant to the Central Springbank Area Structure Plan the Country Stone Lane Conceptual Scheme (forming part of the Murray Lands Conceptual Scheme) will be appended to the area structure plan.
- 9.0.2 The Municipal District of Rocky View No. 44 shall implement the policies of the Country Stone Lane Conceptual Scheme (forming part of the Murray Lands Conceptual Scheme) through the approval process for redesignation and subdivision.
- 9.0.3 Community and Road Naming applications will be required to be submitted at the subdivision stage and require Council approval. Any changes to community or road names will not require an amendment to this Conceptual Scheme.

