



Robinson Road

Conceptual Scheme



Bylaw C-6490-2007, Adopted July 3, 2007

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

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6490-2007

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

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to establish a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within portions of NE-18-24-2-W5M and NW-18-24-2-W5M, consisting of an area of approximately ± 84.1 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw; and

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

WHEREAS a notice was published on Tuesday, June 5, 2007 and Tuesday, June 12, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 3, 2007; and

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

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within portions of NE-18-24-2-W5M and NW-18-24-2-W5M, consisting of approximately ± 84.1 acres, as shown on Schedule 'A', attached to and forming part of this bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

Division: 3

**File: 04618014/041/034/040/016/038/033/015/008/032/
026/005/009/017/018/023/024/025/027/03 -2005-RV-321**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 29, 2007, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 3, 2007, on a motion by Councillor Branson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 3, 2007, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'
FORMING PART OF BYLAW C-6490-2007

A Conceptual Scheme affecting the area within portions of NE-18-24-2-W5M and NW-18-24-2-W5M, consisting of approximately ± 84.1 acres, herein referred to as the "Robinson Road Conceptual Scheme" area.

CONCEPTUAL SCHEME

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PART ONE – BACKGROUND AND POLICIES

1.0 INTRODUCTION

This Conceptual Scheme was prepared at the request and as a requirement of the M.D. of Rockyview No. 44 pursuant to the provisions of the “Central Springbank Area Structure Plan” (CSASP), Bylaw C 5354-2001, and adopted October 2, 2001 by the MD of Rockyview No. 44. This Conceptual Scheme applies to all lands within the Plan Area and is comprised of 2 parts.

- Part One identifies the Plan Area, as the Robinson Road Conceptual Scheme Plan Area. Further, Part One identifies 7 development cells (Cells A to G) within the Plan Area and provides a planning policy framework for the subdivision and development of the individual development cells.
- Part Two contains the future land use scenarios, subdivision and development concepts, development phasing and illustrating full build out of each of the development cells within the Conceptual Scheme Plan Area and other relevant requirements of this Plan and the CSASP.

1.1 *Conceptual Scheme Purpose*

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

- This Conceptual Scheme identifies the Plan Area as appropriate for residential infill development land use.
- This Conceptual Scheme provides a comprehensive framework, which may be used to guide and evaluate redesignation, subdivision and development proposals for residential land use within the Plan Area.
- This Conceptual Scheme addresses the land use issues identified by the CSASP and provides specific direction to achieve the CSASP objectives.
- This Conceptual Scheme identifies development cells within the Plan Area and provides an implementation strategy.

Future amendments to this Conceptual Scheme identifies provide supporting rationale for Land Use Redesignation and subdivision within the individual cell boundaries. The amendments for each cell will be included as an Appendix to this Conceptual Scheme. Cell A has been included as an Appendix A at this time.

Policy 1.1.1

Robinson Road Conceptual Scheme is provided as a guide and framework for future amendments. Application for amendment to the Robinson Road Conceptual

Scheme will be required for each future development identified within this Conceptual Scheme.

Policy 1.1.2

Applications for Land Use Redesignation may be considered concurrently with an application for amendment to the Robinson Road Conceptual Scheme.

1.2 Objectives

The objectives of the Conceptual Scheme are:

- Implement the applicable policy provisions of the Central Springbank Area Structure Plan to integrate future development within the Plan Area with the greater Springbank community;
- Provide a comprehensive guide for the future redesignation, subdivision and development of lands contained within the Conceptual Scheme Plan Area;
- Identify existing constraints and opportunities for subdivision and development within the Plan Area;
- Integrate proposed uses and development with adjacent lands contained within the Conceptual Scheme Plan Area;
- Identify a Storm Water Management Plan that incorporates measures that are designed to accommodate the anticipated storm water runoff and protects the water quality of receiving creeks and rivers, as well as downstream properties;
- To identify Development Cells within the Plan Area;
- Consider input received from adjacent Landowners and the residents of Central Springbank; and
- Ensure that the provision of water and sanitary sewer are consistent with the adopted Utility Servicing Strategy for the Springbank Service Area.

2.0 PLAN AREA CHARACTERISTICS

The Conceptual Scheme Plan Area is now referred to as the Plan Area.

2.1 The Plan Area

The Plan Area applies to lands as identified in **Figure 1 – Plan Area**. The Plan Area is ± 84.1 acres (± 33.98 ha) and includes all of the properties bordering between Lower Springbank Road, Robinson Road and Horizon View Road.

Notwithstanding the differences of timing and development aspirations, a high degree of cooperation between all Owners has resulted in a planning exercise that will permit the

pursuit of individual developments while preserving the need for integration of Plan elements between and across ownership boundaries.

Policy 2.1.1

*Policies contained in this Conceptual Scheme shall apply to lands identified in **Figure 1 – Plan Area.***

2.2 Municipal Context

The Plan Area is located in Division 2 of the Municipal District of Rocky View No. 44, within the Central Springbank Area Structure Plan (CSASP) area. The Plan Area is approximately 2 km (1.25 miles) west of the City of Calgary, as identified in **Figure 1 – Plan Area.**

2.3 Land Use

Figure 2 – Land Use Map identifies the land use districts within and in proximity to the Plan Area at the time of Conceptual Scheme preparation.

With the exception of two (2) parcels of land all of the properties in the Plan Area and adjacent land northeast of the Plan Area are designated Residential Two District, which allows a minimum parcel size of four (4) acres. The property in NW 18-24-2-W5 Lot 1, Plan 911732, which is in the Plan Area was recently designated R1 and allows the minimum parcel size of two (2) acres. There is a parcel of land south of Robinson Road that is designated AH.

2.4 Vegetation

The Plan Area is predominantly grazing type lands with landscaping around private residences as shown on **Figure 3 – Aerial Photo.**

2.5 Topography

Topography within the Plan Area is illustrated in **Figure 4 – Contours.** Contours are shown in 1.0 m intervals. The slope analysis indicates that there appear to be no significant areas having slopes greater than 15% that would restrict or constrain future residential development.

2.6 Soils

The Soil Survey of the Calgary Urban Perimeter indicates that the subject lands consist of only one type of soil, CLI 2C. The class indicates the relative degree of limitation to arable agriculture while the subclasses indicate the dominant kind of limitation.

The Canada Land Inventory (CLI) Rating describes the class as follows:

Class 2C Soils have slight limitations with adverse climate.

3.0 TRANSPORTATION

A comprehensive study of the existing regional road network servicing Springbank was undertaken during preparation of the CSASP and is contained in Section 2.7 of the CSASP.

Lower Springbank Road has community significance and provides access to the Plan Area. With consideration to Section 2.7.3 of the CSASP Lower Springbank Road is identified as a Major Collector on the Northeast boundary of the Plan Area.

Robinson Road connects to Lower Springbank Road at the east end of the Plan Area boundary. Robinson Road connects to Horizon View Road on the west side of the Plan Area. Horizon View Road connects to Lower Springbank Road at the Northwest corner of the Plan Area.

A Traffic Impact Assessment has been conducted by D.A. Watt and Associates Ltd. and was provided as background information during Conceptual Plan preparation.

Figure 5 – Transportation Network provides an overview of the existing internal road network within the Plan Area at the time of adoption of this Concept Plan.

3.1 External Road Connections

The existing external network as outlined in **Figure 5 – Transportation Network** describes the existing road configuration in the Plan Area. Lower Springbank Road is classified as an Arterial road according to the CSASP which recommends a minimum spacing of 400 meters between intersections.

Policy 3.1.1

Access to subdivision's proposed within the Plan Area shall be in accordance with MD of Rocky View No. 44 policies and to the satisfaction of the Municipality.

Policy 3.12

Any proposed subdivision with access onto Lower Springbank Road shall require the consolidation of private driveway's into a single municipal road, that would be built in accordance with the Road Standards Section of the Servicing Standards for Subdivisions and Road Construction, to the satisfaction of the Municipality.

3.2 Internal Road Connections

The internal road system within the Plan Area will be designed to provide access to residential lots and to minimize the potential of panhandle designs for individual parcels. This will be accomplished through a coordinated approach to planning between Landowners within the Plan Area.

The Traffic Impact Assessment conducted by D.A. Watt and Associates Ltd. considered an internal road network which identified potential internal access points onto the external road network. At the time of future subdivision emphasis will be placed on reducing the potential for additional internal road connections identified in the Traffic Impact Assessment.

Policy 3.2.1

Subdivision proposals for Development Cells abutting Robinson Road should be designed to limit the total number of intersections onto Robinson Road.

Policy 3.2.2

All internal roads are proposed as local public roads with design and construction to be in accordance with MD of Rocky View No. 44 Servicing Standards for Subdivision and Road Construction and policies, as amended.

Policy 3.2.3

In accordance with Section 2.9.2 (n) of the CSASP, panhandles are not considered an appropriate subdivision design, however if no alternative is viable they may be considered.

4.0 UTILITIES

The provision of potable water servicing, wastewater treatment and disposal and shallow utility extensions to the Plan Area has been considered pursuant to the policies contained in Section 2.8 of the CSASP.

4.1 *Utility Servicing*

At the time of adoption of this Conceptual Scheme, no comprehensive utility servicing strategy is available for the Plan Area.

The Municipal District is developing a Residential Infill Regional Servicing Strategy for the Springbank area. When implemented this strategy will provide a regional solution for the provision of water, sanitary sewer and storm water management.

Policy 4.1.1

Provision of water and wastewater infrastructure within the Plan Area shall be consistent with the provisions of the Central Springbank Area Structure and the Municipality's Servicing Standards.

Policy 4.1.2

A utility servicing strategy for each Development Cell will be the responsibility of the applicant.

Policy 4.1.3

The Developer is to register a caveat on each new lot regarding a Deferred Service Agreement and notify each future Lot Owner of the requirement to connect to regional water, wastewater and storm water systems at their cost when such services become available – addressed to the satisfaction of the Municipality.

Policy 4.1.3

At the time of subdivision the Developer shall provide the required easements for water and wastewater infrastructure, to the satisfaction of the Municipality.

4.2 Shallow Utilities

Shallow utilities include such services as telephone, natural gas, electrical and cable. The CSASP contains policies that address the need to provide these services will be provided within each new subdivision.

Policy 4.2.1

The Developer shall ensure that shallow utilities are provided to each newly created lot within the Plan Area – addressed to the satisfaction of the Municipality.

Policy 4.2.2

The Developer of each individual lot will provide easements to any utility company requiring them to provide services.

4.3 Power Lines

An overhead power line runs east west along Robinson Road in the south portion of the Plan Area. AltaLink maintains the power line and will require a copy of the detail design plans of any proposed access roads crossing under the existing power line and the detailed plans for any future development in this location to review and approve prior to any construction commencing.

Policy 4.3.1

Detail design plans of any proposed access roads crossing under the existing power line and the detailed plans for any future development in this location will be provided to the appropriate utility company to review and approve prior to any construction commencing.

4.4 Solid Waste Management

The CSASP indicates that disposal of solid waste should be the responsibility of the Landowners and encourages recycling initiatives.

Policy 4.4.1

Each Landowner will be responsible for their own solid waste management.

5.0 STORM WATER MANAGEMENT

Section 2.4.2 of the CSASP provides a detailed set of policies designed to manage drainage with the Elbow River and Bow River watersheds. During preparation of the Area Structure Plan, a major study of sub-basins within these watersheds was undertaken to identify sub-basin catchment areas and release rates to provide a technical foundation for the formulation of policy and regulations.

Lower Springbank Road, which is the NE boundary of the Plan Area, acts as a catchment and distribution of storm water from the lands, which are higher and to the North East of the Plan Area. In effect it limits the storm water management to the Plan Area only, and need not take into account storm water from the higher ground to the North East.

It is the preference of the Municipality that storm water runoff is not stored within the ditches, in accordance with the requirements of Section 400.0 of the Municipal Servicing Standards for Subdivision and Road Construction. Impoundment of storm water generated by the roadways on property adjacent to the road right-of-way is acceptable.

A Staged Master Drainage Plan was prepared by Croft Engineering, for the Plan Area. The Subdivision and Development Concept is designed to facilitate storm water management with the Plan Area in accordance with Municipal Standards. Storm water retention requirements were considered in the preparation of this Conceptual Scheme and are contained in the report by Croft Engineering. The Staged Master Drainage plan allows for small storm water retention ponds on each newly created lot. The retention ponds would be constructed at the building permit stage on newly created lots, to the satisfaction of the municipality.

Policy 5.0.1

Storm Water Management within the Plan Area shall be in accordance with the adopted Master Drainage Strategy for the Springbank area.

Policy 5.0.2

That the preference of the Municipality be respected; that storm water runoff is not stored within the ditches, in accordance with Section 400.0 of the Municipality's Servicing Standards for Subdivision and Road Construction. Impoundment of storm water generated by the roadways on property adjacent to the road right-of-way is acceptable – addressed to the satisfaction of the Municipality.

Policy 5.0.3

All storm water storage facility details are to be provided at the time that a building permit application is submitted to the MD of Rocky View No. 44 and registered on the title of new lots. Drainage easements, as determined by the Staged Master Drainage Plan, shall be registered on all affected lots.

Policy 5.0.4

Site-specific details will be required by the Municipality at the time of subdivision in accordance with the Staged Master Drainage Plan prepared by Croft Engineering.

6.0 FUTURE LAND USE

6.1 *Community Context*

The CSASP derives an overall strategy for the planning, distribution and development of land uses from a single vision statement in Section 2.0.2:

“Central Springbank offers a rural lifestyle that blends residential uses with its architectural heritage. The beauty and tranquility of Central Springbank coupled with the environmental sensitivity of the area including the Bow and Elbow Rivers and their watersheds, required responsible integration of further development through the guidance of the Area Structure Plan.” (2001, p.21)

The CSASP establishes a program of detailed planning through the use of Conceptual Schemes throughout the CSASP as a vehicle for managing development and allowing for the conversion of agricultural uses to residential use in accordance with the specific policy directions in the CSASP.

The CSASP, Map 11, identifies the Plan Area as an “Infill Residential Area”. Given the predominance of existing and planned residential development surrounding the Plan Area and the identification of the Plan Area itself as suitable for residential infill, the establishment of residential uses over the majority of the Plan Area is appropriate.

6.2 *Proposed Land Uses*

Figure 6 – Future Land Use illustrates the proposed future land use scenario for the Plan Area. The following table illustrates the area breakdown by land use.

Table 6.1 Plan Area Land Use Statistics

Plan Area Land Use Statistics		
Land Use	Area (hectares)	Area (acres)
Residential	± 31.0 ha	± 76.6 ac
Open Space/Municipal Reserve	± 0.88 ha	± 2.2 ac
Roads	± 2.1 ha	± 5.3 ac
Total	± 33.98 ha	± 84.1 ac

Note: Areas are intended to be approximate and may be adjusted as the planning process proceeds and at the time of subdivision.

Policy 6.2.1

Proposals for Redesignation and Subdivision of land within the Plan Area pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subdivision and development, which conform to the uses identified within

Figure 6 – Future Land Use and the provisions of this Conceptual Scheme and the CSASP.

6.3 Residential Land Use

Residential development within the Plan Area will consist of country residential acreage type development typical of the existing pattern of residential subdivision in the surrounding area of Springbank. A minimum parcel size of two (2) acres will apply to any residential subdivision within the Plan Area with a maximum density of 64 residential units on a quarter section of land (160 ac) pursuant to Section 2.9.4 of the CSASP. For comparative purposes only, if it is assumed the Plan Area can accommodate approximately 105 residents based on an estimated 3.5 residents per country residential lot. In keeping with the spirit and intent of the CSASP, the proposed development density shall not exceed the carrying capacity of the Plan Area in regards to municipal and private services, infrastructure, site conditions, and environmental impacts.

The integration of pathways and open spaces into residential development plans is an important aspect of the detailed planning process. The preservation of topographical features and natural areas as part of a comprehensive open space system is also encouraged.

The integration of roads, utilities and drainage through the Plan Area is a critical component of the detailed subdivision planning stages during the development within the Plan Area. In addition, detailed plans should also take into account edge conditions and the need to integrate development with adjacent lands outside the Plan Area.

Policy 6.3.1

The minimum parcel size for residential subdivision within the Plan Area shall be 0.8 ha or 1.98 acres.

Policy 6.3.2

An Open Space and Pathway System shall be consistent with the Rocky View West Recreation Board Master Plan adopted on March 13, 2000 and Section 2.6.5 of the CSASP, integrated into proposals for residential developments and may comprise all or part of Municipal Reserve allocations. The Rocky View West Recreation Board Master Plan indicates that the recreation pathway will be located on the North side of lower Springbank Road at this location.

Policy 6.3.3

The location of roads, drainage features, pathways, open space features, and utilities shall be coordinated between the various Landowners within the Plan Area and address the need for integration between developments within the Plan Area.

6.4 Open Space Uses and Municipal Reserve

Municipal Reserve dedication has been taken and is located east of the Plan Area.

7.0 IMPLEMENTATION

Policy 7.0.1

After Council approval of this Conceptual Scheme and subsequent redesignation and subdivision of land in the Plan Area, the Applicants of the proposed Phase One and future phased developments in the Plan Area will be subject to community and road naming approval. The Application will follow the naming procedure of the Municipality to obtain approval for proposed names. Any changes to community or road names will not require an amendment to this Conceptual Scheme.

Policy 7.0.2

The Municipal District of Rocky View No. 44 shall implement the provision of this Conceptual Scheme through the subdivision approval process.

7.1 Development Cells

In order to accommodate individual Landowner expectations respecting the future subdivision and development of lands, this Conceptual Scheme is intended to identify planning issues common to the individual land holdings within the Plan Area.

Figure 7 – Potential Development Cells provides an overview of the potential Cells of future development, where more detailed subdivision and development concepts for these Cells are/will be contained/amended in Part Two of this Plan. The potential Cells in Figure 7 are shown for illustrative purposes only and are subject to change in the event that landowners and the Municipality agree to consolidate or re-arrange the Cell pattern to facilitate future development. In addition to the policies contained within this Plan and other Municipal policies, future development within each Cell shall adhere to the following criteria:

- The minimum parcel size is 2 acres.
- Physical and legal access to a public roadway is required for each proposed lot, subject to the Municipality's Road Servicing Standards.
- Requires coordination and cooperation between landowners where applicable.
- Subject to Section 2.9.2. of the Central Springbank Area Structure Plan and Policy 3.2.3 of this Conceptual Plan, panhandles may be considered from Robinson Road.

Policy 7.1.1

Planning policies that refer to the common planning issues are contained in this Conceptual Scheme, whereby specific planning issues of individual land holdings will follow independently and be appended to PART TWO of this Conceptual Scheme as they are completed and adopted by Council.

7.2 Phasing

The Plan Area consists of various individually owned residential lots, which have the potential to be redesignated and subdivided. The redesignation and subdivision application from the Owner of Lots 14 and 15, Block 1 Plan 0411834, initiated the design of this Conceptual Scheme. Therefore these lands will become the first area for development within the Plan Area. Details for the development of this area are provided in Part Two of the Conceptual Scheme, under Section 10.0 DEVELOPMENT CELL A.

With consideration to Section 2.9.2(f) of the Central Springbank Area Structure Plan, additional and subsequent development areas within the Conceptual Scheme will be determined by the next Owner(s) of land within the Plan Area when they propose to develop their land and start with the redesignation and subdivision process.

Policy 7.2.1

Owners within the Plan Area will not be required to amend into Part Two of this Conceptual Scheme, their proposed Development Plan, if the criteria of Section 2.9.2(f) of the Central Springbank Area Structure Plan applies.

Policy 7.2.2

The Owners within the Plan Area may proceed with redesignation and subdivision in single or multiple phases, providing they amend into Part Two of this Conceptual Scheme, their proposed Development Plan and number it in alphabetical sequence, following on Section 10.0 DEVELOPMENT CELL A. The Owners shall also be required to follow the planning process necessary to obtain approvals for redesignation and subdivision and carry the cost for the development of the required infrastructure to sustain the planned subdivision of their lands.

7.3 Development Guidelines

Section 2.3 of the CSASP contains landscaping and architectural policies designed to maintain the rural nature of the area. Trees and shrubs provide habitat for birds, shade, privacy and increase aesthetic value. They also play an important role as air purifiers by absorbing air pollutants and utilizing carbon dioxide to produce oxygen. The preservation of established vegetation and the use of native species will be encouraged as an integral component of landscaping plans.

Policy 7.3.1

Detailed Architectural Controls that conform to Section 2.3 of the CSASP shall be the responsibility of the Developer and shall be encouraged through the use of development guidelines.

Policy 7.3.2

Residences existing prior to the adoption of this Conceptual Scheme will not be subject to these architectural or landscaping guidelines.

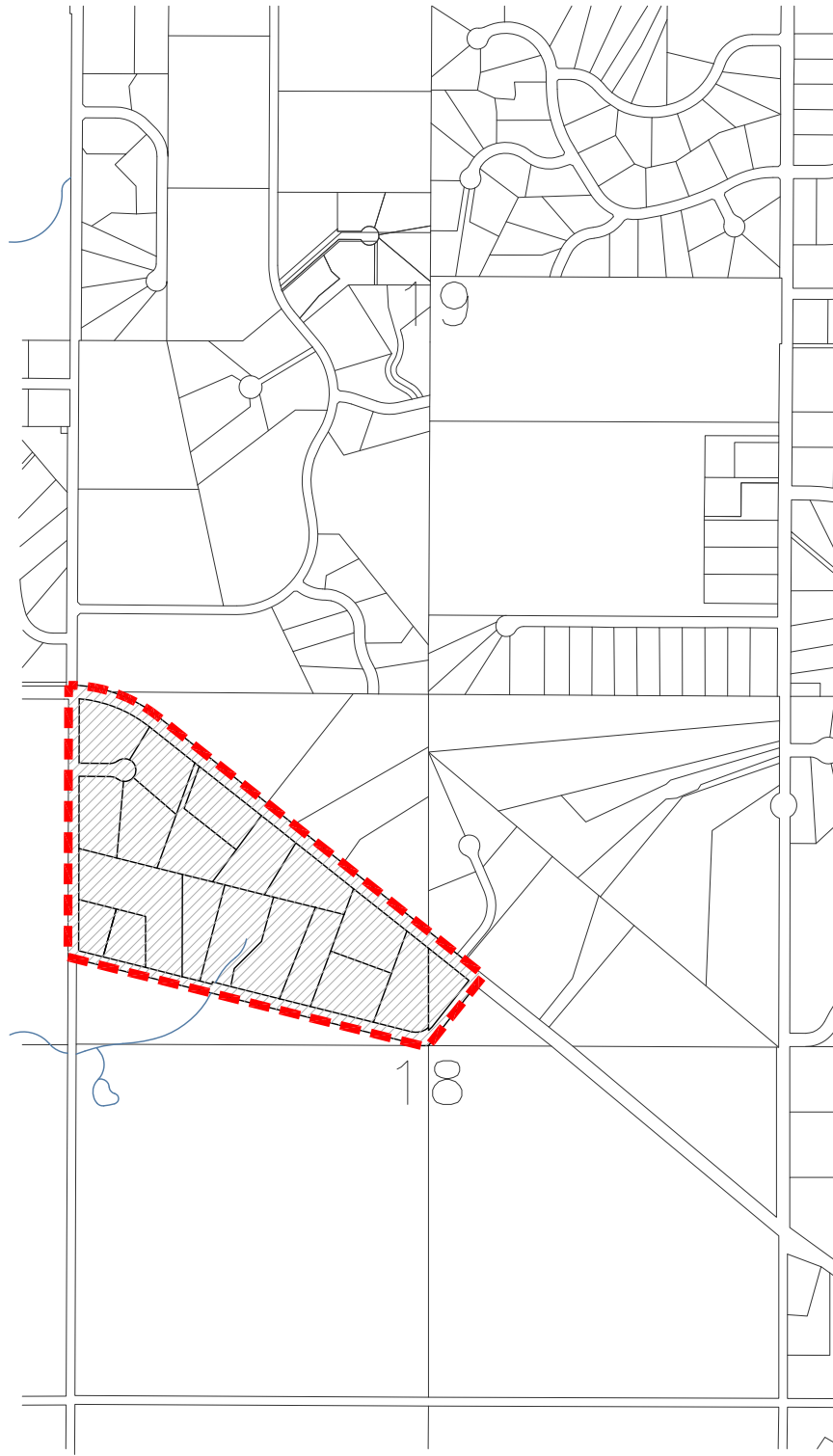
8.0 PUBLIC CONSULTATION

8.1 *First Consultation*


A letter was hand delivered to each landowner, on April 21, 2006, in the Plan Area. Subsequent meetings and discussions have been held with the interested parties who may be planning to subdivide and are willing participants in the planning process. Further Public consultation will be undertaken by a Public Open house to be conducted prior to the scheduled public hearing of this proposed Conceptual Scheme. Notice of the Open House will be made in the Rocky View Weekly for two (2) consecutive weeks, whereby residents will be invited to attend, pursuant to the provisions of the Central Springbank Area Structure Plan.

8.2 *Second Consultation*

Public notice ads for the Open House were in the Rocky View Weekly on Tuesday May 1, 2007 and Tuesday May 8, 2007. An Open House was held at the Springbank Community Lions Club Hall on Tuesday May 15, 2007. Of the 6 individuals that attended the Open House, three lived within the Plan area. No written comments were received from the attendees, verbal inquiry regarding Conceptual Scheme adoption was the only means of comments.



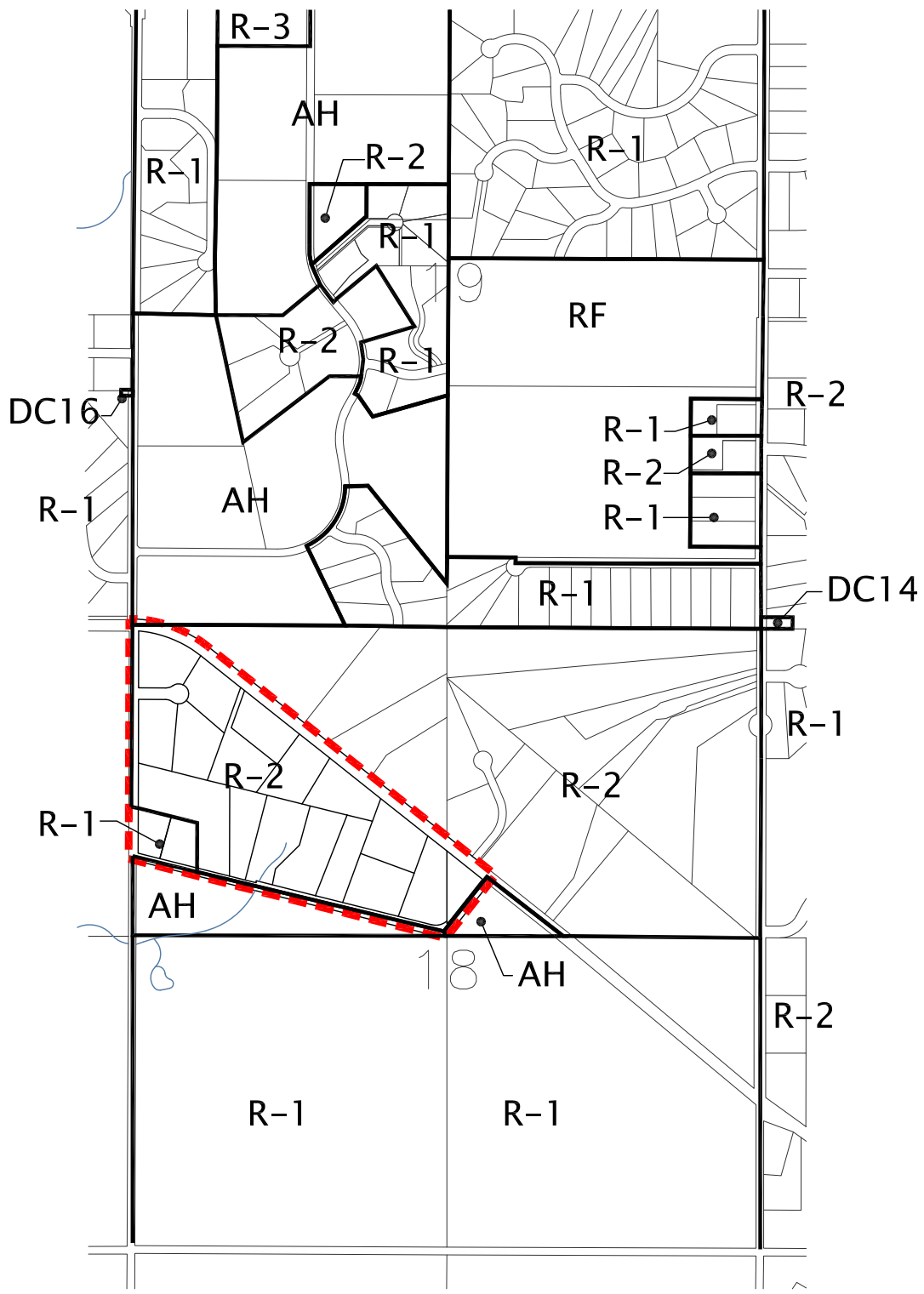
Robinson Road Conceptual Scheme

 Conceptual Boundary

Scale: N.T.S.
2007-02-07

Plan Area

Figure 1



Robinson Road Conceptual Scheme

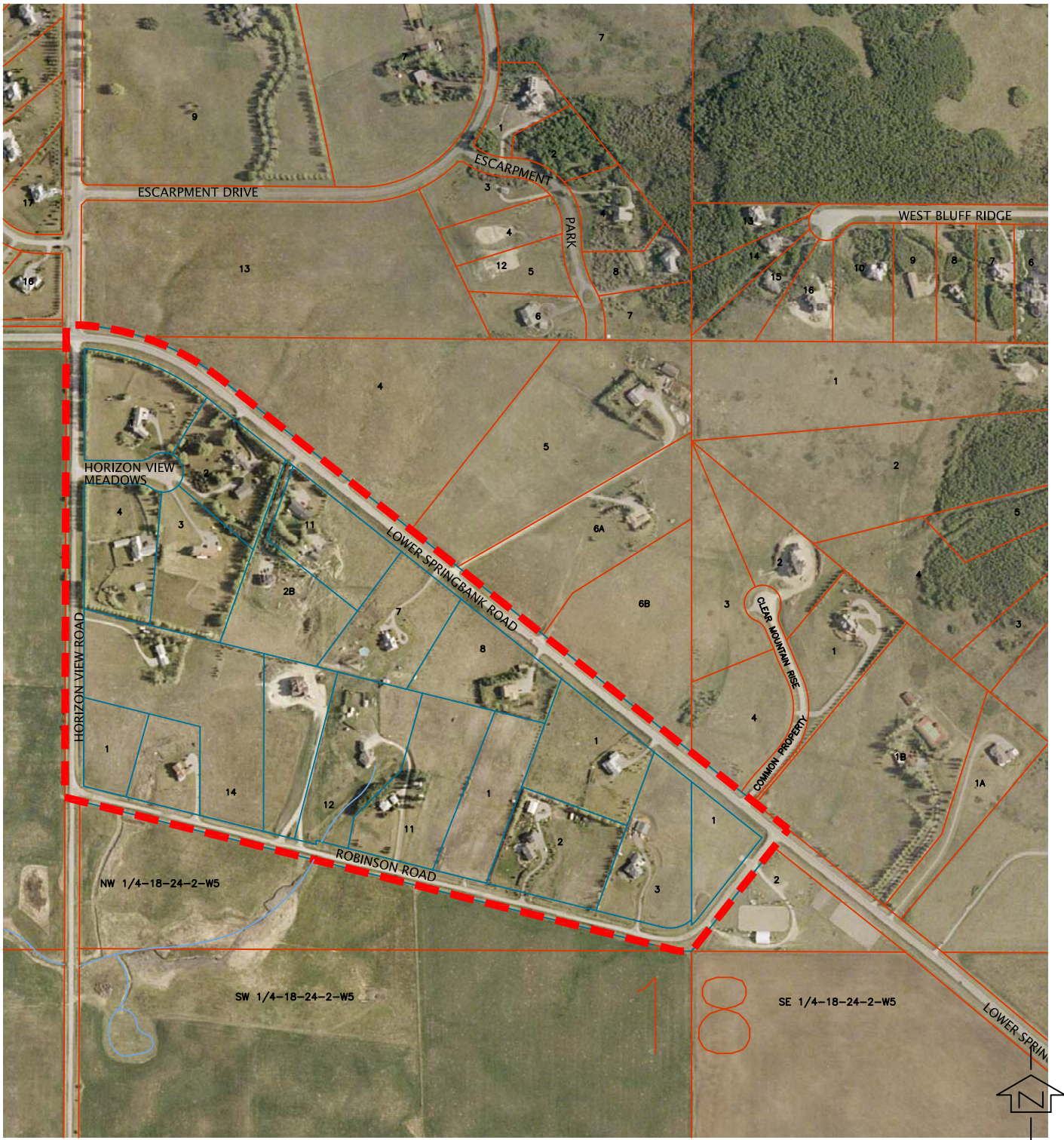
- Conceptual Boundary
- RF - Ranch & Farm
- AH - Agricultural Holding
- R-1 - Residential One
- R-2 - Residential Two
- R-3 - Residential Three
- DC - Direct Control

Scale: N.T.S.
2007-02-07

Land Use Map

Figure 2





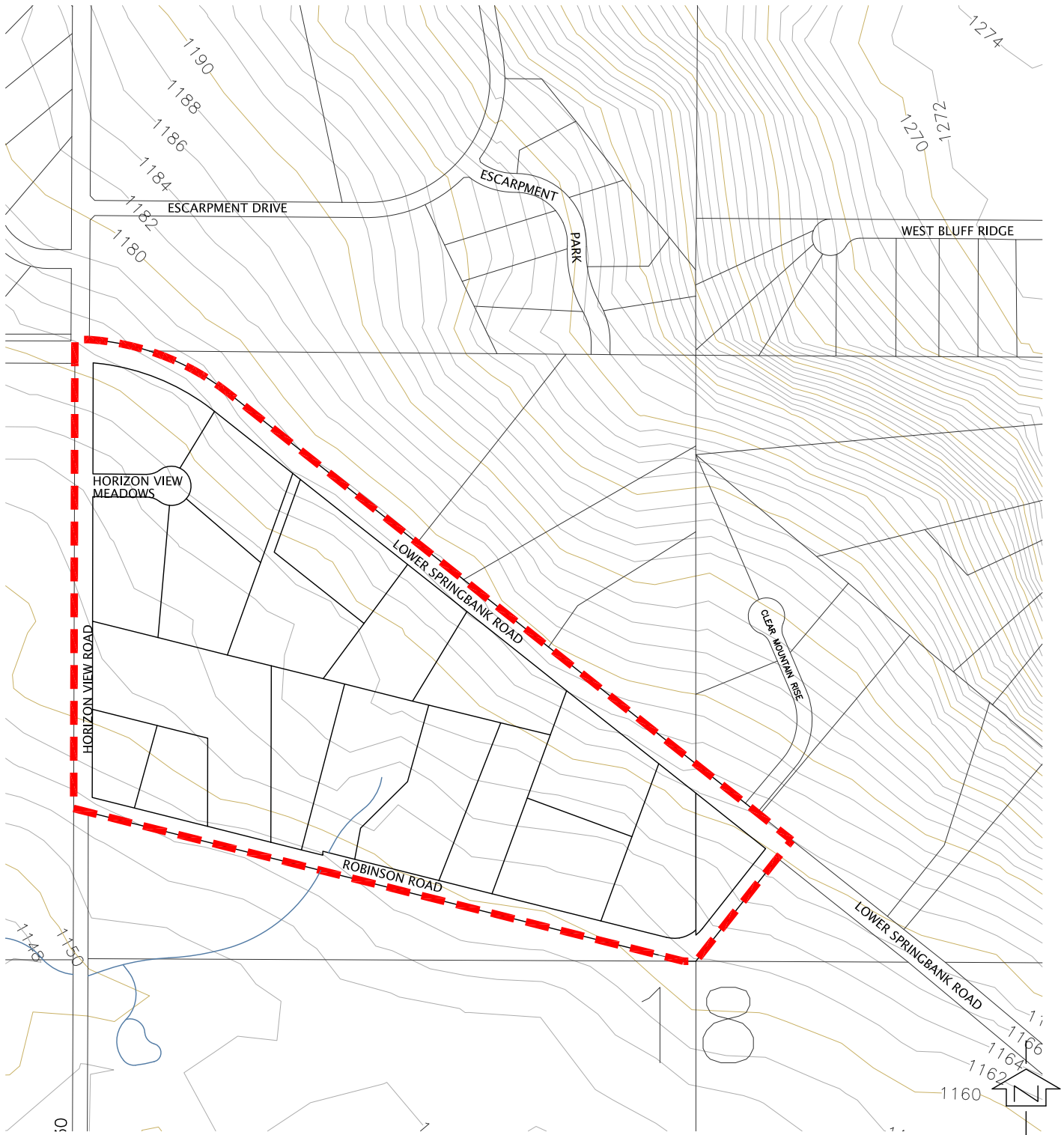
Robinson Road Conceptual Scheme

Scale: 7500
2007-02-07

--- Conceptual Boundary

Aerial Photo

Figure 3



Robinson Road Conceptual Scheme

- - - Conceptual Boundary
- ~ ~ ~ 1.0m Contours

Scale: 1:7500
2007-02-07

Contours

Figure 4

PART TWO – DEVELOPMENT IN THE PLAN AREA

APPENDIX A

9.0 Development Cell A

9.1 *Proposed Development*

The proposed subdivision for Cell A is the creation of one new 2 acre lot. Access to this lot is proposed from a new approach from Robinson Road for the subdivision and development of the Lots 14 and 15, Block 1 Plan 0411834 in the context of the Plan Area is shown in **Figure 8 - Development Cell A**

Policy 9.1.1

Subdivision of land within the Plan Area shall be generally in accordance with **Figure 8 – Development Cell A**

Policy 9.1.2

Lot layouts are conceptual only and may not reflect the final subdivision design, number of sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration, and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage.

Policy 9.1.3

Single-family residential development that is compatible with land use adjacent and in proximity to the Plan Area 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.

9.2 *Municipal Reserves*

Municipal Reserve has been taken and is indicated as MR in Figure 2. There are 2 previously dedicated lots. A 2.2 acre lot west of Robinson road, NW-18-24-2W5 Lot 1, Block C Plan 5544 JK. A 4.82 acre lot east of Robinson Road, NE-18-24-2W5, Lot 2 CR Block C Plan 5544 JK.

9.3 *Phasing*

The proposed Development Cell A, as illustrated with **Figure 8 – Development Cell A**, consists of Lots 14 and 15, Block 1 Plan 0411834.

9.4 Transportation

The Traffic Impact Assessment indicates that the volume of traffic from the creation of one new lot will not have significant impact on traffic on Robinson Road, Horizon View Road or Lower Springbank Road.

9.5 Landscaping Plan

Section 2.3.2.2 within the CSASP requires a landscaping plan be included with the Conceptual Scheme. Most of the tree and brush cover occurring within Development Cell A is located near the existing dwellings as shown in **Figure 3 – Aerial Photo**.

Policy 10.5.1

Landscaping plans will be in accordance with Section 2.3.2 of the CSASP. It is the responsibility of the Developer to implement these standards.

9.6 Architectural Controls

Architectural controls to guide structural style, building materials and structural siting will be developed at the time of subdivision. Management of the architectural standards will be the responsibility of the Developer and subsequently homeowners within Development Cell A.

Policy 9.6.1

Architectural controls shall be provided with all future subdivision applications and will conform to CSASP development guideline policies. It is the responsibility of the Developer to implement these standards.

Policy 9.6.2

Residences existing prior to the adoption of this Conceptual Scheme will not be subject to new architectural controls.

9.7 Storm Water Management

The highlights of the Storm Water Management plan prepared by Croft Engineering consider storm water information from outside of the Plan Area.

Lower Springbank Road, which is the NE boundary of the Plan Area, acts as a catchment and distribution basin of storm water from the lands, which are higher, and to the North East of the Plan Area. This technical matter in effect it limits the storm water management to the Plan Area only, and need not take into account storm water from the higher ground to the North East.

9.8 *Interim Utility Servicing*

The Municipality is developing a Residential Infill Regional Servicing Strategy for the Springbank area.

Policy 9.8.1

Interim utility servicing for Development Cell A shall be provided via surface piped water and individual septic and tile field systems that shall be consistent to the servicing standards of the Municipality.

