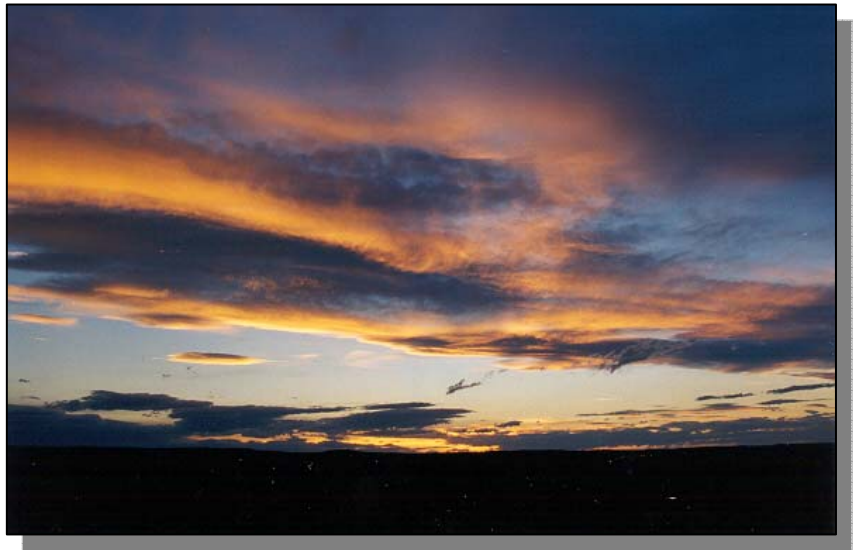




# **POFFENROTH CONCEPTUAL SCHEME**



Bylaw C-5350-2001, Adopted May 15, 2001

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-5350-2001**

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Conceptual Scheme affecting the lands herein described as:

**A portion of the SW-22-26-29-W4M**

and

WHEREAS a notice was published on May 1, 2001 and May 8, 2001 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for May 15, 2001; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Amendment Act, being Chapter 24 of the Revised Statutes of Alberta 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a framework for subsequent subdivision and development in the:

**A portion of the SW-22-26-29-W4M**

and is attached hereto as Schedule "A".

2. That this Bylaw shall come into effect upon third and final reading hereof.

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on April 24, 2001, on a motion by Councillor Gough.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 15, 2001, on a motion by Councillor Gough.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 15, 2001, on a motion by Councillor Schule.

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Reeve or Deputy Reeve

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Municipal Secretary

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## POFFENROTH CONCEPTUAL SCHEME

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## 1.0 Introduction

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The Conceptual Scheme for a portion of the SW ¼ Sec. 22-26-29-W4M was prepared at the request of the M.D. of Rocky View No. 44.

The Conceptual Scheme supports an application to amend the Land Use Bylaw (Bylaw C-4841-97) to redesignate a portion of the SW ¼ Sec. 22-26-29-W4M from **Ranch and Farm District** (RF) to **Residential One District** (R-1) in order to develop residential land uses.

Preparation of the Conceptual Scheme has been guided by the **Municipal Development Plan** (MDP) and the **Draft Balzac East Area Structure Plan** (BEASP), and M.D. of Rocky View No. 44 Procedure No. 301 dealing with the processing of concept plans.

### 1.1 Conceptual Scheme Purpose

The purpose of the Conceptual Scheme is to provide:

- Supporting land use rationale for the redesignation and subdivision of a portion of the SW ¼ Sec. 22-26-29-W4M in order to accommodate residential subdivision and development.
- a policy framework to guide and manage subdivision and development by establishing policies that provide specific direction for all subdivision and development issues identified by the BEASP.

## 2.0 Conceptual Scheme Objectives

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The objectives of the Conceptual Scheme are:

- To establish the appropriateness of a portion of the SW ¼ Sec. 22-26-29-W4M for the land uses proposed by the Conceptual Scheme.
- To establish a Conceptual Scheme that addresses existing constraints and opportunities while protecting and enhancing subdivision and development opportunities for all lands within a portion of the SW ¼ Sec. 22-26-29-W4M.
- To facilitate appropriate and sustainable subdivision design within a portion of the SW ¼ Sec. 22-26-29-W4M that maximizes lot yields, servicing efficiencies and on-site development opportunities within the context of the BEASP and other Municipal statutory plans, policies and procedures.

## 3.0 Conceptual Scheme Planning Area

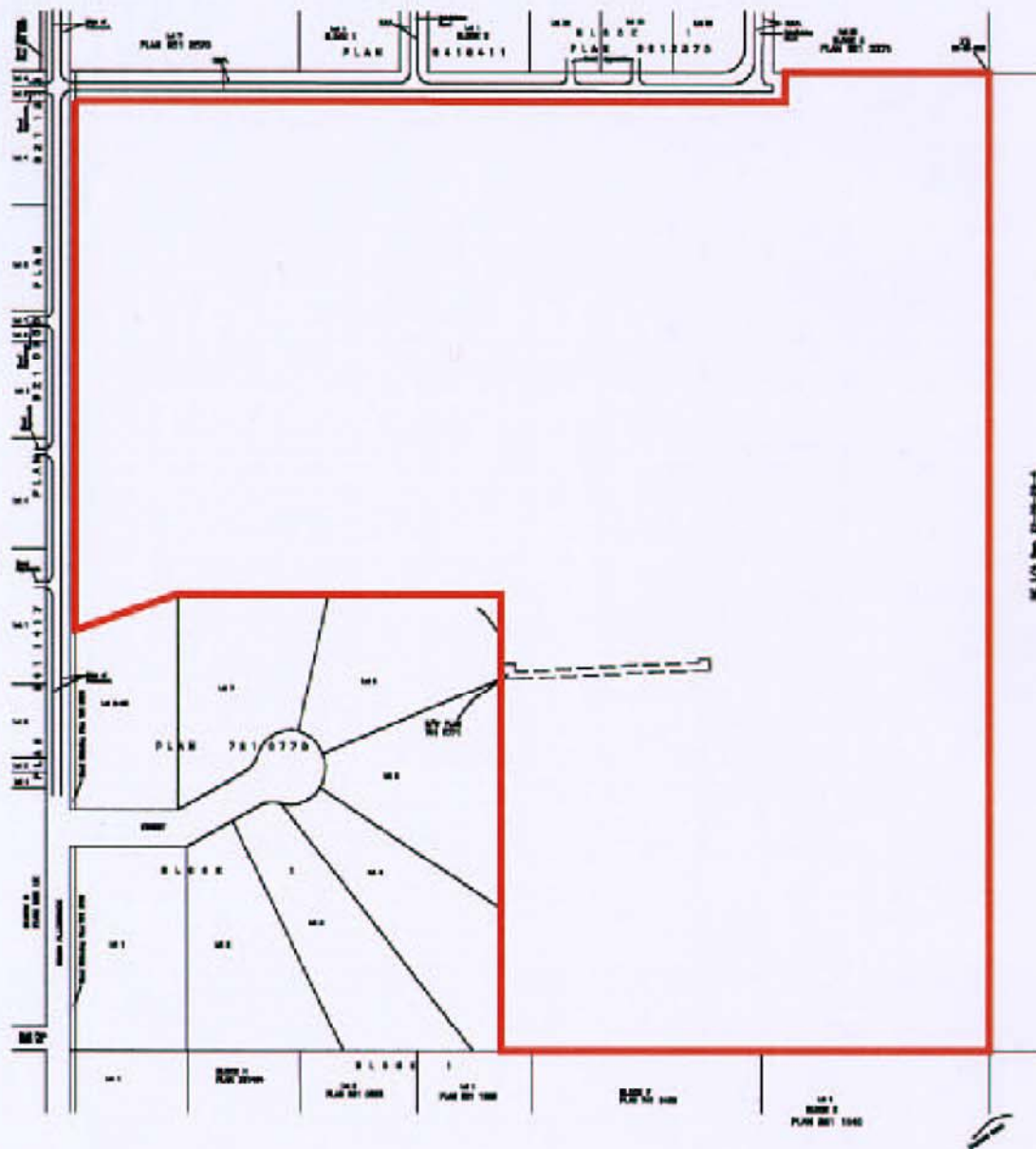
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### 3.1 Defining the Planning Area

The Conceptual Scheme applies to lands within that portion of the SW ¼ Sec. 22-26-29-W4M as identified on **Exhibit 1 – Planning Area**. The Planning Area comprises 121.17 acres (49.04 ha) and is contained under single title (Appendix 1).

Conceptual Scheme Policy 3.1.1

*Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 1-Planning Area.*



## Conceptual Scheme Exhibit I - Planning Area

S.W. 1/4 Sec. 22-26-29-W4M

Area contained within the  
Conceptual Scheme Planning  
Area comprises 121.17 acres  
(49.04 ha) and is shown in  
red.

### Drawing Notes:

1. Dimensions shown are in metres or portions thereof.
2. All dimensions, areas and other measurements are approximations and require verification by legal survey.
3. Do not scale drawing.
4. Copyright 2000 C2W planning + design Ltd.
5. Contours (where shown) are at 0.5 metre intervals by Sackin Associates.
6. Drawing has been prepared in support of applications for redesignation and subdivision approval to the P.C.D. of Roddy View No. 44 and is subject to revision.



101	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
102	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
103	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
104	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
105	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
106	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
107	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
108	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
109	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000
110	Project Name: Roddy View No. 44	Project No. 1000000	Version 1.0000

### **3.2 Municipal Context**

The Conceptual Scheme Planning Area is located within Division 6 of the M.D. of Rocky View No. 44 approximately 4.83 kilometers (3.0 miles) north of the City of Calgary and 4.02 kilometers (2.5 miles) south of the City of Airdrie (Exhibit 2 – Municipal Context). The Planning Area is east and adjacent to Rge. Rd. 293, north of Twp. Rd. 262 and approximately 1.6 kilometers (1.0 miles) east of Highway #1.

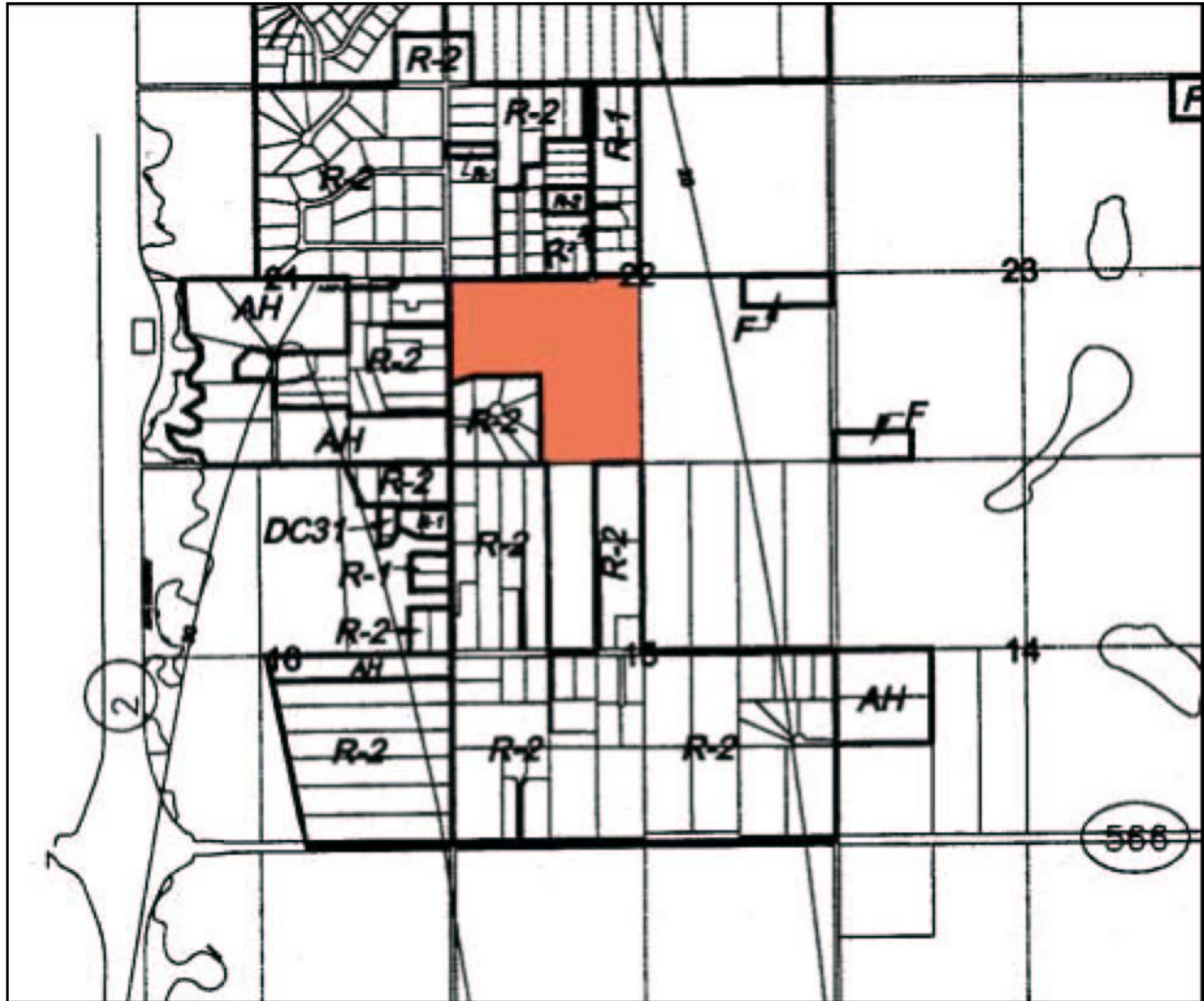


#### **Exhibit 2 - Municipal Context**

Source: M.D. of Rocky View No.44 Municipal Map

### 3.3 Community Context and Land Use

Exhibit 3 – Land Use Bylaw Districts in Proximity to the Planning Area identifies the community context and land use districts within and in proximity to the Planning Area at the time of Conceptual Scheme preparation.



**Exhibit 3 - Land Use Bylaw Districts in Proximity to the Planning Area**

Source: Land Use Map No. 64, Land Use Bylaw C-4841-97.

## **4.0 Planning Area Attributes**

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### **4.1 Topography**

Topography within the Planning Area is illustrated by Exhibit 4 - Topography. Contours shown on Exhibit 4 are in 0.5 metre intervals.

### **4.2 Soils**

The Planning Area contains three soil-mapping units as contained in the Soil Survey of the Calgary Urban Perimeter (as shown on Exhibit 5 – Soil Mapping Units):

- The Academy Soil Unit (ADHP3)
  - ◆ Mapped on moderately to steeply sloping ridges of mixed till and glacial fluvial sediments;
  - ◆ Most ADHP3 areas are not cultivated and are used for pasture.
- The Indus Soil Unit (IND2)
  - ◆ Occurs in depressional portions of undulating to slightly hummocky morainal landscapes;
  - ◆ Wetness is often associated with soil unit.
- The Rocky View Soil Unit (RKAD5)
  - ◆ Occurs on slightly rough undulating ridged or hummocky morainal landscapes;
  - ◆ This soil unit is used for a range of forage crops.

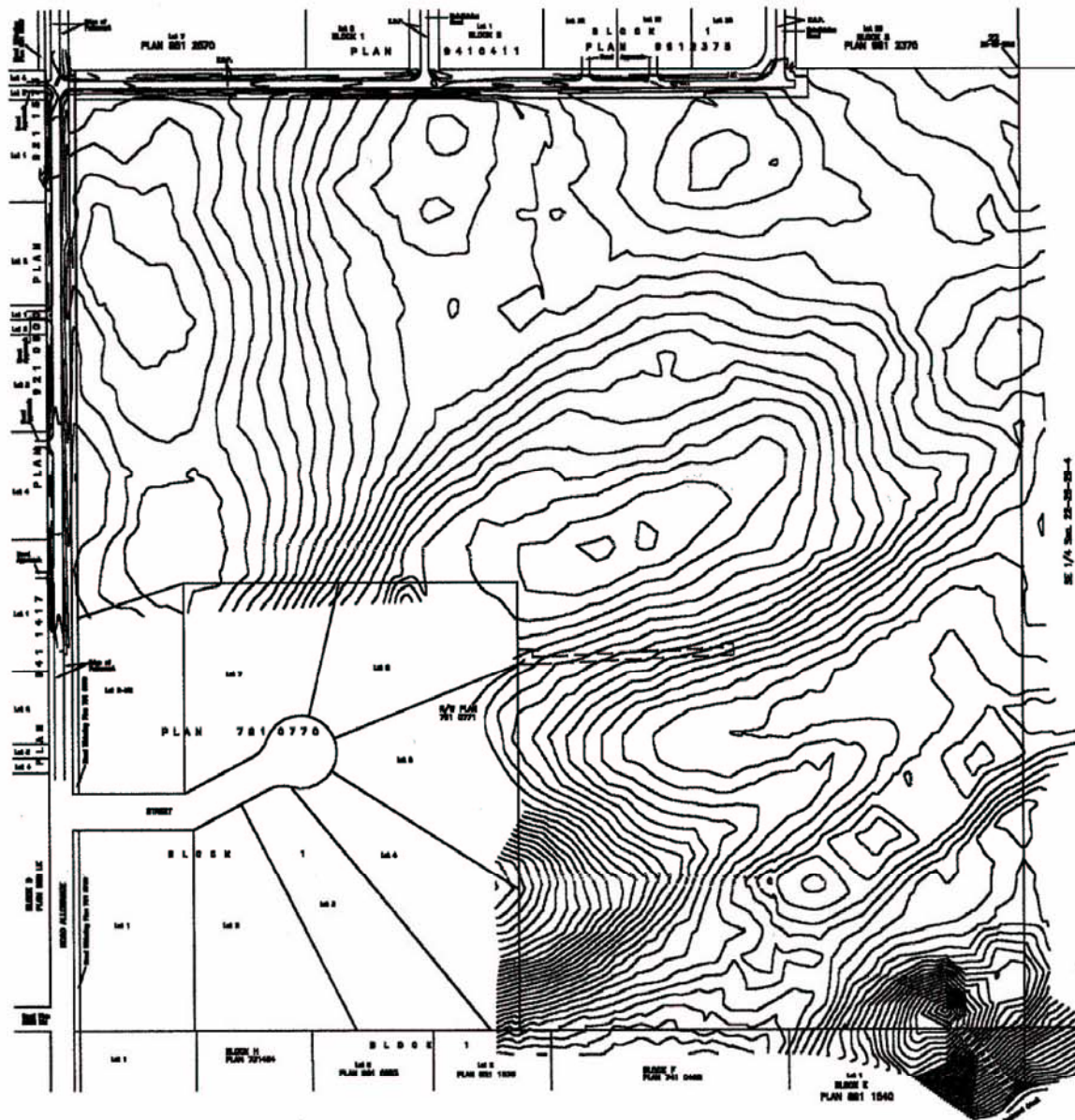
Soils within the Planning Area generally exhibit a range of limitations for septic tank absorption fields. Recent percolation tests conducted within the Planning Area (noted under Section 7.1 of this Scheme) and the reliability of existing septic fields within the quarter section suggests that the soils within the Planning Area are appropriate for septic field construction.

The variable soil characteristics of the Planning Area and its proximity to existing residential land uses impair the viability of these soils to support agricultural activity.

# Conceptual Scheme Exhibit 4 - Topography

S.W. 1/4 Sec. 22-26-29-W4M

Area contained within the Conceptual Development  
Scheme Planning Area comprises 121.17 acres (49.04 ha).

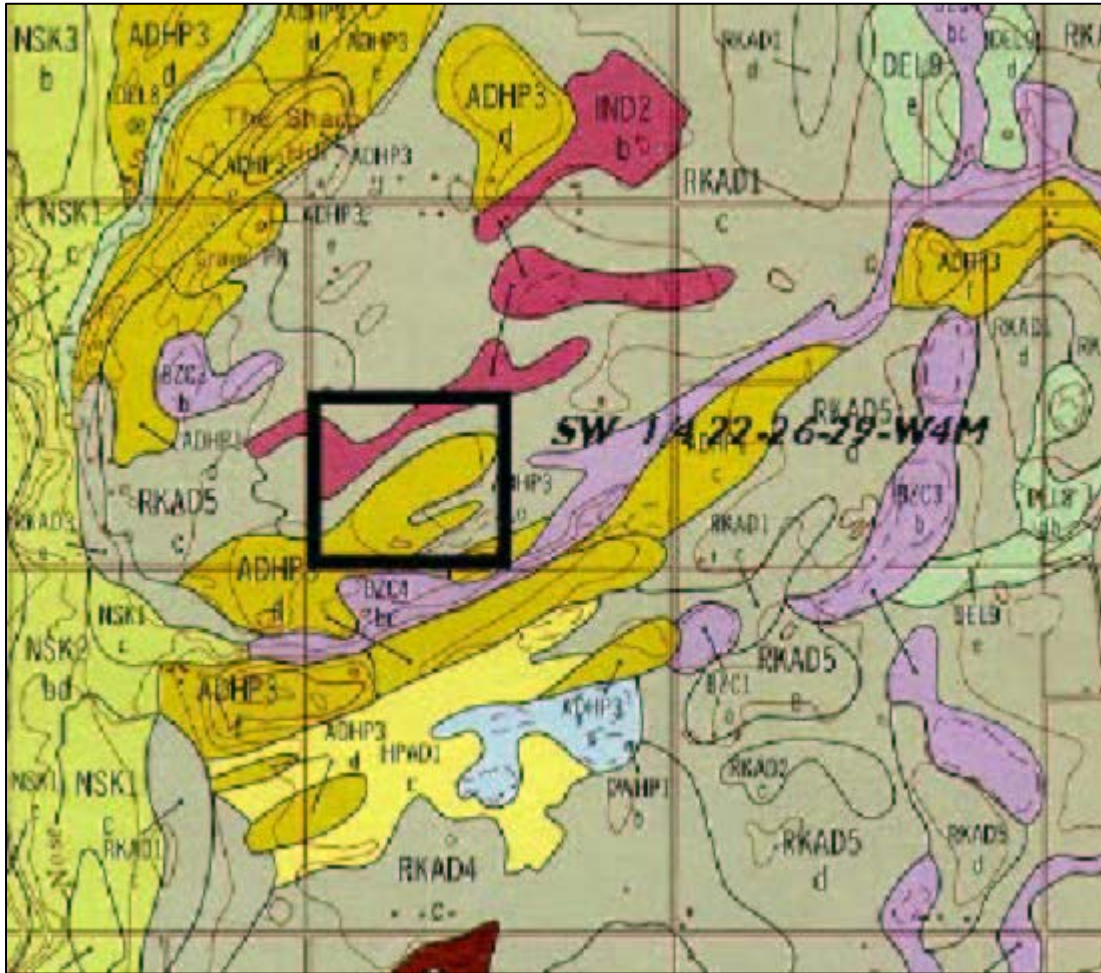


## Drawing Notes:

1. Dimensions shown are in metres or portions thereof.
2. All dimensions, areas and other measurements are approximate and require verification by legal survey.
3. Do not scale drawing.
4. Copyright 2000 C2W planning + design ltd.
5. Contours (where shown) are in 0.5 metre intervals by SaxSmith Associates.
6. Drawing has been prepared in support of applications for redesignation and subdivision approval to the M.D. of Rocky View No.44 and is subject to revision.



Revision No.	Revision Note	Issue Date
1.0	Revised Road Dedication and Lot/Jurisdiction	October 3, 2000
2.0	Revised Road Dedication and Two-Lot/Jurisdiction	July 5, 2000
1.0	Drawing Issued to Client	June 1, 2000
Revision No.	Revision Note	Issue Date
Designed by C2W	Checked by C2W	Approved by date: C2W Drawing Number:
<div> <div>Mr. Wayne Pollock P.O. Box 2158 Delburne, AB T0M1H6</div> <div> <div>Tentative Plan of Sub-Motion</div> <div>C2W Project No.: Pollock SW 22-26-29-W4M</div> <div>Sheet</div> </div> </div>		



**Exhibit: 5 - Soil Mapping Units**

Source: Soil Survey of the Calgary Urban Perimeter

**4.3 4.3 Vegetation**

Natural vegetation within the Planning Area has been disturbed by human activity. There are no significant natural plant communities within the Planning Area, which have been identified.

**5.0 Proposed Land Use**

The Planning Area is unconstrained by any physical impediment to further subdivision and development of the SW ¼ Sec. 22-26-29-W4M for **residential land use**. Residential land use is the dominant use in proximity to Planning Area. In accordance with the “Conceptual Vision” and the “Land Use Strategy” of the BEASP, the Planning Area is identifies as **Residential Phase 2**.

In the BEASP, “Phase Two Residential Areas” are described as<sup>1</sup>:

*Phase Two is envisioned as a transition zone between the higher density developments in Phase One and outlying agricultural lands. Orderly, sequential and contiguous development is encouraged. Applications for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, and is provided with appropriate levels of services and infrastructure consistent with overall development of the Plan Area.*

Under Section 4.0 - Land Use Strategy of the BEASP<sup>2</sup>, the following policies are applicable to the Planning Area:

- a. Applications for redesignation, subdivision or development shall conform with the land use strategy illustrated in Figure 3 and be compatible with the policies of this Plan.
- b. Any application in the Plan Area that is contrary to the land use strategy contained within the BEASP requires a formal amendment to the BEASP.
- c. Applications for redesignation, subdivision, and development that may be contrary to the BEASP’s sequencing objectives within the Residential and Business Areas may be considered without amendment to the Plan, provided short and long term consequences such as impact on adjacent lands, carrying capacity, and servicing are examined to the satisfaction of the Municipality.
- d. “Short-term”, “medium-term” and “long-term” growth projections in the Municipality of Rocky View land use strategy shall be dependant upon a number sit-specific of factors including:
  - i. The proximity of the area to urban services or the ability of the area to be serviced from collective sewer and water systems;
  - ii. The ability of the existing transportation network to handle additional capacity proposed by a new use in the Plan Area; and
  - iii. The proximity of existing uses to the proposed use and the extent of contiguous build out in the area.

**Conceptual Scheme Policy 5.0.1**

*Proposals for redesignation of land within the Planning Area to a residential land use district pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subdivision and development which:*

- 1. Recognizes and responds to the physical characteristics of the Planning Area;*
- 2. Will result in a sustainable residential community at a scale appropriate to the surrounding community;*
- 3. Accommodates the full potential of these lands for residential subdivision and development; and*
- 4. Conforms to the policies of this Conceptual Scheme, the BEASP and other relevant policies and regulations of the Municipality.*

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<sup>1</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 10.

<sup>2</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 7.

## 6.0 Subdivision and Development Concept

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### 6.1 Subdivision and Development Concept

A concept for the subdivision and development of the Planning Area is presented in **Exhibit 6 – Subdivision and Development Concept**.

The size and location of each of the lots depicted in the Subdivision and Development Concept illustrates the full build-out of the Planning Area for residential land uses having regard the developability of the lands and the need to accommodate internal subdivision roads and stormwater management areas.

The 2 acre lot size is accommodated by Policy 4.2.3 - Phase Two - Residential Development Area of the BEASP<sup>3</sup>:

- b. Notwithstanding 4.2.3.a, two (2.0) acre parcels may be permitted where the land is adjacent to existing two (2.0) acre lots, has direct access to a developed road and a surface water supply is available.

The Subdivision and Development Concept satisfies these criteria.

- The Planning Area is identified in the BEASP as a “Phase Two – Residential Development Area”;
- Existing 2 acre lots are located immediately north and adjacent to the Planning Area;
- The Planning Area has direct access to a developed municipal roads; and
- A surface water supply is available to serve the Planning Area.

Conceptual Scheme Policy 6.1.1

*Subdivision of land within the Plan Area shall be generally in accordance with Exhibit 6 – Subdivision and Development Concept.*

Conceptual Scheme Policy 6.1.2

*Lot layouts shown in Exhibit 6 – Subdivision and Development Concept are conceptual only and may not reflect the lot design, number or sizes of lots 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.*

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<sup>3</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 10.

**S.W. 1/4 Sec. 22-26-29-W4M**  
Planning Area comprises 121.17 acres (49.04 ha).

Land Use	Units	Area		Percent
		Acres	Hectares	
Block 1	16	33.88	13.68	27.96
Block 2	27	77.66	31.61	64.09
Public Road		8.03	3.25	6.63
Road Dedication		1.60	0.64	1.32
<b>Total</b>	<b>43</b>	<b>121.17</b>	<b>49.04</b>	<b>100.00</b>

**Drawing Notes:**

1. Dimensions shown are in metres or portions thereof.
2. All dimensions, areas and other measurements are approximate and require verification by legal survey.
3. Do not scale drawing.
4. Copyright 2000 C2W planning + design ltd.
5. Contours (where shown) are in 0.5 metre intervals by ScaSmith Associates.
6. Drawing has been prepared in support of applications for redesignation and subdivision approval as the M.D. of Rocky View No.44 and is subject to revision.



2.0	Revised Road Dedication and Use Line Terms			October 3, 2006
2.0	Revised Road Dedication and Use Line Terms			July 5, 2006
2.0	Temporary road to SR-9			July 5, 2006
Revision No.	Revision Notes			Issue Date
Designed by GWH	Checked by GWH	Approved by date	GWH Drawing Number	
Project Reference Information: P-C Box 3 SE County: AB Town: BLM		Termination Point of Substation: GWH-Page No. Rdmark BW CASH, CASH		
				Sheet

## 6.2 Subdivision and Development Potential

The BEASP suggests that “Residential Phase 2 lands” should be planned to accommodate resubdivision to higher densities in accordance with the following policy<sup>4</sup>:

- d. Figure 2 identifies where urban overlay planning should be encouraged on Residential Phase 2 lands. Urban overlay principles allow already developed rural residential areas to be redeveloped to allow for higher densities in the future. Subdivision applications within areas designated for rural residential development should address the following urban overlay principles.
  - iv. Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that facilitates future subdivision and redevelopment of the area to accommodate higher densities.
  - v. Future servicing and transportation right-of-way requirements should be accommodated wherever possible and practical in rural subdivision design.

In this regard the Subdivision and Development Concept contemplates subdivision to accommodate +/- 2 acre lot sizes which is the smallest parcel size allowed by the Land Use Bylaw (outside of a hamlet) at the time this Conceptual Scheme was prepared.

Where the Subdivision and Development Concept identifies lots larger than 2 acres in size, the size and configuration of these lots is to accommodate stormwater management areas within the lot and/ or are a design response to site characteristics which require larger areas be contained within the lot. Further subdivision of these lots is unlikely given these factors and is not contemplated by this Conceptual Scheme.

**Table 1 – Land Use Statistics** provides the Land Use Statistics with total “build-out” potential on lots contemplated by the Subdivision and Development Concept. The total “build-out” potential of the Planning Area contemplated by the Subdivision and Development Concept is 43 residences which will result in an overall gross density for the Planning Area of one (1) residence per 2.82 acres (1.14 ha) or 0.36 lots per acre.

**Table 1 – Land Use Statistics**

(Exhibit 6 - Subdivision and Development Concept)

Land Use	Units	Acres	Hectares	Percent
Block 1	16	33.88	13.68	27.96
Block 2	27	77.66	31.40	64.09
Public Road		8.03	3.25	6.63
Road Dedication		1.60	0.64	1.32
Total	43	121.17	49.04	100.00

Table Notes:

1. Table columns may not total due to rounding and/or metric conversion.
2. Land Use Statistics correspond to areas as shown on Exhibit 6 – Subdivision and Development Concept
3. All areas are considered notional and require verification by legal survey.

<sup>4</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 10.

Conceptual Scheme Policy 6.2.1

*In accordance with Exhibit 6 – Subdivision and Development Concept and Table 1 – Land Use Statistics, an overall density of one (1) residence per 2.82 acres (1.14 ha) or 0.36 lots per acres should be maintained within the Planning Area.*

### **6.3 Single Family Residential Development Concept**

This Conceptual Scheme contemplates the development of the Planning Area for single-family residential development. No other land uses are contemplated beyond those permitted and discretionary uses allowed in the Residential One District (R-1) of the Land Use Bylaw.

Conceptual Scheme Policy 6.3.1

*Development of the Planning Area for single family residential development is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the Residential One District (R-1) of the Land Use Bylaw.*

### **6.4 Municipal Reserves**

The provision of Municipal Reserve within the Planning Area, which may be owing as the result of subdivision approvals will be provided in accordance with Policy 5.6.1 of the BEASP<sup>5</sup>:

- b. Dedication of Municipal Reserve, either by cash-in-lieu of land or by physical dedication of land or both, in the Plan Area shall be determined by the Municipality in accordance with the MDP policy and s. 666 of the *Municipal Government Act*.

Conceptual Scheme Policy 6.4.1

*Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves may be satisfied by the payment of cash-in-lieu or by the dedication of land or both.*

## **7.0 Servicing Scenario**

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### **7.1 Sewage Management**

Sewage treatment for development within the Planning Area will be managed through the use of individual septic tanks and fields located within each of the proposed lots in accordance with M.D. of Rocky View guidelines and Policy 6.5.2 of the BEASP<sup>6</sup>:

- a. On-site sewage disposal systems shall be developed to the standards of the Municipality and Alberta Municipal Affairs.
- b. The calculation of Sodium Absorption Ratio (SAR) should also be carried out on the potable water source to determine the long-term effectiveness of the disposal field.

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<sup>5</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 29.

<sup>6</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 37.

Percolation and groundwater testing conducted by Almor Testing Services Ltd. within a portion of the SW ¼ Sec. 22-26-29-W4M<sup>7</sup> has indicated:

- Recorded percolation rates were between the specified limits of 2 min/cm and 23.6 min/cm as specified by Alberta Environmental Protection guidelines.
- The shallow groundwater table is below a minimum 0.9 m distance from the weeping lateral trench bottom as specified by Alberta Environmental Protection guidelines for the location of disposal fields.

Accordingly, the use of individual septic tank and field disposal system within the Planning Area is considered an acceptable method of sewage disposal.

*Conceptual Scheme Policy 7.1.1*

*Sewage treatment shall be by individual septic tanks and fields in accordance with M.D. of Rocky View Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on October 21, 1997, as amended.*

*Conceptual Scheme Policy 7.1.2*

*Percolation and near-surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate residential development. 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.*

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<sup>7</sup> Shallow Subsurface Conditions, SW ¼ Sec. 22, Twp. 26, Rge. 29, W4M, Almor Testing Services Ltd., 2000/07/05.

## 7.2 Potable Water

Potable water will be distributed to lots within the Planning Area by connection to the Rocky View Water Co-op in accordance with BEASP Policy 6.5.1<sup>8</sup>:

- a. Surface water extension and tie-ins are encouraged wherever possible, provided there is confirmation of adequate water supply, to reduce groundwater reliance. The surface water line may provide service to any given area within relatively close proximity to the system, provided the developer pays the costs to extend service or upgrade the system, and co-op memberships are purchased.
- b. Ground water may be used to supply subdivision and development on residential parcels that are a minimum of four (4.0) acres.
- c. The *Water Act* applies to all subdivision applications, and approvals for groundwater sources are required from the Province.
- d. Applications for two (2.0) acre parcels shall be required to tie into a surface water system and provide confirmation from the surface water source that there is sufficient capacity.
- e. To maintain water quality in the aquifer(s), consideration must be given to proper disposal of sanitary and sewer waste from future developments. Municipal and Provincial standards for on-site disposal shall be the minimum required.
- f. All future developments shall implement water conservation methods.

*Conceptual Scheme Policy 7.2.1*

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

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<sup>8</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 36.

### 7.3 Access to the Planning Area

Ingress and egress from the Planning Area (as provided in the Subdivision and Development Concept) to the municipal road system is in accordance with BEASP Policy 6.2.4<sup>9</sup>:

- a. Connections between existing and proposed internal subdivision roads should be made wherever possible to improve the local road network, and in accordance with Municipal Policy.
- b. Applications for redesignation, subdivision and/or development in the Plan Area may, at the discretion of the Municipality, be required to provide a traffic impact assessment prepared by a qualified engineer.
- c. Development of local road infrastructure shall be consistent with the 30 Year + Conceptual Road Network (**Figure 5**) and built to the Municipality's Servicing Standards for Subdivision and Road Construction.
- d. Range Road 292/52<sup>nd</sup> Street has been identified as a major through road in the Plan Area (**Figure 5**). Development of this road will require that additional road widening, intersections, and limited access be considered for redesignation, subdivision, and/or development applications adjacent to Range Road 292/52<sup>nd</sup> Street.
- e. New development should contribute to the upgrading of the existing local road network, where applicable. Upgrading is of particular importance along Range Road 293/36<sup>th</sup> Street, Range Road 292/52<sup>nd</sup> Street, Township Road 264/208<sup>th</sup> Avenue, and the forced roads that run between Section 1 and 16 and through the middle of Section 15.

Conceptual Scheme Policy 7.3.1

*Access to subdivision proposed within the Planning Area shall be as shown on Exhibit 6 – Subdivision and Development Concept.*

Conceptual Scheme Policy 7.3.2

*Internal subdivision roads shall be constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on October 21, 1997, as amended.*

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<sup>9</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 33-34.

## **7.4 Traffic Generation**

Traffic generation from the development of the Planning Area at the full potential build out contemplated by this Scheme, is expected to reach +/- 430 vehicle trips per day based on a standard measurement of 10 trips per day per household.

Current traffic counts for roads in the vicinity of the Plan Area are as follows:

<b>Location of Traffic Count</b>	<b>Date</b>	<b>Vehicle Trips per Day</b>
208th Ave. NE east of 36 Street NE	10/09/96	216
208th Ave. NE west of 36 Street NE	10/09/96	257
36 Street NE north of Sec. Hwy 566	05/07/96	481
36 Street NE north of 192 Avenue NE	10/09/96	320

The anticipated traffic generation of +/-430 vehicle trips at full build out of the Planning Area will likely be split with a portion of the traffic flowing north to Twp. Road 264 (208th Avenue NE) and a portion flowing west to Range Road 293 (36 street NE).

A future road connection (extending south from the internal cul-de-sac road as shown on the Subdivision and Development Concept) will direct some future traffic south to the developed road linking Range Road 292 and Range Road 293.

Notwithstanding this split, the addition of +/- 430 vehicle trips on either Twp. Road 264 (208th Avenue NE) or Range Road 293 (36 Street NE) will be well below the estimated 1,500 - 2,000 vehicle trips per day design capacity of these roads.

## **7.5 Shallow Utilities**

Shallow utilities necessary to provide service to residential subdivision and development within the Planning Area will be provided in accordance with BEASP Policy 6.7<sup>10</sup>:

- a. Provision of Shallow Utilities in applications for redesignation, subdivision, and/or development shall be at the sole expense of the developer.

### *Conceptual Scheme Policy 7.5.1*

*Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the developer.*

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<sup>10</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 38.

## **7.6 Protective Services**

The Subdivision and Development Concept is designed to facilitate the delivery of protective services within the Planning Area in accordance with BEASP Policy 6.8.1 and 6.8.2<sup>11</sup>

### **6.8.1 Policy Service**

- a. Police Service to the Plan Area shall be provided by the Royal Canadian Mounted Police and M.D. of Rocky View Special Constables.

### **6.8.2 Fire Service**

- a. New subdivisions shall meet the criteria for on-site fire fighting measures as determined by the Municipality.
- b. Applications for redesignation, subdivision or development shall assure proper emergency vehicle access in accordance with Municipal Policy.

The Subdivision and Development Concept provides two future road linkages to lands located to the east and south of the Planning Area. These future road linkages are planned to enhance the connectivity of the municipal road network, which will facilitate the movement of protective services throughout the community. In addition, this Conceptual Scheme contains a preferred phasing for the subdivision and development of the Planning Area, which defers the subdivision and development of lots on the cul-de-sac until the internal subdivision road is constructed with its multiple points of ingress and egress to the municipal road system.

*Conceptual Scheme Policy 7.6.1*

*Subdivision and development within the Planning Area should facilitate the efficient and effective delivery of protective services in accordance with the provisions of the BEASP and this Scheme.*

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<sup>11</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 39

## 7.7 Storm Water Management

The Subdivision and Development Concept is designed to facilitate stormwater management within the Planning Area in accordance with BEASP Policy 6.5.3<sup>12</sup>:

- a. Storm water flows resulting from new developments in the Plan Area shall not exceed pre-development flows, verified in a Storm Water Management Plan prepared by a qualified engineer. The Municipality encourages the incorporation of wetlands as storm water retention areas in the design of subdivisions.
- b. Developments proposed with rural road cross-sections must include a conveyance system (i.e. swales, ditches, ponds) which shall be designed to accommodate runoff from a 100-year return period event. Snowmelt conditions with frozen ground conditions shall also be considered.
- c. The entire Plan Area is within the Nose Creek basin. New developments within the Plan Area shall follow existing Municipal and Alberta Environment requirements for on and off-site storm water management. This area lies within the boundaries of the Nose Creek Basin master Drainage Plan and a restricted discharge rate of 2.6 L/s/ha shall be in effect. Developers are strongly encouraged to incorporate water quality enhancing features and protect the quality of water in Nose Creek.

Stormwater retention requirements were considered in the preparation of the Conceptual Scheme and the Subdivision and Development Concept and are contained in report by Doran Engineering Services Ltd.<sup>13</sup>

Conceptual Scheme Policy 7.7.1

*Stormwater management within the Planning Area shall be designed and constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on October 21, 1997, as amended.*

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<sup>12</sup> Balzac East Area Structure Plan, Final Draft, January 2000, Page 37-38.

<sup>13</sup> Storm Water Retention Requirements for the Poffenroth - Schmitke Subdivision, SW 1/4 22-26-29-W4M in the M.D. of Rocky View, Doran Engineering Services Ltd., March 2000.

## 8.0 Public Consultation

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A public consultation program was undertaken as part of the process of Conceptual Scheme preparation in which adjacent property owners were contacted individually to discuss the proposed development of the Planning Area.

## 9.0 Subdivision and Development Phasing

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**Exhibit 7 – Phasing** illustrates the preferred Subdivision and Development Phasing within the Planning Area.

### Phase: 1

Phase 1 subdivision and development within the Planning Area comprises redesignation and subdivision of approximately 17.93 acres (7.26 ha) of the Planning Area and will produce 8 lots.

In this phase lots will range in size from 2.0 acres to 2.79 acres. Access to the individual lots within Phase 1 is available from the developed municipal road lying to the north and adjacent to the Phase 1 lots.

### Phase: 2

Phase 2 subdivision and development within the Planning Area comprises redesignation and subdivision of approximately 56.57 acres (22.89 ha) of the Planning Area and will produce 22 lots.

Phase 2 requires the attendant construction of an internal subdivision road to gain access to Phase 2 lots.

### Phase: 3

Phase 3 subdivision and development within the Planning Area comprises redesignation and subdivision of approximately 45.00 acres (18.21 ha) of the Planning Area and will produce 13 lots.

Phase 3 requires the southerly extension of the internal subdivision road to provide access to Phase 3 lots which will complete the subdivision of the Planning Area

#### Conceptual Scheme Policy 9.1

*Exhibit 7 – Phasing illustrates the preferred Subdivision and Development Phasing within the Planning Area.*

*While the phasing of subdivision and development within the Planning Area is matched to a logical progression of servicing, subdivision and development may proceed outside the phasing pattern established in this Scheme provided the required infrastructure is in place and/or available to sustain the planned subdivision and development.*

# Conceptual Scheme Exhibit 7 - Phasing

## S.W. 1/4 Sec. 22-26-29-W4M

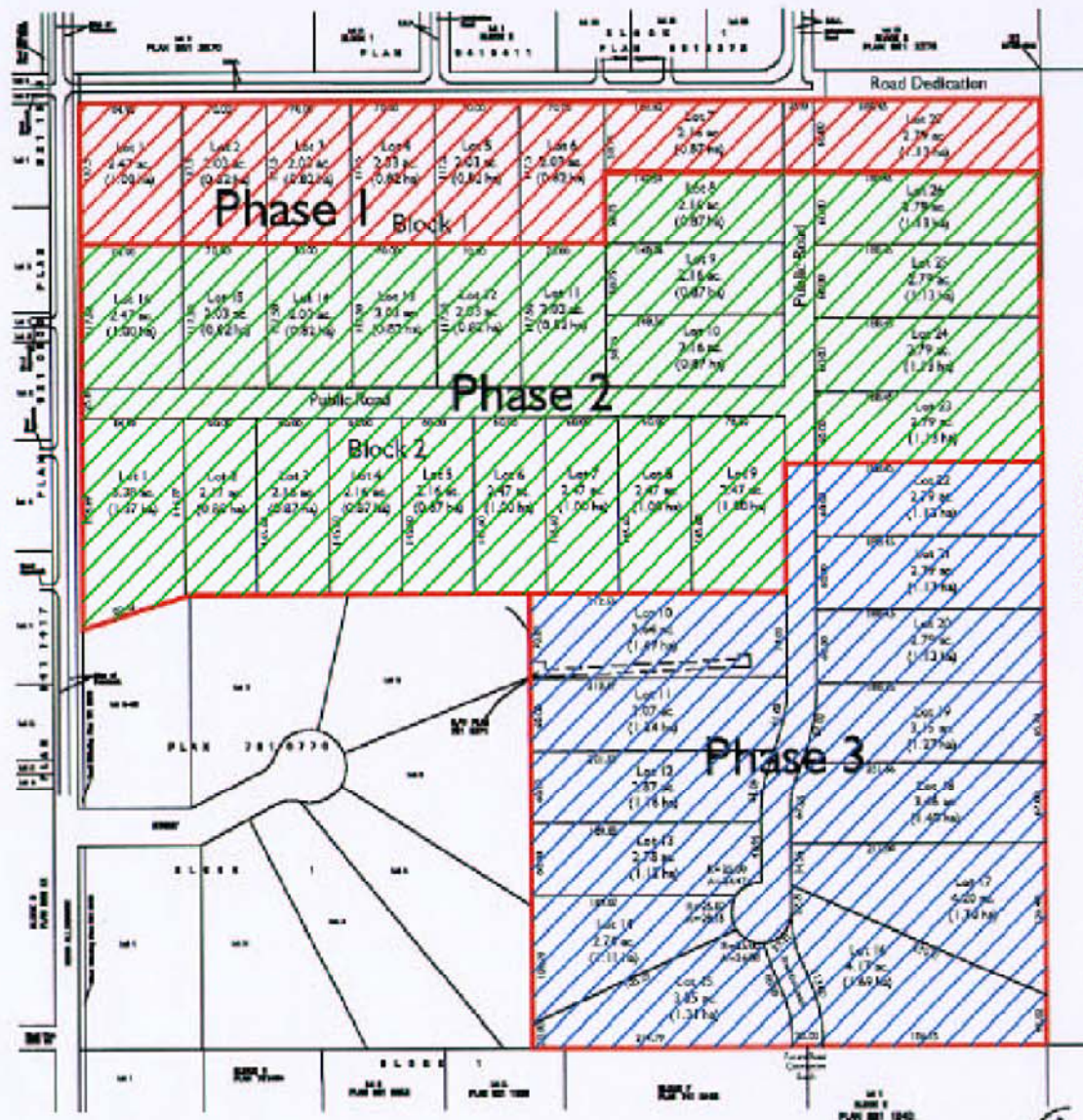
Area within the Conceptual Scheme Planning Area  
comprises 121.17 acres (49.04 ha).

Phase	Lots	Area		
	Number	Acres	Hectares	Percent
Phase 1	8	17.93	7.26	14.80
Phase 2	22	56.57	22.89	46.88
Phase 3	13	45.00	18.21	37.14
Total	43	121.17	49.04	100

Note: Columns may not total due to rounding and metric conversion.  
Areas are notional and require confirmation by legal survey.

### Drawing Notes

1. Dimensions shown are in metres or portions thereof.
2. All dimensions, areas and other measurements are approximate and require verification by legal survey.
3. Do not scale drawing.
4. Copyrights 2000 CWM planning + design ltd.
5. Contours (where shown) are in 0.5 metre intervals by Sedlinth Associates.
6. Drawing has been prepared in support of applications for redesignation and subdivision approval to the M.D. of Rocky View Plo. 99 and is subject to revision.



No.	Description	Date
01	Original Road Dedication and Subdivision	October 1, 2000
02	Revised Road Dedication and Subdivision	July 1, 2001
03	Revised Road Dedication and Subdivision	June 1, 2002
04	Revised Road Dedication and Subdivision	June 1, 2003
05	Revised Road Dedication and Subdivision	June 1, 2004
06	Revised Road Dedication and Subdivision	June 1, 2005
07	Revised Road Dedication and Subdivision	June 1, 2006
08	Revised Road Dedication and Subdivision	June 1, 2007
09	Revised Road Dedication and Subdivision	June 1, 2008
10	Revised Road Dedication and Subdivision	June 1, 2009
11	Revised Road Dedication and Subdivision	June 1, 2010
12	Revised Road Dedication and Subdivision	June 1, 2011
13	Revised Road Dedication and Subdivision	June 1, 2012
14	Revised Road Dedication and Subdivision	June 1, 2013
15	Revised Road Dedication and Subdivision	June 1, 2014
16	Revised Road Dedication and Subdivision	June 1, 2015
17	Revised Road Dedication and Subdivision	June 1, 2016
18	Revised Road Dedication and Subdivision	June 1, 2017
19	Revised Road Dedication and Subdivision	June 1, 2018
20	Revised Road Dedication and Subdivision	June 1, 2019
21	Revised Road Dedication and Subdivision	June 1, 2020
22	Revised Road Dedication and Subdivision	June 1, 2021
23	Revised Road Dedication and Subdivision	June 1, 2022
24	Revised Road Dedication and Subdivision	June 1, 2023
25	Revised Road Dedication and Subdivision	June 1, 2024

## 10.0 Conceptual Scheme Implementation

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The Subdivision and Development Concept has been designed to be compatible with land use in the area and the provisions of the Draft East Balzac Area Structure Plan. It is anticipated that the development of the Planning Area in accordance with the provisions of the Conceptual Scheme will maximize the development potential of the Planning Area and create a sustainable residential community which is complementary with the adjacent community.

The Subdivision and Development Concept responds to existing site conditions by providing a suitably sized parcels that will accommodate and sustain the development of single family residences.

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

*Conceptual Scheme Policy 10.1*

*The M.D. of Rocky View No. 44 shall implement the provisions of this Conceptual Scheme through the subdivision approval process.*

## **Appendix 1- Current Title Search**

A. L. T. A.

SOUTH ALBERTA LAND REGISTRATION DISTRICT  
R E M O T E   L A N D   T I T L E   S E A R C H

SEARCH DATE: 27/04/2000

S			
LINC	SHORT LEGAL		TITLE NUMBER
0028 051 811	4;29;26;22;SW		991 232 172 +17

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION TWENTY TWO (22)  
IN TOWNSHIP TWENTY SIX (26)  
RANGE TWENTY NINE (29)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
SUBDIVISION	7910770	14.19	35.1
SUBDIVISION	9311845	0.765	1.89
SUBDIVISION	9912375	0.744	1.84

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

D.C.T. ISSUED: NO

REFERENCE NUMBER: 931 239 986 +9

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
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991 232 172      12/08/1999 SUBDIVISION PLAN

OWNERS

PETER SCHMIDTKE

AND

ADOLINE ELLA SCHMITKE

BOTH OF:

R.R. 2

BALZAC

ALBERTA T0M 0E0

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2  
# 991 232 172 +17

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
791 097 273	21/06/1979	UTILITY RIGHT OF WAY GRANTEE - PAGO DEVELOPMENT CORPORATION LTD.. AS TO PORTION OR PLAN:7910771
931 239 990	28/09/1993	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. AS TO PORTION OR PLAN:9311846
931 240 071	28/09/1993	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32 AVE. NE CALGARY PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 931296055)
981 122 131	30/04/1998	UTILITY RIGHT OF WAY GRANTEE - ROCKY VIEW WATER CO-OP LTD.. PORTION AS DESCRIBED
991 232 171	12/08/1999	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N.E., BOX 3009, STATION 'B', CALGARY ALBERTA T2M4L6

TOTAL INSTRUMENTS: 006  
YOUR FILE #: CASH

\*END OF SEARCH \*

SR# - J836335 /AR0261