



## BYLAW C-7649-2017

### A Bylaw of Rocky View County

#### Known as the North Escarpment Conceptual Scheme

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7649-2017.

#### PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Land Use Bylaw (C-4841-97), and the Municipal Government Act.

#### PART 3 – EFFECT OF BYLAW

**THAT** The “North Escarpment Conceptual Scheme” be adopted, to provide a framework for subsequent redesignation, subdivision, and development affecting: Lots 1, 3-13, Plan 9010715; Lot 2 MR, Plan 9010715; Block 1 - 4, 14, Plan 2850 JK; and Lots 7 - 12, Block 6, Plan 0614763 within NW-19-24-02-W05M, consisting of an area of approximately  $\pm 58.11$  hectares ( $\pm 143.6$  acres), as defined in Schedule ‘A’ which is attached to, and forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7649-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 3

File: 04619003-007,04619009,04619017,04619024-036, 04619040/041, 04619124/125 – PL20160062

PUBLIC HEARING WAS HELD IN COUNCIL this 11<sup>th</sup> day of April, 2017  
 READ A FIRST TIME IN COUNCIL this 11<sup>th</sup> day of April, 2017  
 READ A SECOND TIME IN COUNCIL this 11<sup>th</sup> day of April, 2017  
 UNANIMOUS PERMISSION FOR THIRD READING 11<sup>th</sup> day of April, 2017  
 READ A THIRD TIME IN COUNCIL this 11<sup>th</sup> day of April, 2017

Reeve

CAO or Designate

Date Bylaw Signed



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-7649-2017**

A Conceptual Scheme affecting Lot 1, 3-13, Plan 9010715; Lot 2 MR, Plan 9010715; Block 1 - 4, 14, Plan 2850 JK; Lot 7 - 12, Block 6, Plan 0614763 within NW-19-24-02-W05M, consisting of an area of approximately  $\pm 58.11$  hectares ( $\pm 143.6$  acres), herein referred to as the North Escarpment Conceptual Scheme.



# NORTH

# ESCARPMENT DRIVE

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## CONCEPTUAL SCHEME

A POLICY FRAMEWORK TO GUIDE RESIDENTIAL  
DEVELOPMENT WITHIN AN INFILL COUNTRY  
RESIDENTIAL AREA OF THE  
CENTRAL SPRINGBANK AREA STRUCTURE PLAN

**QUALITY PROPERTY**

**DRAFT for Public Hearing Purposes**

March 2017

**b&a**







# NORTH ESCARPMENT DRIVE

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## CONCEPTUAL SCHEME



### PROJECT CONSULTANT TEAM:

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# 1.0 Introduction

## 1.1 Purpose of this Plan

The North Escarpment Drive Conceptual Scheme was prepared pursuant to the provisions of the Central Springbank Area Structure Plan (CSASP). It describes a rationale and motivation to facilitate infill country residential subdivision within an area of existing established country residential development. It includes a policy framework to describe how infill residential subdivision will be implemented in a logical and sequenced manner as contemplated by the CSASP. The policies of this Plan have been prepared to inform ongoing decision-making regarding subsequent land use redesignation and subdivision applications required as required to implement infill country residential development within the defined Plan area.

## 1.2 Development Rationale

The subject lands are located within Rocky View County's Central Springbank community. The subject land is situated approximately 2 miles west of The City of Calgary within an established country residential area that has experienced subdivision activity since the early 1980's - primarily due to the area's gently-rolling topography, spectacular views to the Rocky Mountains and efficient access to regional service amenities. The site's existing topographical conditions, proximity to Springbank Road and location within the Westridge Utilities potable water service area make it ideally suited to support infill country residential development.

## 1.3 Primary Development Considerations

The North Escarpment Drive Conceptual Scheme contemplates infill country residential neighbourhood that incorporates the following development considerations:

- **Appropriately-designed Country Residential Infill Subdivision** to ensure the design of all new country residential development considers existing topography, vegetation, views, connectivity with public roads & utility servicing and proximity to existing established country residential lots;
- **Local & Regional Transportation Network improvements** to ensure the developer provides all new country residential development with appropriate public road access and that the cumulative impact of additional traffic within the area respects the capacity of the surrounding road network;
- **Potable Water Service** to ensure the developer provides all new country residential subdivision with a potable water supply from Westridge Utilities Inc.;
- **Waste Water Service** to ensure the developer provides all new country residential subdivision with appropriate private sewage treatment systems;



- **Sensitive Stormwater Management** will be accommodated within the Plan area to ensure the quantity and quality of surface run-off generated within the Plan area respects Provincial and municipal engineering requirements; and
- **Staged Development Phasing** to ensure that infill country residential development within the Plan area proceeds in a logical and staged manner in accordance with the individual development aspirations of each landowner and with respect to the relative Rocky View County development policies.

The policies of this Conceptual Scheme describe how the referenced infill country residential development considerations will be implemented within The North Escarpment Drive Conceptual Scheme.

## 1.4 The Conceptual Scheme Objectives

The intent of **The North Escarpment Drive Conceptual Scheme** is to:

- a) Summarize existing conditions within the Plan area to identify development opportunities and constraints;
- b) Establish a future development concept with an integrated land use framework to facilitate infill country residential development in accordance with the provisions of the Central Springbank Area Structure Plan;
- c) Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure as required to support infill country residential development and related uses;
- d) Establish expectations for provision of emergency response within the Plan area;
- e) Establish an overall phasing strategy for development within the Plan area based on infrastructure availability, landowner aspirations and market demand; and
- f) Summarize a community consultation program implemented to inform & educate affected landowners and interested stakeholders.

## 2.0 Plan Area Description

### 2.1 Location

As shown on **Figure 1: Regional Context**, the Conceptual Scheme Plan area is illustrated within the broader context of surrounding Central Springbank country residential community.

As shown on **Figure 2: Local Area Context**, the Plan area is bound to the north by Springbank Road, to

the east by the Pinnacle Ridge neighbourhood, to the south by existing country residential subdivision and to the west by Horizon View Road. Rolling topography, spectacular mountain views and convenient access to services in Calgary make this an ideal location for continued country residential development.

### 2.2 Legal Descriptions & Ownership

As shown on **Figure 3: Conceptual Scheme Plan Area**, the study area includes five individually-titled parcels that are anticipated by this Conceptual Scheme for future infill residential development legally-described as follows:

Parcel Reference	Legal Description	ha (±)	ac (±)
INFILL COUNTRY RESIDENTIAL AREA			
Parcel A	Block 3, Plan 2850 JK	8.11	20.05
Parcel B	Block 1, Plan 2850 JK	8.10	20.01
Parcel C	Block 14, Plan 2850 JK	2.44	6.02
Parcel D	Block 2, Plan 2850 JK	8.09	20.01
Parcel E	Block 4, Plan 2850 JK	8.09	19.99
INFILL RESIDENTIAL AREA		±34.80	±86.10



Figure 1: **Regional Context**

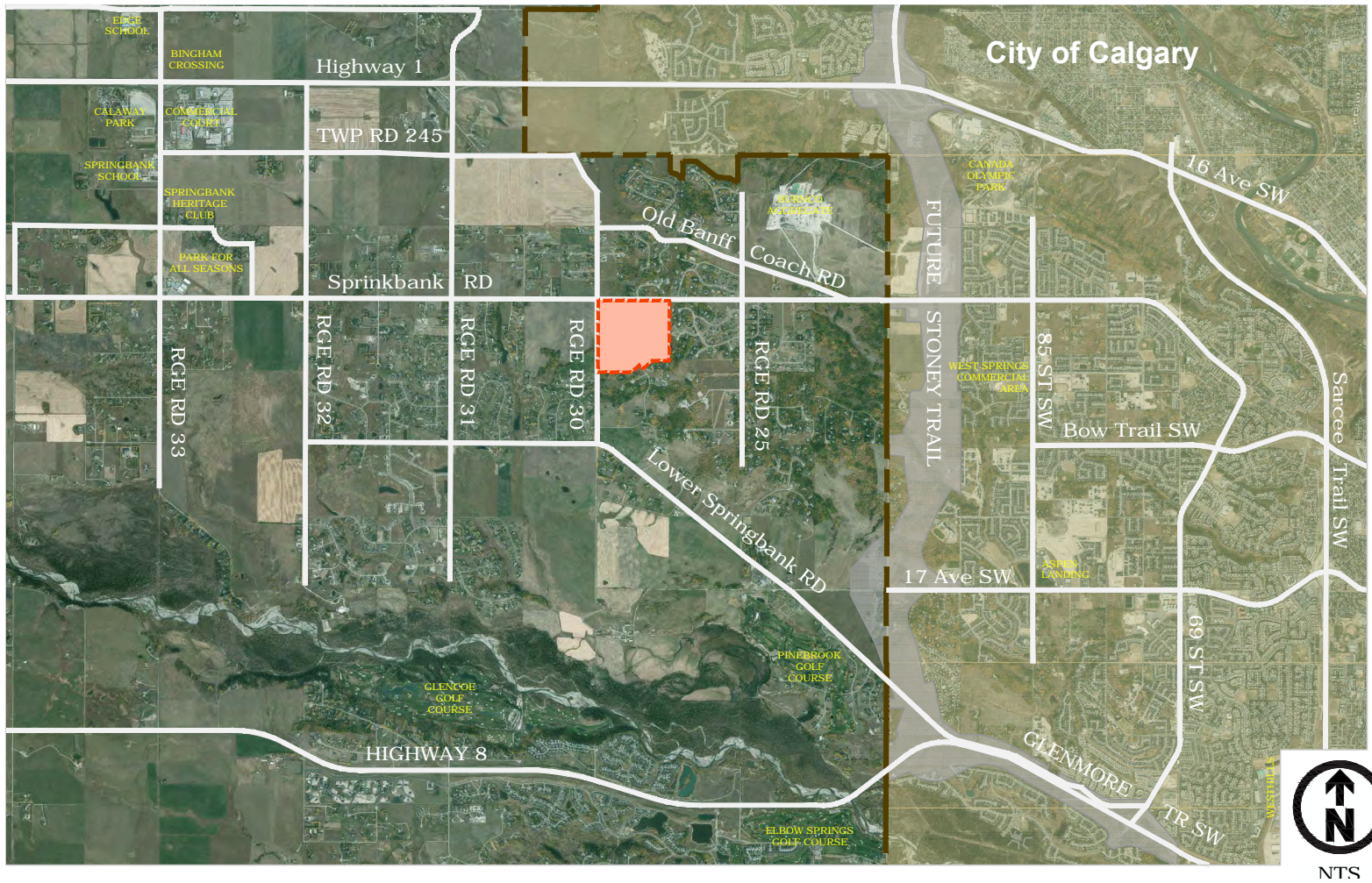


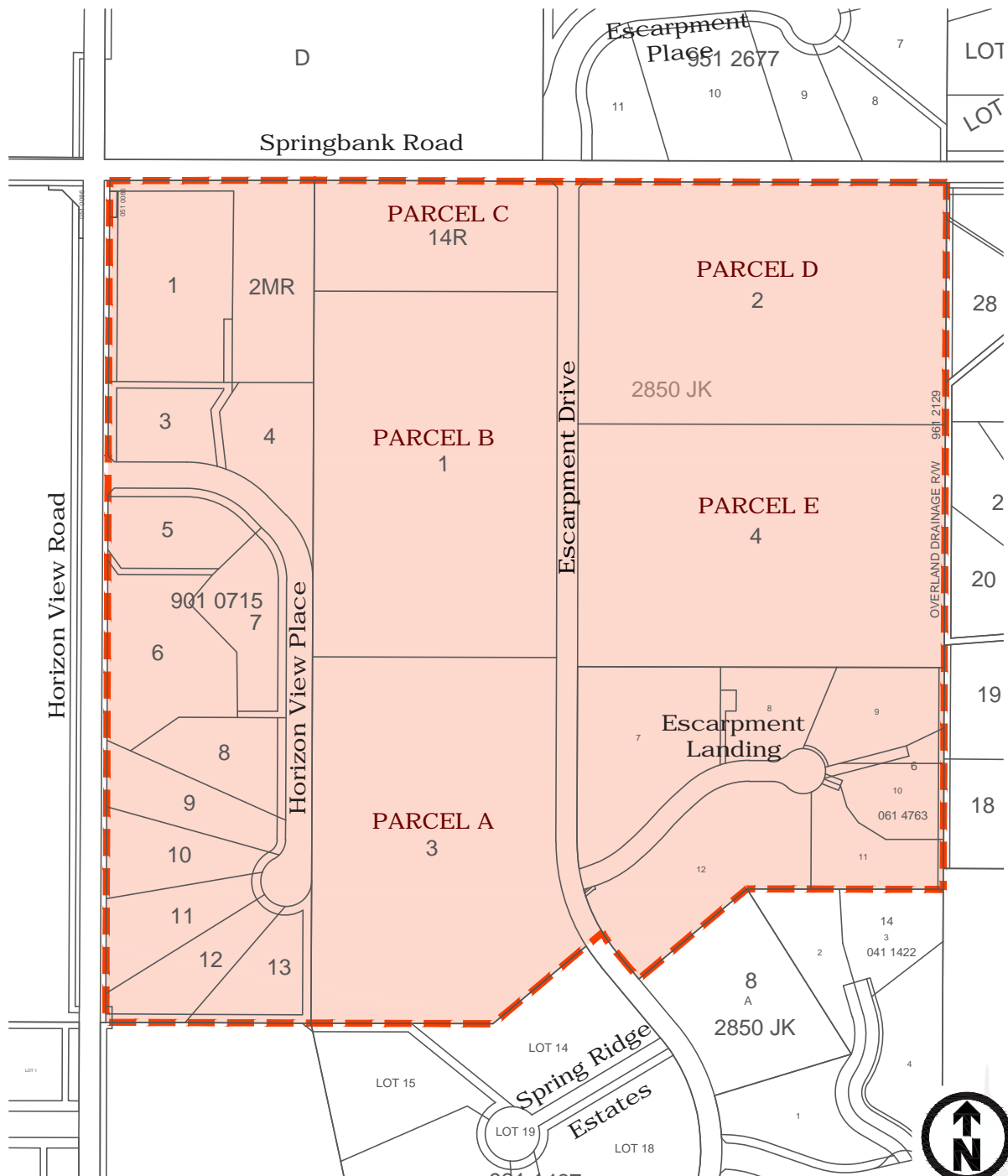


Figure 2: **Local Area Context**





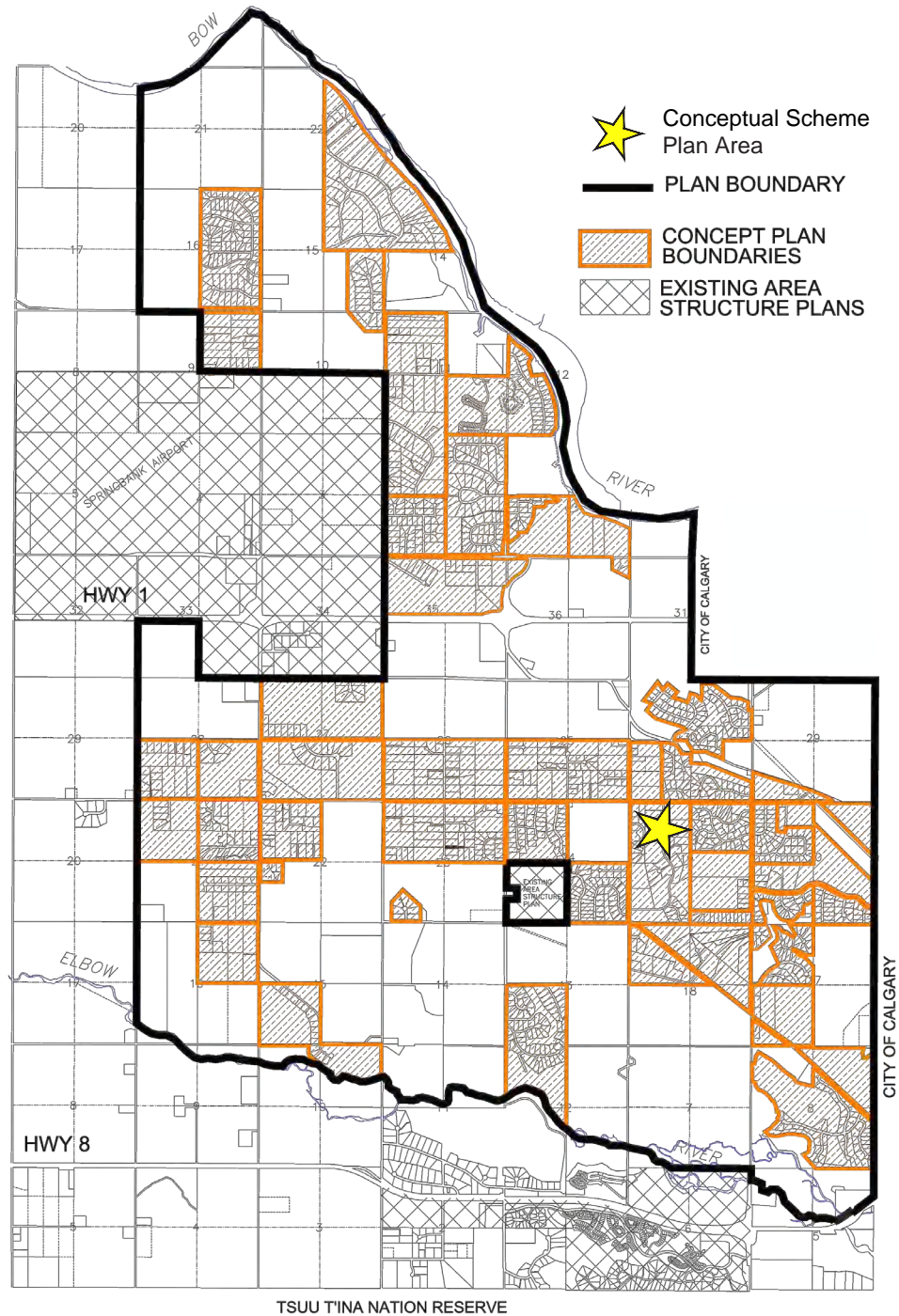
Figure 3: Conceptual Scheme Plan Area



The Plan area also includes existing established country residential development and municipal reserve parcels that are not contemplated for future intensification by this Plan but are included in the Conceptual Scheme boundary as per the provisions of **Figure 4: Central Springbank ASP Map 11 - Infill Residential Area**. This established portion of the Plan area includes parcels legal descriptions are as follows:

Legal Description	ha (±)	ac (±)
<b>ESTABLISHED COUNTRY RESIDENTIAL AREA (HORIZON VIEW PLACE SUBDIVISION)</b>		
Lot 1, Plan 901 0715	2.13	5.27
Lot 3, Plan 901 0715	0.85	2.11
Lot 4, Plan 901 0715	0.91	2.26
Lot 5, Plan 901 0715	1.01	2.50
Lot 6, Plan 901 0715	1.62	4.00
Lot 7, Plan 901 0715	1.02	2.52
Lot 8, Plan 901 0715	0.89	2.20
Lot 9, Plan 901 0715	0.83	2.06
Lot 10, Plan 901 0715	0.82	2.03
Lot 11, Plan 901 0715	0.84	2.08
Lot 12, Plan 901 0715	0.83	2.05
Lot 13, Plan 901 0715	0.82	2.02
<b>ESTABLISHED COUNTRY RESIDENTIAL AREA (ESCARPMENT LANE SUBDIVISION)</b>		
Lot 7, Block 6, Plan 061 4763	1.99	4.91
Lot 8, Block 6, Plan 061 4763	0.81	2.01
Lot 9, Block 6, Plan 061 4763	0.95	2.34
Lot 10, Block 6, Plan 061 4763	0.81	2.00
Lot 11, Block 6, Plan 061 4763	0.82	2.02
Lot 12, Block 6, Plan 061 4763	2.13	5.26
<b>TOTAL ESTABLISHED RESIDENTIAL AREA</b>	<b>±21.7</b>	<b>±53.6</b>
<b>MUNICIPAL RESERVE AREA</b>		
Lot 2MR, Plan 901 0715	1.61	3.98
<b>TOTAL CONCEPTUAL SCHEME AREA</b>	<b>±58.11</b>	<b>±143.60</b>

Figure 4: **Central Springbank ASP Map 11 - Infill Residential Area**





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## 2.3 Local Development Context

Existing subdivision surrounding the Plan area includes a mix of country residential developments and agricultural parcels generally characterized as follows:

- Residential developments situated directly to the east includes the Pinnacle Ridge neighbourhood including country residential parcels ranging in size from  $\pm 2$  ac, containing single-family homes serviced by Westridge Utilities and private sewage treatment systems (PSTS).
- Residential developments situated directly to the southwest includes the Horizon View Landing neighbourhood including country residential parcels ranging in size from  $\pm 2$  ac, containing single-family homes serviced by Westridge Utilities and private septic treatment systems (PSTS).
- The agricultural parcels situated southeast of the subject lands include subdivided agricultural lands ranging in size  $\pm 20$  ac -  $\pm 40$  ac supporting small-scale cultivation and grazing operations and single family dwellings.
- The agricultural parcel situated west of the subject lands includes an undeveloped agricultural quarter section that, at the time of Plan adoption is under cultivation.
- Residential developments situated directly to the south includes the Spring Ridge neighbourhood with country residential parcels ranging in size from  $\pm 2$  ac, containing single-family homes serviced by Westridge Utilities and private sewage treatment systems (PSTS).
- Residential developments situated directly to the north includes country residential parcels ranging in size from  $\pm 2$  ac, containing single-family homes serviced by Westridge Utilities and private sewage treatment systems (PSTS).

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## 2.4 Existing Land Use

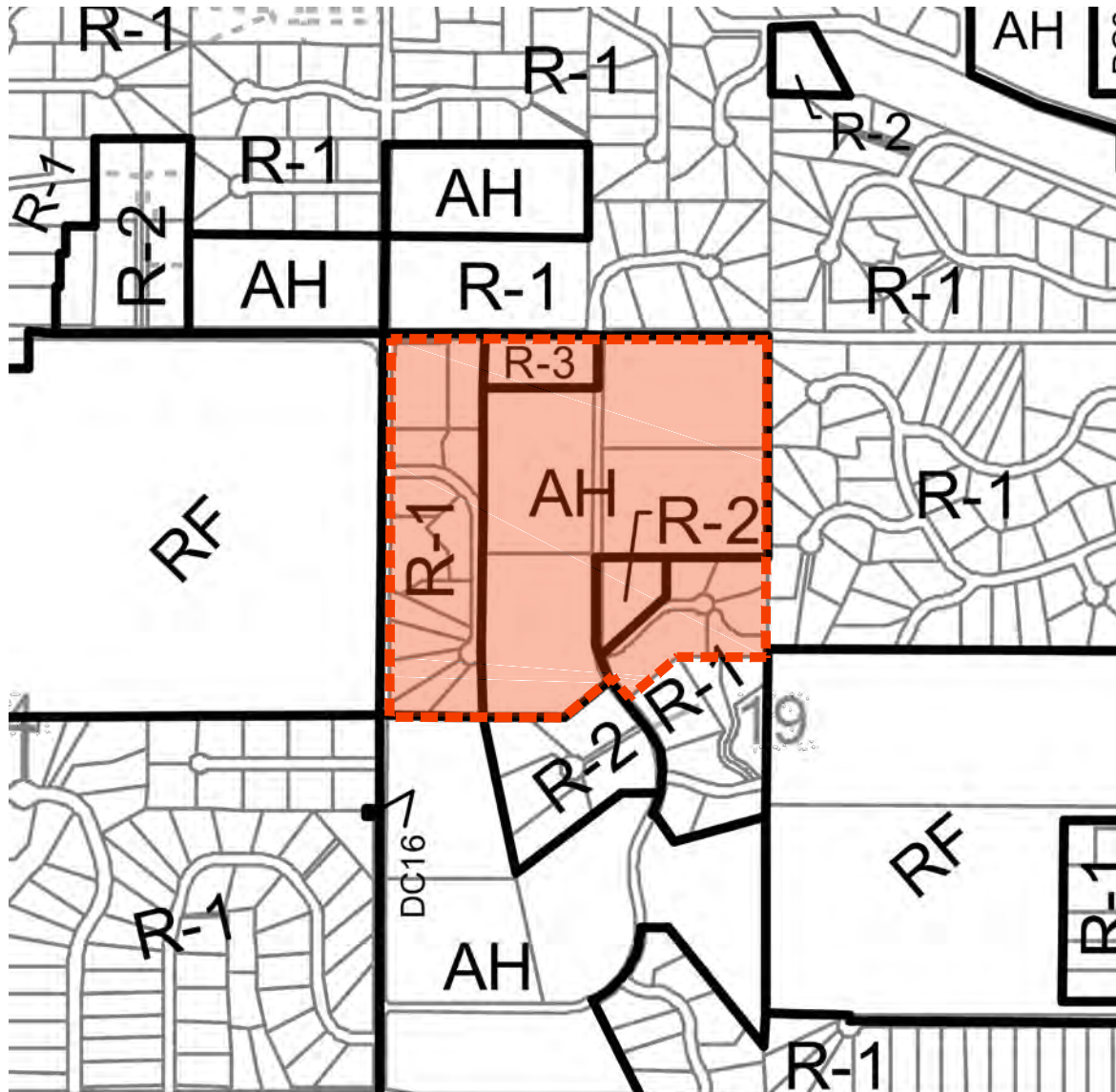
As shown on **Figure 5: Existing Land Use**, lands within the Conceptual Scheme boundary are currently designated with a mix of Agricultural Holdings District (AH), Residential Three District (R3), Residential Two District (R2), and Residential One District (R1) in accordance with the Rocky View County Land Use Bylaw C-4841-97.

The purpose of the Agricultural Holdings District is to provide for a range of parcel sizes for agricultural uses that provide for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The purpose of the Residential One,

Two and Three District is to provide for residential uses on smaller parcels of land. It is noted that all of the lands within the Conceptual Scheme area are anticipated to accommodate Residential infill country residential subdivision in accordance with the provisions of the Central Springbank Area Structure Plan.


Adjacent parcels include a mix of Residential One District (R1), Residential Two District (R2), Ranch & Farm District (RF) and Agricultural Holdings District (AH). It is noted that none of the existing AH parcels within vicinity of the Plan area appear to be supporting active agricultural operations.

Figure 5: Existing Land Use



RANCH AND FARM DISTRICT	RF	RECREATION DESTINATION BUSINESS DISTRICT	B-RD
SEE EXCEPTIONS LISTED WITH THIS DISTRICT	RF *	LEISURE AND RECREATION BUSINESS DISTRICT	B-LR
RANCH AND FARM TWO DISTRICT	RF-2	AGRICULTURAL SERVICES BUSINESS DISTRICT	B-AS
RANCH AND FARM THREE DISTRICT	RF-3	POINT COMMERCIAL DISTRICT	C-PT
AGRICULTURAL HOLDING DISTRICT	AH	VILLAGE CENTRE COMMERCIAL DISTRICT	C-VC
FARMSTEAD DISTRICT	F	LOCAL COMMERCIAL DISTRICT	C-LC
RESIDENTIAL ONE DISTRICT	R-1	REGIONAL COMMERCIAL DISTRICT	C-RC
RESIDENTIAL TWO DISTRICT	R-2	INDUSTRIAL ACTIVITY DISTRICT	I-IA
RESIDENTIAL THREE DISTRICT	R-3	STORAGE AND SALES INDUSTRIAL DISTRICT	I-IS
HIGHWAY BUSINESS DISTRICT	B-1	NATURAL RESOURCE INDUSTRIAL DISTRICT	NRI
GENERAL BUSINESS DISTRICT	B-2	HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
LIMITED BUSINESS DISTRICT	B-3	HAMLET RESIDENTIAL (2) DISTRICT	HR-2
RECREATION BUSINESS DISTRICT	B-4	HAMLET COMMERCIAL DISTRICT	HC
AGRICULTURAL BUSINESS DISTRICT	B-5	HAMLET INDUSTRIAL DISTRICT	HI
LOCAL BUSINESS DISTRICT	B-6	PUBLIC SERVICES DISTRICT	PS
HIGHWAY FRONTAGE BUSINESS DISTRICT	B-HF	AIRPORT DISTRICT	AP
BUSINESS CAMPUS BUSINESS DISTRICT	B-BC	DIRECT CONTROL DISTRICT	DC
INDUSTRIAL CAMPUS BUSINESS DISTRICT	B-IC		

#### Legend

 Conceptual Scheme Plan Area



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## 2.5 Existing Site Conditions

As shown on **Figure 6: Site Conditions**, the subject lands include variable topographic and vegetative conditions including areas of mature woodlands and open meadows. The Plan area includes twenty three (23) existing residential building sites – twenty one (21) of which are currently developed with existing single family dwellings and accessory buildings.

### 2.5.1 EXISTING ACCESS

Escarpment Drive traverses the Plan area from north to south. Escarpment Drive is a paved municipal road maintained in good condition. This residential road intersects with Springbank Road at an intersection located directly north of the Plan area. Escarpment Drive intersects with Horizon View Road approximately ½ mile southwest of the Plan area.

The established residential subdivisions within the Plan area are accessed from Horizon View Place and Escarpment Lane, both of which are paved municipal roads maintained in good condition.

### 2.5.2 TOPOGRAPHY & SURFACE DRAINAGE

Generally, topographical relief within the Plan area slopes from the northeast towards the southwest. As illustrated on **Figure 7: Topography & Surface Drainage**, the Plan area is located within the Cullen Creek Watershed, a tributary to the Elbow River.

The northern portion of the Plan area, including the existing developed Pinnacle Ridge residential subdivision to the east, drains towards an overland drainage course that exits the site towards the southwest and intersects with the Cullen Creek approximately ½ mile to the west.

A small area within the southern portion of the Plan area drains towards Horizon View Road and eventually connects with Cullen Creek approximately 1 mile to the south.

### 2.5.3 GEOTECHNICAL CONSIDERATIONS

The Plan area does not contain topographical conditions with slopes in excess of 15%, and as such, is considered suitable for residential development.

A Geotechnical Investigation was completed in January 2016 as affecting Block 3, Plan 2850 JK (Parcel A). This report concludes:

- Subsurface conditions include topsoil and silty clay that extends at least 6.6 m below existing grade.
- The sloped areas within the site are considered naturally stable and do not demonstrate visual evidence of historical or active instability with no evidence of any significant erosion was found on the site.
- Existing groundwater and surface drainage are not expected to pose concern for residential development; however some design measures including sub-drainage (weeping tile) systems may be required adjacent to below-grade foundations.



### Figure 6: **Site Conditions**

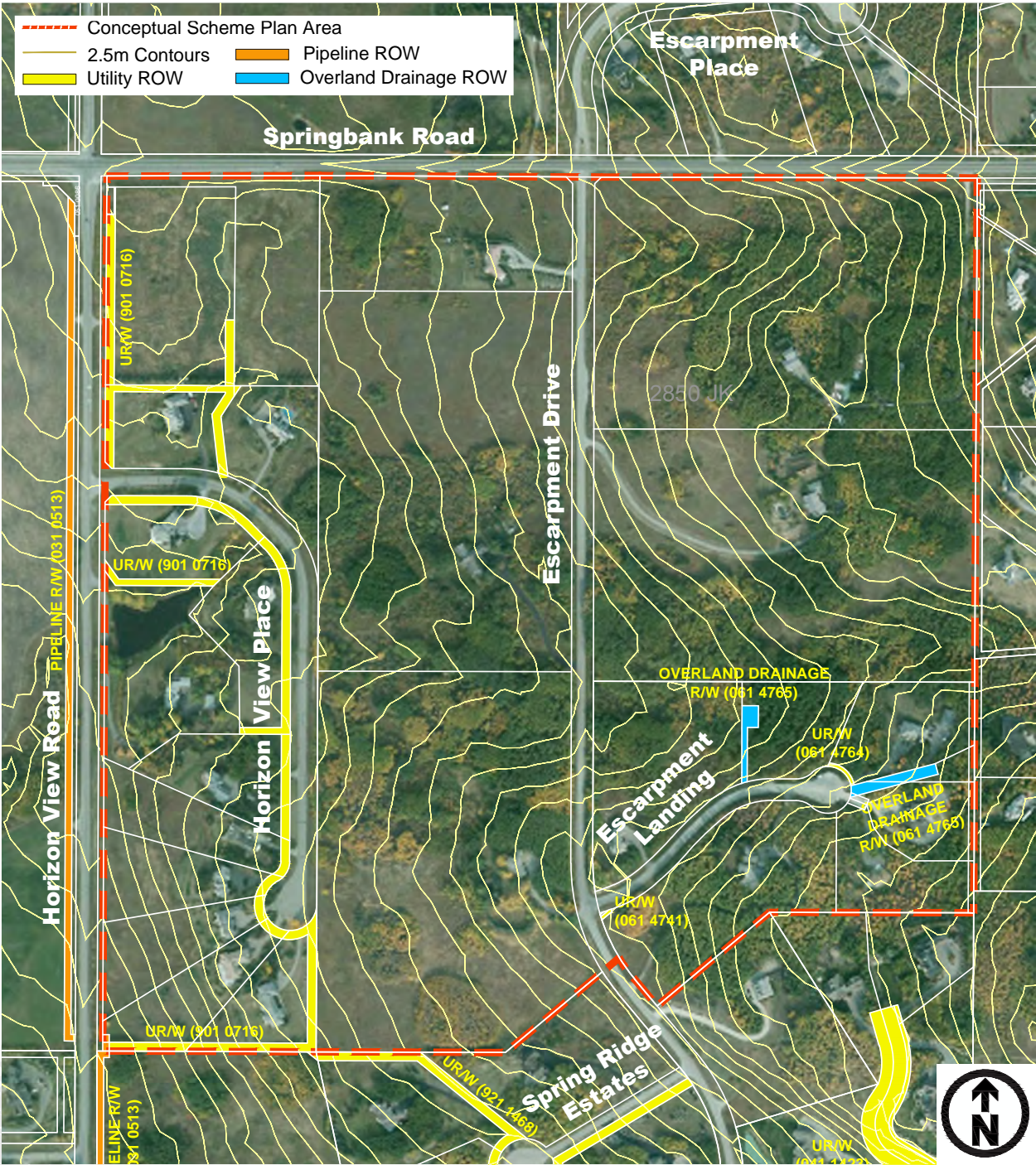




Figure 7: Topography & Surface Drainage



- Conceptual Scheme Plan Area
- 2.5m Contours      → Existing Overland Drainage
- Drainage Catchment

The Assessment concludes that lands within Block 3, Plan 2850 JK, from a geotechnical perspective, are considered suitable for proposed country residential infill development. It is assumed that similar sub-surface characteristics extend across the entire Plan area.

#### **POLICIES:**

- 2.5.3.1 The owner of each parcel within the Infill Country Residential Policy Area may be required to provide a Geotechnical Investigation at the subdivision stage to verify sub-surface conditions are favourable for development, to the satisfaction of the County.

#### **2.5.4 BIOPHYSICAL CONSIDERATIONS**

As illustrated on **Figure 6: Site Conditions**, the majority of the Plan area is covered by a mixture of disturbed native grassland, aspen, balsam & poplar groves and low shrubbery of various species.

Based on air photo analysis, the Plan area does not appear to contain any significant wetlands or other areas that appear to be environmentally sensitive.

#### **2.5.5 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS**

The Plan area is not likely to contain sites of archaeological and/or palaeontological significance.

If required by Alberta Community Development, an additional Historical Resource Impact Assessment will be completed within the Plan area prior to infill residential subdivision proceeding. Confirmation of Clearance in accordance with the Historical Resources Act shall be required as a condition of subdivision contemplating country residential development within the Plan area.

#### **POLICIES:**

- 2.5.5.1 The owner of each parcel within the Infill Country Residential Policy Area shall submit a Historical Resources Application to the Province through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system, at the subdivision application stage, to the satisfaction of Alberta Community Development.

## 3.0 Development Concept

### 3.1 The North Escarpment Drive Infill Country Residential Area

As illustrated on **Figure 8: Future Development Concept**, the Plan area will accommodate infill country residential development as proposed by the Central Springbank Area Structure Plan.

The future land use within this Conceptual Scheme anticipates an Infill Country Residential Policy Area, an Established Country Residential Policy Area and an Existing Municipal Reserve Policy Area. Policies specific to each area are summarized in the following sections.

It is noted that this Conceptual Scheme boundary differs slightly from the boundary illustrated on the **Central Springbank Area Structure Plan's Map 11 – Infill Residential Areas**. The boundary of this Conceptual Scheme is rationalized by the natural topographic conditions which effectively break the area along Escarpment Drive into two separate sub-catchments. This Conceptual Scheme includes the northern sub-catchment.

#### 3.1.1 INFILL COUNTRY RESIDENTIAL POLICY AREA

The **Infill Country Residential Policy Area** will accommodate potential redevelopment of the four (4) ± 20 ac parcels presently designated Agricultural Holdings District (AH) and one (1) ± 6 ac parcel presently designated Residential Three District (R3) with infill country residential development.

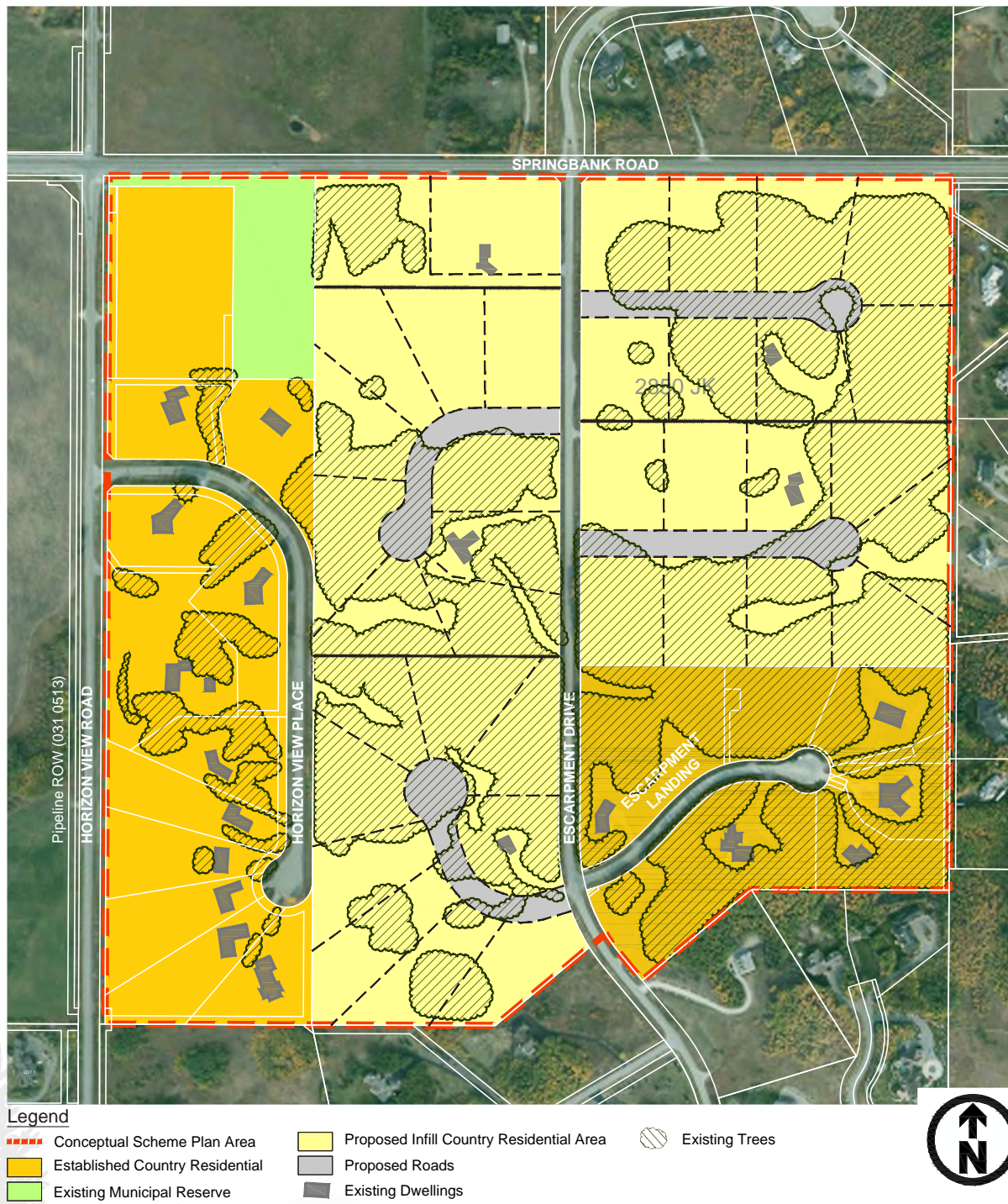
Prior to additional residential development proceeding, Council must approve an amendment to this Conceptual Scheme and a land use amendment as affecting each existing parcel within the **Infill**

**Country Residential Policy Area**. Prior to subdivision proceeding, Council will be required to approve an appropriate residential district for each parcel in accordance with the County's Land Use Bylaw. All applications for Conceptual Scheme and Land Use Amendment within the **Infill Country Residential Area** shall be required to address the following considerations:

1. A proposed plan illustrating the subdivision parcel configuration and orientation.
2. A plan showing how each residential lot will be provided access in accordance with County Servicing Standards.
3. A plan showing how each residential lot will be provided with appropriate transportation infrastructure, potable water and waste water utility services in accordance with County Servicing Standards.
4. A plan showing how each residential lot will accommodate stormwater management services in accordance with County Servicing Standards.
5. A plan showing how each new residential building site considers existing development within residential lots situated immediately adjacent to this Conceptual Scheme's boundary.
6. A plan showing how the integrity of the existing tree cover will be sensitively managed within the subdivision area.



Figure 8: **Future Development Concept**



7. Criteria for the proposed architectural style, form and character, building placement and landscaping of all new residential lots.
8. A road naming application if a public road is required to access the new residential lots.

#### **POLICIES:**

- 3.1.1.1 To support additional development within the Infill Country Residential Policy Area, the developer will be required to satisfy bullets #1 - #8, to the satisfaction of the County.

#### **3.1.2 ESTABLISHED COUNTRY RESIDENTIAL POLICY AREA**

The **Established Country Residential Policy Area** contains existing residential lots situated within the western and southeastern portions of the Plan area. Each of the two areas of established residential subdivision included lots ranging in size from ± 2 ac serviced with potable water, private sewage treatment systems and internal residential subdivision roads. It is noted that significant redevelopment of this area of established residential subdivision is not anticipated.

The following considerations shall apply within this policy area:

1. In general terms, significant redevelopment is not anticipated within this Policy Area.
2. Should individual landowners wish to subdivide existing residential lots within the Established Country Residential Area, they may proceed provided that the proposed subdivision meets

the requirements of the RVC Land Use Bylaw and County Servicing Standards.

3. Any proposed subdivision within the Established Country Residential Area that requires a land use amendment must be consistent with Section 2.3.2.2 (c) of the Central Springbank Area Structure Plan.

#### **POLICIES:**

- 3.1.2.1 To support additional development within the Established Country Residential Policy Area, the developer will be required to satisfy bullets #1 - #3, to the satisfaction of the County.

#### **3.1.3 EXISTING MUNICIPAL RESERVES POLICY AREA**

The **Existing Municipal Reserve Policy Area** contains the existing municipal reserve lot situated within the northwestern portion of the Plan area. There are no attendant policies associated with the **Existing Municipal Reserve Policy Area**.

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## 3.2 Transportation Considerations

### 3.2.1 GENERAL TRANSPORTATION CONSIDERATIONS

Access to **The North Escarpment Drive Conceptual Scheme** will be as generally illustrated on **Figure 9: Transportation**. The Plan area will be accessed from Springbank Road via Escarpment Drive. Both roadways are public municipal road with a paved surface maintained in good condition.

A Traffic Impact Letter and Intersection Analysis was prepared to support the Conceptual Scheme. This report concluded that the existing road network servicing the area can support all of the proposed additional development contemplated within the Infill Residential Area.

With the exception of Parcel C, access to each infill residential parcel will be provided by an internal paved cul-de-sac road off of Escarpment Drive to be constructed by the developer in accordance with County Servicing Standards.

#### POLICIES:

3.2.1.1 Access will be provided by the owner of each parcel within the Infill County Residential Policy Area as generally illustrated on Figure 9: Transportation, in accordance with the County Servicing Standards.

### 3.2.2 LOCAL ROAD TRANSPORTATION IMPROVEMENTS

The owner/developer of each parcel within the **Infill Country Residential Policy Area** shall provide a Traffic Assessment at the subdivision stage to

assess the required transportation infrastructure upgrades that may be required to support the additional residential development. The owner of each infill residential parcel will be required to contribute levies at the subdivision stage in accordance with the RVC Transportation Off-Site Levy Bylaw.

With the exception of Parcel C, access to each infill parcel within the **Infill Country Residential Policy Area** will be provided by an internal paved cul-de-sac road off of Escarpment Drive to be constructed by the developer in accordance with County Servicing Standards.

Future subdivision of Parcel C may be accessed along a panhandle and shared driveway to be constructed along this Parcel's southern boundary.

The existing established residential subdivisions will continue to be accessed via Horizon View Place and Escarpment Lane. The existing Municipal Reserve parcel will continue to be accessed from Horizon View Road.

#### POLICIES:

3.2.2.1 Access within the Plan area shall be generally in accordance with Figure 9: Transportation.

3.2.2.2 With the exception of Parcel C, access to each infill residential parcel will be provided by an internal cul-de-sac road to be constructed by the developer in accordance with County Servicing Standards.

3.2.2.3 Notwithstanding Policy 2.7.3(v) of the CSASP,



Figure 9: **Transportation**





future subdivision within Parcel C may be accessed via a panhandle and a shared driveway shall be constructed along its southern boundary.

- 3.2.2.4 Access within the Established Residential Subdivision Areas and the Municipal Reserve Area is expected to remain as presently constructed.
- 3.2.2.5 The owner/developer of each parcel within the Infill Country Residential Policy Area shall prepare a Traffic Assessment at the land use amendment and/or subdivision stage to assess the required transportation infrastructure improvements that will be required to support the subdivision.
- 3.2.2.6 The owner shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.

### 3.2.3 REGIONAL ROAD TRANSPORTATION IMPROVEMENTS

Additional residential development within the Infill Residential Policy Area is not likely to require significant off-site improvements to regional transportation infrastructure. However, road right-of-way widening may be required from all lands bordering Springbank Road and/or Horizon View Road, at the subdivision stage.

#### POLICIES:

- 3.2.3.1 Road ROW Widening may be required from existing parcels fronting the south side of Springbank Road and the east side of Horizon View Road, at the subdivision stage, to the satisfaction of the County.

### 3.2.4 EMERGENCY ACCESS

RVC Policy #304 indicates that no new multi-lot subdivisions where public roads are being dedicated shall have greater than 10 lots on a single access cul-de-sac. As illustrated on **Figure 8: Future Land Use Concept**, depending on the ultimate land use designation, with the exception of Parcel C, each parcel within the **Infill Country Residential Policy Area** is expected to be redeveloped with either  $\pm 3$  or  $\pm 8$  additional lots, and as such, Policy #304 will not apply and emergency access will not have to be provided.

#### POLICIES:

- 3.2.4.1 As illustrated by **Figure 8: Future Land Use Concept**, emergency access is not required within the Plan area in accordance with RVC Policy #304 – Roadway Linkages in New Subdivisions.

---

## 3.3 Utility Servicing Considerations

### 3.3.1 POTABLE WATER SERVICE

The North Escarpment Drive Conceptual Scheme's Infill Country Residential Policy Area will be serviced with potable water via the Westridge Utilities as generally illustrated on **Figure 10: Potable Water Servicing Plan**. Westridge Utilities has confirmed their system has capacity to provide water service to the entire Conceptual Scheme area.

Extension of the potable water infrastructure system shall be provided by the developer at the subdivision stage in accordance with the requirements of all applicable Provincial regulatory requirements and the County Servicing Standards. It is noted that fire hydrants will not be provided in this development.

The Established Country Residential Policy Area is already serviced with potable water by Westridge Utilities.

#### POLICIES:

- 3.3.1.1 Potable water shall be provided within the Plan area by Westridge Utilities as generally illustrated by Figure 10: Potable Water Servicing Plan. The developer shall be required to provide written confirmation of intent to service from Westridge Utilities at the land use amendment and/or subdivision stage.
- 3.3.1.2 The owner/developer shall be required to extend potable water infrastructure within the Infill Country Residential Policy Area at the subdivision stage in accordance with all applicable Provincial regulatory

requirements and County Servicing Standards.

### 3.3.2 WASTEWATER SERVICE

The County's Policy #449 – Performance Requirements for Wastewater Treatment Systems provides guidance for sewage disposal based on three potential servicing options:

1. Regional Wastewater Treatment & Connections;
2. Decentralized Wastewater Treatment Systems; and
3. Private Sewage Treatment Systems.

The provision of wastewater service within the Plan area is expected via private sewage treatments. The owner of each parcel within the Infill Country Residential Policy Area will be required to provide an assessment at the subdivision stage to verify local soil conditions are suitable to accommodate private sewage systems in accordance with County Servicing Standards. Where private sewage treatment systems (PSTS) are permitted, each new lot must be provided with a packaged private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and other requirements of the County Servicing Standards. The County will require the owner of each new lot to enter into a Deferred Servicing Agreement to outline expectations for connection to a regional or decentralized wastewater service should one become available within the Plan area and the County will register a caveat against title to each new lot.

Figure 10: Potable Water Servicing Plan



- Conceptual Scheme Plan Area
- Existing Water Servicing



It is noted that each lot within the Established Country Residential Policy Area is already serviced with existing private sewage treatment systems (PSTS) which will not be impacted by the provisions of this Plan.

#### **POLICIES:**

- 3.3.2.1 Until such time that a regional and/or decentralized wastewater service becomes available within the Plan area, wastewater service shall be provided by private sewage treatment systems (PSTS).
- 3.3.2.2 The owner/developer of each parcel within the Infill Country Residential Policy Area will be required to provide a Wastewater Assessment Report (PSTS Level 4 Assessment) at the subdivision application stage to verify the site's suitability to accommodate a PSTS in accordance with County Servicing Standards.
- 3.3.2.3 Where private sewage treatment systems (PSTS) are permitted within the plan area, each new residential lot will be provided with a packaged private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and the applicable requirements of the County Servicing Standards.
- 3.3.2.4 The County shall require the owner of each new lot within the Infill Country Residential Policy Area to enter into a Deferred Servicing Agreement and a caveat will be registered against each new title referencing this agreement.

#### **3.3.3 STORMWATER MANAGEMENT**

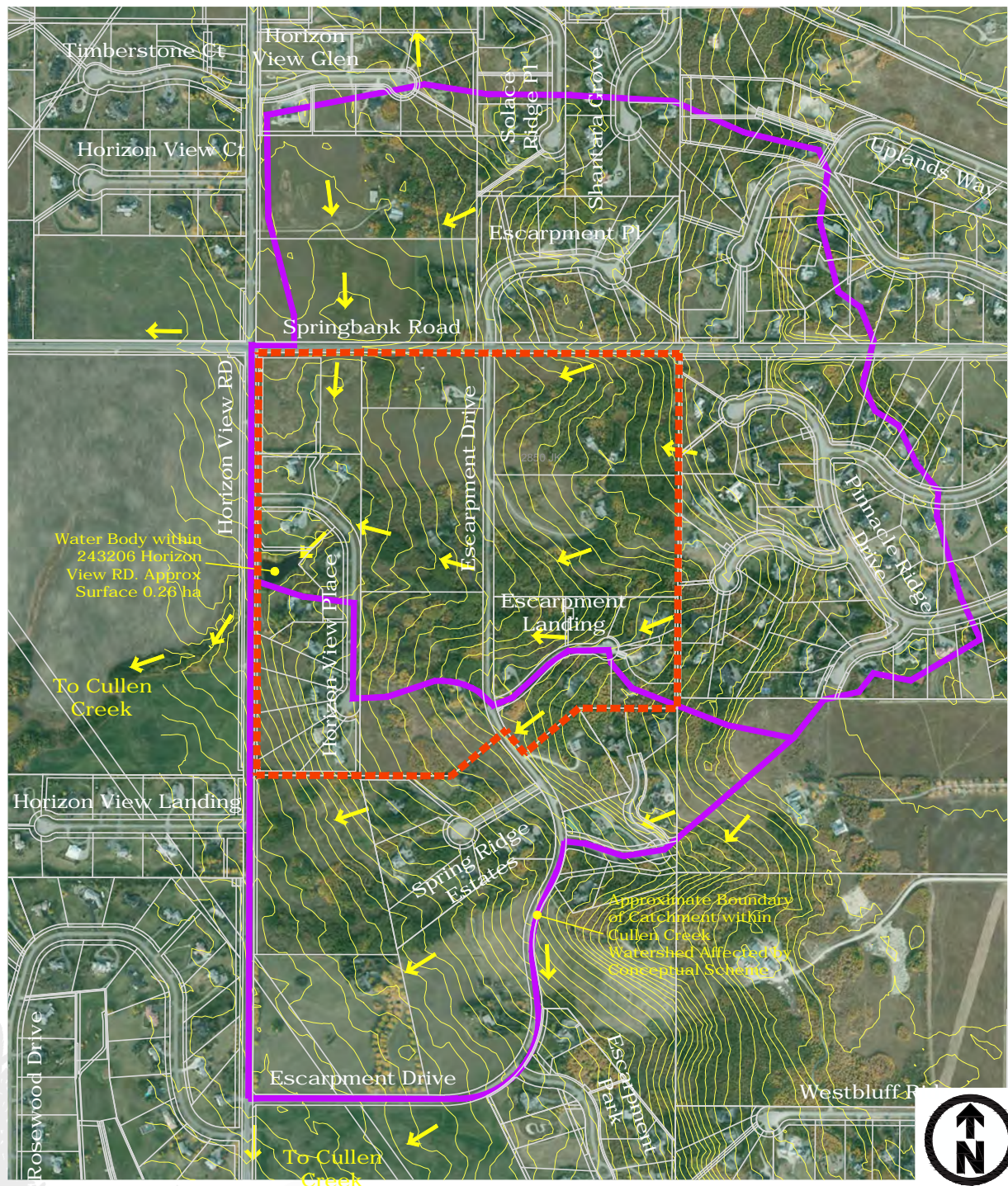
Generally, topographical relief within the Plan area slopes from the northeast towards the southwest. As illustrated on **Figure 11: Stormwater Management**, the Plan area is located within the Cullen Creek Watershed – which is a tributary of the Elbow River. The northern portion of the Plan area (including the existing developed Pinnacle Ridge residential areas to the east) drains towards an overland drainage course that exits the site towards the southwest and intersects with the Cullen Creek approximately ½ mile to the west. A small area within the southern portion of the Plan area drains towards Horizon View Road and eventually connects with Cullen Creek approximately 1 mile to the south.

The County recently approved a Master Drainage Plan for the entire Springbank Area. The Master Drainage Plan identifies the surface drainage characteristics of the entire drainage basin and establishes targets for maximum runoff release rates and volumes which are **1.71 L/sec/ha with an average volume not exceeding 45 mm**.

A Conceptual Stormwater Management Plan was prepared to support this Conceptual Scheme to provide a high level assessment of the predevelopment drainage conditions in the sub-catchment area. This high level assessment establishes recommendations regarding how development within each development cell will be able to satisfy the requirements of the Springbank Master Drainage Plan and County Servicing Standards.

All future subdivision within the **Infill Country Residential Policy Area** the owner/developer

Figure 11: **Stormwater Management**



- Conceptual Scheme Plan Area
- 2.5m Contours
- Stormwater Catchment Area
- Existing Overland Drainage



of each parcel will be required to provide a Stormwater Management Plan at the subdivision stage to assess pre and post development surface drainage characteristics that ensure positive drainage conditions are maintained subsequent to the development proceeding. All new residential development within the **Infill Country Residential Policy Area** will be expected to demonstrate consistency with the unit release rates and volumes as per the Springbank Master Drainage Plan. Stormwater management facilities will be provided by the owner/developer of each subdivision within the Infill Country Residential Policy Area in accordance with the County Servicing Standards.

**POLICIES:**

- 3.3.3.1 Stormwater Management shall be provided within the Plan area as generally illustrated by **Figure 11: Stormwater Management**.
- 3.3.3.2 All future subdivision within the Infill Country Residential Policy Area the owner/developer of each parcel will be required to provide a Site-Specific Stormwater Management Plan at the subdivision stage to assess pre and post development surface drainage characteristics that ensure positive drainage conditions are maintained subsequent to the development proceeding.
- 3.3.3.3 All new residential development within the Infill Country Residential Policy Area will be expected to demonstrate consistency with the unit release rates and volumes as per the Springbank Master Drainage Plan.
- 3.3.3.4 Stormwater management facilities will be provided by the owner/developer of each subdivision within the Infill Country Residential Policy Area in accordance with

the recommendations of the Site-Specific Stormwater Management Plan and County Servicing Standards.

**3.3.4 SHALLOW UTILITIES**

Shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided by the owner/developer of each parcel within the Infill Country Residential Policy Area at the subdivision stage in consultation with all applicable shallow utility providers.

**POLICIES:**

- 3.3.4.1 Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.
- 3.3.4.2 The alignment of utility installations shall be determined at the subdivision stage in accordance with municipal engineering design standards.

**3.3.5 SOLID WASTE MANAGEMENT**

Provision of solid waste refuse management within the **Infill Country Residential Policy Area** will be provided by a qualified solid waste management operator managed through a contract provided by each residential lot owner.

**POLICIES:**

- 3.3.5.1 Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract managed by each residential lot owner.



---

## 3.4 Open Space Considerations

### 3.4.1 MUNICIPAL RESERVE (MR)

The dedication of Municipal Reserves has been provided within the Escarpment Drive subdivision area by the dispositions associated with Subdivision Plan 2850JK. As such, dedication of Municipal Reserve (MR) associated with future subdivision within the **Infill Country Residential Policy Area** is not required.

#### POLICIES:

- 3.4.4.1 The dedication of additional Municipal Reserve (MR) associated with future subdivision within the Infill Country Residential Policy Area is not required because it has already been provided by reserve disposition associated with Plan 2850 JK.

---

## 3.5 Fire, Police and Emergency Response Considerations

Primary fire response will be provided from The Rocky View County Fire Station #102 located at the Springbank Airport. Secondary fire response is anticipated from The City of Calgary.

Policing will be provided by the RCMP Detachment in The Town of Cochrane with support from the Rocky View County Community Peace Officers.

Emergency Response will be addressed by the 911 system with dispatch of ambulance service from the EMS facility in Priddis and/or EMS facilities within the City of Calgary.

# 4.0 Implementation Framework

## 4.1 The Implementation Process

Adoption of this Conceptual Scheme establishes specific expectations that will guide the implementation of infill residential subdivision within **The North Escarpment Drive Area**. The Plan provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or subdivision tentative plan approval for infill country residential development.

Consideration of this Conceptual Scheme by Rocky View County Council will occur following a statutory Public Hearing during which all matters will be considered and considerations from municipal staff, technical agency requirements and area landowner will be clarified. Council will then consider adoption of the Plan in accordance with the provisions of the Central Springbank Area Structure Plan.

The Conceptual Scheme's **Infill Country Residential Policy Area** contains five (5) existing parcels A - E – each of which could potentially be redeveloped with residential subdivision. This Conceptual Scheme anticipates that each of the five owners will proceed with redevelopment of their respective parcels at their own discretion, and according to their own timelines, in accordance with the provisions of this Conceptual Scheme and other applicable RVC development policies.

Prior to RVC Council considering applications for residential land use amendments and subdivision within the **Infill Country Residential Policy Area**, the owner of each parcel must prepare an amendment to this Conceptual Scheme that includes and Appendix that clarifies their parcel's future land use and subdivision design and describe how the required transportation, utility servicing and stormwater management infrastructure will be implemented in accordance with the provisions of this Conceptual Scheme, the Central Springbank Area Structure Plan and County Servicing Standards. Each Appendix will be considered as part of the land use amendment application and this Conceptual Scheme will require amendment at each development phase.

---

## 4.2 Proposed Land Use

Future land use amendments are expected to be assigned by Council in accordance with the provisions of the Rocky View County Land Use Bylaw as generally illustrated by **Figure 12: Proposed Land Use Plan** described as follows:

- The final configuration of land uses in the Infill Residential Area is expected to include a mix of Residential One and Residential Two Districts as per Section 2.9.3b of the Central Springbank Area Structure Plan;
- The final configuration of land uses within the Established Residential Area is expected to remain as either Residential One District (R1) or Residential Two District (R2);
- The existing Municipal Reserve parcel will remain as Residential One District (R1).

Each landowner within the Plan area shall be required apply for a land use amendment at such time they wish to pursue redevelopment of their lands. It is noted that there is no obligation for and landowner within the Plan area to redevelop their parcel.

### POLICIES:

- 4.2.1 Future land use are expected within the Plan Area as generally illustrated by Figure 12: Proposed Land Use Plan.
- 4.2.2 Applications for land use amendment will be required to satisfy the relevant policies described in Section 3 of this Plan, to the satisfaction of the County.



Figure 12: **Proposed Land Use Plan**



- Conceptual Scheme Plan Area
- Infill Country Residential (Residential One or Residential Two District)
- Established Country Residential (Residential One or Residential Two Districts)

# 4.3 Proposed Subdivision

Implementation of subdivision within the **Infill Country Residential Policy Area** of this Conceptual Scheme is expected to occur as generally illustrated by **Figure 13: Proposed Infill Residential Policy Area Subdivision Plan** according to specific subdivision design criteria described as follows:

- Depending on the future residential land use the owner applies for in accordance with the Rocky View Rocky View County Land Use Bylaw, each of the ± 20 ac existing parcels within the Infill Residential Policy Area may be redeveloped with between four (4) and nine (9) residential lots.
- Parcel C within the north end of the parcel could be subdivided to create one (1) new infill country residential lot.
- Implementation of all required transportation & utility servicing infrastructure in accordance with the provisions of the County Servicing Standards.

As discussed previously, the implementation of subdivision within the **Established Country Residential Policy Area** of this Conceptual Scheme is not generally expected. Should landowners within this Policy Area wish to pursue a minor subdivision of their parcel, they may do so in accordance with the provisions of a land use amendment to be reviewed in accordance with Section 2.3.2.2(c) of the Central Springbank Area Structure Plan.

## POLICIES:

- 4.3.1 Implementation of subdivision within the Infill County Residential Policy Area is expected to proceed as generally illustrated by Figure 13: Proposed Infill Residential Area Subdivision Plan.
- 4.3.2 Applications for subdivision within the Infill County Residential Policy Area will be required to satisfy the relevant policies described in Section 3 of this Plan, to the satisfaction of the County.
- 4.3.3 Applications for subdivision within the Established County Residential Policy Area will be required to satisfy the relevant policies described in Section 3 of this Plan, and Section 2.3.2.2(c) of the Central Springbank Area Structure Plan, to the satisfaction of the County.



Figure 13: **Proposed Infill Residential Policy Area Subdivision Plan**



--- Conceptual Scheme Plan Area



## 4.4 New Dwellings and Population Projections

As illustrated on **Figure 8: Future Land Use Concept**, it is assumed that the Infill Country Residential Policy Area will be redeveloped with subdivision involving either Residential One District (R1) with  $\pm 2$  ac parcel sizes or Residential Two District (R2) with  $\pm 4$  ac parcel sizes. Under this assumption, the number of additional dwellings and associated population projections is as per the following table:

Infill Residential Parcel	New Dwellings (R1)	Additional Population*	New Dwellings (R2)	Additional Population
Parcel A	8	24	4	12
Parcel B	8	24	4	12
Parcel C	1	3	0	0
Parcel D	7	21	3	12
Parcel E	8	24	4	12
<b>Totals</b>	<b>32</b>	<b>96</b>	<b>15</b>	<b>45</b>

\* RVC estimated average household population = 3.0 persons

## 4.5 Architectural Design Considerations

As previously described in this Plan, the configuration of residential lots shall be in accordance with the parcel size and specific development regulatory requirements as established by the Land Use Bylaw. Additionally, the following architectural guidelines will be considered at the subdivision stage.

### 4.5.1 ARCHITECTURAL GUIDELINES

The developer will establish and implement specific Architectural Guidelines to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building criteria will be established to consider design elements such as:

- Minimum building footprint ( $\pm 2,000$  ft<sup>2</sup> -  $\pm 2,500$  ft<sup>2</sup>);
- Exterior material finishes and colours to match the palette of natural landscaping;
- The use of natural material finishings such as stone, wood siding and timber is encouraged – the use of stucco will be limited;
- Roof-lines with variable peaks, gables and dormers are encouraged;
- Front entrances should be the dominant feature of the front building façade;
- Garage doors should be situated to minimize visual impact from the street;

- Roofing materials should reflect a natural colour palette;
- Exterior illumination will be minimized and implemented in accordance with dark sky principles;
- Areas of extensive 'manicured' exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation & maintenance requirements;
- Use of fencing should be minimized.

The developer will register the Architectural Guidelines against the certificate of title for each residential property at the subdivision stage to advise the future owners of their specific development requirements.

#### **POLICIES:**

- 4.5.1.1 The developer shall establish Architectural Guidelines to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc at the subdivision stage.

#### **4.5.2 TREE PRESERVATION**

As illustrated by **Figure 12: Proposed Infill Residential Policy Area Subdivision Plan**, much of the Conceptual Scheme area includes mature tree cover that forms part of a larger complex of mature vegetation that includes existing country residential subdivisions to the north and south of the Plan area. According to Section the CSASP's Section 2.3.2(c), development adjacent to environmentally significant areas should include a landscape plan to show how the impacts along their edges can be sensitively managed – particularly with the goal of preserving wildlife corridors.

As part of each subdivision application within the Infill Country Residential Policy Area, the developer shall provide a plan to demonstrate how the existing tree cover within each new infill residential parcel will be sensitively managed. Where reasonable and practical, the developer will limit tree removal within each new residential lot to an appropriate area to include the dwelling, accessory buildings, private amenity space, access and private sewage treatment system.

#### **POLICIES:**

- 4.5.2.1 The developer shall provide a landscaping plan at the subdivision stage to illustrate how existing tree cover within each new residential lot will be reasonably maintained with the view of preserving its' connectivity with existing adjacent vegetative cover.

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## 4.6 Development Phasing

Development within **The North Escarpment Drive Conceptual Scheme** is expected to proceed in five (5) phases as generally illustrated by **Figure 14: Development Phasing**.

The owner/developer of each existing parcel within the **Infill Country Residential Policy Area** will be required to install transportation and utility servicing and infrastructure as required by each subdivision phase as required by the municipality in accordance with the terms of the County's Development Agreement process.

The implementation of infill residential development as illustrated by **Figure 14: Development Phasing** is meant to enable each owner to proceed with land use amendments and subdivision at their own discretion, subject to the provisions of the RVC planning and development approval process and the provisions of this Conceptual Scheme.

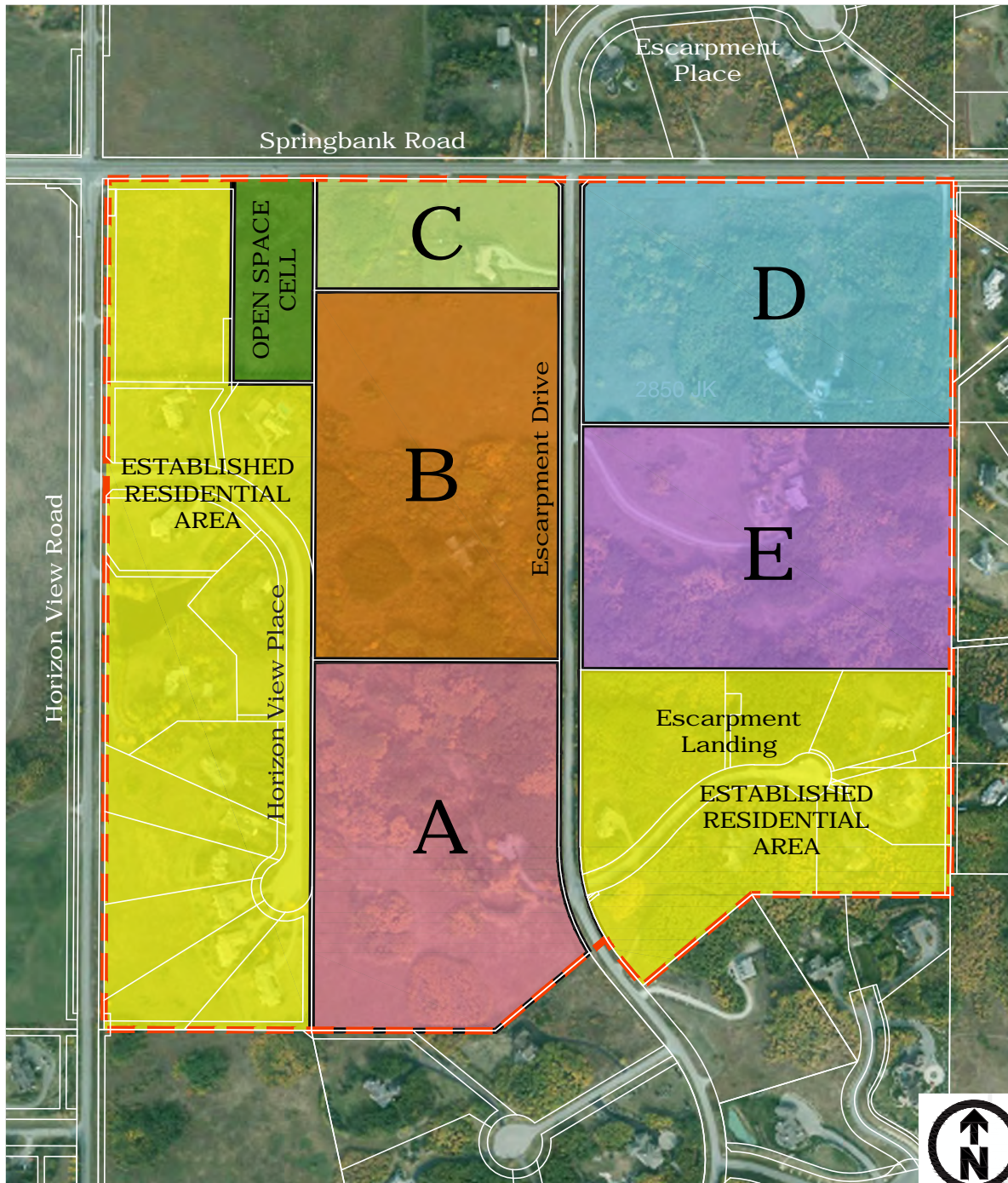
Prior to RVC considering an application for land use amendment and subdivision for Parcels A – E, the owner shall prepare additional information to illustrate how the lands will be redeveloped in accordance with the provisions of this Conceptual Scheme. Each owner of Parcels A – E shall prepare an amendment to this Conceptual Scheme as described in Sections 3.1.1 and 4.1 of this Plan.

### POLICIES:

- 4.6.1 Implementation of subdivision is expected to proceed in phases as generally illustrated by Figure 14: Development Phasing.
- 4.6.2 Each owner of parcels within the Infill Country Residential Policy Area may proceed with their development phase subject to receiving approval from Rocky View County to do so and the required transportation and utility servicing infrastructure can be provided. As such, the numbering of each development phase A – E is not meant to be sequential.
- 4.6.3 Prior to approval of an application for land use amendment and/or subdivision affecting Parcels A – E within the Infill Residential Policy Area, the owner shall prepare an amendment to this Plan as an appendix that clarifies their parcel's specific land use and subdivision design and describe how the required transportation, utility servicing and stormwater management infrastructure will be implemented in accordance with the provisions of this Conceptual Scheme, the Central Springbank Area Structure Plan and County Servicing Standards.



Figure 14: **Development Phasing**



--- Conceptual Scheme Plan Area

\* Colour of cells A - E delineate unique ownership and are not meant to illustrate order of phasing

# 5.0 Municipal Policy Framework

## 5.1 The County Plan, 2013

Rocky View County adopted a new Municipal Development Plan (The County Plan) in October, 2013. The County Plan includes the following vision statement:

'Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities'.

The County Plan establishes a series of '**planning principles**' which all future developments within the municipality are expected to consider including:

- Growth and Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The County Plan's Residential Policies seek to facilitate moderate residential growth within preferred designated areas. The County Plan encourages country residential development to continue to locate within existing communities where Area Structure Plans are adopted.

**The North Escarpment Drive Conceptual Scheme** proposes to locate infill country residential development within an area where an adopted statutory plan has anticipated it. This Conceptual Scheme is consistent with the intent of the Central Springbank Area Structure Plan.

## 5.2 Central Springbank Area Structure Plan, 2001

**The North Escarpment Drive Conceptual Scheme** includes a focused and deliberate implementation strategy to facilitate infill country residential subdivision within an 'Infill Residential Area' as established by the Central Springbank Area Structure Plan.

This Conceptual Scheme is prepared in accordance with Section 2.9.2 (General Residential Development Policies), Section 2.3.2.2 (Conceptual Schemes) and Section 2.9.3 (Infill Residential Policies).

## 6.0 Community Consultation Summary

The proponent of the **North Escarpment Drive Conceptual Scheme** is the owners of Cell A within the **Infill Residential Policy Area**. This owner (Quality Property) wishes to initiate development of this existing ± 20 ac parcel presently designated Agricultural Holdings District (AH).

Quality Property is committed to engaging with the landowners within the Conceptual Scheme area in addition to key stakeholders from the broader community having interest in this project. The developer's community consultation process is designed to ensure that all specific details relative to this proposed development are communicated openly and transparently with the intent of the following principles:

- To ensure all internal and external stakeholders are identified and included in the process;
- To generate awareness about the Conceptual Scheme and provide an opportunity for stakeholders to and provide input;
- To solicit stakeholder issues and concerns so they can be proactively addressed during the Conceptual Scheme development;
- To ensure stakeholders are kept informed of the Conceptual Scheme and its progress, and are aware of how to access more information if desired;
- To inform stakeholders how their input was used;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and

- To conduct communications related to the Conceptual Scheme in an open, honest and respectful manner.

In early February 2016, the developer (Quality Properties) prepared an information brochure describing the developer's intent to subdivide his existing ± 20 ac parcel to create eight new 2 ac parcels with a 2 ac remainder. This brochure was distributed to all landowner of parcels that take access from Escarpment Drive and Horizon View Place with an invitation to to discuss the proposed development with the developer at the owner's convenience. While distributing the Feb 2016 information brochure, the developer initiated contact with several landowners from the adjoining subdivisions of Horizon View Place, Escarpment Landing and Spring Ridge Estates. Likewise, direct contact was also initiated with the owners of Block 1, 2 & 4, Plan 2850 JK (Parcels b, D & E).

On April 4th, 2016, the developer held a community information session. All of the residents of Horizon View Place, Escarpment Landing and Spring Ridge Estates were extended invitation to attend. The developer provided a presentation to summarize the intent of the Conceptual Scheme, summarize the conclusions of the supporting technical reports that were prepared and to discuss the proposed phasing of the development. A variety of Input was provided by local area residents with discussion focussing on the following considerations:

- RVC planning application and Council approval process
- Proposed potable water supply
- Method of wastewater treatment



- Method of stormwater management
- Proposed access from Escarpment Drive
- Proposed lot grading
- Potential pedestrian connection
- Proposed architectural controls (i.e. size of homes, material finishes, roof lines, lighting, fencing, landscaping)

On May 16th, the developer submitted the Conceptual Scheme application to administration for processing and review. On May 31, 2016, administration circulated the application to the appropriate referral agencies and the local community.

It is noted that the Conceptual Scheme was prepared to respond to the stated stakeholder concerns. The technical reporting prepared in support of the Conceptual Scheme have addressed the concerns related to utility servicing, access, stormwater management and lot grading. Additional technical reporting and detailed engineering design drawings will be prepared at the subdivision stage in accordance with the County Servicing Standards. Likewise, architectural controls will be established at the subdivision stage in accordance with Section 4.5.1 of this Plan.

Respecting the community's stated desire for a pedestrian connection within the Plan area, it is noted that the outstanding Municipal Reserves (MR) were provided by the dispositions associated with Plan 2850 JK. As such, there is no opportunity for the County to secure additional MR dedication within the Plan area. Quality Properties is open to providing

a pedestrian trail through Parcel A, however, the dedication of additional MR (above the required 10%) would result in residential parcels that fall below the minimum parcel size requirements of the Rocky View County Land Use Bylaw. As such, there does not appear to be opportunity for a local pathway system within this Conceptual Scheme area.

In December 2016, the developer and the developer's stormwater engineer also met with the landowner of Lot 13, Plan 901 0715 (directly southwest of Parcel A) to discuss specific considerations relative to the proposed method of stormwater management.

In January 2017, a newsletter was circulated to all of the landowners within the Conceptual Scheme area for the following reasons:

- To provide an update relative to the County's application circulation process;
- To summarize how the Conceptual Scheme application was revised to address comments received subsequent to the County's review; and
- To advise of the expected timing of the Council public hearing.

The community consultation program associated with the preparation of this Conceptual Scheme established open lines of communication and the developer and included multiple touchpoints for area stakeholders to learn about the project and provide feedback relative to same. The resulting outcomes of the community engagement program are consistent with the stated consultation principles of this Plan.

# Appendix A:

## **Infill Residential Development Cell A**



**THE PROPOSED  
NEIGHBOURHOOD OF**

# STONEWOOD

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## **NORTH ESCARPMENT DRIVE CONCEPTUAL SCHEME APPENDIX "A"**

**QUALITY PROPERTY DEVELOPMENTS**

Approved April 11, 2017

**b&a**





# STONEWOOD

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## PROJECT CONSULTANT TEAM:

B&A Planning Group  
Bunt & Associates Engineering  
E2K Engineering  
Osprey Engineering Inc.  
Tom Doran Engineering





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# 1.0 Introduction

## 1.1 Purpose of this Appendix A

Prior to RVC Council considering applications for land use amendment and subdivision within the North Escarpment Drive Conceptual Scheme's Infill Country Residential Policy Area, the owner of each affected parcel must prepare an amendment to the Conceptual Scheme to clarify the specific subdivision design and to describe how the required transportation, utility servicing and stormwater management infrastructure will be implemented in accordance with the provisions of the Conceptual Scheme, the Central Springbank Area Structure Plan and County Servicing Standards.

This Appendix 'A' has been prepared to clarify the subdivision design within Block 3, Plan 2850 JK and is intended to support the land use amendment and subdivision of these subject lands.

## 1.2 Primary Development Considerations

The North Escarpment Drive Conceptual Scheme contemplates infill country residential neighbourhood that incorporates the following development considerations:

- **Appropriately-designed Country Residential Infill Subdivision** to ensure the design of all new country residential development considers existing topography, vegetation, views, connectivity with public roads & utility servicing and proximity to existing established country residential lots;
- **Local & Regional** Transportation Network improvements to ensure the developer provides

all new country residential development with appropriate public road access and that the cumulative impact of additional traffic within the area respects the capacity of the surrounding road network;

- **Potable Water Service** to ensure the developer provides all new country residential subdivision with a potable water supply from Westridge Utilities Inc.;
- **Wastewater Service** to ensure the developer provides all new country residential subdivision with appropriate private sewage treatment systems;
- **Sensitive Stormwater Management** will be accommodated within the Plan area to ensure the quantity and quality of surface run-off generated within the Plan area respects Provincial and municipal engineering requirements; and
- **Staged Development Phasing** to ensure that infill country residential development within the Plan area proceeds in a logical and staged manner in accordance with the individual development aspirations of each landowner and with respect to the relative Rocky View County development policies.

This **Conceptual Scheme Appendix 'A'** describes how the referenced infill country residential development considerations will be implemented within **The North Escarpment Drive Conceptual Scheme's Parcel A (Block 3, Plan 2850 JK)**.

### POLICY 1.2.1

The policies of this Plan apply to Block 3, Plan 2850 JK.

## 2.0 Development “Cell A” Description

### 2.1 Location

As shown on **Figure 1: Cell 'A' Area Context**, Cell 'A' is located within the southern end of the Conceptual Scheme boundary directly north of the neighbourhood of Spring Ridge Estates and east of Horizon View Place neighbourhood. The subject land's municipal address is 201 Escarpment Drive.

### 2.2 Legal Description & Ownership

As shown on **Figure 2: Legal Description & Ownership**, Cell 'A' is described as Block 3, Plan 2850 JK and includes ± 20 ac owned by Quality Property.

### 2.3 Existing Land Use

As shown on **Figure 3: Existing Land Use**, Cell 'A' is presently designated Agricultural Holdings District (AH).

### 2.4 Existing Site Conditions

As shown on **Figure 4: Site Conditions**, Cell 'A' is described as follows:

#### 2.4.1 EXISTING DEVELOPMENT

Cell 'A' contains an existing dwelling and accessory buildings constructed in 1971. The building site is presently serviced by an existing private sewage treatment system and an individual groundwater well – both installed in 1971.

#### 2.4.2 EXISTING ACCESS

Cell 'A' is accessed from a single approach from Escarpment Drive – a paved municipal road maintained in good condition. Cell 'A' also has legal access from Horizon View Place, however, no approaches have been constructed to facilitate access to Cell 'A' from this road.

#### 2.4.3 TOPOGRAPHY & SURFACE DRAINAGE

Generally, topographical relief within Cell 'A' is considered favourable for country residential development. Surface drainage passes through Cell A from upland areas towards the Cullen creek with the majority of same exiting the property at the northwest corner site. However, a lesser portion of the surface drainage exits the property at the southwest corner of the parcel. The northern portion of Cell 'A' conveys overland drainage from the existing developed Pinnacle Ridge residential subdivision. The southern portion of Cell 'A' drains towards the south to a ditch in Horizon View Road which eventually connects with Cullen Creek approximately 1 mile to the south. The site's topographic conditions are favourable to accommodate the alignment of the internal subdivision road, location of building sites and stormwater management facilities contemplated for this proposed subdivision.



#### 2.4.4 GEOTECHNICAL CONSIDERATIONS

A Geotechnical Investigation was completed in January 2016 by E2K Engineering Ltd. to support proposed development within Cell 'A'. This engineering report concluded the lands are considered suitable for proposed country residential infill development as follows:

- Subsurface conditions include topsoil and silty clay that extends at least 6.6 m below existing grade.
- The sloped areas within the site are considered naturally stable and do not demonstrate visual evidence of instability or significant erosion.
- Existing groundwater and surface drainage are not expected to pose concern for residential development; however some design measures including sub-drainage (i.e. weeping tile) systems may be required adjacent to below-grade foundations.

#### 2.4.5 Biophysical Considerations

Cell 'A' contains a mixture of disturbed native grassland within the southern portion of the site with a more dense mix of aspen, balsam & poplar groves and low shrubbery of various species within the northern portion of the site. Cell 'A' does not appear to contain permanent wetlands.

##### **POLICY 2.4.5.1**

If required by Alberta Environment, a Wetland Impact Assessment will be completed at the subdivision stage.

##### **POLICY 2.4.5.2**

If wetland disturbances are required, compensation shall be provided by the owner in accordance with Provincial regulations.

#### 2.4.6 Archaeological & Historical Resources Considerations

The Cell A application was circulated to Alberta Culture who advised the subject lands hold a Historic Resource Values (HRV) of five (5) in accordance with the provincial Listing of Historic Resources. This HRV does not contain known historic resources sites, and as such, there is no requirement to seek a Historical Resource Act clearance from Alberta Culture.

##### **POLICY 2.4.6.1**

If the developer encounters a historic resource during site disturbances associated with this development, Alberta Culture must be notified to provide appropriate direction prior to development disturbances continuing.

Figure 1: Cell "A" Area Context

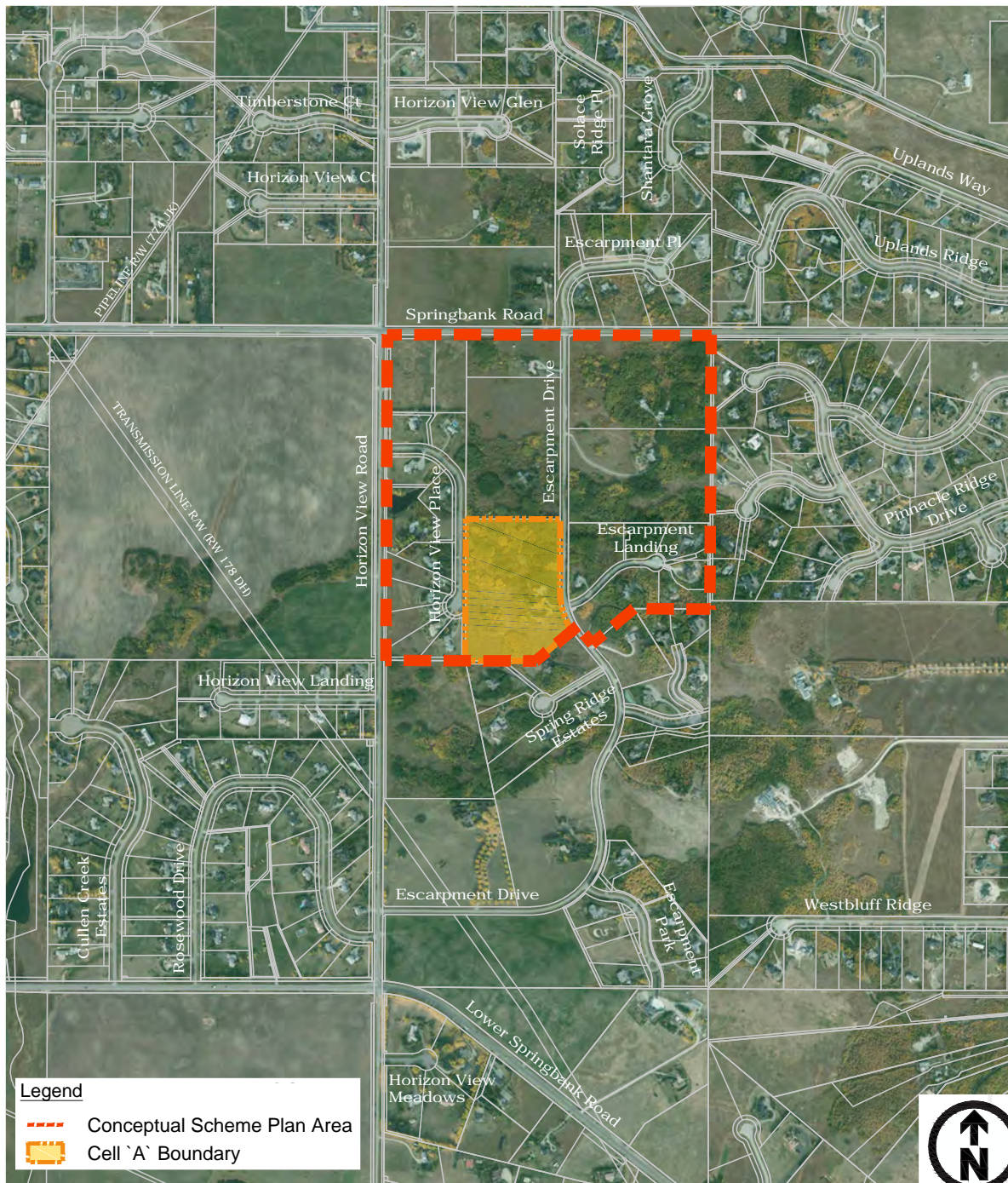


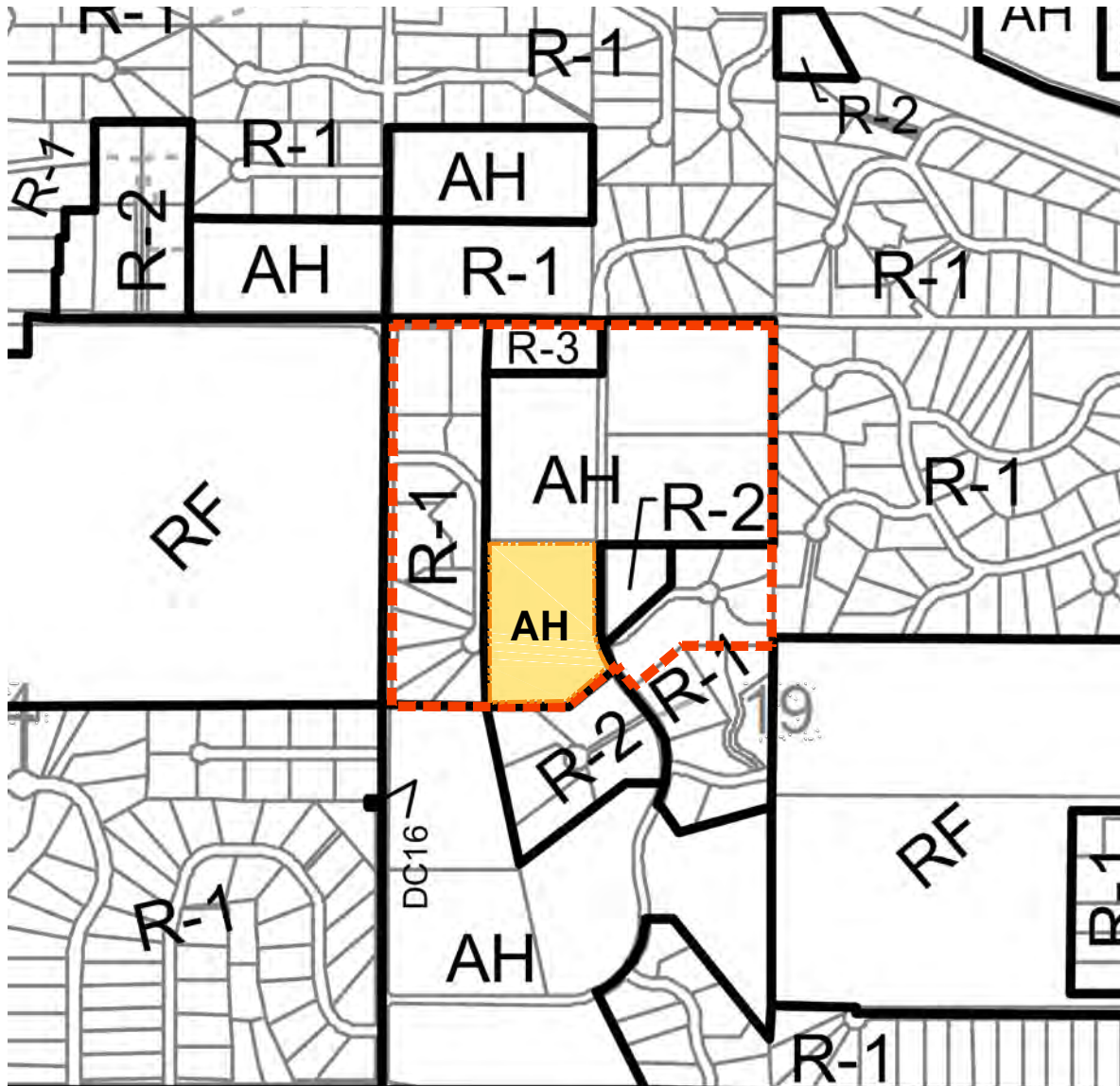


Figure 2: Legal Description and Ownership





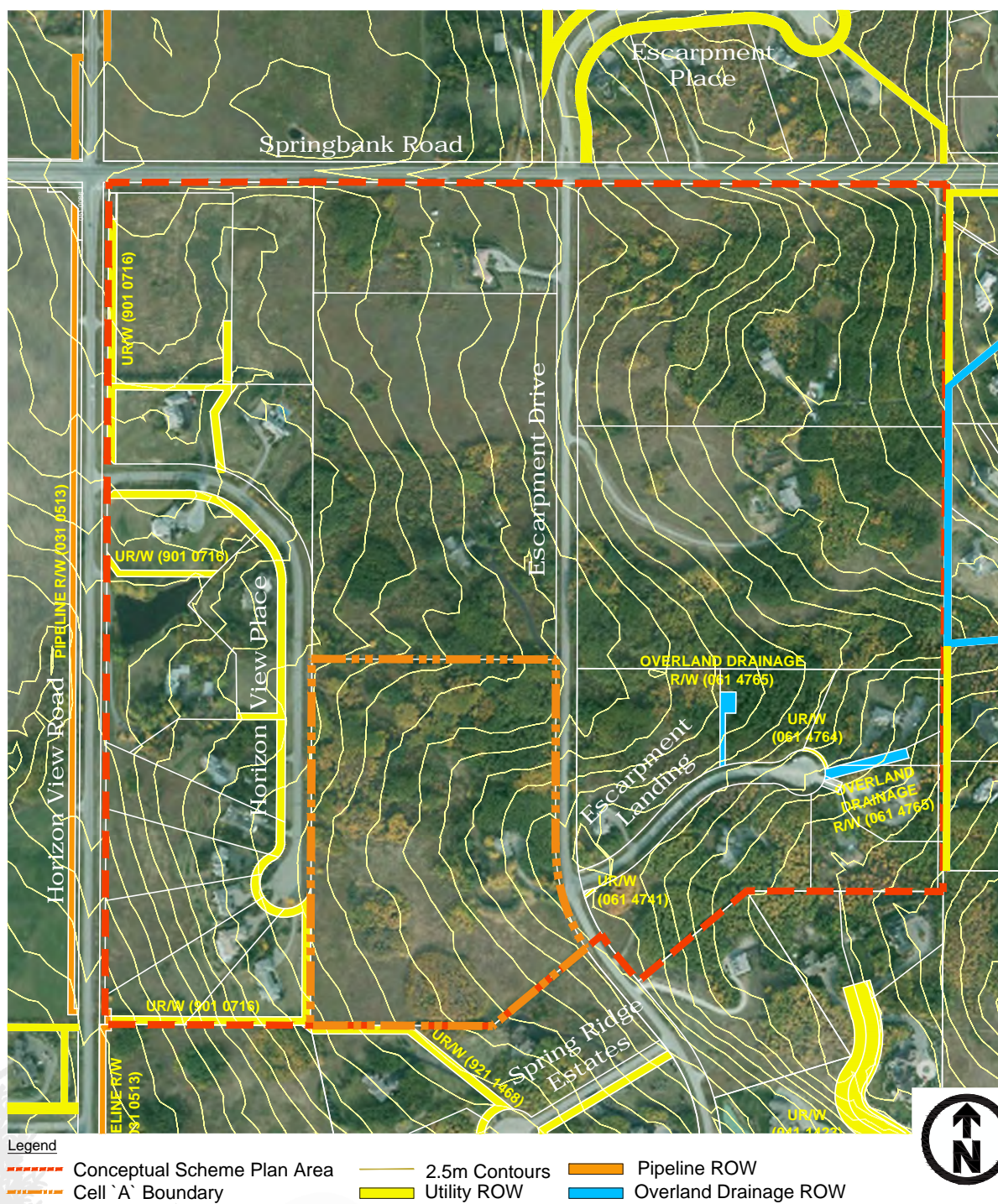
Figure 3: Existing Land Use



RANCH AND FARM DISTRICT	RF	RECREATION DESTINATION BUSINESS DISTRICT	B-RD
SEE EXCEPTIONS LISTED WITH THIS DISTRICT	RF-1	LEISURE AND RECREATION BUSINESS DISTRICT	B-LR
RANCH AND FARM TWO DISTRICT	RF-2	AGRICULTURAL SERVICES BUSINESS DISTRICT	B-AS
RANCH AND FARM THREE DISTRICT	RF-3	POINT COMMERCIAL DISTRICT	C-PT
AGRICULTURAL HOLDING DISTRICT	AH	VILLAGE CENTRE COMMERCIAL DISTRICT	C-V
FARMSTEAD DISTRICT	F	LOCAL COMMERCIAL DISTRICT	C-L
RESIDENTIAL ONE DISTRICT	R-1	REGIONAL COMMERCIAL DISTRICT	C-R
RESIDENTIAL TWO DISTRICT	R-2	INDUSTRIAL ACTIVITY DISTRICT	I-A
RESIDENTIAL THREE DISTRICT	R-3	STORAGE AND SALES INDUSTRIAL DISTRICT	I-S
HIGHWAY BUSINESS DISTRICT	B-1	NATURAL RESOURCE INDUSTRIAL DISTRICT	NRI
GENERAL BUSINESS DISTRICT	B-2	HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
LIMITED BUSINESS DISTRICT	B-3	HAMLET RESIDENTIAL (2) DISTRICT	HR-2
RECREATION BUSINESS DISTRICT	B-4	HAMLET COMMERCIAL DISTRICT	HC
AGRICULTURAL BUSINESS DISTRICT	B-5	HAMLET INDUSTRIAL DISTRICT	HI
LOCAL BUSINESS DISTRICT	B-6	PUBLIC SERVICES DISTRICT	PS
HIGHWAY FRONTAGE BUSINESS DISTRICT	B-HF	AIRPORT DISTRICT	AP
BUSINESS CAMPUS BUSINESS DISTRICT	B-BC	DIRECT CONTROL DISTRICT	DC
INDUSTRIAL CAMPUS BUSINESS DISTRICT	B-IC		



#### Figure 4: **Site Conditions**





## 3.0 Cell “A” Development Concept

As shown on **Figure 5: Cell 'A' Proposed Subdivision**, Cell 'A' will accommodate infill country residential development as proposed by the Central Springbank Area Structure Plan. The proposed subdivision will include a total of eight (8) new parcels and one (1) remainder parcel sized at  $\pm 2$  ac.

### 3.1 Proposed Land Use

As shown on **Figure 6: Proposed Land Use**, Cell 'A' is proposed to be redesignated to the Residential One District (R1) in accordance with the County's Land Use Bylaw C-4841-97. The R1 district's minimum parcel size is 0.8 ha (1.98 ac).

### 3.2 Potable Water Service

As shown on **Figure 7: Potable Water**, each lot will be serviced with potable water provided by Westridge Utilities. Westridge Utilities has indicated they have capacity to provide potable water service within Cell 'A' and have provided a letter of intent to do so. A 150 mm water distribution line already exists along the southern boundary of Block 3, and as such, extension of potable water service can be readily and efficiently be provided. It is noted that fire hydrants will not be provided in this development.

#### **POLICY 3.2.1**

The owner will extend the Westridge Utilities water distribution network within the development as illustrated on **Figure 7: Potable Water**.

#### **POLICY 3.2.2**

All costs required to facilitate the potable water infrastructure improvement will be provided by the owner.

### 3.3 Wastewater Service

As shown on **Figure 8: Wastewater**, Cell 'A' will include eight new parcels with a remainder lot – for a total of nine (9) country residential parcels. Wastewater service will be provided wastewater service by individual packaged sewage treatment plant systems (PSTS) in accordance with RVC Policy #449 – Wastewater Treatment System Performance Standards.

#### **POLICY 3.3.1**

The owner shall provide a Level 4 Assessment at the subdivision stage to verify the suitability of the site conditions to accommodate advanced 'packaged' private sewage treatment systems in accordance with Provincial requirements and the County Servicing Standards.



Figure 5: Cell "A" Proposed Subdivision



**Legend**

- Conceptual Scheme Plan Area
- Cell 'A' Boundary

Figure 6: **Proposed Land Use**



- Conceptual Scheme Plan Area
- Cell 'A' Boundary
- Proposed Residential One District



Figure 7: **Potable Water**

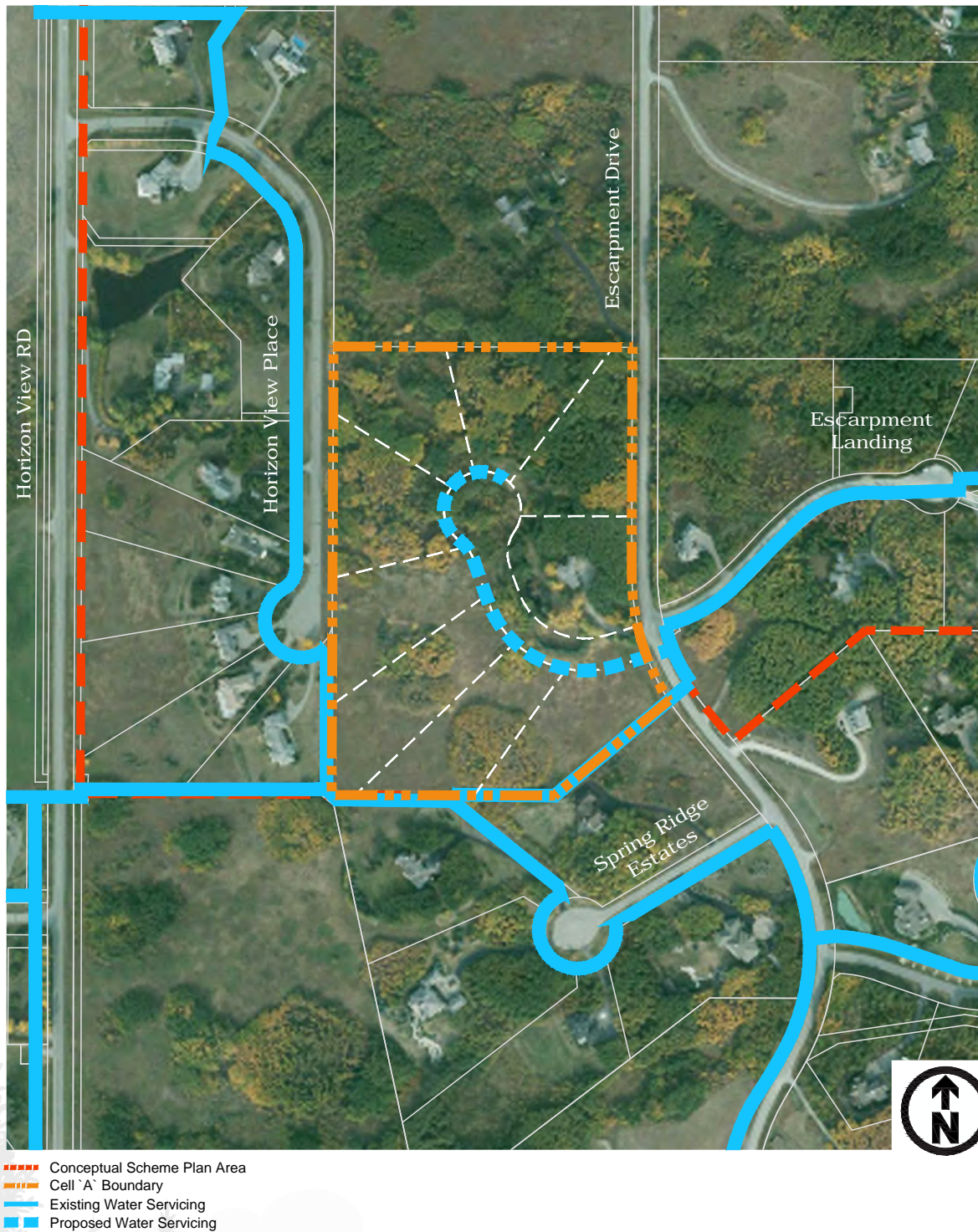




Figure 8: **Wastewater**



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### 3.4 Stormwater Management

A Conceptual Stormwater Management Plan was prepared in February 2016 (and subsequently revised in October 2016) by Osprey Engineering Inc. to support proposed development within Cell 'A'.

As shown on **Figure 9: Stormwater Management**, the engineering report recommends that stormwater management be provided within Cell 'A' by a decentralized system of stormwater management facilities and overland drainage easements that are privately owned and maintained. Although these drainage facilities will remain in private ownership, an overland drainage right-of-way shall be established at the subdivision stage to ensure the engineered drainage areas, once established, are adequately maintained and remain free from subsequent development disturbance. The drainage right-of-way will establish right of access to the municipality in order to facilitate maintenance should these areas fall into disrepair or should emergency circumstances otherwise warrant.

Based on the conclusions of the Conceptual Stormwater Management Plan prepared to support the Conceptual Scheme, the stormwater release from this development has an "adequate outlet" in accordance with the Springbank Master Drainage Plan. Additional details may be required at the subdivision stage to confirm this.

It is noted that the specific configuration of the stormwater management areas will be sized to meet the required unit area release rates and volume control targets of the 2016 Springbank Master Drainage Plan.

#### **POLICY 3.4.1**

The owner will provide an update to the 2016 Conceptual Stormwater Management Plan at the subdivision stage to ensure the specific design of all stormwater management infrastructure is in accordance with the 2016 Springbank Master Drainage Plan and the County Servicing Standards.

#### **POLICY 3.4.2**

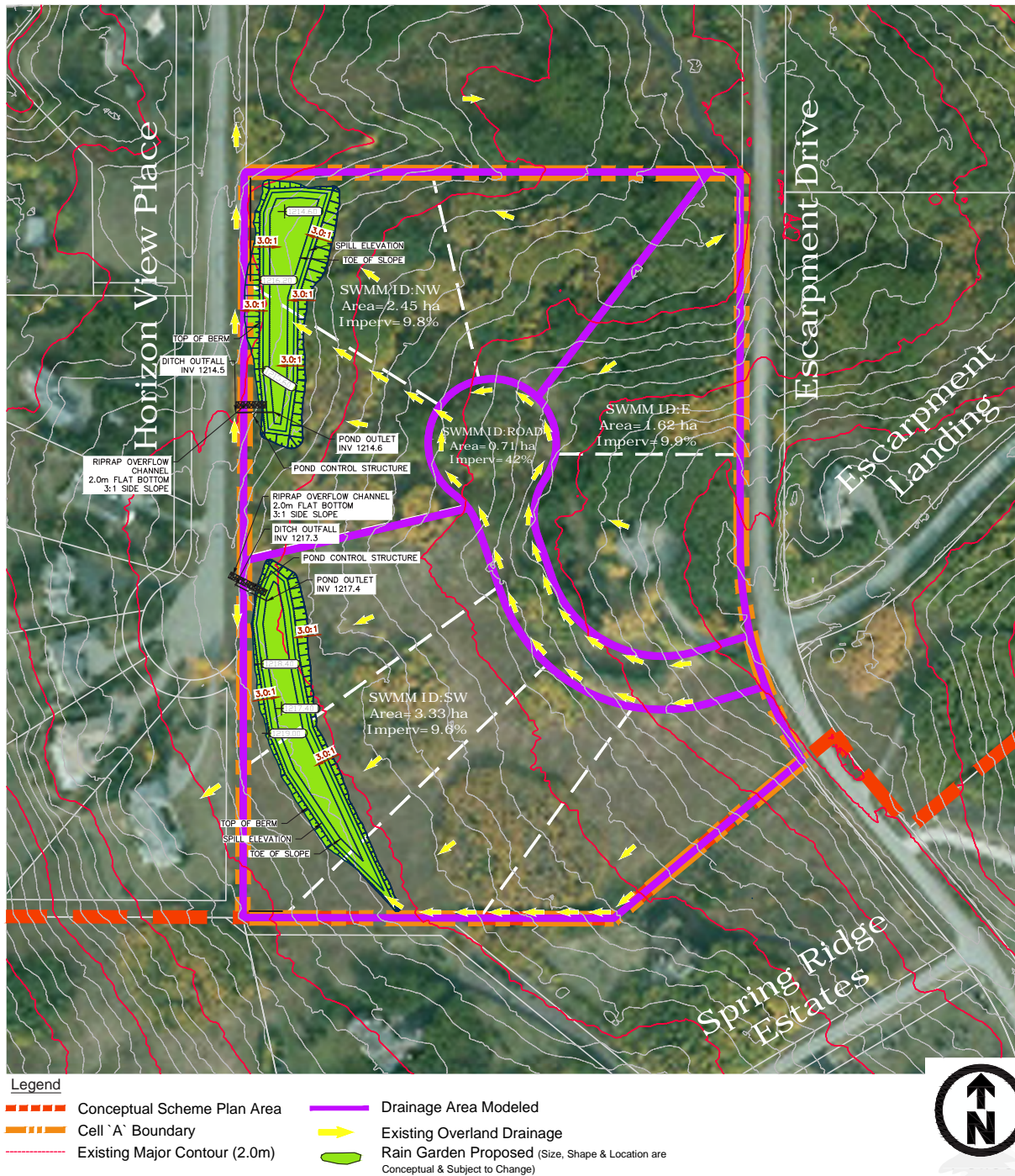
The owner will provide the County with an overland drainage and rights-of-way at the subdivision stage to ensure appropriate access can be accommodated to the privately-owned stormwater management facilities.

#### **POLICY 3.4.3**

The owner will register an encumbrance against title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the Stormwater Management facilities.



Figure 9: **Stormwater Management**





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## 3.5 Transportation & Access

A Traffic Impact Letter and Intersection Analysis was prepared in March 2016 (revised in September 12, 2016) by Bunt & Associates Engineering to support proposed development within the Conceptual Scheme Area, including Cell 'A'. The report concluded that the proposed infill country residential development anticipated in Cell 'A' will not create an appreciable impact on the existing local and regional road network.

As shown on **Figure 10: Transportation & Access**, the owner will provide access to Cell 'A' by a new paved internal residential road extending off Escarpment Drive with individual approaches provided to each lot.

### **POLICY 3.5.1**

The owner will be required to enter into a Development Agreement with the County at the subdivision stage in order to implement the required road construction.

### **POLICY 3.5.2**

No off site road infrastructure improvement is expected to require upgrade as a result of development within Cell 'A'.

### **POLICY 3.5.3**

The owner shall be required to provide applicable Transportation Offsite Levies at the subdivision stage.

Figure 10: **Transportation & Access**



### 3.6 Architectural Form & Character

As shown on **Figure 11: Sample Architectural Details**, the developer proposed a high quality residential architectural form and character for all dwellings within Cell 'A'. The developer will prepare architectural controls at the subdivision stage in accordance with the architectural design considerations established in Section 4.5 of the North Escarpment Drive Conceptual Scheme.

#### **POLICY 3.6.1**

The owner will register an encumbrance against title to each new lot to ensure future lot owners are notified of specific development obligations relative to building form and character.



Figure 11: **Sample Architectural Details**



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### 3.7 Tree Preservation Strategy

As contemplated by the North Escarpment Drive Conceptual Scheme, the developer will limit unnecessary removal of existing trees within Cell 'A' when implementing this development. The existing tree cover is part of a connected habitat area that extends north and south of the subject lands as identified by the CSASP. The existing tree cover can provide visual buffers between new building sites proposed within Cell 'A' and adjacent established residential lots.

As shown on **Figure 12: Tree Preservation Strategy**, the owner intends to generally limit the removal of mature trees to the area required for the internal road, the the single family dwelling building envelopes and accessory buildings, the private sewage treatment systems and the stormwater management areas. Existing vegetation within all other areas will be maintained to preserve the integrity of the environmental corridor as illustrated by the CSASP.

#### **POLICY 3.7.1**

The owner will register an encumbrance against title to each new lot to ensure future lot owners are notified of specific development obligations relative to tree preservation.

#### **POLICY 3.7.2**

The owner will provide a landscaping plan at the subdivision stage, to be prepared by a qualified professional, to illustrate how the existing tree cover within each new lot will be appropriately maintained in accordance with Section 3.7.



Figure 12: **Tree Preservation Strategy**





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### 3.8 Views

Section 2.3.2.1 of the CSASP directs that planning a residential subdivision should begin with an analysis of existing site conditions so that new development can be sensitively integrated. Maintaining prairie sight lines and views is considered a primary goal of this analysis process.

As described previously in this Plan, a significant portion of Cell 'A' is covered by mature groves of poplar and aspen. So too the surrounding parcels. As such, the subdivision area does not afford views and vistas of prairie sight lines.

As shown on **Figure 14: Viewshed Analysis**, there are two (2) existing residential lots directly southwest and southeast of Cell 'A' that might have existing views and vistas affected by proposed subdivision within the southern portion of the Plan area. The developer will work with these two landowners to reasonably mitigate the negative impacts of new development by maintaining existing tree covers, restricting the location of future building sites and implementing new landscaping elements.

#### **POLICY 3.8.1**

The owner will consult with the owners of Lot 13, Plan 901 0715 and Lot 14, Plan 921 1467 at the subdivision stage with the goal to develop new building sites that reasonably mitigate the impacts on existing views and vistas.

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### 3.9 Subdivision & Road Naming

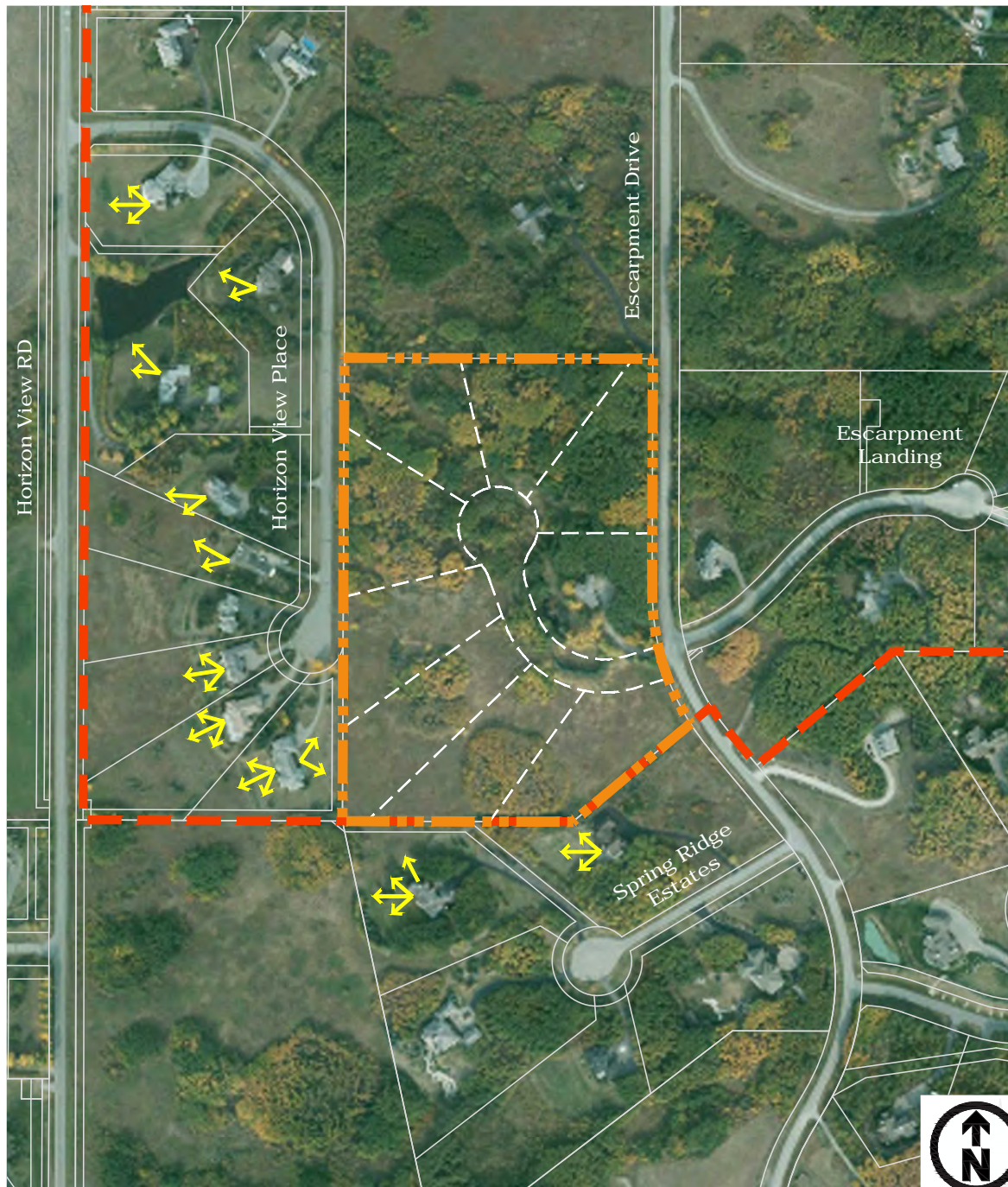
All existing subdivisions have unique names to provide a community identity that respects the local settlement pattern, historical events or locations. Surrounding subdivisions feature names such as 'spring', 'west', 'escarpment', 'horizon', 'wood', and 'timber'. The owner is proposing the subdivision name 'Stonewood' to pay homage to the natural elements of stone, sky and wood which are abundant within the surrounding area.

All roads in the County have name or number identifiers. These form an important component in the Municipal Addressing system required for 911 emergency response and other service-oriented purposes. The owner will request a name for the internal cul-de-sac road at the subdivision stage.

#### **POLICY 3.9.1**

The owner will submit a Neighbourhood & Road Naming application to the County at the subdivision stage.

Figure 13: **Viewshed Analysis**



- Conceptual Scheme Plan Area
- Cell 'A' Boundary
- ↔ Direction of Potentially Sensitive View

# Supporting Studies

## **All Supporting Studies are Under Separate Cover**

1. Geotechnical Investigation, E2K Engineering, January 2016
2. Conceptual Stormwater Management Plan, Osprey Engineering, Feb 2016, updated October, 2016
3. Traffic Impact Letter and Intersection Analysis, Bunt & Associates, Mar 2016, updated September 2016



# Appendix B:

## **Infill Residential Development Cell B**

# Appendix C:

## **Infill Residential Development Cell C**

# Appendix D:

## **Infill Residential Development Cell D**



# Appendix E:

## **Infill Residential Development Cell E**