

CONCEPTUAL SCHEME
PARTRIDGE VIEW

Bylaw C-6473-2007
Adopted June 12, 2007



ROCKY VIEW COUNTY
Cultivating Communities

PARTRIDGE VIEW

CONCEPTUAL SCHEME

Office Consolidation

This page contains the history of relevant bylaws affecting this office consolidation. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County.

Bylaw	Type	Description	Approval Date
C-6473-2007	Original Bylaw	Conceptual Scheme for a portion of S ½ 25-24-3-W5M, consisting of an area of approximately ±320 acres	June 12, 2007
C-6978-2010	Amendment 1	Removal of Policy 6.0.5 to bring Conceptual Scheme into conformity with Central Springbank Area Structure Plan and to correct the legal description for Cell D	October 26, 2010
C-7218-2012	Amendment 2	Insert Appendix B (Partridge Estates Amendment) affecting a portion of the SW 25-24-3-W5M	January 22, 2013
C-7540-2015	Amendment 3	Insert Appendix C – Carriage Lane Amendment, and minor numbering, spelling, formatting amendments throughout	January 12, 2016
C-7526-2015	Amendment 4	Insert Appendix D – Lookmanjee Amendment	April 12, 2016

PARTRIDGE VIEW CONCEPTUAL SCHEME

Landowner / Developer
Baz Chandna

Prepared By:
Torus Engineering Consultants Ltd.

Prepared For:



ROCKY VIEW COUNTY
Cultivating Communities

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1.0 Introduction:

The Partridge View Conceptual Plan 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 MD of Rocky View No. 44. This conceptual plan applies to land within the S ½ 25-24-3-W5M and is comprised two parts:

- Part One identifies the S ½ 25-24-3-W5M, as the Partridge View Conceptual Plan Area. Further, Part One identifies four Development Cells (Cell A, B, C and D) within the Plan Area and provides a planning policy framework for the subdivision and development of the individual development cells.
- Appendix A contains the future land use scenarios, subdivision and development concepts, development phasing and illustrates full build out potential of each of the development cells within the conceptual scheme Plan Area and other relevant requirements of this plan and the Central Springbank Area Structure Plan.

1.1 Purpose of the Conceptual Plan

The purpose of this document is to provide a comprehensive policy framework for lands included within the Plan Area. The objective is to ensure orderly and sustainable development within the context of the Central Springbank Area Structure Plan. The intent of this Conceptual Plan is to provide the overall principles of development and to guide future amendments prepared for individually owned lands within the Conceptual Plan Area.

- This Conceptual Plan identifies the Plan Area as appropriate for residential land use.
- This Conceptual Plan provides a policy framework, which will be used to guide and evaluate redesignation, subdivision and development proposals for residential land use within its Plan area.
- This Conceptual Plan 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.
- Identifies Development Cells within the Plan Area and provides an implementation strategy for the planning and future subdivision and development of these Cells.

Future amendments to this Conceptual Plan will provide supporting rationale for land use redesignation and subdivision within each Development Cell boundary. The amendments for each Development Cell will be included as an Appendix to this Conceptual Plan. Cell A has been included as an Appendix A.

Policy 1.1.1 The Partridge View Conceptual Plan is provided as a guide and framework for future amendments. Applications for future amendment to the Conceptual Plan will be required for each Development Cell identified within this document.

Policy 1.1.2 Application for land use Redesignation and/or may run concurrently with Application for Amendment to the Partridge View Conceptual Plan.

2.0 The Concept Plan

2.1 Municipal Location

The Concept Plan Area is located in the S ½ 25-24-3-W5M. The Concept Plan Area is within Division 3 of the Municipal District of Rocky View #44, located 1.0 mile southwest of the boundary of the City of Calgary and 0.5 mile south of Highway #1. The specific boundaries of the Concept Plan are Springbank Road on the south, Range Road #31 on the west and Horizon View Road on the east boundary. The

north half of Section 32 forms the northerly boundary of the Concept Plan.

The land parcel contained within the Concept Plan Area is approximately 320 acres (129.49 hectares) having 63 parcels under individual titled ownership.

Figure #1:

Municipal Setting, illustrates the Plan Area within the broader context of Springbank Road, Old Banff Coach Road, Range Road #31 and Horizon View Road. This area has been the location of a significant amount of country residential development during the past decade. The rolling topography and mountain views provide an ideal setting for rural residential lifestyles, while Springbank Road and Old Banff Coach Road provide convenient access to locations throughout the region including the City of Calgary to the east and Springbank and Kananaskis Country to the west.

Policy 2.1.1 Policies contained in the Partridge View Conceptual Plan shall apply to lands identified in
Figure 2 –Planning Area

Figure #5:

Illustrates the various land uses found within the boundary of the proposed Concept Plan. This figure demonstrates the significant amount of country residential development found throughout this area of the Municipality.

2.2 Development Cells

The Partridge Ridge Conceptual Plan incorporates approximately 129.49 hectares (320 acres) of land comprising the S ½ 25-24-3-W5M. In order to accommodate individual landowner expectations and timelines respecting the future subdivision and development of their lands, the Plan Area has been divided into four (4) Development Cells.

Figure #3

Illustrates the four (4) Development Cells found with the Partridge Ridge Conceptual Plan.

2.3 Development Cells Statistics

Development Cell	Land Description	Area (Acres)	Area (Hectares)	Percentage of Plan Area	Land use
Cell #A	Block E Plan 5187JK	19.600 Ac.	7.932	6.25%	R-1
Cell #B	Plan 3396JK	15.619 Ac.	6.321	4.98%	R-1
	Plan 9011492	4.398 Ac.	1.780	1.40%	R-1
	Plan 0110472	20.020 Ac.	8.102	6.39%	R-1
	Plan 9411299	20.020 Ac.	8.102	6.39%	R-1
	S. 1/2 LSD 1, Sec 25, Twp 24, Rge 3, W5M	19.080 Ac.	7.721	6.09%	AH
	Plan 9912835	19.470 Ac.	7.879	6.21%	R-1
	Plan 8911056	8.750 Ac.	3.541	2.79%	R-1
	Plan 9011180	10.017 Ac.	4.054	3.20%	R-1
	Plan 9012572	19.966 Ac.	8.080	6.37%	R-2
Cell #C	Plan 7410JK Block J	19.390 Ac.	7.847	6.19%	R-2
	Plan 7410JK Block k	19.410 Ac.	7.855	6.19%	AH
Cell #D	Plan 9411622	19.680 Ac.	7.964	6.28%	R-2
	Plan 9111787	10.156 Ac.	4.110	3.24%	R-2
	Plan 8911444	19.990 Ac.	8.090	6.38%	R-2
	Plan 9112299	19.910 Ac.	8.057	6.35%	R-2
	Plan 9813231	8.006 Ac.	3.240	2.55%	R-1
	Plan 5752 JK	20.000 Ac.	8.094	6.38%	R-1
	Plan 6626JK	19.910 Ac.	8.057	6.35%	AH

R-1 = Residential 1 District

R-2 = Residential 2 District

AH = Agricultural Holdings

Policy 2.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to the Appendix of this Conceptual Scheme as they are completed and adopted by Council.

2.4 Community Context

The majority of the lands within the Concept Plan are of a residential land use. Further residential development within the Plan Area should not result in land use conflicts with the existing land uses, due in part to the existing developments found within the area. The quality and character of the existing residential development is consistent with the Springbank community as a whole. The establishment of appropriate subdivision design principles, site development standards and architectural controls are important in maintaining the compatibility and architectural standards prevalent in the Concept Plan and Springbank area.

3.0 Conceptual Plan Policy : Physical Characteristics

3.1 Terrain

The topography of the Concept Plan area generally rises from a low elevation in Block J Plan 7410 JK adjacent to the Springbank Road and rises to the highest elevations at the northeast corner of the Plan Area. A high elevation is also found at Range Road #31 on the west boundary as noted on Figure #6.

The development of the vacant lands within the Concept Plan Area should take into consideration the natural terrain. Any alterations to the existing topography should be in accordance with the Master Drainage Plan for the Central Springbank Area Structure Plan and the Stormwater Management Plan.

Conceptual Scheme Policy: Terrain

Policy 3.1.1 All future land use scenarios, tentative plans of subdivision prepared for the individual Development Cells 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 development.

Policy 3.1.2 Alterations in the existing terrain of the Plan Area proceed in accordance with a stormwater management plan and an attendant grading plan

3.2 Drainage Patterns

The Concept Plan area contains no defined drainage swales or ravines to dictate the drainage patterns within the Concept Plan area. As the topography of the land consists of gentle slopes in general, the drainage pattern of the Concept Plan is to the low area at Springbank Road west of Partridge Place. The developed lands with the constructed ditches dictate the drainage pattern while maintaining the general direction of the drainage to the Partridge Place and Springbank Road ditches.

Policy 3.2.1 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 guidelines.

3.3 Subsurface Soil conditions

The developer of any of the parcels of land within the Concept Plan may at the discretion of the Municipality and at the time of the subdivision application may be required to undertake a geotechnical assessment prepared by a professional engineer.

Policy 3.3.1 The Municipality, at its discretion, may require an owner within a Development Cell located in the Plan Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the MD of Rocky View No.44

3.4 Environmental Assessment

An Environmental Assessment may be required of the developer at the discretion of the Municipality prior to the development of the individual cells within the Concept Plan. A minimum of a Phase 1 environmental assessment will be required.

Policy 3.4.1 The Municipality, at its discretion, may require an Owner within a Development Cell located in the Plan Area to undertake an "Environmental Assessment or Overview" for individual Development Cells within the Plan Area prior to their development to the satisfaction of the Municipality.

Policy 3.4.2 Where an "Environmental Assessment or Overview" is required by the Municipality, it shall be at a minimum of a Phase One Environmental Assessment or Overview.

3.5 Historical Resources

Presently, there is no evidence of important historical resources within the Concept Plan area. If, during the development of the individual Development Cell historical sites are identified, these sites are to be removed, preserved and or avoided if possible. A "Historical Impact Assessment" may be required by Alberta Community Development for individual Development Cells within the Concept Plan area.

Policy 3.5.1 A "Historical Impact Assessment" may be required for the Plan Area for individual Development Cells within the Plan Area prior to any surface disturbance that may a result from subdivision or development occurring on the lands.

3.6 Vegetation

As there are no heavily treed or vegetated sites within the Concept Plan area, it is believed to contain no environmentally sensitive or significant animal or plant species that would require mitigation measures prior to the development of the individual cells.

4.0 Conceptual Plan Conformity to the Central Springbank Area Structure Plan

This Conceptual Plan has been prepared to conform to and in recognition of the policies of the Central Springbank Area Structure Plan. (CSASP)

5.0 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

Country residential land use is proposed within each of the Development Cells within the Plan Area:

Land use Change

The Central Springbank Area Structure Plan identifies the Plan Area as an 'Infill Residential area.' As an 'Infill Residential Area', the subdivision and development of the Plan Area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas – Policies.

CSASP policy notes that through the conceptual scheme planning process, areas that have been previously fragmented will be re-subdivided in a comprehensive manner from larger parcels into 2-4 acre country residential parcels, with special interface considerations between existing and proposed residential parcels.

Conceptual Scheme Policy:
Land Use Changes and Subsequent Subdivisions

Policy 5.0.1 Proposals for the redesignation of lands within the Plan Area to Residential One District (R-1) are consistent with land uses found on lands throughout the Central Springbank Community and on land within this Conceptual Scheme.

Policy 5.0.2 Pursuant to the provisions of the Central Springbank Area Structure Plan, land use changes and subsequent subdivision will be guided by Part One and Appendix A of this Conceptual Plan (as adopted) and the Central Springbank Area Structure Plan.

Policy 5.0.3 Proposals for the redesignation of lands 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) Results 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*

6.0 Subdivision & Development Concept

Figure #4 – Subdivision and Development Concept is a conceptual subdivision design for the Plan Area. The Subdivision and Development Concept is comprised of four Development Cells. (Development Cells A to D).

Detailed Subdivision and Development Concepts for these Development Cells are contained as Part Two of this Plan. Part Two is a refinement of this Conceptual Scheme's Subdivision and Development Concept for each Cell.

Development Cell A:

This cell contains approximately +/- 20 acres of vacant land with the exception of the southwest corner of the site containing the landowner's residence. In accordance with Figure #4, Subdivision and Development Concept, Development Cell A is proposed to be developed into nine +/- 2 acre parcels, serviced by an internal subdivision road.

Development Cell B:

This cell encompasses the SE ¼ 25-24-3-W5M, excluding Development Cell #A, comprising approximately 140 acres. Within this Cell, three 20 acre parcels are terminally developed, each containing nine +/- 2 acre parcels with a cul-de-sac road layout. The Development Cell is also comprised on two 20 acre parcels with limited design options based upon a two acre parcel size and existing development on adjacent lands. The balance of the Cell is comprised of fragmented properties of various parcel sizes. Figure #4 proposes that each +/- 20 acre parcel be developed into nine +/- 2 acre parcels, serviced by an internal cul-de-sac road, similar to previous developments.

Development Cell C:

This cell contains +/- 40 acres of land within two individual parcels. The future development of Cell C is proposed for sixteen two acre lots, including the incorporation of the original residence into a slightly larger lot.

Development Cell D:

This cell contains a portion of land within the SE ¼ 25-24-3-W5M, comprising approximately 120 acres. Figure #4, Subdivision and Development Concept, proposes this Cell be developed into an additional twenty two +/- 2 acre parcels, with each area being serviced by an internal subdivision road.

Conceptual Scheme Policy: General Subdivision Design

Policy 6.0.1 Proposals for the subdivision of land within the Plan Area shall be generally in accordance with the Conceptual Subdivision Design prepared of Figure # 4 – Subdivision and Development Concept.

Policy 6.0.2 Lot layouts of this Plan are conceptual only and may not reflect the final subdivision design, number or sizes of the lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Central Springbank Area Structure Plan and shall be detailed in the Appendix for each Development Cell.

Conceptual Scheme Policy: Subdivision Design Principles

Policy 6.0.3 The following subdivision design principles should be applied to subdivision proposed for the Plan Area:

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

Conceptual Scheme Policy: Lot Size

Policy 6.0.4 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 6.0.5 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 6.0.6 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 Policy 2.6.4 (b) and (g) of the Central Springbank Area Structure Plan which states:

'In Infill Residential Areas, Municipal and/or school reserves may be provided by either land or cash-in-lieu of the land. Cash-in-lieu funds should be utilized to purchase land for municipal and/or school reserve sites in alternative, more suitable locations or for pathways.'

And

'In Infill Residential Areas, cash-in lieu funds, in combination with outstanding reserve lands should be utilized to purchase land for pathways for the continuation of a community walkway system, as outlined in the Rocky View West Recreation Board Master Plan.'

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.7 Where appropriate, external pedestrian pathways should be developed in consultation with the Rocky View West Recreation Board within each Development Cell of this Conceptual Scheme, thereby providing pedestrian linkages to the municipal reserve parcels and the developing regional pathway network.

7.0 Transportation

Plan Area is accessible to the MD of Rocky View municipal road network via Springbank Road, Range Road 31, Horizon View Road and Partridge Place. Future transportation and infrastructure needs within the Plan Area shall be addressed through the preparation of a Traffic Impact Analysis.

Conceptual Scheme Policy: Road System Design

Policy 7.0.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Transportation 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 for review and to the satisfaction of the Municipality.

Policy 7.0.2 All development shall be subject to the Transportation Off Site Levy Bylaw as established by the Municipality.

Policy 7.0.3 All internal roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.

8.0 Utility Servicing

The Municipality is developing a regional servicing strategy for lands within its Municipal jurisdiction, which includes the Plan Area. However, until such time as a regional servicing solution is available, servicing will be provided to the Plan Area via a combination of a licensed surface distribution system, individual water wells, and private sewage disposal systems.

Conceptual Scheme Policy: Potable Water

Policy 8.0.1 Potable water is to be provided to the Plan Area via a licensed surface water distribution system, wherever possible, in accordance with the Servicing Standards for Residential Subdivision and Road Construction and to the satisfaction of the Municipality;

Policy 8.0.2 Potable water may be provided to the Plan Area via individual water wells in the event that a surface distribution system is unavailable, subject to review by the Municipality. Pursuant to the Water Act, the developer is to provide a Phase One Groundwater Assessment to prove that the development proposed can be supported and sustained in accordance with Provincial requirements.

Policy 8.0.3 Each owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot owner of the requirement to connect to Municipal piped water and wastewater systems at their cost when such services becomes available.

Policy 8.0.4 At the subdivision stage, each owner shall provide the necessary easements for future water and sewage lines.

Conceptual Scheme Policy: Sewage Disposal

Policy 8.0.5 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.

8.1 Shallow Utilities

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

Policy 8.1.1 Shallow utilities will be provided by the appropriate utility company providing service to the Plan Area at the sole expense of the owner. The owner of the lands will provide easements to any utility company requiring them to provide services to the Partridge View Conceptual Plan Area.

8.2 Solid Waste Management

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

Policy 8.2.1 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the owner and/or the homeowners' association. Solid waste management shall be implemented to the satisfaction of the Municipality.

8.3 Stormwater Management

Conceptual Scheme Policy: Stormwater Management strategies

Policy 8.3.1 All new development shall address the implementation of Best Management Practices for water quality in accordance with the Report on Drainage Strategies for Springbank as adopted by the Municipality. The owner as part of the tentative plan of subdivision shall prepare detailed Staged Master Plans and Site Implementation.

Policy 8.3.2 Swales and ditches within the road allowance alongside Municipal roadways shall only be used for the conveyance of storm water and not for storage purposes.

Policy 8.3.3 The maintenance and operation of storm water management facilities must be funded by the landowners residing in the benefiting areas. Maintenance and upkeep responsibilities relative to storm water management facilities will be established in an agreement between the Municipality and the Owner as part of the tentative plan of subdivision and implemented through the Home Owners Association.

9.0 Community Consultation

Consultation with the directly and indirectly affected property Owners within the Conceptual Scheme Plan Area is an important component of the development process and critical to its overall success. Therefore, in accordance with the Central Springbank Area Structure Plan, Open Houses should be conducted for each phase of development proposed within the Plan Area.

Conceptual Scheme Policy: Public Consultation

Policy 9.0.1 Consultation with property owners adjacent and other affected stakeholders within the Central Springbank community should occur with at least one Open House for each individual Development Cells within the Plan Area.

10.0 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.

Phase One – Subdivision and development of nine +/- 2 acre parcels within Development Cell A.

Phase Two – Subdivision and Development of the remaining Development Cells within the Plan Area may occur in any order in accordance with the aspirations of the Registered Owners of lands within each Development Cell.

Conceptual Scheme Policies: Phasing

Policy 10.0.1 The potential for future subdivision is limited by the densities and policy provisions of the Conceptual Scheme, the Central Springbank Area Structure Plan and the provisions of the MD of Rocky View Land Use Bylaw as it applies to individual Development Cells within the Plan Area.

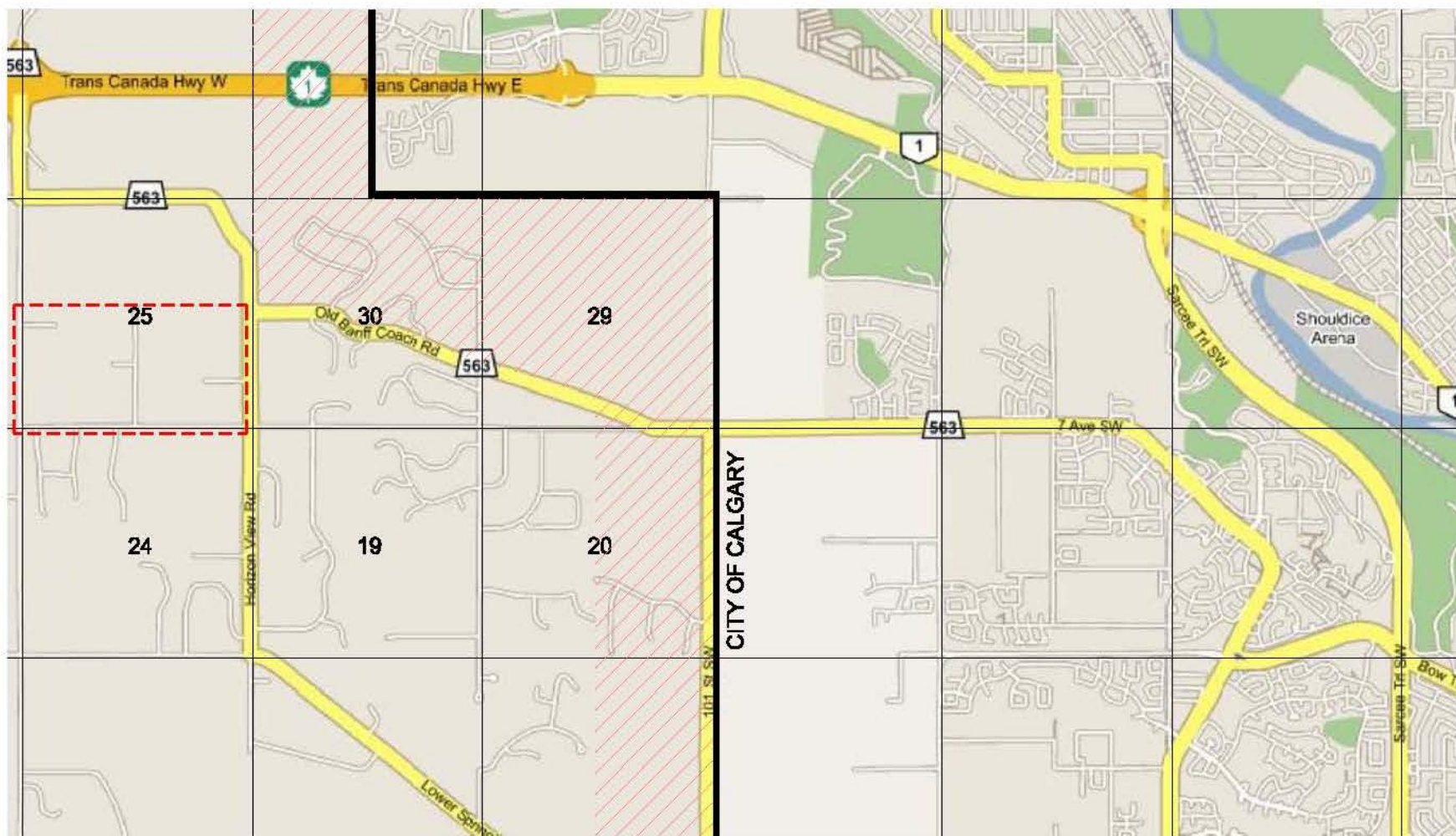
Policy 10.0.2 Subdivision and development of the Plan Area should be matched to a logical progression of servicing. Subdivision and development within individual Development Cells may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

11.0 Implementation of the Conceptual Scheme

The purpose and intent of this document is to guide future development application prepared on behalf of individual land Owners located within the Plan Area. Conceptual Scheme Amendments will be prepared for each Development Cell and will be amended as appendices to this document.

Policy 11.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan.

Policy 11.0.2 The MD of Rocky View shall implement the policies of this Conceptual Plan through land use amendment and subdivision approval process.



PLAN BOUNDARY

INTER-MUNICIPAL
INTERFACE PLANNING AREA

CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #1 - AREA MAP

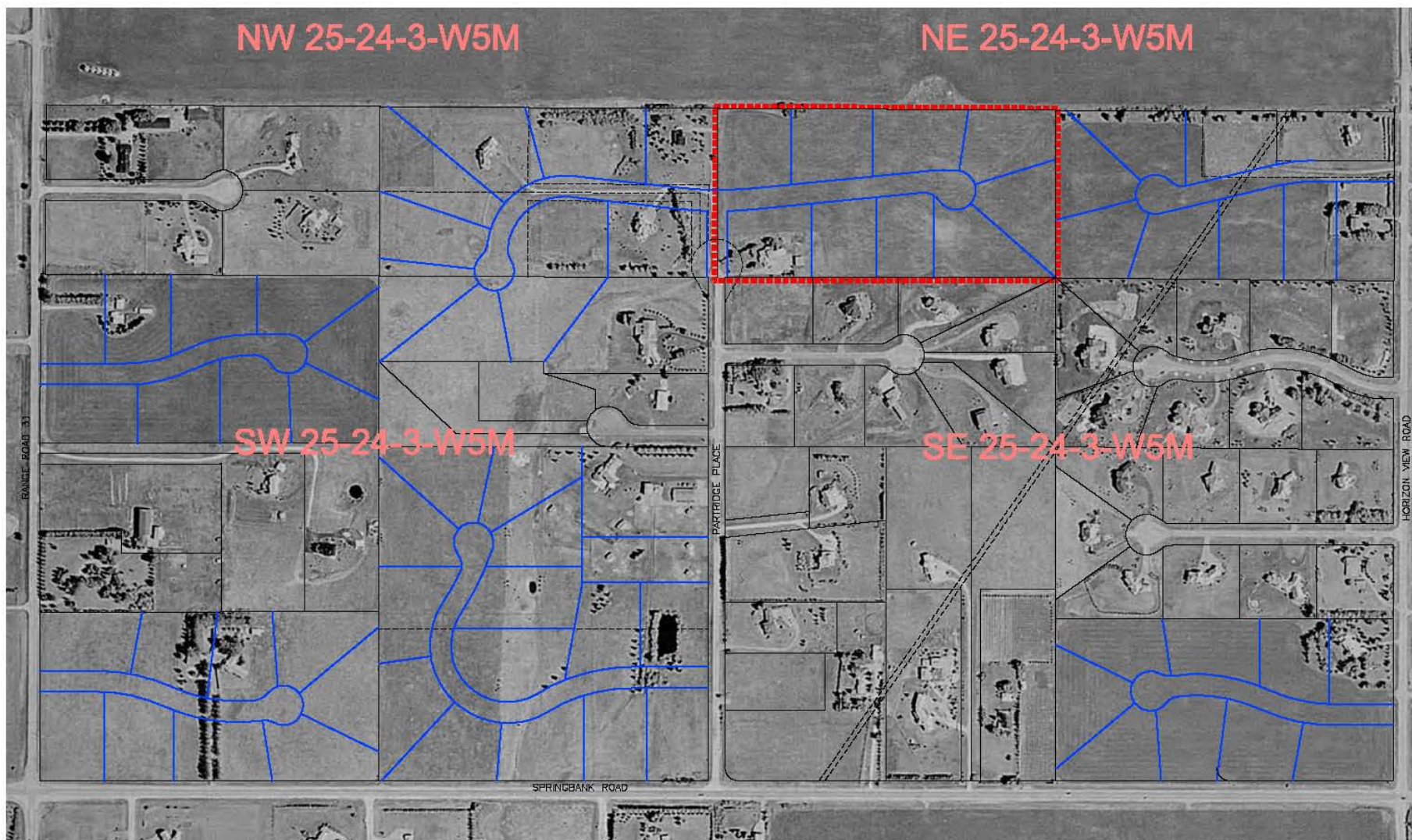


CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #2 - PLANNING AREA



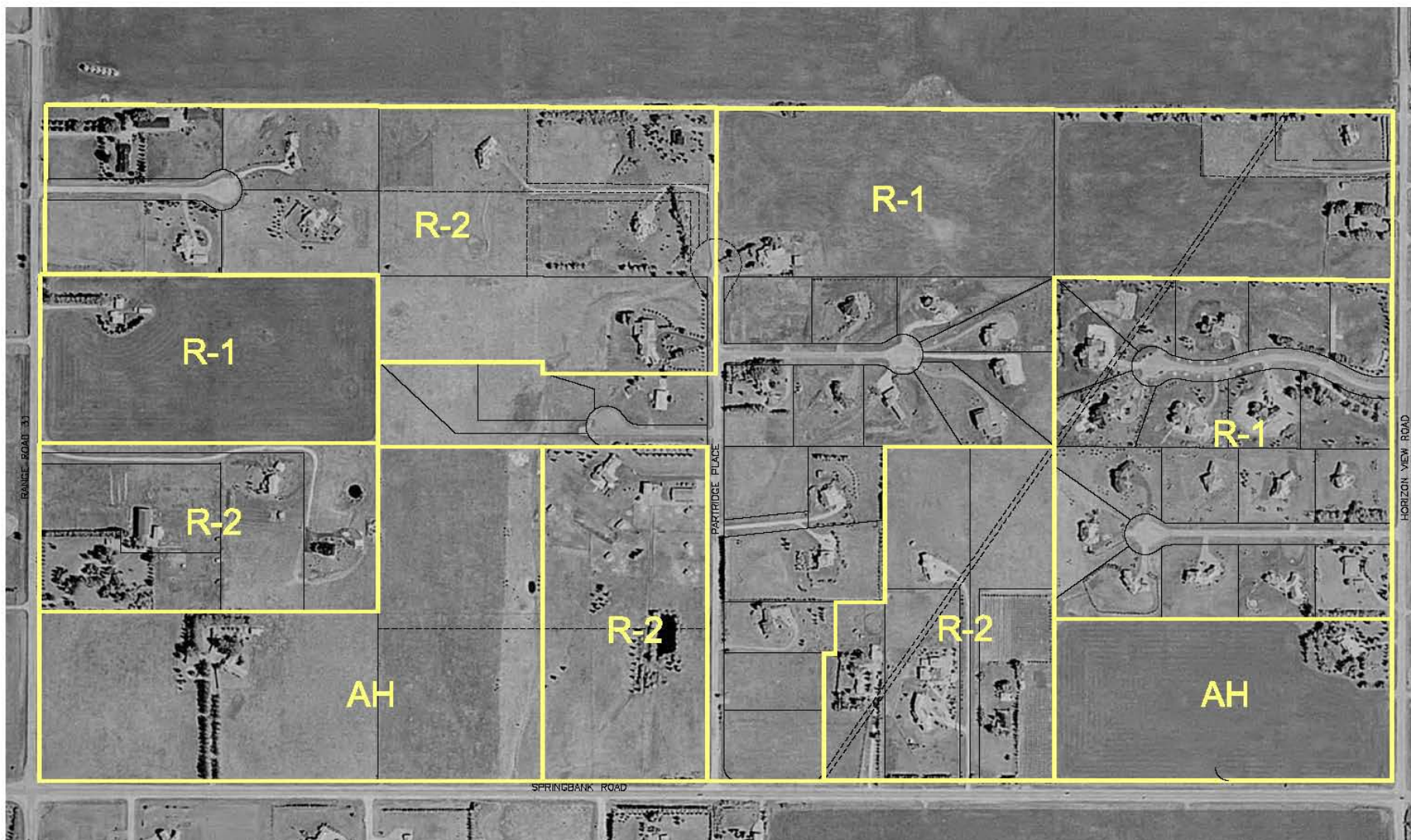
CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #3 - DEVELOPMENT CELLS



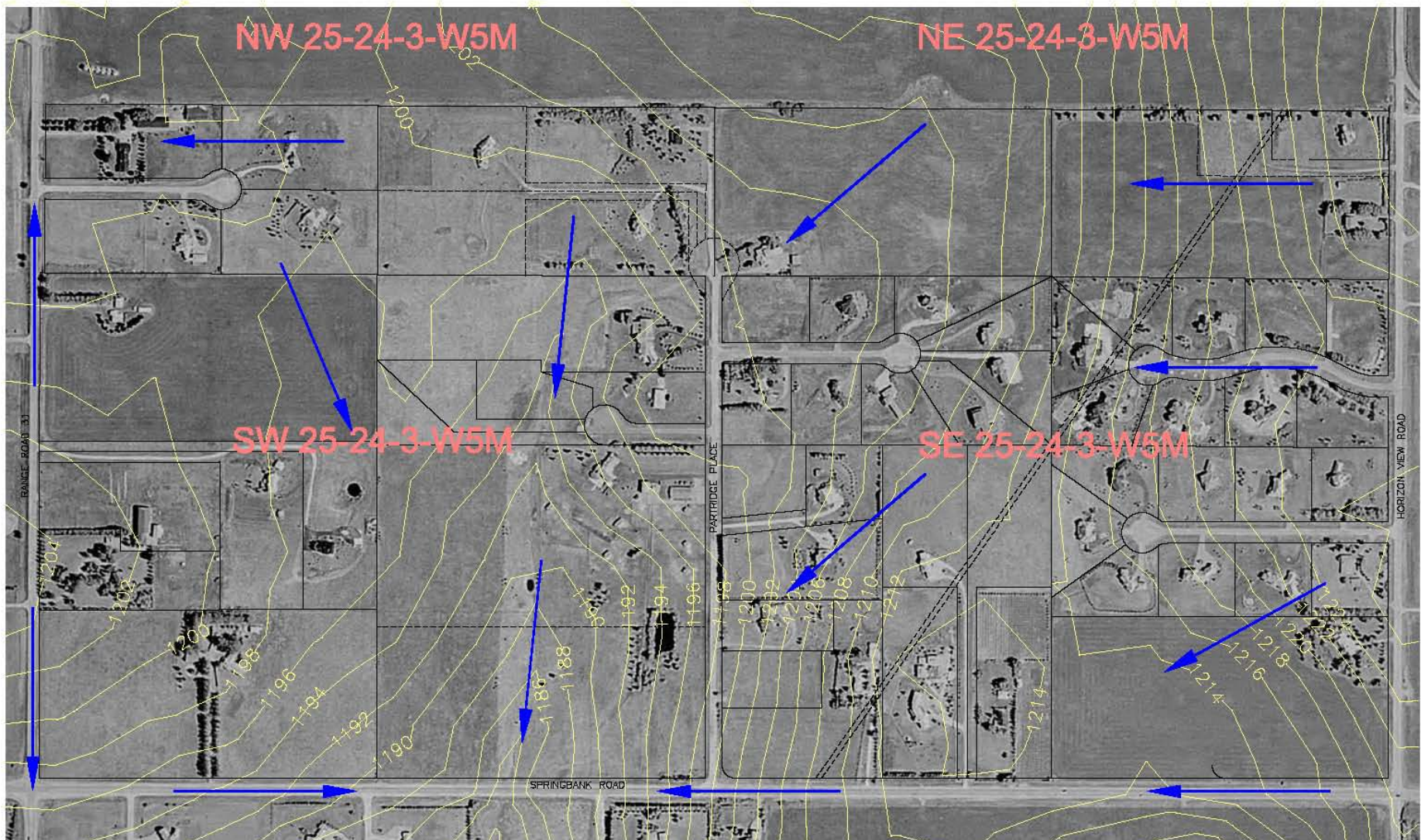
CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #4 - OVERALL CONCEPT PLAN



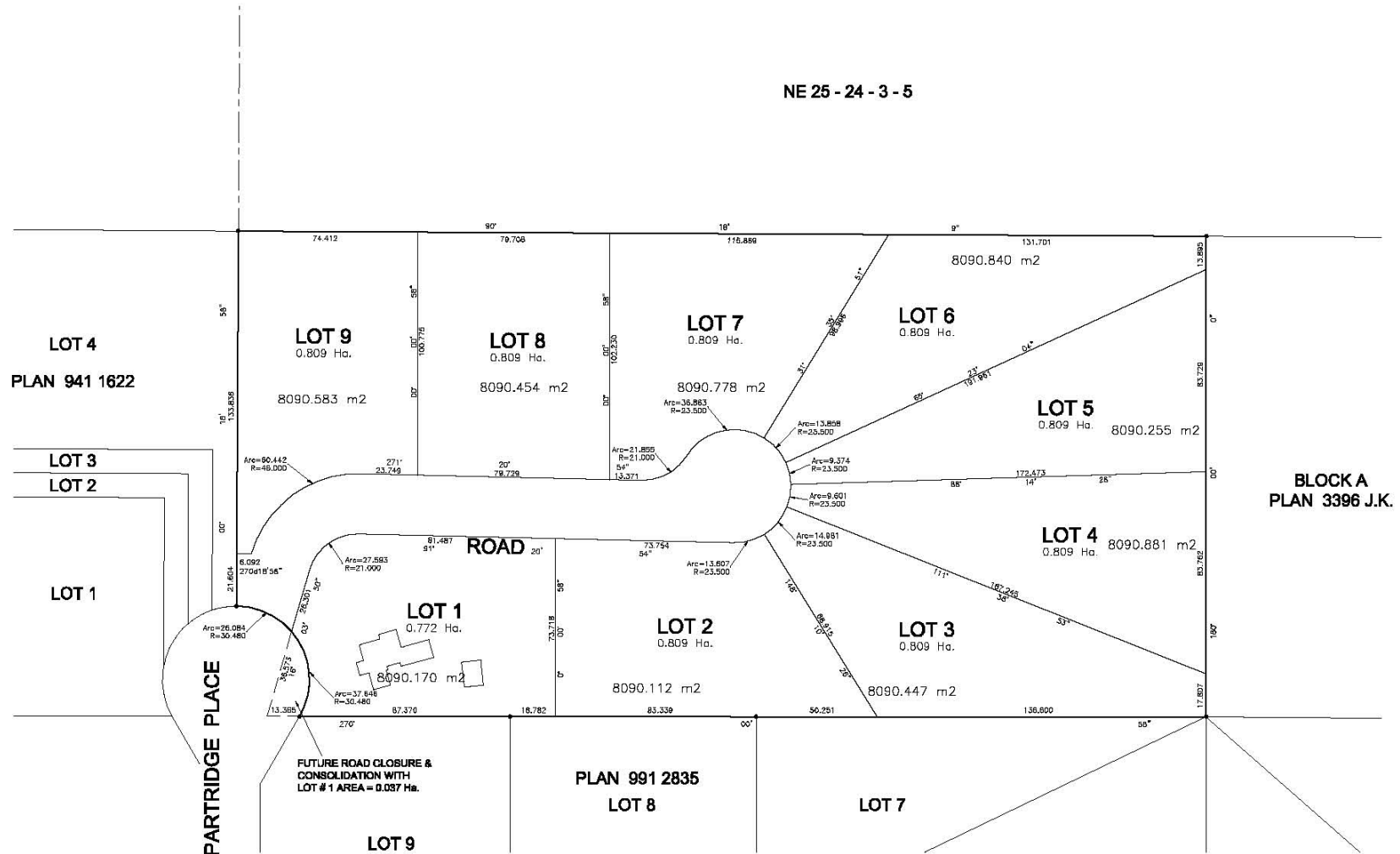
R-1 RESIDENTIAL ONE DISTRICT
R-2 RESIDENTIAL TWO DISTRICT
AH AGRICULTURAL HOLDINGS DISTRICT

CONCEPT SCHEME
 S 1/2 SEC. 25-24-3-W5M
FIG. #5 - LAND USE



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #6 - DRAINAGE PATTERNS

NE 25 - 24 - 3 - 5



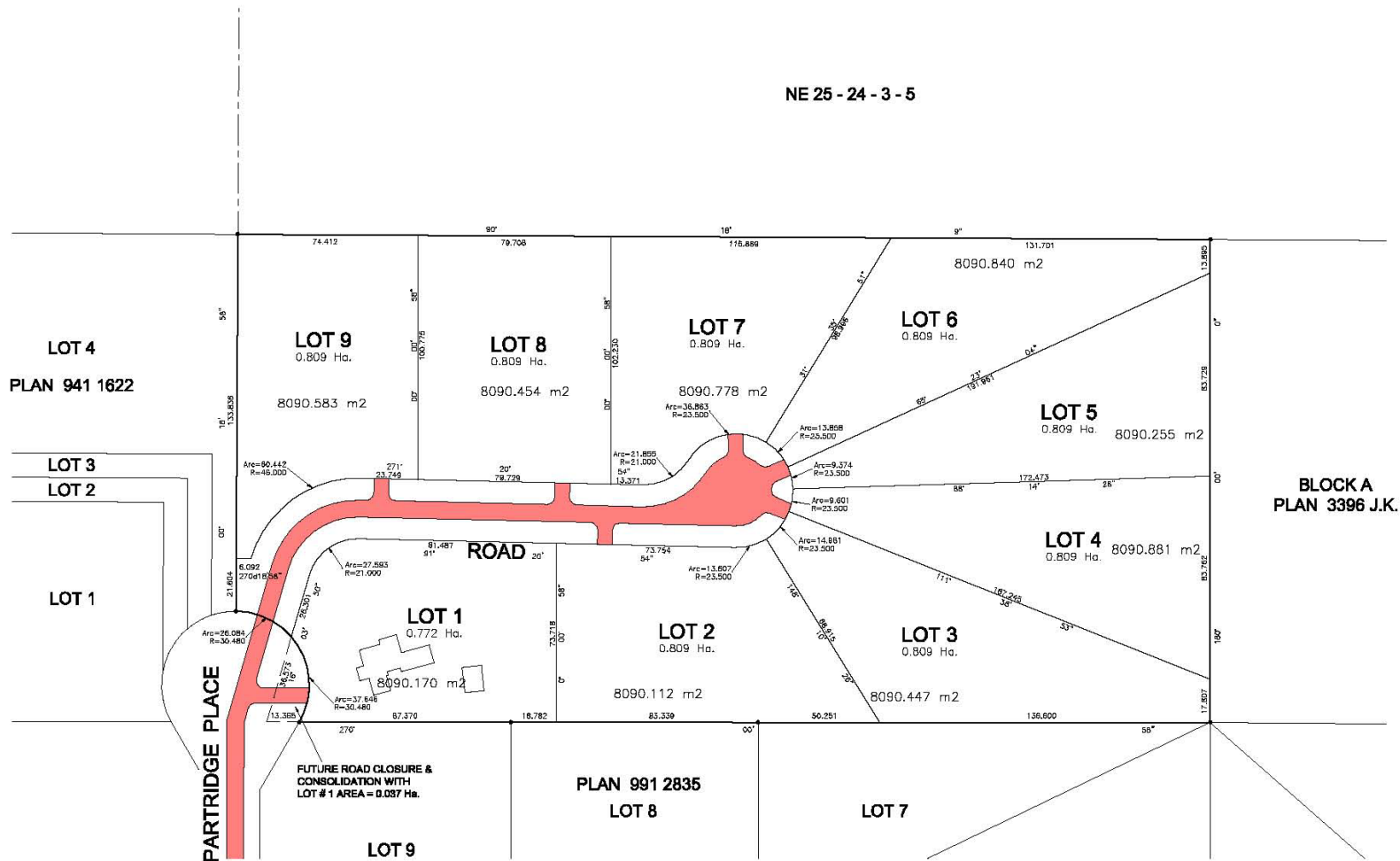
CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #7 - DEVELOPMENT CELL 'A'



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #8 - TRANSPORTATION: MAJOR ROUTES



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #9 - TRANSPORTATION: ACCESS MANAGEMENT

PARTRIDGE VIEW CONCEPTUAL SCHEME

Appendix A: Chandna Amendment

Landowner / Developer
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ROCKY VIEW COUNTY
Cultivating Communities

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1.0 Introduction

1.1 Purpose and Objectives

The purpose of the Conceptual Scheme for Development Cell A is to establish a comprehensive planning framework that will guide for future subdivision of Development Cell A within the Partridge View Conceptual Plan Area.

The proposed Conceptual Plan for Development Cell A attempts to achieve the following objectives:

- Compatibility of land use, road network and open space in consideration of the existing development and proposed development within the Conceptual Scheme Plan Area
- Facilitate compatibility with existing development in consultation with the established residents within the Plan Area
- Establish broader guidelines for the creation of a planning cell, designed to foster a sense of place and respect the rural setting of Central Springbank
- Address the existing site characteristics
- Conduct a comprehensive public consultation process with adjacent residents and landowners

2.0 Conceptual Scheme Plan Area

2.1 Location and Boundary

Development Cell A of the Partridge View Conceptual Plan consists of +/- 19.6 acres, constitutes Appendix A of the Partridge View Conceptual Plan, and is legally described as Block E Plan 5187JK within the S ½ 25-24-3-W5M.

2.2 Access to Development Cell A:

The Plan Area is bounded by:

- Range Road 31 to the west
- Springbank Road to the south
- Horizon View Road to the east
 - Existing agricultural development to the north

2.3 Land Use Context and Adjacent Land Uses

The majority of the lands within the Concept Plan are of a residential land use. Further residential development within the Plan Area should not result in land use conflicts with the existing land uses, due in part to the existing developments found within the area. The quality and character of the existing residential development is consistent with the Springbank community as a whole. The establishment of appropriate subdivision design principles, site development standards and architectural controls are important in maintaining the compatibility and architectural standards prevalent in the Concept Plan and Springbank area.

Figure #5 – Adjacent Land Use

3.0 Conformity to the Central Springbank Area Structure Plan

The Partridge View Conceptual Plan conforms to the Central Springbank Area Structure Plan, adopted by the MD of Rocky View on October 2, 2001 as per Bylaw C-5354-2001.

The Central Springbank Area Structure Plan identifies the Plan Area as an 'Infill Residential Area.' As an 'Infill Residential Area', the subdivision and development of the Plan Area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas – Policies.

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 within predetermined Conceptual Scheme boundaries shown on Map 11 and Map 12.'

This Conceptual Scheme also conforms to the policies contained within the Partridge View Conceptual Plan and is to be adopted and appended to the Central Springbank Area Structure Plan.

4.0 Site Assessment

4.1 Terrain

The land within Development Cell A is generally flat in topography with a gentle slope upwards towards the northeast corner of the site. There are no definitive ravines or drainage courses on the land.

4.2 Vegetation

Development Cell A is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. Reflecting upon the goals of Section 2.5 of the CSASP regarding the natural environment, Development Cell A does not contain lands that are deemed to be suitable for permanent protection as natural areas. The maintenance of the existing vegetation will be enhanced by the preparation of a landscaping plan prepared at the time of development of individual lots within Development Cell 'A'.

4.3 Existing Development

Development Cell A contains an existing residence and various accessory buildings which will be proposed to be contained within one of the proposed +/- 2 acre parcels to be created through the development of these lands.

4.4 Existing Land Use Bylaw Designation

Development Cell A is currently designated as Residential One District (R-1) by the M.D. of Rocky View Land Use Bylaw. The purpose of this District is to:

"to provide for a residential use on a small parcel of land which does not accommodate agriculture, general."

The minimum parcel size in the Residential One District (R-1) is 2.0 acres (0.8 hectares). All lots proposed for development are proposed to be a minimum parcel size of 2.0 acres (0.8 hectares) and all proposed lots shall conform to this minimum.

Policy 4.4.0 Each lot shall conform to the minimum parcel size of the Residential One District (R-1) as described in the Land Use Bylaw, Bylaw C-4841-97.

4.5 Historical Resources

Development Cell A is believed to contain no important historical resources.

Policy 4.5.0 Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall ensure that these sites are identified and removed, preserved or avoided prior to development.

5.0 Subdivision and Development Concept

Development Cell A is proposed for subdivision and development for residential land use. The proposed subdivision designed is shown in Figure #7 for Development Cell A.

The parcel noted as Development Cell A contains approximately 20 acres containing the original house and sheds in the southwest corner of the site. The remainder of the property is proposed for a residential development consisting of a maximum of 8 residential lots with the original house incorporated onto the 9th lot. The existing roadway known as Partridge Place is to be extended from the present cul-de-sac ending to a cul-de-sac in the Development Cell A land providing access to the proposed 9 lot subdivision. The cul-de-sac road system will be carefully designed to follow existing grades, conform to MD of Rockyview standards for gradient on municipal roads, and minimize the need for grading. Likewise, the proposed design of new lots will ensure that all new dwellings have driveways with a moderate slope to allow for safe access all year-round. Lot sizes are intended to be as small as possible while respecting MD density policy, topographical constraints and servicing requirements.

When fully built out, maximum development of eight (8) country residential lots and the existing homestead lot are anticipated within the Development Cell A. This represents an ultimate total of 9 dwelling units and a population of approximately 27-36 residents. The ultimate Development Concept is illustrated in Figure 7. The development is to be constructed in one phase of development.

In accordance with Alberta Environment guidelines and MD of Rocky View policies, each lot shown in Figure #7 has been designed to include a minimum contiguous area of 1 acre of developable land where the slope does not exceed 15%.

Development Cell 'A' is proposed for subdivision and development as residential land use. The proposed subdivision design statistics are shown as follows:

Development Cell 'A' Statistics

<u>Lot Number</u>	<u>Area (ha)</u>	<u>Area (acres)</u>
*1	0.772 + .037	1.90 + .091
2	0.809	2.0
3	0.809	2.0
4	0.809	2.0
5	0.809	2.0
6	0.809	2.0
7	0.809	2.0
8	0.809	2.0
9	0.809	2.0

* Additional land available for Lot 1 with purchase of road closure

Policy 5.0.1 At the subdivision stage, the subdivision of Cell A shall be done in accordance with the layout provided in Figure #7 – Development Cell A Subdivision and Development Concept

5.1 Site Development and Architectural Controls

Architectural standards will be developed at the time of the subdivision of Development Cell A and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the developer and subsequent homeowners within development Cell A.

Policy 5.1.1 At the time of subdivision, the Owner of Development Cell A shall develop architectural standards, which shall be registered as a restrictive covenant against the title of each lot. It is the responsibility of the Developer to implement these standards.

5.2 Municipal Reserve

Disposition of Municipal reserves for Development Cell A are proposed to be by cash in lieu payment in accordance with the Municipal Government Act.

Policy 5.2.1 The provision of Reserve in the amount of 10% of Development Cell A, to be provided by payment of cash-in-lieu in the amount of the appraised dollar value per acre on account of the land that otherwise would have been provided as Reserve pursuant to Section 666(3) of the Municipal Government Act.

6.0 Utility Servicing

Water supply and sewage disposal for country residential development will be established without creating adverse impacts on the natural environment or the groundwater aquifer in the vicinity of the Plan Area. All utilities necessary to service each lot will be provided to Provincial and Municipal standards at the expense of the developer or builder.

6.1 Water Supply

Potable water supply is to be provided to the Development Cell A by the Poplar View Water Co-operative Ltd. A right of way presently exists in the southeast corner of Development Cell A for the extension of the Poplar View Water Co-operative Ltd. water pipeline into the Development Cell A. Confirmation of the capacity to supply water to the proposed 9 lot subdivision of Development Cell A has been obtained from the Poplar View Water Co-operative Ltd. as of May 25th, 2005.

At the subdivision stage, it will become a condition of subdivision that the owner of Development Cell A provide all documentation indicating confirmation of a piped potable water system of adequate and continuous water supply is available and will be installed in accordance with the Servicing Standards for Residential Subdivisions and Road Construction.

Policy 6.1.1 Potable water is to be provided to the Plan Area via a licensed surface water distribution system in accordance with the Servicing Standards for Residential Subdivision and Road Construction and to the satisfaction of the Municipality;

Policy 6.1.2 Each Owner shall register a caveat on each new lots regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Municipal piped water systems at their cost when such services becomes available.

6.2 Sewage Treatment

Sewage treatment for the proposed nine lots of Development Cell A is to be provided by private sewage systems involving septic tank and dispersal field to be designed and installed in accordance with the Alberta Sewage Systems Standard of Practice and the Springbank Utility Servicing Strategy. In addition, a Deferred Servicing Agreement will be registered by caveat against the proposed lots within Development Cell A in order to facilitate the future connection to a Springbank Regional Utility System at such time as the system becomes available.

Percolation and near surface water testing is to be undertaken at the request of the Municipality to assess the ability of soils to meet percolation and near-surface water table requirements for sewage disposal systems. The Municipality of Rocky View may require this testing program as a condition of subdivision approval.

Policy 6.2.1 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

Policy 6.2.2 Each Owner shall register a caveat on each new lots regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Municipal piped wastewater systems at their cost when such services becomes available.

6.3 Stormwater Management:

The management of storm water in the predevelopment, construction and post development phases is to be determined in the Storm Water Management Plan for Development Cell A and will meet the standards of the M.D. of Rockyview and the Springbank Utility Servicing Strategy.

The owner of Development Cell A is to prepare a Storm Water Management Plan prior to the stripping and grading of any portion of the site and prepared by a qualified professional licensed to practice in the Province of Alberta.

Policy 6.3.1 The Developer is to provide a Storm Water Management Plan for Development Cell A, prepared by a qualified professional licensed to practice in the Province of Alberta, prior to the stripping and grading of any portion of the site, to the satisfaction of the Municipality.

7.0 Transportation

An internal road connecting to the existing roadway noted as Partridge Place is required to provide access to the subject land and the proposed 9 lots. Lot #1, being the existing residence, presently has access to Partridge Place and will maintain this access with the subdivision of the subject land. All remaining lots within Development Cell 'A' will have driveway approaches from the proposed internal road. All approaches are to access a municipal road and be installed to each lot by the developer in accordance the Servicing Standards for Subdivisions and Road Construction.

Mutual road approaches are to be used as access for lots as shown of Figure # 6 with respective easements to be registered on each title and the mutual road approach constructed in accordance the Servicing Standards for subdivisions and Road Construction.

- Policy 7.0.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Traffic Impact Assessment shall be prepared in support of a Tentative Plan of Subdivision within Development Cell A. Any off-site improvements identified as a result shall be implemented to the satisfaction of the Municipality.*
- Policy 7.0.2 All roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.*
- Policy 7.0.3 All development shall be subject to the Transportation Off-site Levy Bylaw as established by the Municipality.*

8.0 Community Consultation

Consultation with the directly and indirectly affected property Owners adjacent to Development Cell A occurred on October 10th, 2006 with the hosting of an Open House. Attending residents were recorded by name and legal description and written comments were provided.

Conceptual Scheme Policy: Public Consultation

- Policy 8.0.1 Consultation with property owners adjacent and other affected stakeholders within the Central Springbank community should occur with at least one Open House for future subdivision and development of Development Cell A within the Partridge View Conceptual Plan Area.*

9.0 Subdivision and Development Phasing

The development of Development Cell A is to be constructed in one phase of development.

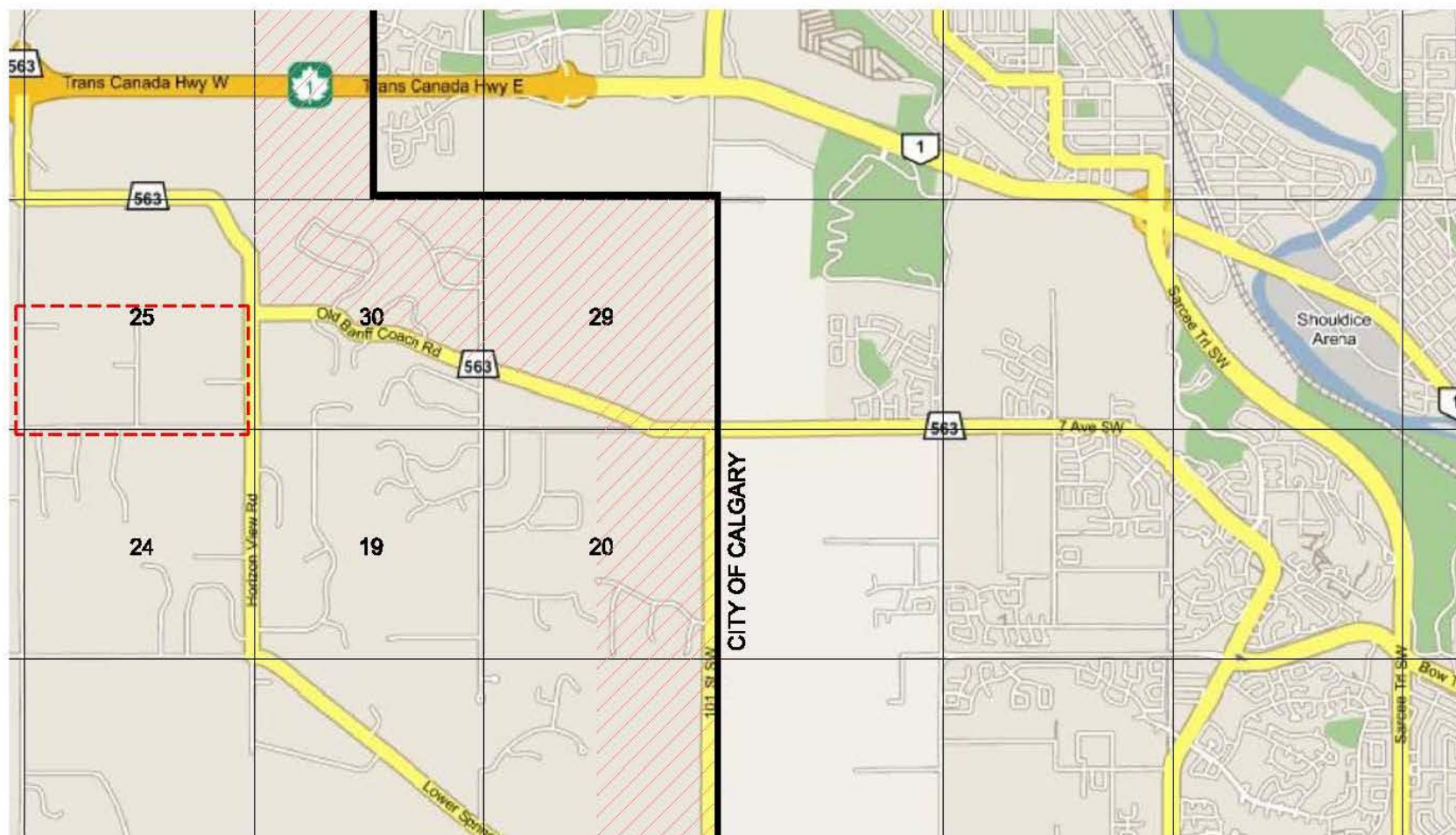
Conceptual Scheme Policy: Phasing

- Policy 9.0.1 Development Cell A is to be completed in a single phase of development to the satisfaction of the Municipality.*

10.0 Implementation of the Conceptual Scheme

The purpose and intent of this document is to guide future development application prepared on behalf of Development Cell A.

- Policy 10.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme shall be appended to the Partridge View Conceptual Plan.*
- Policy 10.0.2 The MD of Rocky View shall implement the policies of this Conceptual Plan through land use amendment and subdivision approval process.*



PLAN BOUNDARY

INTER-MUNICIPAL
INTERFACE PLANNING AREA

CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #1 - AREA MAP

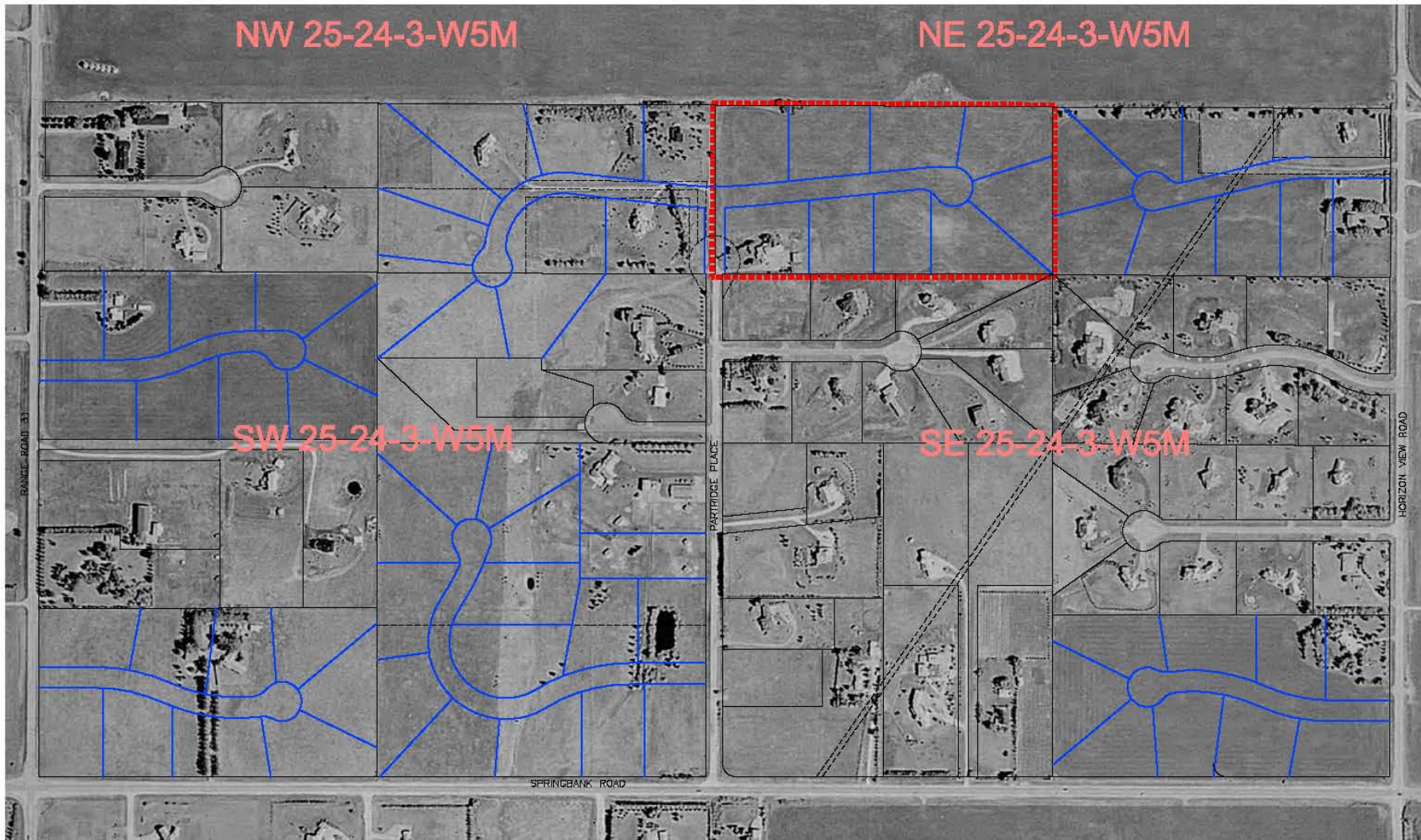


CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #2 - PLANNING AREA

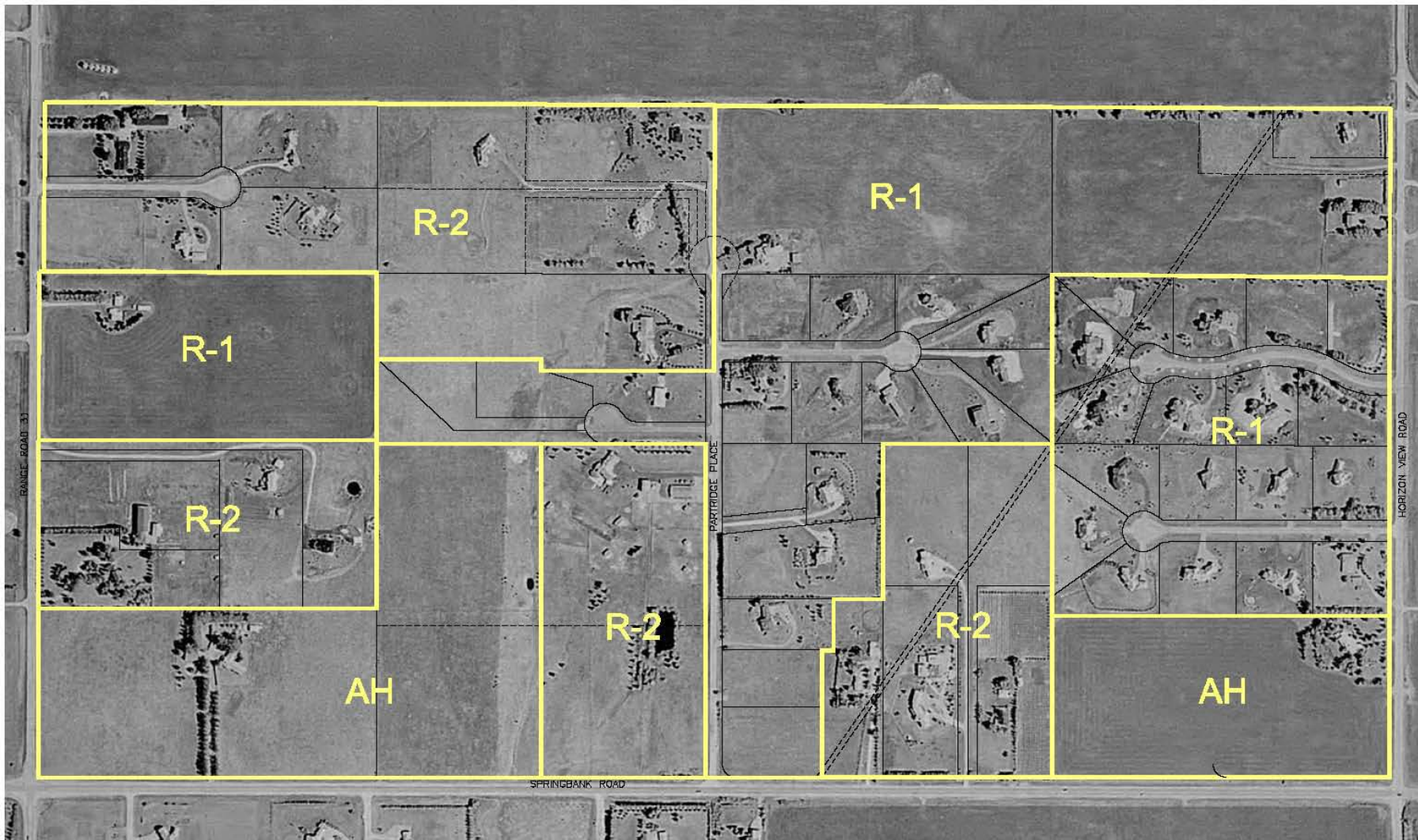


CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #3 - DEVELOPMENT CELLS



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M
FIG. #4 - OVERALL CONCEPT PLAN



R-1 RESIDENTIAL ONE DISTRICT
R-2 RESIDENTIAL TWO DISTRICT
AH AGRICULTURAL HOLDINGS DISTRICT

CONCEPT SCHEME
 S 1/2 SEC. 25-24-3-W5M
FIG. #5 - LAND USE

NE 25 - 24 - 3 - 5

LOT 4
PLAN 941 1622

LOT 3
LOT 2

LOT 1

LOT 9
0.809 Ha.
8090.583 m²

LOT 8
0.809 Ha.
8090.454 m²

LOT 7
0.809 Ha.
8090.778 m²

LOT 6
0.809 Ha.
8090.840 m²

LOT 5
0.809 Ha.
8090.255 m²

LOT 4
0.809 Ha.
8090.881 m²

LOT 3
0.809 Ha.
8090.447 m²

LOT 2
0.809 Ha.
8090.112 m²

LOT 1
0.772 Ha.
8090.170 m²

ROAD

PARTRIDGE PLACE

FUTURE ROAD CLOSURE & CONSOLIDATION WITH LOT # 1 AREA = 0.087 Ha.

PLAN 991 2835

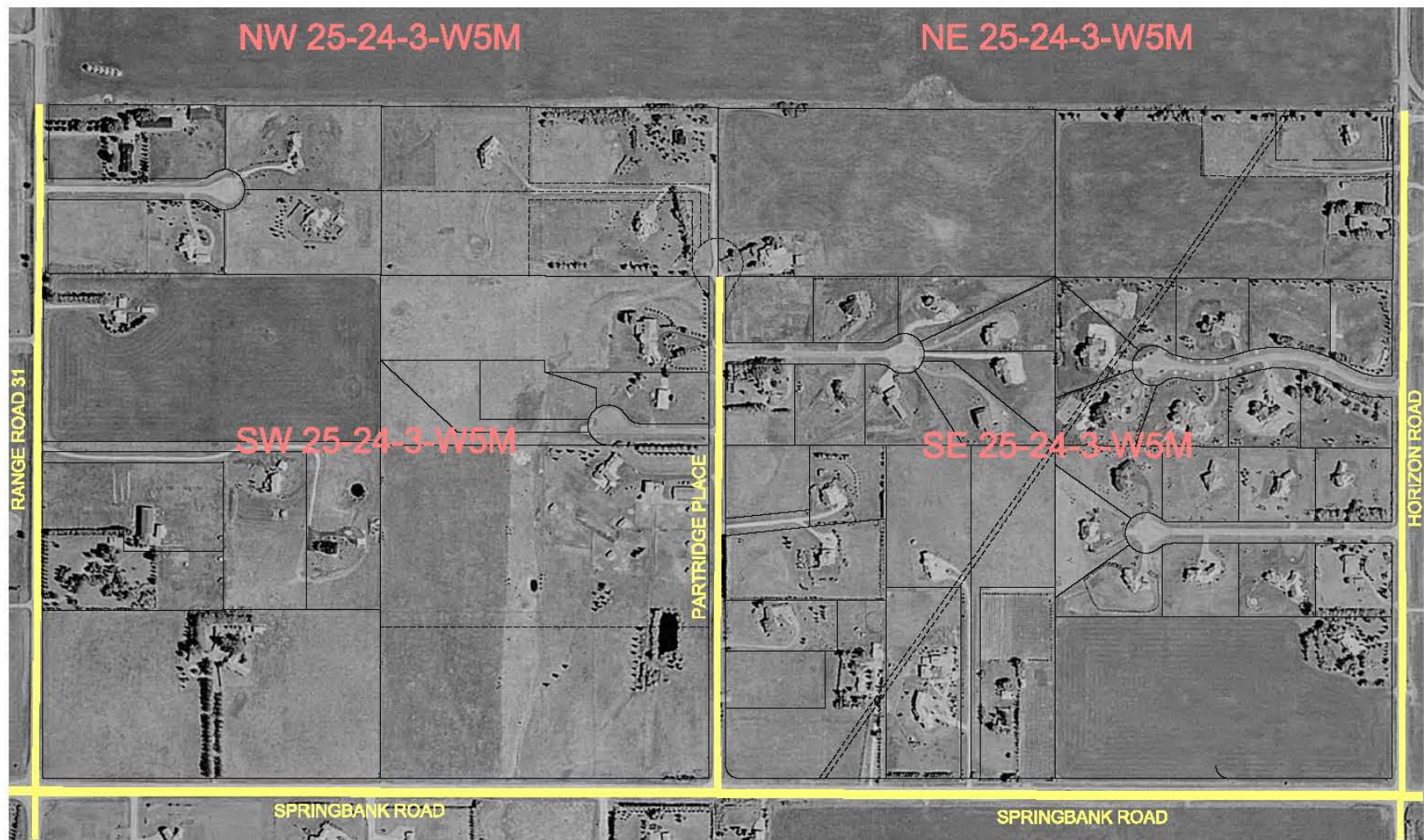
LOT 8

LOT 7

BLOCK A
PLAN 3396 J.I.

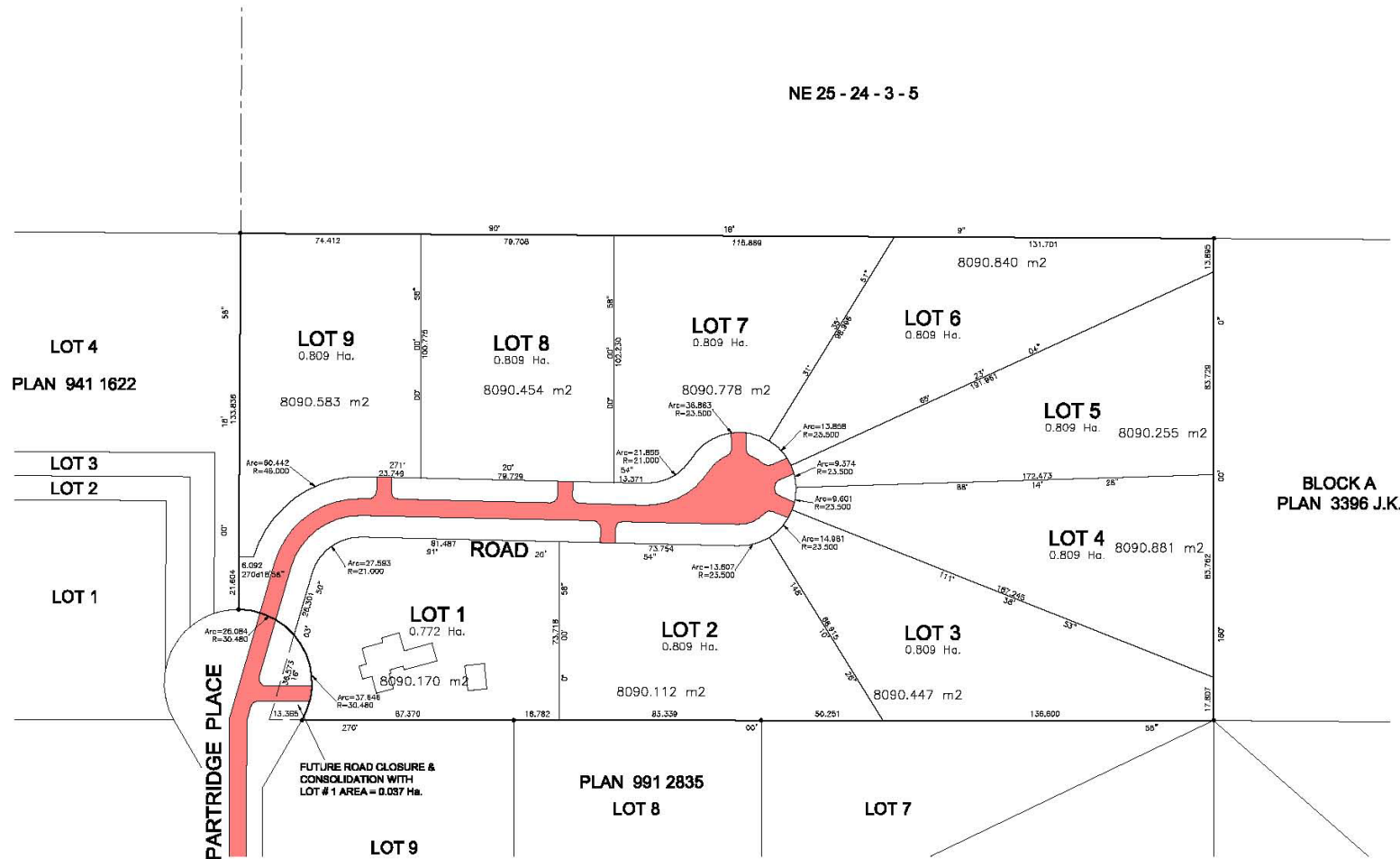


FIG. #7 - DEVELOPMENT CELL 'A'



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #8 - TRANSPORTATION: MAJOR ROUTES



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #9 - TRANSPORTATION: ACCESS MANAGEMENT

PARTRIDGE VIEW CONCEPTUAL SCHEME

Appendix B: Partridge Estates Amendment

Landowner/Developer
Shanly/Jack Donahue

Prepared By:
Jack Donahue

Prepared For:



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APPENDIX B: PARTRIDGE ESTATES AMENDMENT TABLE OF FIGURES

(Figure 1- 9: Attached to Partridge View Conceptual Scheme)

- Figure 1: Area Map
- Figure 2: Planning Area
- Figure 3: Development Cells
- Figure 4: Overall Concept Plan
- Figure 5: Land Use
- Figure 6: Drainage Patterns
- Figure 7: Development Cell 'A'
- Figure 8: Transportation: Major Roads
- Figure 9: Transportation: Access Management- Cell 'A'

(Figure 10-12: Attached to Appendix B: Partridge Estates Amendment Plan)

- Figure 10: Development Cell 'E'
- Figure 11: Transportation: Access Management- Cell 'E'
- Figure 12: Sample Architectural Building Styles

1.0 Introduction

1.1 Purpose and Objectives

The purpose of the amendment to the Partridge View Conceptual Scheme is to create a separate Development Cell E and to establish a comprehensive planning framework, which will guide the future subdivision of Development Cell E within the Partridge View Conceptual Scheme Plan Area.

The Conceptual Scheme for Development Cell E attempts to achieve the following objectives:

- Compatibility of land use and road network in consideration of the existing development and proposed development within the Conceptual Scheme Plan Area
- Facilitate compatibility with existing development in consultation with the residents within the Plan Area
- Establish broader guidelines for the creation of a planning cell, designed to foster a sense of place and respect the rural setting of Central Springbank
- Address existing site characteristics
- Conduct a comprehensive public consultation process with adjacent residents and landowners

2.0 Conceptual Scheme Plan Area

2.1 Location and Boundary

Development Cell E of the Partridge View Conceptual Scheme consists of +/- 19.92 acres, constitutes Appendix B of the existing approved Partridge View Conceptual Scheme, and is legally described as Plan 6626JK, Block S within the SW 25-24-3-W5M.

2.2 Access to Development Cell E

The Plan Area is bounded by the following roadways:

- Range Road 31 to the west
- Springbank Road to the south

2.3 Land Use Context and Adjacent Land Uses

The majority of the lands within the Partridge View Conceptual Scheme are currently of a residential land use and the overall Concept Plan (Figure #4) contemplates almost all of the lands in the Partridge View Conceptual Scheme as Residential One (R-1). Further residential development within the Plan Area should not result in land use conflicts with the existing land uses, due in part to the existing developments found within the area. The quality and character of the existing residential development is consistent with the Springbank community as a whole. The establishment of appropriate subdivision design principles, site development standards and architectural design guidelines are important in maintaining the compatibility and architectural standards prevalent in the Conceptual Scheme and Springbank area.

Figure #4 in Partridge View Conceptual Scheme - Overall Concept Plan

3.0 Conformity to the Central Springbank Area Structure Plan

The Partridge View Conceptual Scheme conforms to the Central Springbank Area Structure Plan, adopted by Rocky View County on October 2, 2001 as Bylaw C-5354-2001.

The Central Springbank Area Structure Plan identifies the Plan Area as an 'Infill Residential Area.' As an 'Infill Residential Area,' the subdivision and development of the Plan Area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas- Policies.

The Partridge View Conceptual Scheme is in response to Section 2.3.2.2 of the Central Springbank Area Structure Plan, which states:

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

This Conceptual Scheme Amendment conforms to the policies contained within the Partridge View Conceptual Scheme and is to be adopted and appended to the Central Springbank Area Structure Plan.

4.0 Site Assessment

4.1 Terrain

The land within Development Cell E is generally flat in topography with a gentle slope upwards towards the northeast corner of the site. There are no definitive ravines or drainage courses on the land.

4.2 Vegetation

Development Cell E is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. With reference to the goals of Section 2.5 of the Central Springbank Area Structure Plan regarding the natural environment, Development Cell E does not contain lands that are deemed to be suitable for permanent protection as natural areas. The maintenance of the existing vegetation will be enhanced by the preparation of a landscaping plan prepared at the time of development of individual lots within Development Cell E.

4.3 Existing Development

Development Cell E contains an existing residence and various accessory building which are proposed to be contained within one of the proposed +/- .080 hectares (1.98 acres) parcels to be created through the development of these lands.

4.4 Existing and Proposed Land Use Bylaw Designation

Development Cell E is currently designated as Agricultural Holdings (AH) by the Rocky View County Land Use Bylaw. It is proposed to redesignate the Development Cell E lands as Residential One (R-1) pursuant to Policy 5.0.3 of the Partridge View Conceptual Scheme, which states:

"Proposals for the redesignation of lands within the Plan Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivisions and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the plan area;*
- b) Results 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 Rocky View County."*

The minimum parcel size in the Residential One District (R-1) is 1.98 acres (0.80 hectares). All lots proposed for development are proposed to be a minimum parcel size of 1.98 acres (0.80 hectares) and all proposed lots shall conform to this minimum. In this regard, Development Cell E complies with Section 6.0 of the Partridge View Conceptual Scheme.

Policy 4.4.1 "Development Cell E shall be developed into minimum 1.98 acre (0.80 hectare) parcels, with each lot being serviced by an internal subdivision road."

4.5 Historical Resources

Development Cell E is believed to contain no important historical resources.

Policy 4.5.1 Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall ensure that these sites are identified and removed, preserved or avoided prior to development.

5.0 Subdivision and Development Concept

Development Cell E is proposed for subdivision and development for residential land use. The proposed subdivision design for Development Cell E is shown in Figure #10.

Development Cell E comprises approximately 19.92 acres and contains a house and quonset hut in the north central part of the site that is located on proposed Lot 6 in Figure 10. Development Cell E is proposed for a residential development consisting of a maximum of nine residential lots with the original house incorporated onto the proposed Lot 6. The existing approach from Springbank Road will be removed and a new internal road will be provided with access to Springbank Road east of this approach. This new roadway access is to be built from Springbank Road to a cul-de-sac in the Development Cell E providing access to the proposed nine lot subdivision. The cul-de-sac road system will be carefully designed to follow existing grades, conform to Rocky View County standards for gradient on municipal roads, and minimize the need for grading. Likewise, the proposed design of new lots will ensure that all new dwellings have driveways with moderate slopes to allow for safe access all year-round. Lot sizes are intended to be as small as possible while respecting Rocky View County density policy, topographical constraints and servicing requirements.

When fully built out, a maximum development of eight new country residential lots and the existing homestead lot are anticipated within the Development Cell E. This represents an ultimate total of nine dwelling units and a population of approximately 25-34 residents. The ultimate Development Concept is illustrated in Figure #10. The development is to be constructed as a one phase development.

In accordance with Alberta Environment guidelines and Rocky View County policies, each lot shown in Figure #10 has been designed to include a minimum contiguous area of 1 acre of developable land where the slope does not exceed 15%.

Development Cell E is proposed for subdivision and development as residential land use. The proposed subdivision design statistics are shown as follows:

Development Cell 'E' Statistics

<u>Lot Number</u>	<u>Area (ha)</u>	<u>Area (acres)</u>
1	0.80	1.98
2	0.80	1.98
3	0.81	2.00
4	0.81	2.00
5	0.80	1.98
6	0.80	1.98
7	0.80	1.98
8	0.80	1.98
9	0.80	1.98

Policy 5.0.1 At the subdivision stage, the subdivision of Development Cell E shall be done in accordance with the layout provided in Figure #10- Development Cell E Concept Scheme.

5.1 Site Development and Architectural Controls

Architectural design guidelines will be developed and registered against the individual titles by restrictive covenant and easement at the time of registration of the subdivision plan. Management and administration of the architectural design guidelines will be the responsibility of the developer until full build-out and thereafter a Homeowner's Association will administer them. The architectural design guidelines will be designed to ensure high quantity and uncompromising development standards that respect the adjacent country residential development and, among other matters will address:

- Building envelopes registered against titles to ensure the natural beauty of the site is recognized with view lines to preserve view corridors for other homes on the site and neighbouring sites
- Building elevation
- Building form and massing
- Architectural styles
- Roof and chimney design
- Garages and accessory buildings
- Materials and colours
- Exterior lighting
- Fencing to be minimal
- Plan approval and design review

Policy 5.1.1 At the time of subdivision, the Owner of Development Cell E shall develop architectural standards, which shall be registered as a restrictive covenant against the title of each lot. It is the responsibility of the Developer to implement these standards.

5.2 Municipal Reserve

Disposition of Municipal Reserves for Development Cell E is proposed to be by cash in lieu payment in accordance with the Municipal Government Act.

Policy 5.2.1 The provision of Municipal Reserve in the amount of 10% of Development Cell E, is to be provided by payment of cash-in-lieu in the amount of the appraised dollar value per acre on account of the land that otherwise would have been provided as Municipal Reserve pursuant to Section 666(3) of the Municipal Government Act.

6.0 Utility Servicing

Water supply and sewage disposal for country residential development will be established without creating adverse impacts on the natural environment or the groundwater aquifer in the vicinity of the Plan Area. All utilities necessary to service each lot will be provided to Provincial and Municipal standards at the expense of the developer or builder.

6.1 Water Supply

Potable water supply is to be provided to Development Cell E by Westridge Utilities Inc. A right of way presently exists along the south border of Development Cell E for the extension of Westridge Utilities Inc. water pipeline into Development Cell E. Written confirmation of the capacity to supply water to the proposed nine lot subdivision of Development Cell E has been obtained from Westridge Utilities Inc. as of January 19th, 2011.

It will be a condition of the registration of the subdivision plan that the owner of Development Cell E provide all documentation indicating confirmation of a piped potable water system of adequate and continuous water supply is available and will be installed in accordance with Rocky View County Servicing Standards.

Policy 6.1.1 Potable water is to be provided to the Plan Area via a licensed surface water distribution system in accordance with Rocky View County Servicing Standards and to the satisfaction of Rocky View County;

6.2 Sewage Treatment

Hook-up to a Regional or Decentralized Wastewater Treatment System is not feasible and accordingly sewage treatment for the proposed nine lots of Development Cell E is to be provided by advanced Package Sewage Treatment Plants involving a septic tank, secondary treatment unit and dispersal field (which will allow for a reduction in area of the fields by approximately 30%). The advanced Package Sewage Treatment Plants and dispersal fields will be designed and installed in accordance with the Alberta Sewage System Treatment Standard of Practice and Rocky View County Servicing Standards and will meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and NFS/ANSI Standard 40 specifications. A Site Improvement/Site Services Agreement will be registered by caveat against each of the proposed lots to ensure any improvements are made in accordance with these standards. In addition, a Deferred Servicing Agreement will be registered by caveat against the proposed lots within Development Cell E in order to facilitate the future connection to a Springbank Regional Utility System at such time as the system becomes available.

- Policy 6.2.1 A PSTS Level 4 Assessment is required to be submitted to the County to verify the suitability of the soil to accommodate "Package Sewage Treatment Plants". The County requires this testing prior to subdivision approval.*
- Policy 6.2.2 The Owner shall enter into a Site Improvements/Services Agreement to be registered on each new lot to ensure that an advanced "Package Sewage Treatment Plant" is constructed in accordance with Rocky View County Servicing Standards.*
- Policy 6.2.3 The Owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to County piped wastewater systems at their cost when such services becomes available.*

Stantec Consulting Ltd ('Stantec') completed a Wastewater Disposal Field Evaluation Report (2011), and subsequent review of wastewater disposal options based on the results of the 2011 soils report (July 2012), for each of the nine proposed lots.

Stantec's key findings and recommendations regarding suitability to accommodate a wastewater treatment/disposal system are:

"Recommendations:

Based on the results of the investigation and the information provided, the site soil and groundwater conditions are within the allowable constraints in the Alberta Private Sewage Systems Standards of Practice and, therefore are generally considered acceptable for wastewater disposal fields for the proposed subdivision. Soil and groundwater conditions were generally consistent throughout the site and groundwater is not expected to be within the required zone of vertical separation for any of the parcels."

A geotechnical assessment was completed for each of the nine lots as part of the 2011 Wastewater Disposal Field Evaluation Report. This geotechnical evaluation assumed the wastewater effluent to be discharged has an effluent strength not exceeding that of primary treated effluent level 1 (CBOD5 < 150 mg/L and TSS < 100 mg/L) and it concluded that the soil and groundwater conditions are acceptable for wastewater disposal.

Based on the results of the soil investigation, seven of the nine lots were determined to have moderate suitability (Type 2) to receive primary treated effluent. Two of the nine lots were identified as having limited suitability based on restrictive soil conditions encountered approximately 50 cm below grade. On these lots, more suitable soil conditions were encountered at a depth of approximately 120 cm below grade and several options were suggested by Stantec to ensure suitable conditions for wastewater disposal. In any event, however, with the use of advanced Package Sewage Treatment Plants, as stipulated in Rocky View County Policy 449, all of these lots are more than suitable to receive secondary treated effluent.

6.3 Stormwater Management

The management of storm water in the predevelopment, construction and post development phases is to be determined in accordance with a detailed Storm Water Management Plan ("SWMP") to be developed for the site, which will meet the standards of the Rocky View County in accordance with the Report on Drainage Strategies for Springbank (2004). As a condition of Subdivision Approval for this site, a comprehensive SWMP will be prepared and will be based on low impact development and best management practices. Westhoff Engineering Resources, Inc. ("Westhoff") has conducted a preliminary review of this proposed development and will use in-house developed water balance analysis to ensure that collected runoff is released at pre-development flow. Overland Drainage Easements and/or Restrictive Covenants will be provided and registered against each of the proposed lots as determined by the SWMP.

Policy 6.3.1 The Developer is to provide a Storm Water Management Plan for Development Cell E, prepared by a qualified professional licensed to practice in the Province of Alberta, as a condition of Subdivision Approval to the satisfaction of the County.

7.0 Transportation and Road Dedication

An internal road connecting to Springbank Road is required to provide access to the proposed nine lots. The existing residence presently has access via an approach from Springbank Road but this existing access will be closed with the creation of the new access road. As requested by the County, the relocated access point for this internal road has been moved to the east and is situated 300 metres from Range Road 31. All lots within Development Cell E will have driveway approaches from the proposed internal road. All approaches are to be installed to each lot by the developer in accordance with Rocky View County Servicing Standards.

At the time of registration of the subdivision plan, or at the development permit stage, the owner will dedicate to the County, by plan of survey, a 5 metre strip of land as road right of way ('ROW') along the entire westerly and southerly boundaries of the site as shown on Figure #10. In addition, the owner is also prepared to grant to the County an irrevocable Option to acquire an additional 3 metre strip of land along the entire southerly and westerly borders as well as a corner cut from Springbank Road onto Range Road 31 in order to accommodate future road development by the County. This Option will be registered by way of caveat at the time of registration of the Plan of Subdivision and may be exercised by the County at anytime in the future when required.

Policy 7.0.1 All roads shall be constructed in accordance with the County's Servicing Standards.

Policy 7.0.2 All development shall be subject to the Transportation Off-site Levy Bylaw as established by the County.

8.0 Community Consultation

Consultation with the directly and indirectly affected property Owners adjacent to the Development Cell E has and will continue to occur, including the hosting of an Open House. Attending residents will be recorded by name and legal description and written comments received.

Conceptual Scheme Policy: Public Consultation:

Policy 8.0.1 Consultation with adjacent property owners and other affected stakeholders within the Central Springbank community should occur with at least one Open House for Development Cell E within the Partridge View Conceptual Scheme Plan Area.

9.0 Subdivision and Development Phasing

The development of Development Cell E is to be constructed in one phase of development.

Conceptual Scheme Policy: Phasing

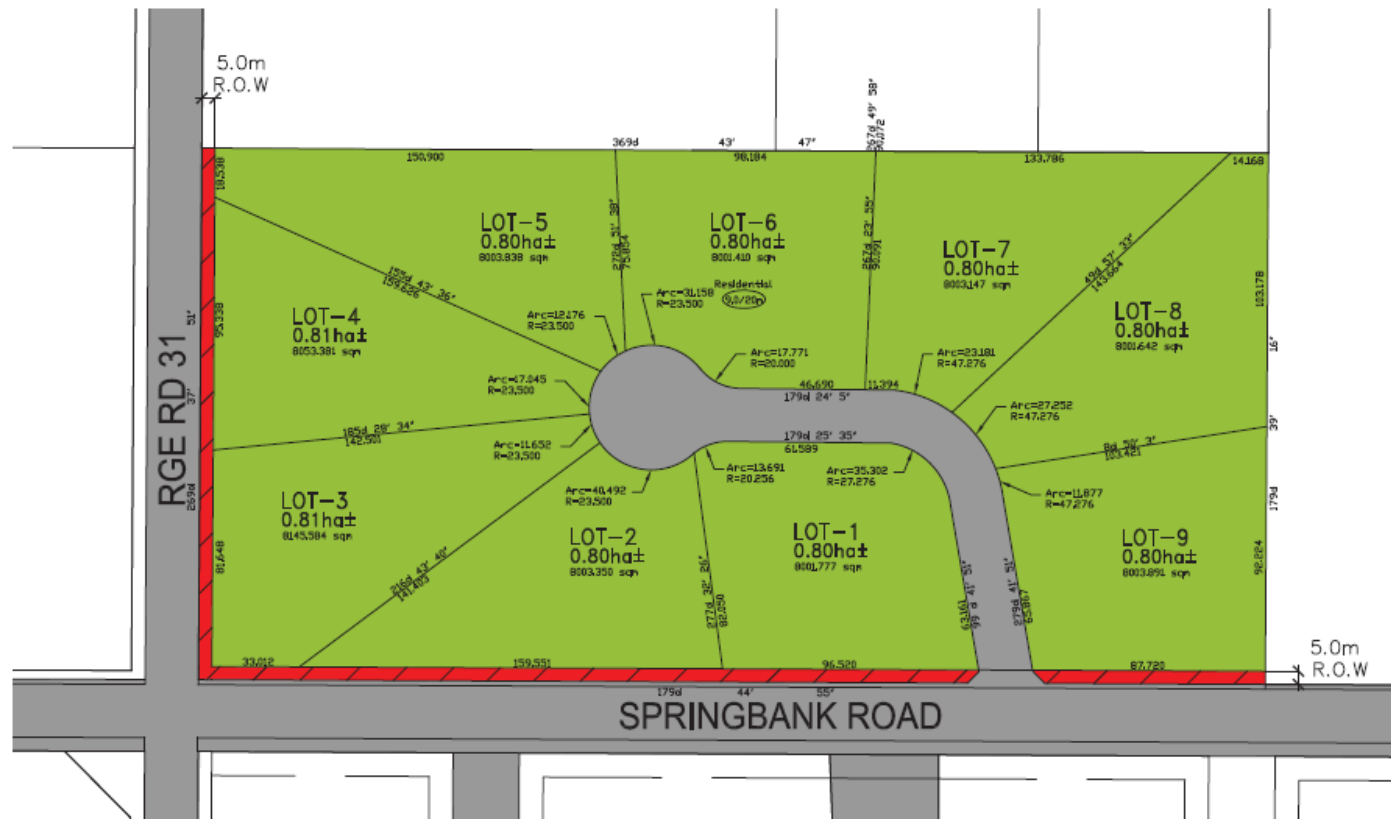
Policy 9.0.1 Development Cell E is to be completed in a single phase of development to the satisfaction of the County.

10.0 Implementation of the Conceptual Scheme

The purpose and intent of this document is to guide future development application prepared on behalf of Development Cell E.

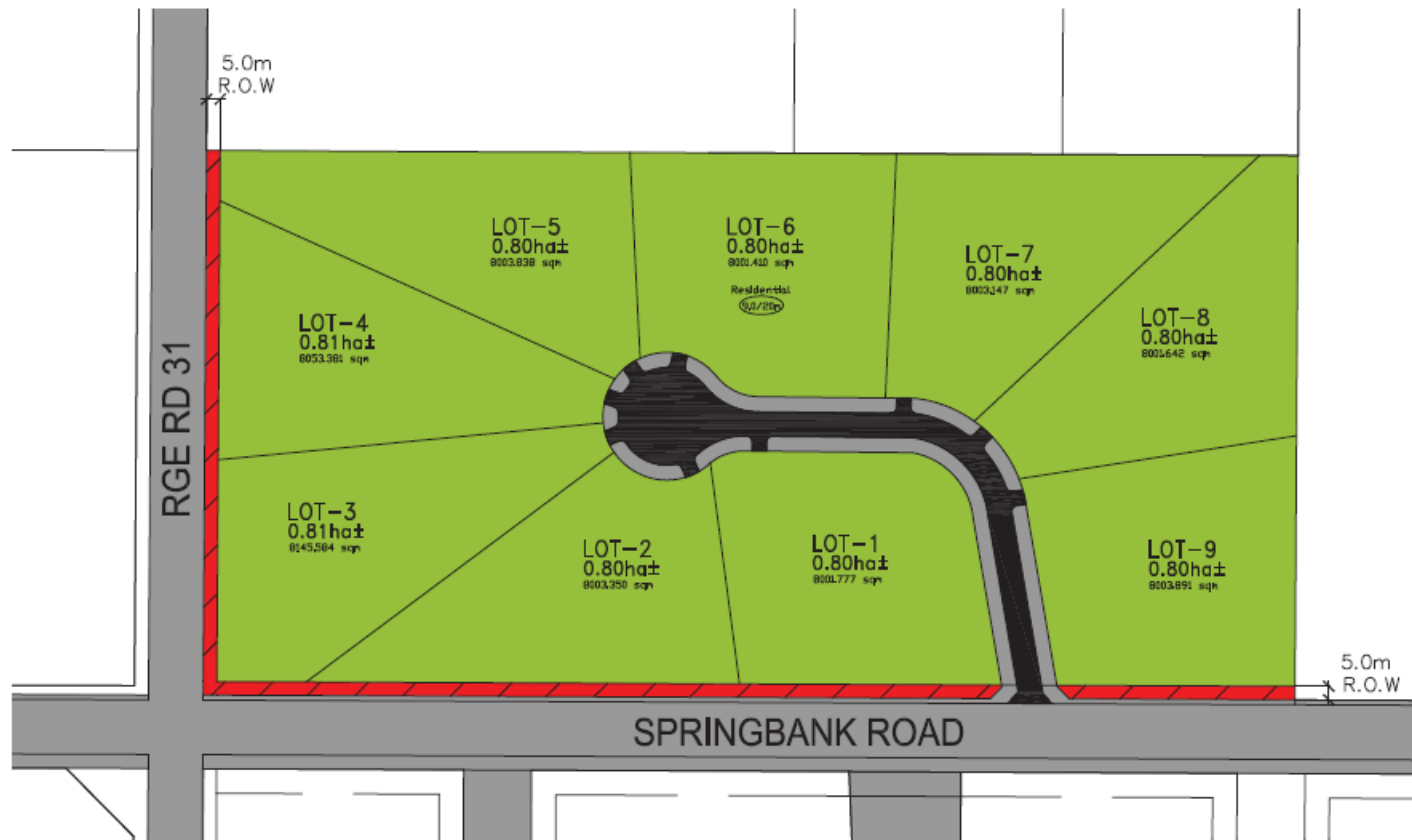
Policy 10.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme Amendment shall be appended to the Partridge View Conceptual Scheme Plan.

Policy 10.0.2 The Rocky View County shall implement the policies of this Conceptual Scheme Amendment through the land use amendment and subdivision approval process.



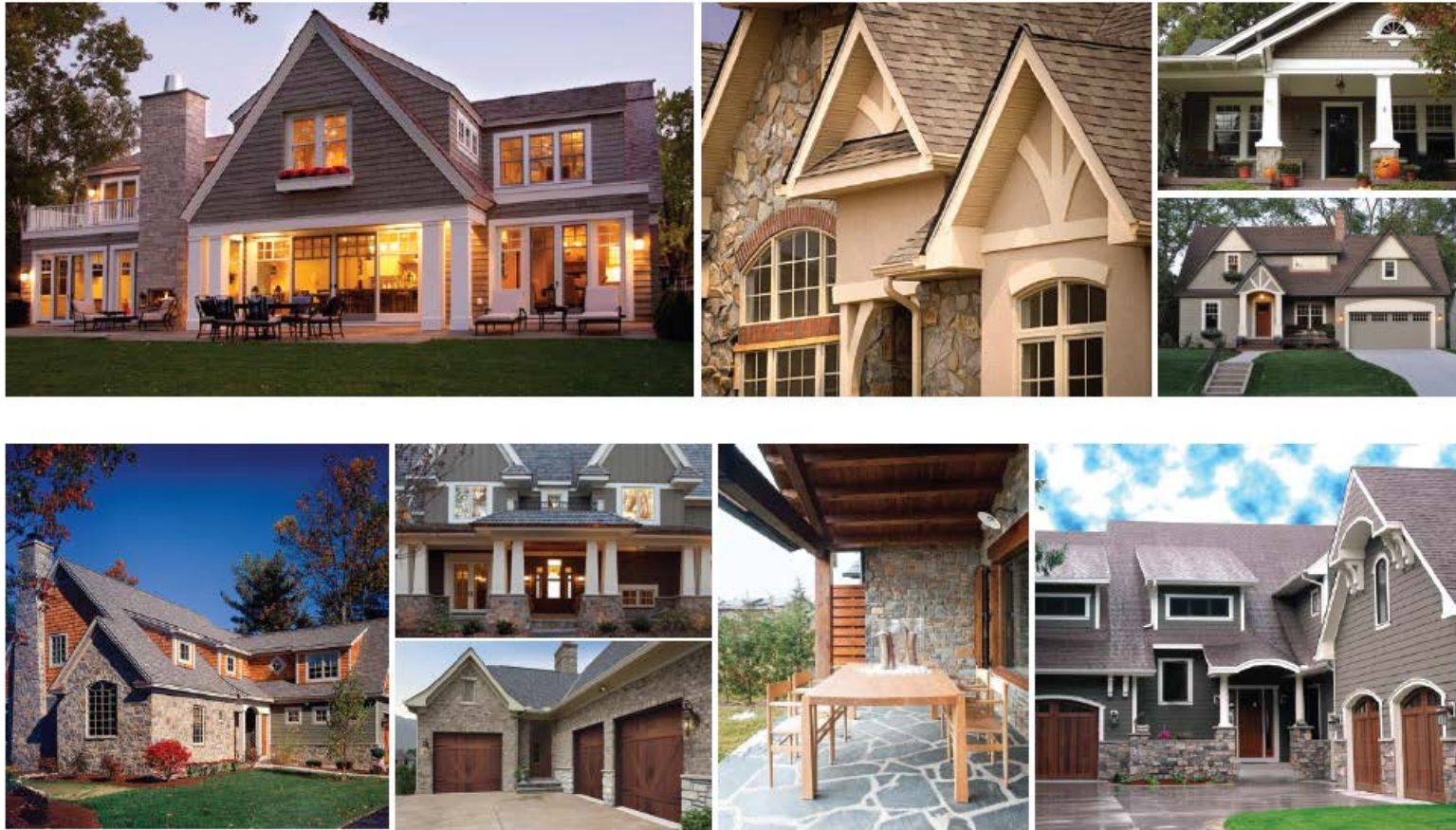
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S 1/2 SEC. 25-24-3-W5M

FIG. #10- DEVELOPMENT CELL 'E'



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #11- TRANSPORTATION- ACCESS MANAGEMENT



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

FIG. #12- SAMPLE ARCHITECTURAL BUILDING STYLES

PARTRIDGE VIEW

CONCEPTUAL SCHEME

Appendix C: Carriage Lane Amendment

Landowner/Developer
Mr. & Mrs. M. Qaisar

Prepared By:
K.G. Till, P.Eng.

Prepared For:



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(Figure 1-9): Attached to Partridge View Conceptual Scheme)

Figure 1: Area Map

Figure 2: Planning Area

Figure 3: Development Cells

Figure 4: Overall Concept Plan

Figure 5: Land Use

Figure 6: Drainage Patterns

Figure 7: Development Cell 'A'

Figure 8: Transportation: Major Roads

Figure 9: Transportation: Access Management – Cell 'A'

(Figure 10-12: Attached to Appendix B: Partridge Estates Amendment Plan)

Figure 10: Development Cell 'E'

Figure 11: Transportation: Access Management – Cell 'E'

Figure 12: Sample Architectural Building Styles

(Figure 13-16: Attached to Appendix C: Partridge Estates Amendment Plan)

Figure 13: Revised Development Cells showing Cell 'F'

Figure 14: Revised Land Use Plan (to replace Figure 5)

Figure 15: Development Cell 'F'

Figure 16: Drainage Plan for Cell 'F'

1.0 Introduction

1.1 Purpose and Objectives

The purpose of the amendment to the Partridge View Conceptual Scheme is to create a separate Development Cell 'F' and to establish a comprehensive planning framework, which will guide the future subdivision of Development Cell 'F' within the Partridge View Conceptual Scheme Plan Area.

The Conceptual Scheme for Development Cell 'F' attempts to achieve the following objectives:

- Compatibility of land use in consideration of the existing development and proposed development within the Conceptual Scheme Plan Area
- Facilitate compatibility with existing development in consultation with the residents within Cell D
- Address existing site characteristics
- Conduct a public consultation process with adjacent residents and
- landowners

2.0 Conceptual Scheme Plan Area

2.1 Location and Boundary

Development Cell 'F' (Figure 13) of the Partridge View Conceptual Scheme consists of 1.836 Ha. and is part of Development Cell D of the existing approved Partridge View Conceptual Scheme. It is legally described as Plan 891 1444, Lot 4 within the SW 25-24-3-W5M.

2.2 Access to Development Cell 'F'

The Plan Area is bounded by the following roadways:

- Range Road 31 to the west
- Carriage Lane to the north

Access to the newly created lot will be off Carriage Lane at a location to be finalized at the time of subdivision at the approximate position shown on Figure #15.

2.3 Land Use Context and Adjacent Land Uses

The majority of the lands within the Partridge View Conceptual Scheme are currently of a residential land use and the overall Concept Plan (Figure #4) contemplates almost all of the lands in the Partridge View Conceptual Scheme as Residential.

Figure #14 shows the existing land use and it can be seen that Cell 'F' would require redesignation to R-1 but is simply be an extension of the current R-1 land use to the south. Thus, the additional lot created as a result of the development of Cell 'F' should not result in land use conflicts with the existing land use.

The quality and character of the existing residential development is consistent with the Springbank community as a whole.

3.0 Conformity to the Central Springbank Area Structure Plan

The Partridge View Conceptual Scheme conforms to the Central Springbank Area Structure Plan, adopted by Rocky View County on October 2, 2001 as Bylaw C-5354-2001.

The Central Springbank Area Structure Plan identifies the Plan Area as an 'Infill Residential Area.' As an 'Infill Residential Area,' the subdivision and development of the Plan Area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas-Policies.

The Partridge View Conceptual Scheme is in response to Section 2.3.2.2 of the Central Springbank Area Structure Plan, which states:

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

This Conceptual Scheme Amendment conforms to the policies contained within the Partridge View Conceptual Scheme and is to be adopted and appended to the Central Springbank Area Structure Plan.

4.0 Site Assessment

4.1 Terrain

The land within Development Cell 'F' is generally flat in topography. There are no definitive ravines or drainage courses on the land.

4.2 Vegetation

Development Cell 'F' is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. The land is currently pasture on the western portion and landscaped yard on the eastern portion.

4.3 Existing Development

Development Cell 'F' contains an existing residence and various accessory building which are proposed to be contained within the proposed approximately 0.080 hectares (1.98 acres) easterly parcel to be created through the subdivision of these lands.

4.4 Existing and Proposed Land Use Bylaw Designation

Development Cell 'F' is currently designated as Residential Two (R---2) by the Rocky View County Land Use Bylaw. It is proposed to re-designate the Development Cell 'F' lands as Residential One (R-1) pursuant to Policy 5.0.3 of the Partridge View Conceptual Scheme, which states:

"Proposals for the resignation of lands within the Plan Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivisions and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the plan area;*
- b) Results 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 Rocky View County."*

The minimum parcel size in the Residential One District (R-1) is 1.98 acres (0.80 hectares). The two lots proposed for development are proposed to be 0.836 Ha and 1.000 Ha. In this regard, Development Cell 'F' complies with Section 6.0 of the Partridge View Conceptual Scheme.

Policy 4.4.1 "Development Cell 'F' shall be developed into minimum 1.98 acre (0.80 hectare) parcels, with each lot being serviced off the existing Carriage Lane."

4.5 Historical Resources

Development Cell 'F' is believed to contain no important historical resources.

Policy 4.5.1 The Owner shall obtain confirmation from the Provincial Government that the site contains no important historical resources.

5.0 Subdivision and Development Concept

5.1 Overall Design Intentions

Development Cell 'F' is proposed for subdivision and development for residential land use. The proposed subdivision design for Development Cell 'F' is shown in Figure #15.

Development Cell 'F' comprises approximately 1.836 hectares and contains a house and garage on the eastern portion, which will become Lot 2 shown in Figure #15.

When fully built out, one additional country residential lot and the existing home on a smaller lot are anticipated within the Development Cell 'F'.

In accordance with Alberta Environment guidelines and Rocky View County policies, each lot shown in Figure #15 has been designed to include a minimum contiguous area of 1 acre of developable land where the slope does not exceed 15%.

Development Cell 'F' is proposed for subdivision and development as residential land use. The proposed subdivision design statistics are shown as follows:

Development Cell 'F' Statistics

<u>Lot Number</u>	<u>Area (ha)</u>	<u>Area (acres)</u>
1	1.000	2.47
2	0.836	2.07

Policy 5.1.1 At the subdivision stage, the subdivision of Development Cell 'F' shall be done in general accordance with the layout provided in Figure #15--- - Development Cell 'F'.

5.2 Site Development and Architectural Controls

The second home to be built on the property shall accord to all Rocky View Bylaws and building regulations and shall be styled in to be similar with the general styling of the existing four homes currently fronting onto Carriage Lane.

5.3 Municipal Reserve

Disposition of Municipal Reserves for Development Cell 'F' is proposed to be by cash in lieu payment in accordance with the Municipal Government Act.

Policy 5.3.1 The provision of Municipal Reserve in the amount of 10% of Development Cell 'F', is to be provided by either of the following or some combination of the following to meet the Municipal Reserve requirements:

- 1. Provision of 0.18 Hectares of land as Municipal Reserve; or*
- 2. payment of cash---in---lieu in the amount of the appraised dollar value per acre on account of the land that otherwise should have been provided as Municipal Reserve pursuant to Section 666(3) of the Municipal Government Act.*

6.0 Utility Servicing

6.1 Water Supply

Water to the existing home within Cell F is provided by a well located on existing Lot 1 on the Legal Plan 891 1444. The obligation of the owner of Lot 1 to provide water to Lot 4 is registered on the title of Lot 1 as a recorded encumbrance.

Policy 6.1.1 At time of redesignation, the applicant shall submit a Phase 1 groundwater evaluation in accordance with the County Servicing standards;

Policy 6.1.2 As a condition of future subdivision, the Applicant/Owner shall submit a Phase II Aquifer Testing Report to determine the impact of the new well on existing groundwater users in the area and to confirm that the new well can be pumped at a minimum of 1 iGPM.;

Policy 6.1.3 The Owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Westridge's piped water systems at their cost when such services becomes available in the area in the future.

6.2 Sewage Treatment

Hook-up to a Regional or Decentralized Wastewater Treatment System is not feasible and accordingly sewage treatment for the proposed new lot of Development Cell 'F' is to be provided by advanced Package Sewage Treatment Plants involving a septic tank, secondary treatment unit and dispersal field (which will allow for a reduction in area of the fields by approximately 30%).

The advanced Package Sewage Treatment Plants and dispersal fields will be designed and installed in accordance with the Alberta Sewage System Treatment Standard of Practice and Rocky View County Servicing Standards and will meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and NFS/ANSI Standard 40 specifications.

Policy 6.2.1 *A PSTS Level 2 Assessment is required to be submitted to the County to verify the suitability of the soil to accommodate Package Sewage Treatment Plants on the proposed lot. The County requires this testing prior to subdivision approval.*

Policy 6.2.2 *A Level 1 Variation assessment shall be submitted at the time of subdivision application, to confirm the viability of the existing PSTS system.*

Policy 6.2.3 *The Owner shall enter into a Site Improvements/Services Agreement to be registered on proposed Lot 1 to ensure that an advanced "Package Sewage Treatment Plant" is constructed in accordance with Rocky View County Servicing Standards.*

Policy 6.2.4 *The Owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to County piped wastewater systems at their cost when such services becomes available.*

6.3 Stormwater Management

Stormwater from Cell 'F' will be managed by directing stormwater flows to the adjacent County ditches in Carriage Lane.

Drainage patterns from Cell 'F' were examined to ensure there was no risk of flooding for adjacent properties. The flow path was identified and is shown on Figure #16. The ultimate destination of the storm water from the area is the storage reservoir used to water trees on the existing tree farm on the NE ¼ 26-24-3-5 at the intersection of Range Road 31 and the TransCanada Highway 1.

Policy 6.3.1 *At future subdivision stage, the Applicant shall submit a Site Specific Stormwater Management Plan (SSIP) in accordance with the Engineering Servicing Standards and to the satisfaction of the County. The SSIP shall be in accordance with the County adopted drainage studies for the area.*

7.0 Transportation and Road Dedication

The existing residence presently has access via an approach from Carriage Lane.

A new access for the proposed Lot 1 will be created allowing access from the proposed Lot 1 onto Carriage Lane. The approach for Lot 1 is to be installed in accordance with Rocky View County Servicing Standards.

Policy 7.0.1 *The approach to Lot 1 in Cell 'F' shall be constructed in accordance with the County's Servicing Standards.*

Policy 7.0.2 *All development shall be subject to the Transportation Off-site Levy Bylaw as established by the County.*

8.0 Community Consultation

The 3 neighbours on Carriage Lane have been made aware of this proposal.

9.0 Subdivision and Development Phasing

The development of Development Cell 'F' is to be constructed in one phase of development.

Conceptual Scheme Policy: Phasing

Policy 9.0.1 Development Cell 'F' is to be completed in a single phase of development to the satisfaction of the County.

10.0 Implementation of the Conceptual Scheme

The purpose and intent of this document is to guide future development applications prepared on behalf of Development Cell 'F'.

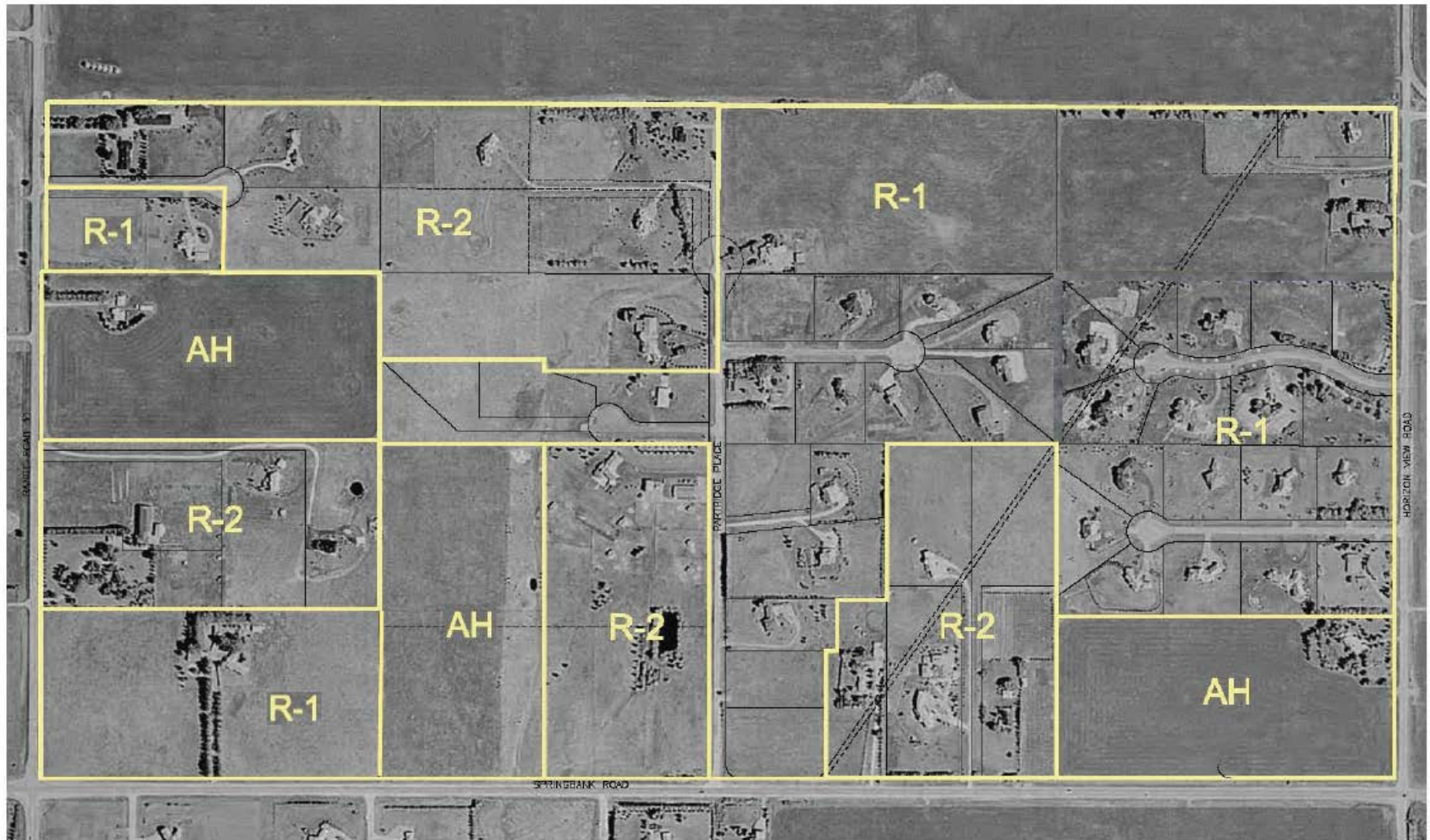
Policy 10.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme Amendment shall be appended to the Partridge View Conceptual Scheme Plan.

Policy 10.0.2 The Rocky View County shall implement the policies of this Conceptual Scheme Amendment through the land use amendment and subdivision approval process.



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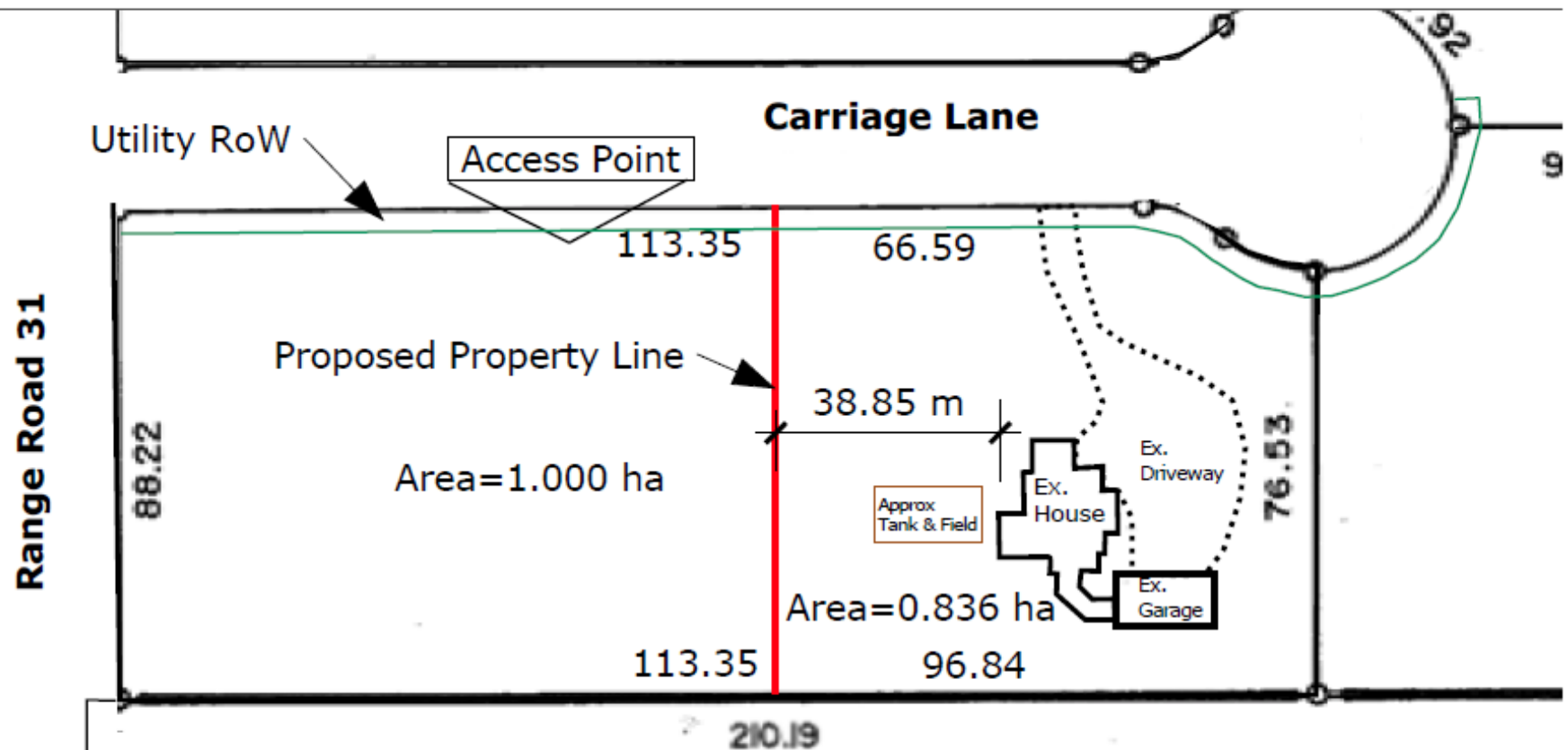
Fig. #13 - Development Cells



R-1 RESIDENTIAL ONE DISTRICT
R-2 RESIDENTIAL TWO DISTRICT
AH AGRICULTURAL HOLDINGS DISTRICT

CONCEPT SCHEME
 S 1/2 SEC. 25-24-3-W5M

Fig. #14 - Revised land Use



Street Address: 4 Carriage Lane, Rocky View County
Legal Address Plan 891 1444, Lot 4

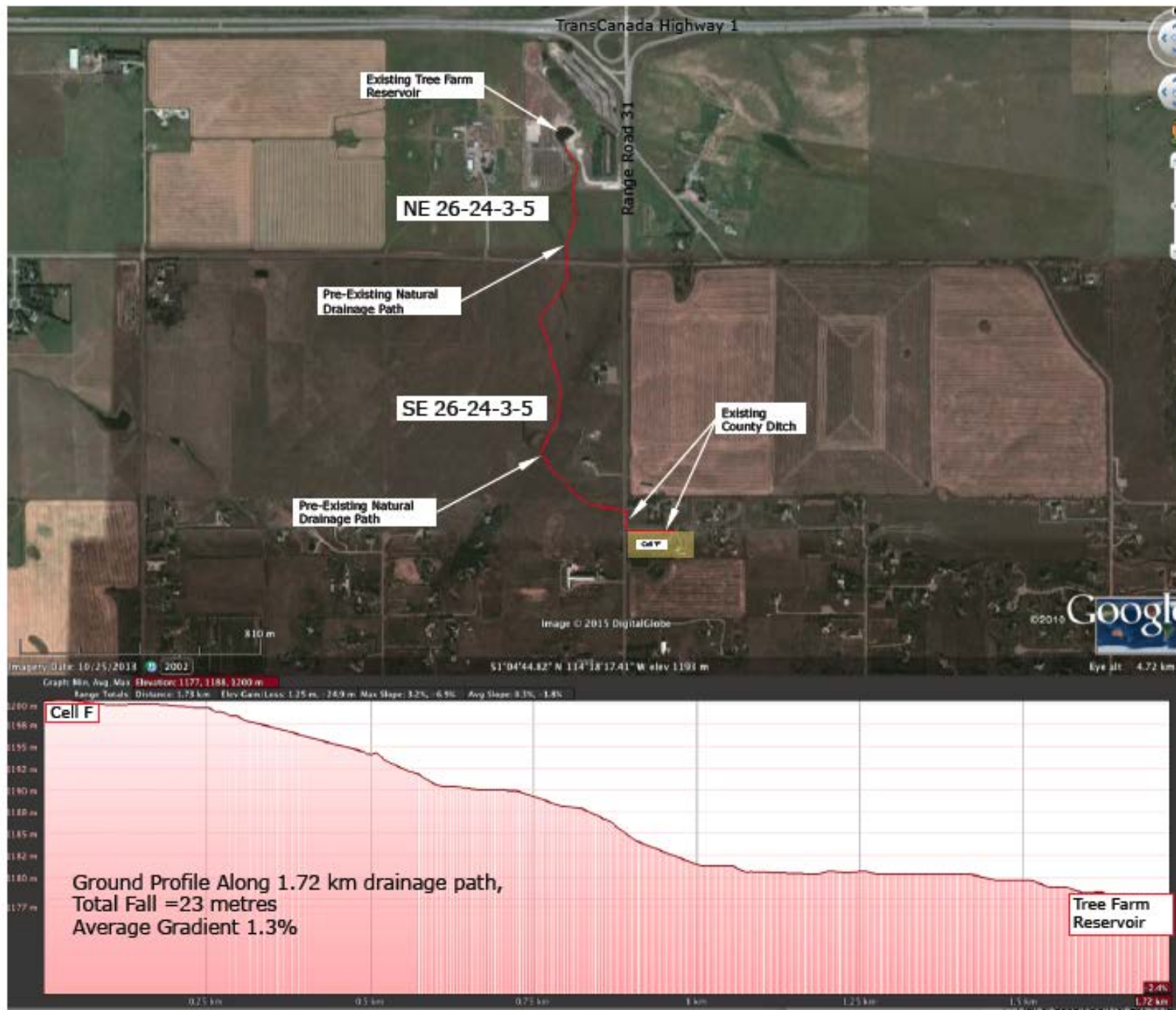
Notes

- 1 The site is generally flat with no significant slopes.
- 2 The lot is pasture or residential
- 3 The well is located on Lot 1 and shared with Lot 4
- 4 Lot 4 is fenced on the property boundary



CONCEPT SCHEME
 S 1/2 SEC. 25-24-3-W5M

Fig. #15 - Development Cell ' F '



CONCEPT SCHEME
S 1/2 SEC. 25-24-3-W5M

Fig. #16 - Development Cell ' F '

PARTRIDGE VIEW CONCEPTUAL SCHEME

Appendix D: Lookmanjee Amendment

Landowner/Developer
Taher Lookmanjee

Prepared By:
Scheffer Andrew Ltd.

Prepared For:



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Figure 1: Location and Boundary

Figure 2: Partridge View Concept Plan

Figure 3: Central Springbank Area Structure Plan

Figure 4: Aerial of Site

Figure 5: Partitions within the Partridge View Conceptual Scheme

Figure 6: Proposed Subdivision Plan

1.0 Introduction

1.1 Purpose and Objectives

The purpose of the amendment to the Partridge View Conceptual Scheme is to create a new and separate Development Cell (from herein referred to as Cell “G”) and to establish a comprehensive planning framework which will guide in the future subdivision of this parcel (Cell “G”) within the Partridge View Conceptual Scheme Plan Area.

This document was prepared in conjunction with the Partridge View Conceptual Scheme Amendment which was adopted by the MD of Rocky View on June 12, 2007 as Bylaw C-6473-2007. This amendment is required and consistent with Policy 1.1.1 of the Partridge View Conceptual Scheme.

The Conceptual Scheme for the development of Cell “G” attempts to achieve the following objectives:

- Compatibility of Land Use and Road Network in consideration of the existing development and proposed development within the Conceptual Scheme Plan Area
- Facilitate compatibility with existing development in consultation with residents within the Plan Area
- Establish broader guidelines for the creation of a planning cell, designed to foster a sense of place and respect the rural settings of Central Springbank
- Address existing site characteristics
- Conduct a public consultation process with adjacent residents and landowners

2.0 Conceptual Scheme Plan Area

2.1 Location and Boundary

Development Cell “G” of the Partridge View Conceptual Scheme consists of +/- 8.09 hectares (20 acres) and is located in the northwest corner of the intersection of Horizon View Road and Springbank Road in Springbank, Alberta (Legal Description: South Half Legal Subdivision 1, SE ¼ 25-24-3-W5M).

(See Figure 1)

2.2 Access to Development Cell “G”

The Plan Area is bounded by the following:

- Springbank Road to the south
- Horizon View Road the east
- Existing residential development to the north

2.3 Land Use Context and Adjacent Land Uses

The lands within the Partridge View Conceptual Scheme are designed to accommodate a residential land use designation and is consistent with the overall Concept Plan (Figure 2) which defines almost all of the lands within the Partridge View Conceptual Scheme as either Residential One (R-1) or Residential Two (R-2). Any further residential development within the Plan Area will not result any conflicts with the existing land uses and will augment and enrich the existing uses already present in the specified area. Consistent with the Springbank community as a whole, the new development Cell “G” will supplement the specific characteristics of the existing residential development and produce the same level of quality as currently exists within the development area. To this end, subdivision guidelines, design principles, site development standards, and architectural design guidelines will be established to create a cohesive, uniform and integrated development within the Partridge Conceptual Scheme and as a part of Springbank Community as a whole.

3.0 Central Springbank Area Structure Plan

3.1 Compliance with Central Springbank ASP

The Partridge View Conceptual Scheme complies with the Central Springbank Area Structure Plan adopted by Rocky View County on October 2, 2001 as Bylaw C-5354-2001.

The Central Area Structure Plan identifies the Plan Area as “Infill Residential Area” (See Figure 3) and therefore is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas- Policies which states:

“A) LANDS IDENTIFIED ON MAP 11 WILL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNLESS A CONCEPTUAL SCHEME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN, IS APPROVED BY THE MUNICIPALITY, AND IS APPENDED TO THE CENTRAL SPRINGBANK AREA STRUCTURE PLAN.”

The Partridge View Conceptual Scheme is in response to Section 2.3.2.2 of the Central Springbank Area Structure Plan, which states:

“IN ORDER TO PROVIDE HOLISTIC, 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 MAP 12”

This Conceptual Scheme Amendment complies with the policies contained within the Partridge View Conceptual Scheme and is to be adopted and appended to the Central Springbank Area Structure Plan.

4.0 Site Assessment

4.1 Terrain

The land within development Cell “G” (See Figure 4) is relatively flat in topography and gently slopes towards a low point in the SW. As such, there are no ravines or drainage courses on the site.

4.2 Vegetation

Development Cell “G” is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. With reference to the goals of Section 2.5 of the Central Springbank Area Structure Plan regarding the natural environment, Development Cell “G” does not contain lands that are deemed to be suitable for permanent protection as natural areas. The maintenance of the existing vegetation will be enhanced by the preparation of a landscaping plan prepared at the time of development of individual lots within Development Cell “G”.

4.3 Existing Development

Development Cell “G” contains an existing residence and various accessory buildings which are proposed to be contained within one of the proposed parcels to be created through the development of these lands (See Figure 4).

4.4 Proposed Land Use Bylaw Designation

Development Cell “G” is proposed for Redesignation to Residential One (R-1) land use. According to the Rocky View County Land Use Bylaw, the purpose of this district is to:

“PROVIDE FOR A RESIDENTIAL USE ON A SMALL PARCEL OF LAND WHICH DOES NOT ACCOMMODATE AGRICULTURE”

The redesignation of Development Cell “G” lands as Residential One (R-1) is pursuant to Policy 5.0.3 of the Partridge View Conceptual Scheme, which states:

“Proposals for the Redesignation of lands within the Plan Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivisions and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the plan area;
- b) Results in 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 Rocky View County.”

As outlined in Section 48.5 of the Rocky View County Land Use Bylaw, the minimum parcel size in the Residential One (R-1) District is 1.98 acres (0.80 hectares). This policy states that a redesignation of the land should accommodate the full potential for subdivision development. In this regard, Development Cell “G” is deemed to be designed outside of expected standards and sizing requirements but will meet the intent of the Partridge View Conceptual Scheme by enabling a full development of the site.

POLICY 4.4.1 DEVELOPMENT CELL “G” SHALL BE DEVELOPED INTO MINIMUM 1.82 ACRE (0.735 HECTARE) PARCELS, WITH EACH LOT BEING SERVICED BY AN INTERNAL SUBDIVISION ROAD.

4.5 Historical Resources

Development Cell “G” contains no important historical resources and a letter of authorization has been issued by Alberta Culture stating that “a clearance has been granted”. Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual lots within the Development Cell “G” it is important that these sites are identified and removed, preserved or avoided prior to development.

POLICY 4.5.1 WHERE SITES OF HISTORICAL IMPORTANCE ARE IDENTIFIED DURING THE SUBDIVISION AND DEVELOPMENT OF EACH INDIVIDUAL LOT, THE OWNER SHALL ENSURE THAT THESE SITES ARE IDENTIFIED AND REMOVED, PRESERVED OR AVOIDED PRIOR TO DEVELOPMENT.

5.0 Subdivision and Development Concept

Development Cell “G” is proposed for subdivision and development for residential land use within the Partridge View Conceptual Scheme and is contained within partition B (See Figure 5).

The proposed subdivision design for Development Cell “G” and a cross section is shown in Figure 6. It consists of approximately 8.1 hectares (approximately 20 acres) containing the original house and sheds in the Northeast corner of the site. The remainder of the property is proposed for a residential development consisting of nine lots (eight additional lots with the original home to be incorporated into the 9th lot). The road network is to be extended from Horizon View Road to the cul-de-sac ending providing access to all of the lots proposed within the development. The cul-de-sac roadway will be carefully designed to follow existing grades, and will conform to all the MD of Rockyview standards for gradient, and to minimize the need for grading. Likewise, the proposed design of new lots will ensure that all new dwellings have driveways with a moderate slope to allow for safe access all year round. Lot sizes are intended to be as small as possible while respecting the MD density policy, topographical constraints and servicing requirements.

When fully realized, maximum development of eight (8) country residential lots and the existing homestead lot are anticipated within the Development Cell ‘G’. This represents a total of nine (9) dwelling units and a

population of approximately 27-36 residents. The final development concept is illustrated in Figure 5 and will be constructed in one phase of development.

In accordance with Alberta Environment guidelines and MD of Rockyview policies, each lot shown in Figure 6 has been designed to include a minimum contiguous area of 1 acre of developable land where the slope does not exceed 15%.

Development Cell 'G' is proposed for subdivision and development as residential land use. The proposed subdivision design statistics are shown below. Please note, a discussion with engineering and planning services of the MD of Rockyview outlined that the proposed development site contains a future 5 meter road widening allowance with a potential further 3 meter widening off of Springbank Road to the south. A Standard Country Residential Road with a 25 m ROW will be used as per Rockyview County Servicing Standard Guidelines. Additionally, a future 8m Municipal Reserve allocation will be implemented along Springbank Road to allow for the County's future pathway system. The net result will decrease parcel sizes to approximately 1.82 acres and will not meet the minimum LUB's 1.98 minimum requirement.

Development Cell 'G' Statistics

Lot Number	Area (hectares)	Area (acres)
1	.735650	1.82
2	.735650	1.82
3	.735650	1.82
4	.735650	1.82
5	.735650	1.82
6	.735650	1.82
7	.735650	1.82
8	.735650	1.82
9	.735650	1.82

POLICY 5.0.1

AT THE SUBDIVISION STAGE, THE SUBDIVISION OF CELL 'G' SHALL BE DONE IN ACCORDANCE WITH THE LAYOUT PROVIDED IN FIGURE 5-DEVELOPMENT CELL "G" SUBDIVISION AND DEVELOPMENT CONCEPT

5.1 Site Development and Architectural Controls

Architectural design guidelines will be developed and registered against the individual titles by restrictive covenant and easement at the time of registration of the subdivision plan. Management and administration of the architectural design guidelines will be the responsibility of the developer until full build-out and thereafter a Homeowner's Association will administer them. The architectural design guidelines will be designed to ensure high quantity quality and uncompromising development standards which respect the adjacent country residential development and, among other matters will address:

- Building envelopes registered against titles to ensure that the natural characteristics of the site are recognized with view lines that preserve view corridors for other homes on the site and neighboring sites
- Building Elevation
- Building Form and Massing
- Architectural Styles
- Roof and Chimney Design
- Garages and Accessory Buildings
- Materials and Colors
- Exterior Lighting
- Fencing
- Plan Approval and Design Review Processes

POLICY 5.1.1 AT THE TIME OF SUBDIVISION, THE OWNER OF DEVELOPMENT CELL "G" SHALL DEVELOP ARCHITECTURAL STANDARDS, WHICH SHALL BE REGISTERED AS A RESTRICTIVE COVENANT AGAINST THE TITLE OF EACH LOT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO IMPLEMENT THESE STANDARDS.

5.2 Municipal Reserve

Disposition of Municipal Reserves for Development Cell "G" is proposed to be an 8 m dedicated portion along Springbank Road.

POLICY 5.2.1 'THE PROVISION OF MUNICIPAL RESERVE IN THE AMOUNT OF 8 METERS ALONG DEVELOPMENT CELL "G", IS TO BE PROVIDED'

6.0 Utility Servicing

Water supply and sewage disposal for country residential development will be established without creating adverse impacts on the natural environment or the groundwater aquifer in the vicinity of the Plan Area. All utilities necessary to service each lot will be provided to Provincial and Municipal standards at the expense of the developer or builder.

6.1 Water Supply

Potable water is to be provided to Development Cell "G" by Westridge Utilities Inc. A Right of Way presently exists along the south border of Development Cell E for the extension for an extension of Westridge Utilities Inc. water pipeline into Development Cell "G". Written confirmation of the capacity to supply water to the proposed nine lot subdivision of Development Cell "G" has been obtained from Westridge Utilities Inc. as of April 20 2015.

It will be a condition of the registration of the subdivision plan that the owner of Development Cell "G" provide all documentation indicating confirmation of a piped potable water system of adequate and continuous water supply is available and will be installed in accordance with Rocky view County Servicing Standards.

POLICY 6.1.1 POTABLE WATER IS TO BE PROVIDED TO THE PLAN AREA VIA A LICENSED SURFACE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS AND TO THE SATISFACTION OF ROCKY VIEW COUNTY;

6.2 Sewage Treatment

Hook-up to a Regional or Decentralized Wastewater Treatment System is not feasible and accordingly sewage treatment for the proposed nine lots of Development Cell "G" is to be provided by advanced Package Sewage Treatment Plants involving a septic tank, secondary treatment unit and dispersal field (which will allow for a reduction in area of the fields by approximately 30%). The advanced Package Sewage Treatment Plants and dispersal fields will be designed and installed in accordance with the Alberta Sewage System Treatment Standard of Practice and Rocky View County Servicing Standards and will meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and NFS/ANSI Standard 40 specifications. A Site Improvement/Site Services Agreement will be registered by caveat against each of the proposed lots to ensure any improvements are made in accordance with these standards. In addition, a Deferred Servicing Agreement will be registered by caveat against the proposed lots within Development Cell "G" in order to facilitate the future connection to a Springbank Regional Utility System at such time as the system becomes available.

Almor Testing Services Ltd. completed a Level IV PSTS Assessment for each of the nine lots (See Appendix C). Almor's key findings and recommendations regarding suitability to accommodate wastewater treatment/disposal systems are:

"...percolation rates and gradation texture of the soils in these lots, recorded at a depth of 0.9m below existing grade, indicate an effluent loading rate between 4.4 22.2l/day/m². The water table for all these lots is below a minimum 2.5m below grade. Therefore we recommend the locations of the Test Holes, in these lots, are suitable for standard septic field systems and these sites are considered Type I, well suited sites. We recommend field sizes ranging from 297 m² (3214 ft²) and 92.6m² (1000 ft²) respectively, for a four bedroom house, based on the soil gradation analyses."

Additionally, a geotechnical assessment was completed for each of the nine lots and will be submitted under separate cover.

POLICY 6.2.1 A PSTS LEVEL 4 ASSESSMENT IS REQUIRED TO BE SUBMITTED TO THE COUNTY TO VERIFY THE SUITABILITY OF THE SOIL TO ACCOMMODATE "PACKAGE SEWAGE TREATMENT PLANTS". THE COUNTY REQUIRES THIS TESTING PRIOR TO SUBDIVISION APPROVAL.

POLICY 6.2.2 THE OWNER SHALL ENTER INTO A SITE IMPROVEMENTS/SERVICES AGREEMENT TO BE REGISTERED ON EACH NEW LOT TO ENSURE THAT AN ADVANCED "PACKAGE SEWAGE TREATMENT PLANT" IS CONSTRUCTED IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS.

POLICY 6.2.3 THE OWNER SHALL REGISTER A CAVEAT ON EACH NEW LOT REGARDING A DEFERRED SERVICES AGREEMENT AND NOTIFYING EACH FUTURE LOT OWNER OF THE REQUIREMENT TO CONNECT TO COUNTY PIPED WASTEWATER SYSTEMS AT THEIR COST WHEN SUCH SERVICES BECOMES AVAILABLE.

6.3 Stormwater Management

The management of storm water in the predevelopment, construction and post development phases is to be determined in accordance with a detailed Storm Water Management Plan ("SWMP") to be developed for the site which will meet the standards of the Rocky View County in accordance with the Report on Drainage Strategies for Springbank (2004). As a condition of Subdivision Approval for this site, a SWMP Concept will be prepared and will be based on low impact development and best management practices. The design includes a central pond to mitigate peak flow rates, combined with additional topsoil depth in swales and ditches to mitigate total runoff depth to pre-development rates. Scheffer Andrew Planners have prepared a Partridge View Conceptual Scheme

Stormwater Management Concept for this proposed development which will ensure that runoff is collected and released in accordance with the Report on Drainage Strategies for Springbank (2004). Overland drainage Easements and/or Restrictive Covenants will be provided and registered as determined by the detailed SWMP at subdivision.

POLICY 6.3.1 THE DEVELOPER IS TO PROVIDE A STORM WATER MANAGEMENT PLAN FOR DEVELOPMENT CELL "G", PREPARED BY A QUALIFIED PROFESSIONAL LICENSED TO PRACTICE IN THE PROVINCE OF ALBERTA, AS A CONDITION OF SUBDIVISION APPROVAL TO THE SATISFACTION OF THE COUNTY.

7.0 Transportation and Road Dedication

An internal road connecting to Horizon View Road is required to provide access to the proposed eight lots. The existing residence presently has access via an approach from Horizon View Road and the intersection for this internal road will continue to be used in addition to the new access road. The relocated access point for this internal road has been adjusted further north in order to avoid conflict with an ATCO pipeline Right of Way running north to south on the eastern edge of the parcel and this access point is located approximately 100 meters north of Springbank Road. This new access will be be a Rocky View County Country Residential Classification (7m paved surface in a 25m ROW). All lots within Development Cell "G" will have driveway approaches from the proposed internal road. All approaches are to be installed to each lot by the developer in accordance with Rocky View County Servicing Standards. A Traffic Impact Assessment has also been conducted on the site.

POLICY 7.0.1 ALL APPROACHES TO EACH LOT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY'S SERVICING STANDARDS.

POLICY 7.0.2 ALL DEVELOPMENT SHALL BE SUBJECT TO THE TRANSPORTATION OFF-SITE LEVY BYLAW AS ESTABLISHED BY THE COUNTY.

8.0 Community Consultation

Consultation with the property Owners directly and indirectly affected adjacent to Development Cell "G" has and will continue to occur. A series of letters including proposed drawings were hand delivered in February of 2015 indicating the development proposal on the site to homeowners within a radius of 500 m. Information was included to encourage residents to respond to the development either through e-mail or phone.

Conceptual Scheme Policy: Public Consultation:

POLICY 8.0.1 CONSULTATION WITH ADJACENT PROPERTY OWNERS AND OTHER AFFECTED STAKEHOLDERS WITHIN THE CENTRAL SPRINGBANK COMMUNITY SHOULD OCCUR FOR DEVELOPMENT CELL "G" WITHIN THE PARTRIDGE VIEW CONCEPTUAL SCHEME PLAN AREA.

9.0 Subdivision and Development Phasing

The development of Development Cell "G" is to be constructed in one phase of development.

Conceptual Scheme Policy: Phasing

POLICY 9.0.1 DEVELOPMENT CELL "G" IS TO BE COMPETED IN A SINGLE PHASE OF DEVELOPMENT TO THE SATISFACTION OF THE COUNTY.

10.0 Implementation of the Conceptual Scheme

The purpose and intent of this document is to guide future development application prepared on behalf of Development Cell "G".

POLICY 10.0.1 PURSUANT TO THE PROVISIONS OF THE CENTRAL SPRINGBANK AREA STRUCTURE PLAN, THIS CONCEPTUAL SCHEME AMENDMENT SHALL BE APPENDED TO THE PARTRIDGE VIEW CONCEPTUAL SCHEME PLAN.

POLICY 10.0.2 ROCKY VIEW COUNTY SHALL IMPLEMENT THE POLICIES OF THIS CONCEPTUAL SCHEME AMENDMENT THROUGH THE LAND USE AMENDMENT AND SUBDIVISION APPROVAL PROCESS.

FIGURE 1: LOCATION AND BOUNDARY



FIGURE 2: PARTRIDGE VIEW CONCEPT PLAN

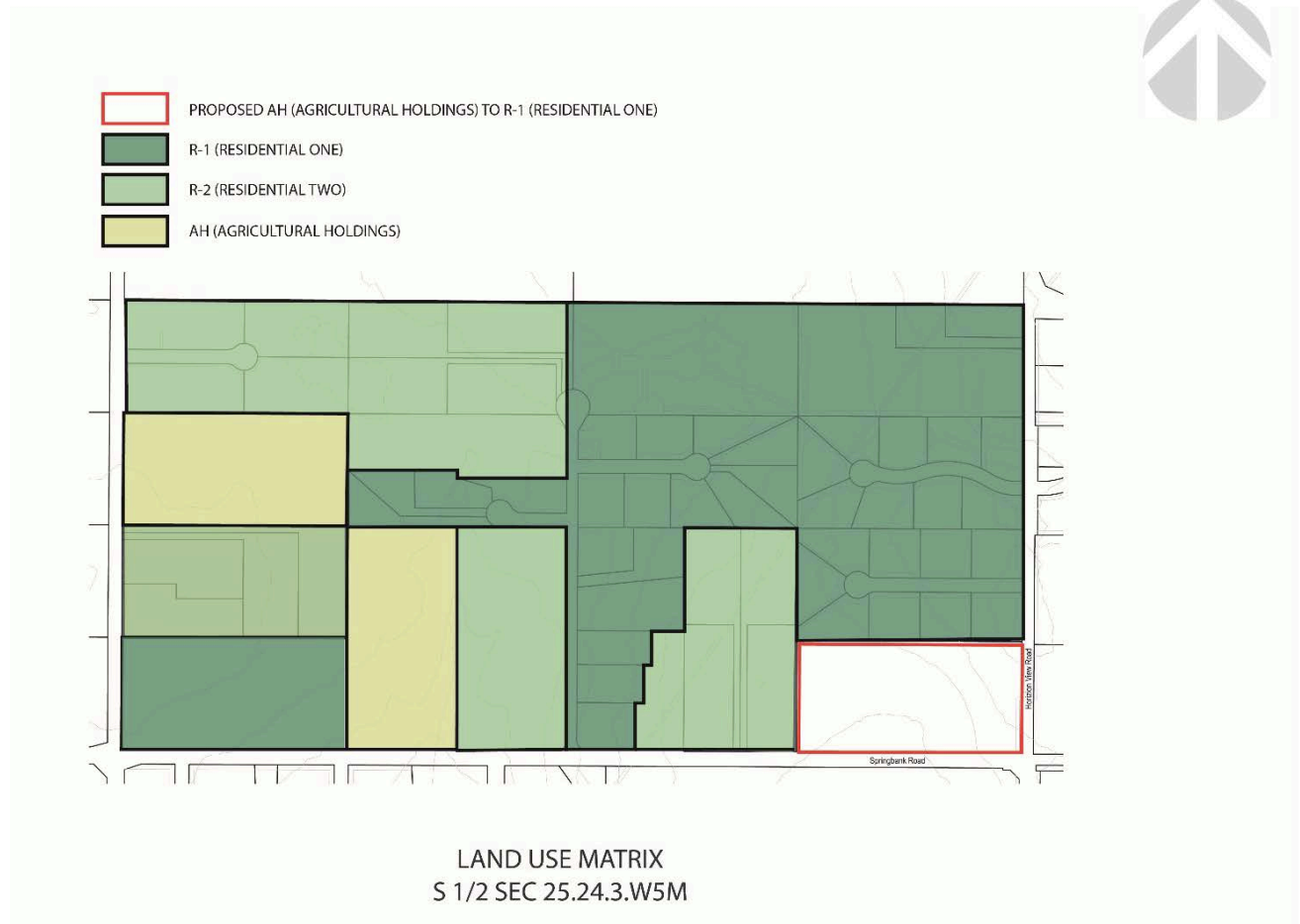


FIGURE 3: CENTRAL SPRINGBANK AREA STRUCTURE PLAN

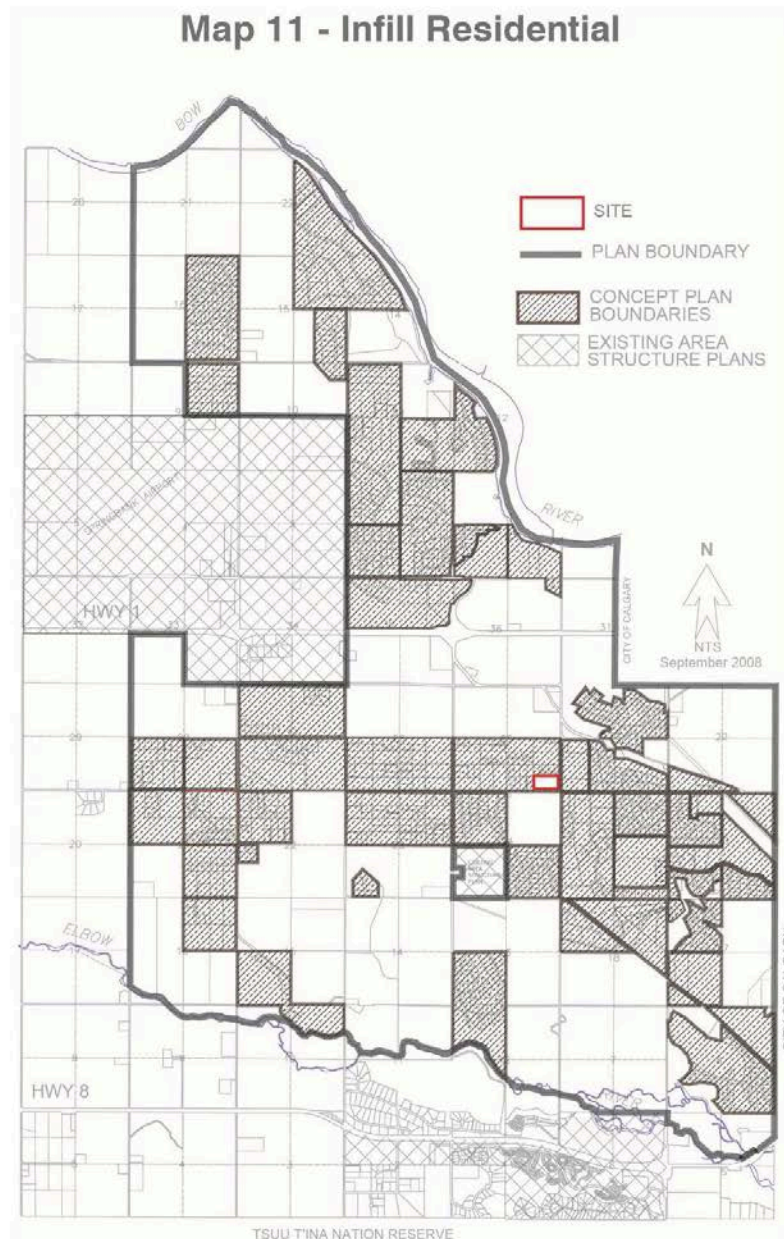


FIGURE 4: AERIAL OF SITE

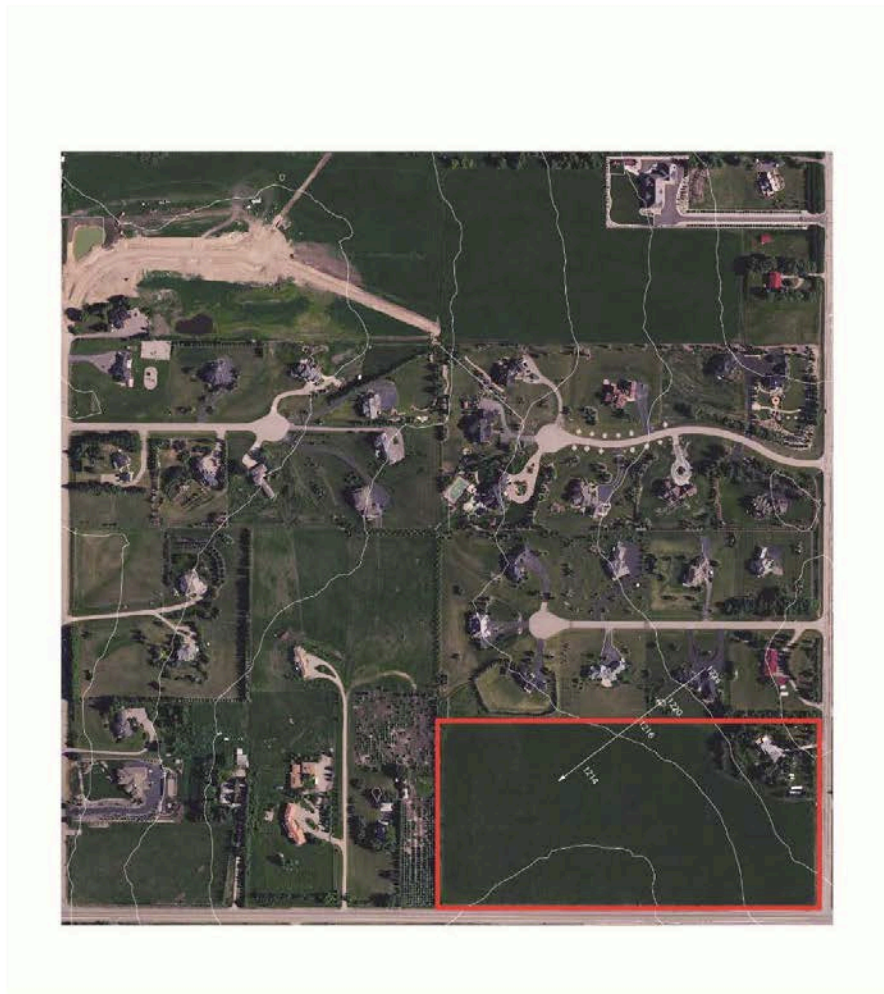
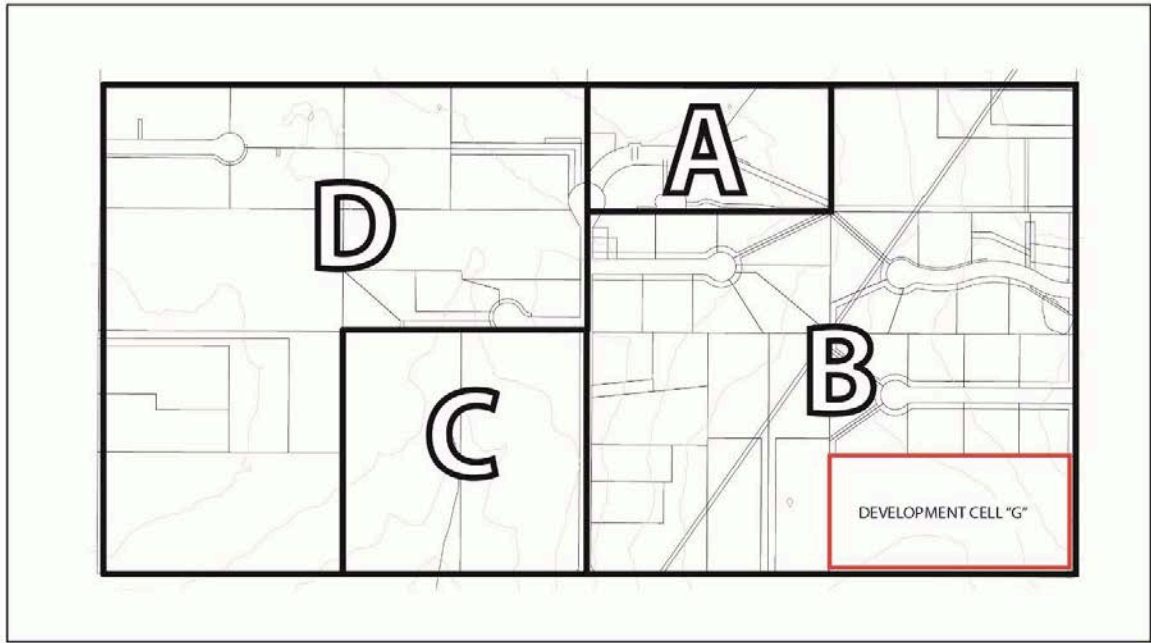


FIGURE 5: PARTITIONS WITHIN THE PARTRIDGE VIEW CONCEPTUAL SCHEME



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