

### PROJECT CONSULTANT TEAM

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### **BYLAW C-8665-2025**

### A bylaw of Rocky View County, in the Province of Alberta, to adopt the SE 27 Conceptual Scheme

The Council of Rocky View County enacts as follows:

#### Title

1 This bylaw may be cited as *Bylaw C-8665-2025*.

#### **Definitions**

- Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
  - (1) "Council" means the duly elected Council of Rocky View County;
  - (2) "Land Use Bylaw" means Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw, as amended or replaced from time to time;
  - (3) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

#### Effect

THAT the "SE 27 Conceptual Scheme", be adopted, as shown on Schedule 'A', which is attached to and forms part of this Bylaw.

#### **Effective Date**

Bylaw C-8665-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this	22 day of, 2025
READ A SECOND TIME this	22 day of <u>July</u> , 2025
UNANIMOUS PERMISSION FOR THIRD READING this	22 day of <u>Joly</u> , 2025
READ A THIRD AND FINAL TIME this	22 day of, 2025
	Reeve
	Chief Administrative Officer
	Toly ZZ ZoZ5  Date Bylaw Signed



#### **SCHEDULE 'A'**

#### FORMING PART OF BYLAW C-8665-2025

A Conceptual Scheme affecting SE-27-26-29-W04M, referred to as "SE 27 Conceptual Scheme" is attached to and forms part of this Bylaw.

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### Introduction

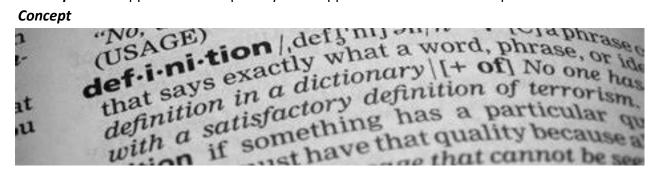
#### 1.1 **DEFINITIONS**

The following definitions help to understand the complexities of Appendix A – Strawberry Hills Development Concept as it is related to the SE27 Conceptual Scheme. See Figure 1: SE27 Conceptual Scheme & Appendix A - Strawberry Hills for a graphic representation.

The total area of the SE½ 27-26-29-W4M comprising ±64.33 hectares or **Conceptual** ±158.96 acres, located in the Balzac East Area Structure Plan (BEASP). **Scheme** 

**Proponents** Landowner of 292064 Twp Road 264, who wishes to immediately redesignate and subdivide their respective properties.

Appendix A - The land owned by the proponents for immediate land use redesignation and subdivision of 32.17 hectares (79.49 acres). The Appendix A - Strawberry Hills Development Concept application will include the necessary reports to Development support its developability as an appendix to the SE27 Conceptual Scheme area. Concept



#### 1.2 GENERAL

The SE27 Conceptual Scheme is in the general Balzac community, east of Highway 2 and 0.80 kilometre south of the City of Airdrie. Sharp Hills and Butte Hills are the current, neighbouring, country residential communities. The Conceptual Scheme is physically accessed from Twp Road 264. Subdivision in the area is variable, with long, narrow 20-acre parcels to the west, 08-hectare residential lots further west, and southwest. Unsubdivided quarter-sections existing to the east, north, southeast, and northwest.



City of Airdrie The raise Sharp Hills NW NE Section 27 26-29 W4M SW SE Twp Road 264

Figure 1: SE27 Conceptual Scheme Area

Legend

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SE27 Conceptual Scheme Boundary

- Policy 1.1.1: Each developer within the SE27 Conceptual Scheme area who wishes to apply for a land use redesignation and subdivision shall append this Conceptual Scheme with its respective Development Concept as a sequentially numbered Appendix.
- Policy 1.1.2: Each application submitted to the County, per Policy 1.1.1 above, shall address the following criteria:
  - 1. A plan showing the proposed parcel configuration and orientation of the subdivision.
  - 2. A plan showing how lands containing identified wetlands and historic resources can be mitigated prior to surface disturbances occurring in accordance with the applicable regulatory authorities.
  - 3. Technical reporting demonstrates how the required transportation, utility servicing, and stormwater management infrastructure will be provided in accordance with the County Servicing Standards, and the requirement of any applicable regulatory authority.
  - 4. A plan showing the proposed disposition of outstanding Municipal Reserve to be provided at the subdivision stage through dedication of land, cash-in-lieu, or a combination of both.
  - 5. A plan showing any Environmental Reserve as defined and implemented in accordance with the Alberta Municipal Government Act.
  - Criteria for the proposed architectural style, form and character of new dwellings, proposed building placement, and landscaping criteria for all new residential lots.

#### 1.3 PURPOSE OF THIS PLAN

SE27 Conceptual Scheme establishes a comprehensive development vision, rationale, and implementation framework to support the development of a comprehensively planned country residential area in accordance with the Balzac East Area Structure Plan (BEASP). The Conceptual Scheme's policies are intended to facilitate the immediate subdivision of a portion of the 27-26-29-W4M, in addition to establishing a framework for the 'potential' future redevelopment of the other parcels within the subject area. The Plan's implementation framework is intended to guide the County's decision-making process regarding future applications for land use redesignation and subdivision.

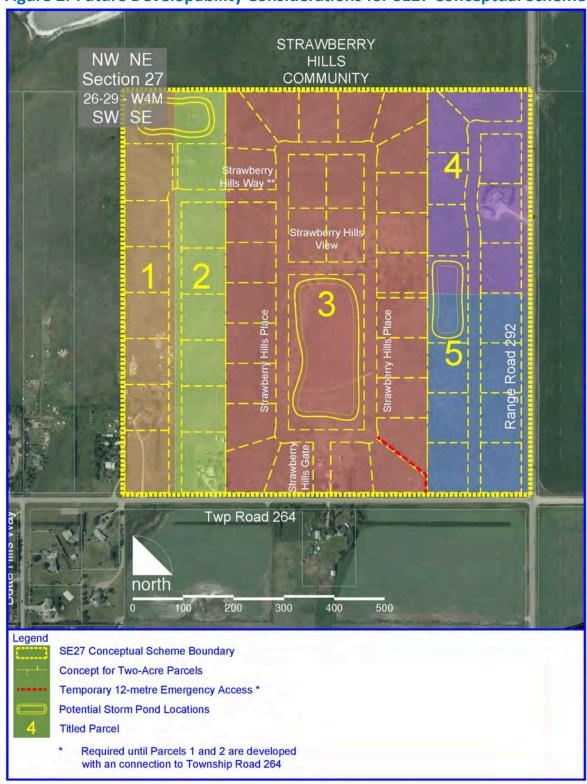


Figure 2: Future Developability Considerations for SE27 Conceptual Scheme

Policy 1.2.1: If Figure 2: Future Developability Considerations for SE27-26-29-W4M is altered, it shall be replaced in this document with the newer version.

#### 1.4 PROJECT GOALS

The SE27 Conceptual Scheme contemplates a comprehensively planned country residential neighbourhood in accordance with the following goals:

- Establish a policy framework that ensures future country residential subdivision respects the existing site conditions within the plan area including the configuration of existing building sites, topography, surface drainage, and vegetation patterns.
- Ensure new residential development is supported by appropriate improvements to the municipal transportation network.
- Ensure the new residential subdivision is supported by an appropriate potable water supply.
- Ensure the suitability of the site to accommodate Private Sewage Treatment Systems (PSTS) in accordance with provincial and municipal requirements.
- Establish a strategy to maintain a positive stormwater management plan in accordance with government regulations.
- Establish a phasing strategy that accommodates future redevelopment in an orderly and sequential manner, in accordance with the aspirations of each landowner within the plan area, based on the availability of required infrastructure and market demand.

#### 1.5 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the SE27 Conceptual Scheme are to:

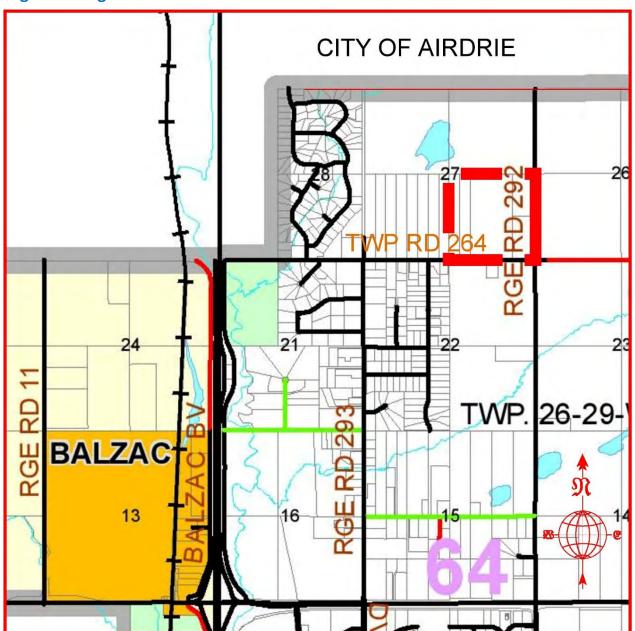
- a) Summarize existing conditions within the plan area to identify development opportunities and constraints,
- Establish a future development concept supported by an integrated land use framework designed to facilitate country residential development within the Conceptual Scheme area in accordance with the Balzac East Area Structure Plan (BEASP) and Rocky View County Servicing Standards,
- c) Establish a strategy to implement transportation, utility services, and stormwater management infrastructure as required to support country residential development and related uses,
- d) Establish expectations for the provision of Emergency Response within the Plan area, and
- f) Summarize a community consultation program implemented to inform and educate affected landowners and interested stakeholders.

### **Conceptual Scheme Description**

#### 2.1 LOCATION

As shown on Figure 3: Regional Context, the SE27 Conceptual Scheme area is shown within the broader context of the surrounding Balzac East community.

**Figure 3: Regional Context** 





#### 2.2 **LEGAL DESCRIPTIONS**

There is a total of five parcels in the SE27 Conceptual Scheme. Table 1: SE27 Conceptual Scheme Parcel Details summarizes their respective legal descriptions, areas, and addresses, where applicable, while Figure 5: SE27 Conceptual Scheme Legal Parcels identifies the location of each numbered parcel referenced in the table.

**Table 1: SE27 Conceptual Scheme Parcel Details** 

			APPROX AREA *	
PARCEL	LEGAL DESCRIPTION	ADDRESS	hectares	acres
1	SE27-26-29-W4M	292124/292128 Twp Rd 264	8.04	19.87
2	SE27-26-29-W4M	292102 Twp Rd 264	8.04	19.87
3	SE27-26-29-W4M	292064 Twp Rd 264	32.17	79.49
4	SE27-26-29-W4M	264085 Range Road 292	8.09	20.00
5	SE27-26-29-W4M	n/a	7.99	19.74
TOTAL			64.33	158.96

<sup>\*</sup> Areas extracted from the online Rocky View County Atlas link

**Figure 4: SE27 Conceptual Scheme Legal Parcels** 



#### 2.3 LOCAL DEVELOPMENT CONTEXT

The existing character pattern surrounding SE27 Conceptual Scheme includes an evolving mix of rural residential lots and small holdings' agricultural parcels, generally characterized as follows:

- Lands situated to the west and southwest include subdivided parcels and supporting small-scale agricultural uses and country residential dwellings.
- Lands situated to the south, east, and north are characterized by unsubdivided quarter-sections, as well as to the north, the City of Airdrie beyond.

#### 2.4 EXISTING LAND USES

The existing land uses for SE27 Conceptual Scheme are Agricultural, Small Parcel District (A-SML p8.1). The purpose of the A-SML land use district is to provide for a range of mid-size parcels for agricultural use to accommodate traditional and emerging trends in agriculture. It is noted that all the land within the Conceptual Scheme area is anticipated to accommodate country residential subdivisions in accordance with the provisions of the Balzac East Area Structure Plan (BASP), 2000.

R-CRD A-SML R-RUR p4.0

R-RUR R-CRD A-GEN

Figure 5: Existing Land Use for SE27 Conceptual Scheme

SE27 CONCEPTUAL SCHEME

#### 2.5 EXISTING SITE CONDITIONS

The SE27 Conceptual Scheme area includes flat to gently sloping lands and is located within the Grasslands Natural Region and the Foothills Fescue Sub-Region for the most part, with wetland material evident in the centre, and trees areas surrounding the existing residential and accessory buildings. The plan area includes five parcels, of which four are presently developed with country residential dwellings and accessory buildings. A water body is centrally located with another one to the northwest, connected by a man-made ditch and draining to the northwest.

SE27 Conceptual Scheme is accessed via the County's road grid system, Twp Road 262, running east/west and Range Road 292, running north-south.



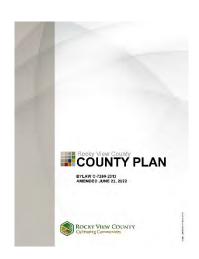
### **Government Policy Framework**

#### 3.1 THE COUNTY PLAN

The County Plan includes the following statement:

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

The County Plan establishes planning principles which all future developments within the municipality are expected to consider including:



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

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

#### 3.2 BALZAC EAST AREA STRUCTURE PLAN (BEASP)





MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

The SE27 Conceptual Scheme includes an implementation strategy to facilitate a country residential subdivision which is consistent with Figure 2: Balzac East Area Structure Plan's Conceptual Vision. As illustrated on Figure 3: Balzac East Area Structure Plan Land Use Strategy, the Conceptual Scheme area is situated within the BEASP's Residential Phase 2 district, which allows: two-acre lot development provided it is adjacent to the same subdivision format, has direct access to a developed road, and has access to a potable water supply. The SE27 Conceptual Scheme is adjacent to and north of the approved Butte Hills East Conceptual Scheme, which proposes a two-acre country

residential subdivision. The introduction of a comprehensively planned country residential

SE27 CONCEPTUAL SCHEME

development is proposed by this Conceptual Scheme within a location that can be readily serviced by the Rocky View Water Co-op and has direct access to Twp Rd 264. This Conceptual Scheme has been prepared pursuant to the future land use and development phasing provisions of the BEASP, and addresses the specific policies described in Section 2: Plan Vision and Goals.

#### 3.3 ROCKY VIEW COUNTY LAND USE BYLAW

The development vision for SE27 Conceptual Scheme is for a country residential development.

Rocky View County

Land Use Bylaw

The purpose of the R-CRD district is "to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits" (Section 322, Rocky View County Land Use Bylaw). Under the R-CRD district, a *Dwelling Single Detached* is identified as a permitted use.

Although detailed design of the lots and dwellings themselves will not be determined until after the land use redesignation and this Conceptual Scheme are approved, the proposed development broadly complies with the provisions of the R-CRD land use district, including meeting its minimum parcel size, respecting its maximum building height, setbacks, landscaping, and servicing requirements.

Policy 3.4.1: For all phases of this Conceptual Scheme, any proposed land use district shall adhere to the rules and regulations of the County Land Use Bylaw.

## **Implementation**

#### 4.1 THE IMPLEMENTATION PROCESS

The SE27 Conceptual Scheme's policy framework is intended to guide the implementation of a comprehensive country residential subdivision for the entire Conceptual Scheme over time, as generally contemplated by the Balzac East Area Structure Plan, 2000. While the illustrated scenario in Figure 2: Future Developability Considerations for SE27-26-29-W4M, suggests country residential subdivision will occur throughout the Conceptual Scheme area, the policies of this Conceptual Scheme do not obligate any of the landowners to redevelop their lands with a prescribed land use or within a prescribed timeline. Instead, it is anticipated that each landowner will pursue the redevelopment process of their lands, subject to their own individual development aspirations and associated timelines.

Policy 4.1.1: Each developer within this Conceptual Scheme shall prepare the necessary documentation in accordance with County requirements, to seek land use redesignation and subdivision approvals according to its own aspirations and timelines.

#### 4.2 PROPOSED LAND USES

The ultimate configuration of land uses within the SE27 Conceptual Scheme area is expected to be dominated by the Residential, Country Residential District (R-CRD) and the Residential, Rural District (R-RUR) land uses, as illustrated in Figure 2: Future Developability Considerations for SE27-25-03-W5M. When ready to redevelop, each landowner will be required to apply for a land use amendment to pursue country residential development on their property, in accordance with the provisions of this Conceptual Scheme, the requirements of the Balzac East Area Structure Plan (2000), and the County Servicing Standards. If the intent is not for country residential development, then the County will evaluate the proposal on its own merits.

- Policy 4.2.1: Prior to redeveloping their lands, each developer within the Conceptual Scheme area shall apply for Local Plan Amendment and Land Use Redesignation applications, to support the proposed new development cell.
- Policy 4.2.2: Should a developer wish to pursue a land use district other R-CRD, the County shall evaluate it in context with this Conceptual Scheme and on its own merit.



#### 4.3 FUTURE SUBDIVISION WITHIN SE27 CONCEPTUAL SCHEME

Subdivision of the remaining parcels within the SE27 Conceptual Scheme area is expected to occur as generally illustrated by Figure 2: Future Developability Considerations for SE27-26-29-W4M, according to design criteria described as follows:

- Minimum residential parcel sizes shall be in accordance with the requirements of the County's applicable land use designation.
- Dedication of required Public Utility Lots (PULs), Municipal Reserve (MR), and Environmental Reserve (ER) as contemplated by this Conceptual Scheme.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by this Conceptual Scheme, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.

### 4.4 ARCHITECTURAL CONSIDERATIONS

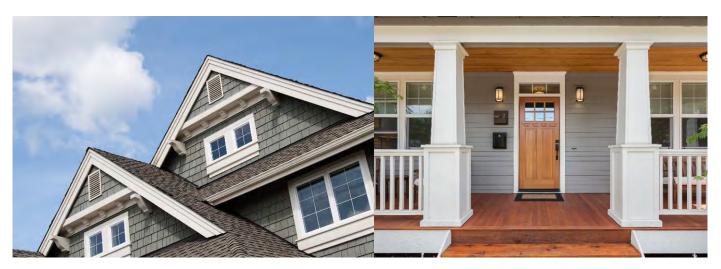
As previously described in this Conceptual Scheme, the configuration of residential lots shall be in accordance with the parcel size and specific development regulatory



requirements as established by the Land Use Bylaw. Each landowner is expected to establish and implement Architectural Guidelines, at the subdivision stage, to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building and property criteria will be established to consider design elements such as:

- Exterior material finishes and colours should match the dominant palette of natural landscaping.
- The use of natural material finishings such as stone, wood siding, and timber is encouraged.
- Rooflines with variable peaks, gables, and dormers are encouraged.
- Front entrances should be the dominant feature of the front building façade.
- Garage doors should be situated to minimize visual impact from any public street.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination should be minimized, and where implemented, must be in accordance with the County's 'Dark Sky' requirements.
- Areas of extensive 'manicured' exterior landscaping should be minimized in favour of establishing more natural 'drought-resistant' plantings that require minimal irrigation and maintenance.

- Use of fencing should be minimized.
- A covenant that requires development within each lot to maintain a nominal building separation greater than 30.5 m (100 ft) as per the County's Fire Suppression Bylaw.
- The developer will register the Architectural Guidelines on all titles for each residential property at the subdivision stage to advise the future landowners of their specific development requirements.



Policy 4.4.1: Each developer shall establish Architectural Guidelines at the subdivision stage, to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination.

#### 4.5 SUBDIVISION PHASING

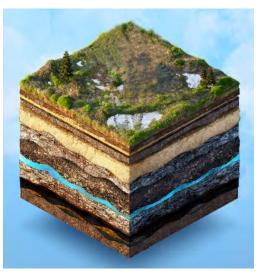
Subdivision phasing in the SE27 Conceptual Scheme will occur as each landowner chooses to develop. The sequence of future subdivisions and development phases will enable each landowner to pursue Land Use Amendment and Subdivision applications according to their own individual aspirations and associated timelines. As described in this Conceptual Scheme, each landowner will be required to construct the required transportation, utility servicing, and stormwater management, in accordance with the over-arching policies of this Conceptual Scheme and the terms of the County's Development Agreement process.

Policy 4.5.1: Each developer within this Conceptual Scheme shall proceed with each phase subject to receiving required approvals from Rocky View County provided the required transportation and utility servicing infrastructure can be provided in accordance with the County Servicing Standards.

#### 4.6 GEOTECHNICAL CONSIDERATIONS

It is important that the land upon which development is to occur is geotechnically stable, particularly where there are slopes greater than 15%. All landowners wishing to develop their respective properties require this analysis and any recommendations to be completed prior to subdivision.

Policy 4.6.1: The developer shall provide a detailed geotechnical investigation, at or prior to the subdivision stage, to demonstrate that sub-surface conditions are favourable for the intended development, to the satisfaction of the County.



#### 4.7 BIOPHYSICAL CONSIDERATIONS



Acknowledgement of biophysical considerations is paramount to understanding how the overall ecosystem operates on a local basis, recognizing water bodies, drainage courses, sloped lands, vegetation, flora, and fauna. Each landowner wishing to develop requires knowledge of the above prior to moving forward with their development.

Wetland loss will be mitigated by providing wetland replacement through existing provincial approval processes under the Alberta Wetland Policy. Wetland replacement is an accepted approach to managing loss of wetlands on both provincial and municipal scales.

- Policy 4.7.1: Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment and Protected Areas.
- Policy 4.7.2: The Developer shall implement the best practices recommended within the Biophysical Impact Assessment (BIA) at the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, water bodies, wildlife, habitat, and landscaped connectivity.

Policy 4.7.3: The Developer shall receive a preliminary approval from Environment and Protected Areas for eligibility entering into a Wetland Replacement Program (WRP) for the wetland loss on site prior to subdivision stage, and shall receive a final approval or agreement from Alberta Environment and Protected Areas as a condition of subdivision.

#### 4.8 ARCHAEOLOGICAL & HISTORICAL RESOURCE CONSIDERATIONS

Archeological and historical considerations, when land is to be disturbed, must be addressed through provincial regulations. This includes, at least, a Historical Resource Overview (HRO). In turn, a HRO may require further work to be completed, via a Historical Resource Impact Assessment (HRIA), prior to the commencement of physical activity on the land.



- Policy 4.8.1: For development to proceed, each developer shall submit a Historical Resource application to the province through Alberta Arts, Culture, and Status of Women's online Permitting and Clearance System (OPaC), prior to proceeding with any surface disturbances, to the satisfaction of the province.
- Policy 4.8.2: If required, the developer of each parcel shall prepare a Historical Resource Impact Assessment (HRIA) and complete any required mitigative actions, to the satisfaction of the province.

#### 4.9 TRANSPORTATION



Understanding road connectivity for the SE27 Conceptual Scheme area is important when considering redevelopment. A Traffic Impact Assessment (TIA) may be required for large applications or a simple letter report for smaller ones. Consultation with the County is required to establish the terms of reference.

- Policy 4.9.1: When a development is proposed within the Conceptual Scheme area, the County shall be consulted by the proponent to establish what level of transportation reporting may be required based on the significance of the proposal.
- Policy 4.9.2: The outcome(s) of any transportation report shall be addressed prior to subdivision or development permit stages, whichever comes first.
- Policy 4.9.3: Access to each residential parcel will be provided by the internal subdivision roads designed and constructed by the developer at the subdivision stage in accordance with County Servicing Standards.
- Policy 4.9.4: When a development is proposed within the Conceptual Scheme area, the Developer shall provide a Traffic Impact Assessment, to the satisfaction of the County.
- Policy 4.9.5: Road dedication may be required for Range Road 292 and Township Road 264 widening, pending the recommendation of the Traffic Impact Assessment and the County's requirement, at the subdivision stage.
- Policy 4.9.6: The Developer shall provide applicable Regional Transportation Off-Site Levies at the subdivision stage.

#### 4.10 UTILITIES

#### 4.10.1 Water

Country residential development in the SE27
Conceptual Scheme will be serviced with potable water via the Rocky View Water Co-op. Any construction of the potable water infrastructure will be provided by the landowner, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications. The landowner will extend the Rocky View Water Co-op's distribution network to its respective subdivisions.



Policy 4.10.1.1: The Developer shall be required to provide written confirmation that servicing capacity has been purchased from the Rocky View Water Co-op at the subdivision stage.

- Policy 4.10.1.2: The Developer shall be required to enter into a Development
  Agreement, at the subdivision stage, for the construction of a water
  distribution system to service the Plan area, to the satisfaction of the
  County and the Rocky View Water Co-Op.
- Policy 4.10.1.3: The Developer shall explore opportunities to provide fire suppression within the Plan area, at the subdivision stage, in accordance with the County Servicing Standards and other applicable regulatory requirements.

#### 4.10.2 Wastewater

As per County Council Policy C-449, the County encourages the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so.

As the proposed development exceeds 60 lots within 600 m and each lot is less than 4 acres, connection is required to a Regional Wastewater Treatment System or Decentralized Wastewater Treatment System.

To meet Balzac East ASP and Policy C-449, this development proposes to connect with Rocky View County's East Rocky View Wastewater system. Connection points will be determined at the future subdivision stage.

- 4.10.2.1: All residential lots falling within the SE27 CS plan area shall connect to, and be serviced by, Rocky View County's East Rocky View Wastewater system.
- 4.10.2.2: All upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery would apply in accordance with County Policy.
- 4.10.2.3: The Developer will be required to confirm capacity requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.
- 4.10.2.4: The Developer will be required to provide payment of the Rocky View County Regional Water and Wastewater Off Site Levy (Bylaw C-8009-2020), as amended.
- 4.10.2.5: The Developer will be required to enter into a Capacity Allocation

  Agreement for servicing allocation to the lots created in each phase.

#### 4.10.3 Stormwater

Topography within the SE27 Conceptual Scheme area is gently undulating with slopes generally ranging from 0% to 8%. The entire Conceptual Scheme area is within the Nose Creek basin. New developments within the plan area must follow existing Municipal and Alberta Environment requirements for on and off-site stormwater management. This area lies within the boundaries of the Nose Creek Basin Master Drainage Plan and a restricted discharge rate of 1.257 L/s/ha is required.



- Policy 4.10.3.1: The design of the stormwater management system within the plan area shall accommodate the unit area release rates and volume retention targets as per the Nose Creek Watershed Management Plan.
- Policy 4.10.3.2: The stormwater management infrastructure shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.
- Policy 4.10.3.3: Stormwater management facilities shall be located within Public Utility Lots (PULs) to be dedicated to the County at the subdivision stage.
- Policy 4.10.3.4: Where possible and practical, the design of the retention facilities shall incorporate a 'maintenance free' landscaping treatment designed to mimic natural conditions.
- Policy 4.10.3.5: The specific design of the stormwater management facilities will be determined at the detailed subdivision design stage.
- Policy 4.10.3.6: The Developer shall register Overland Drainage ROWs within the plan area to reserve right for the County to access any stormwater management infrastructure on private land in the event of emergency and/or to ensure required maintenance activities are completed.
- Policy 4.10.3.7: The Developer shall provide a Stormwater Management Report and a detailed Pond Report, at the subdivision approval stage, to confirm pre- and post-development surface drainage characteristics and to ensure positive drainage conditions are maintained.

Policy 4.10.3.8: The County shall determine if it is eligible for the cost recovery program if the proposed stormwater services contribute to the regional drainage system.

#### 4.10.4 Shallow Utilities

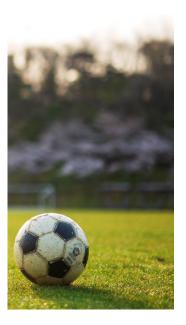
Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the landowner at the subdivision stage in consultation with all applicable shallow utility providers. Tie-ins will be from the existing infrastructure for each service.

Policy 4.10.4.1: The developer, at the subdivision stage, shall provide shallow utilities to each proposed lot at the developer's expense.

#### 4.11 PUBLIC OPEN SPACE

The landowner, should they wish to subdivide, is required to provide any outstanding Municipal Reserve (MR) at the subdivision stage, either by land dedication or cash-in-lieu in accordance with the requirements of the Municipal Government Act. It is noted that the County may consider taking cash-in-lieu, dedication of land, or deferral of land, or a combination of all three for MR dedication.

Environmental Reserve (ER) is identified in the Municipal Government Act as those lands that are generally considered unsafe to the public and undevelopable due to containing waterbody and/or steep slope landforms. This is determined through the Conceptual Scheme and subsequent subdivision processes and provided as either titled property (ER) or an easement to the municipality (ERE).



- Policy 4.11.1: The Developer shall demonstrate how any outstanding Municipal Reserve would be provided through the future CS amendment.
- Policy 4.11.2: If MR is owing, the developer shall provide the outstanding MR, at the subdivision stage, by dedication of land and/or cash-in-lieu and/or deferral of land, in consultation with the County and in accordance with the requirements of the Municipal Government Act.

#### **4.12 EMERGENCY RESPONSE**

Fire response will be provided from the Rocky View County Balzac Fire Station #107 located at 291015 Rocky View Drive, approximately 5.5 kilometres to the southeast. This response time falls within the 10-minute period, considered as an acceptable, industry service level.

Police will be provided by the RCMP Detachment with support from the Rocky View County Community Peace Officers.



Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the City of Calgary.

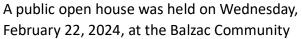
#### 4.13 HOMEOWNERS' ASSOCIATION (HOA)

The developer shall establish a Homeowners' Association (HOA) at the subdivision stage to manage a contract with a waste management provider, manage architectural control, maintain the pathway and trail system, maintain stormwater facility and irrigation system, and to administer other duties as may be required.

- Policy 4.13.1: The Developer shall establish a Homeowners' Association at the subdivision stage.
- Policy 4.13.2: A Homeowners' Association shall provide management and maintenance on architectural guidelines, on-site pathways and community landscaping, solid waste collection, stormwater facilities and irrigation system, and other duties required by the Rocky View County.

### **Public Engagement**

A letter of introduction was mailed to all SE27 Conceptual Scheme landowners, asking for their input regarding the development concept for the Conceptual Scheme (Figure 2: Future Developability Considerations for SE27-26-29-W4M). The results produced one resident's email of clarification.





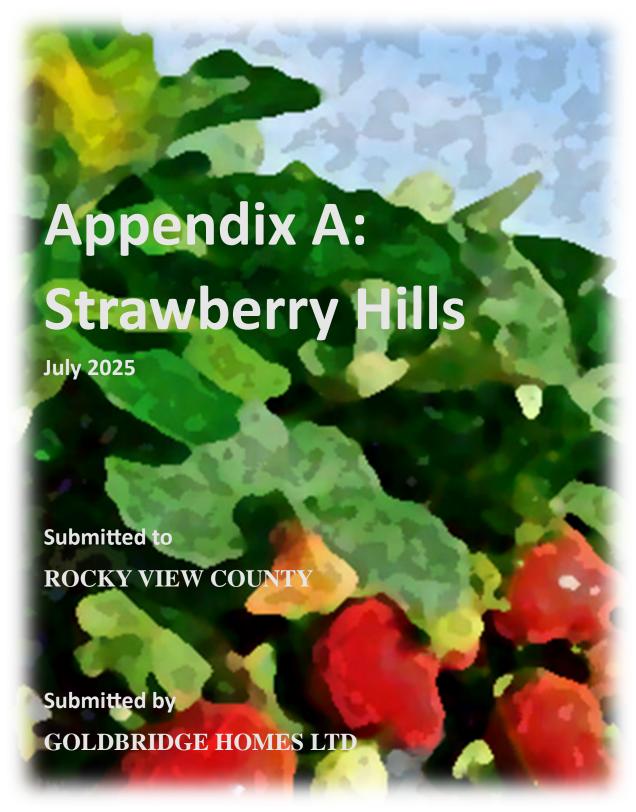
Hall from 430pm until 730pm. An advertisement was placed in the *Rocky View Weekly* for two consecutive weeks: February 13<sup>th</sup> and 20<sup>th</sup>. A letter invitation was also mailed to the SE27 Conceptual Scheme landowners, personally inviting them to the open house.

There were approximately 25 attendees, and the following comments were registered via conversations and comment sheets (answers, where necessary, are shown in blue):

- No concerns.... very excited about this community.
- Not concerned but happy to see Rocky View County is growing.
- Excited to see new developments coming up.
- Super excited about this development.
- Excited to have a new green space.
- Would like opportunities for your plan to support and complement our plans.
- Everything was clarified and answered well.
- Looking forward to seeing new lots in the area, new homes, and development.
- Bypass truck traffic from Highway 2, avoiding the weigh scale station. Suggest contacting Rocky View County to see if any mitigative measures can be introduced.
- More traffic through Sharp Hills. The traffic analysis indicated that adjacent roads, and intended routes, can handle the increased volumes.
- Will you connect to Rocky View Water Co-op? Yes already approved.
- Where did the name Strawberry Hills come from? Named by the landowners' affection for strawberries with "Hills" in alliance with adjacent communities' names: Sharp Hills to the west, Butte Hills to the southwest, and the proposed East Butte Hills to the south.



# SE27 Conceptual Scheme



### PROJECT CONSULTANT TEAM

Darrell Grant

CIMA+

**Bunt & Associates Engineering** 

Jubilee Engineering Ltd

JAD Environmental Services Inc

**Englobe Corp** 



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6.0 SUPPORTING TECHNICAL

### 1.0 Introduction

#### 1.1 PURPOSE OF THIS APPENDIX

Appendix A – Strawberry Hills (Strawberry Hills) applies to lands identified in the SE27 Conceptual Scheme (SE27CS) and is shown in Figure 1: Local Area Context of this document. Strawberry Hills provides supporting land use rationale for the redesignation of the subject property and conforms to the comprehensive e policy framework set forth in the SE27CS. The objective of this amendment is to ensure orderly and sustainable development within the context of Rocky View County's County Plan, Balzac East Area Structure Plan (BEASP), and the SE27CS. The individual policies of the SE27CS and the requirements for conceptual schemes identified in the County Plan and BEASP have been addressed in the preparation of this document. As is the case for SE27CS, the policies of Strawberry Hills address:

- complimentary and compatible future land uses,
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent and within SE27CS,
- transportation and infrastructure connections,
- the dedication of public roadways as land, municipal reserve as a combination of land dedication and cash-in-lieu,
- an acceptable density, and
- minimum requirements for amendments to the SE27CS.

#### 1.2 DEVELOPMENT RATIONALE

The proponent of the Appendix A – Strawberry Hills development concept or "Concept", owns one parcel located within a portion of the SE27-26-29-W4M, containing 32.17 hectares (79.49 acres). The landowner wishes to redevelop their property for: 28 country residential lots, featuring a minimum  $\pm$  0.8 ha ( $\pm$  1.98 ac) parcel size, public open space, and a storm pond. They have prepared a detailed redevelopment scheme to justify infill development within the subject site. Technical reports completed in support of this Concept conclude that the subject site does not contain any significant development constraints. Subsequently, the policies establish a strategy moving forward for the landowner to provide the necessary transportation, utility





servicing, and stormwater management infrastructure at the subdivision stage. The proposed Concept does not impede the developability of any parcels within the SE27 Conceptual Scheme. As such, the Concept's implementation framework suggests this development can proceed and the remaining landowners within the Conceptual Scheme area will have the opportunity to pursue similar proposals to redevelop their lands in accordance with their own individual development aspirations and timelines.









### 2.0 Plan Area Description

#### 2.1 LOCAL DEVELOPMENT CONTEXT

As shown in Figure 1: Local Area Context, Strawberry Hills is bound on the east and west by existing country residential parcels; on the north by a full quarter-section in pasture; and on the south by Twp Road 264, an existing farmstead and pasture beyond.

#### 2.2 LEGAL DESCRIPTION

As shown in Figure 1: Local Area Context, the Strawberry Hills' area includes one parcel within SE27-26-29-W4M, and is legally described as follows:

MERIDIAN 4 RANGE 29 TOWNSHIP 26 SECTION 27
THE EAST HALF OF LEGAL SUBDIVISIONS 7 AND 2 AND
THE WEST HALF OF LEGAL SUBDIVISIONS 8 AND 1
IN THE SOUTHEAST QUARTER

CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS A) PLAN 0112043 ROAD 0.208 0.51

#### 2.3 EXISTING SITE CONDITIONS

Figure 2: Existing Site Conditions illustrates the current site conditions for Strawberry Hills. It includes one existing farmstead with a private driveway and accessory buildings. The topography is relatively flat with an elevation variance up to 6.5 metres and 8% slope. A low-lying area is in the centre with natural and man-made drainages to the southwest and northwest, respectively. One water body is in the centre and is drained by a man-made ditch to the northwest. Treed vegetation is limited to surrounding the farmstead, serving as windbreak, with the balance of the plan area characterized by short grasslands.





NW NE Appendix A Section 27 26-29 - W4M<sub>1094</sub> SW SE LOW RESIDENCE HIGH 1104 1094 LOW RESIDENCE OW EX RESIDENCE RESIDENCE

Twp Road 264

300

100 200

**Figure 2: Existing Site Conditions** 



north



1100

Contour Interval 2m

500

#### 2.4 GEOPHYSICAL CONSIDERATIONS

In November 2023, Englobe Corp. prepared Geotechnical Report for the Strawberry Hills area. No development setbacks are required within the property to meet a 1.50 Failure of Slope (FOS) against global instability.

Policy 2.4.1 The owner of each parcel may be required to provide a more detailed Geotechnical Investigation at the subdivision stage to verify sub-surface conditions are favourable for development, in terms of both slope stability and groundwater depth, to the satisfaction of the County.

#### 2.5 BIOPHYSICAL CONSIDERATIONS

CIMA+ was retained to prepare a Biophysical Impact Assessment (BIA) for the proposed development. The BIA was prepared referring to available standards from the City of Calgary BIA Framework (City of Calgary, 2010) and Alberta Wetland Assessment and Impact Report Directive 2015, No. 8 (Alberta Environment and Parks, 2017).

#### 2.5.1 Existing Conditions

The Project Site is located within the Grassland Natural Region and the Foothills Fescue Natural Subregion. Terrain conditions within the Project Site are relatively uniform exhibiting a flat to undulating landscape (Alberta Agriculture and Rural Development, 2019). Orthic Black Chernozems of the Academy and Rockyview soil series are the dominant pre-disturbance soil type, with Orthic Humic Gleysols occurring in depressions (Alberta Agriculture and Rural Development, 2019).

A review of historical aerial photographs indicates that the Project Site has been used primarily for agricultural purposes. Upland plant communities are cultivated and disturbed. Overall, the Project Site has relatively low diversity of plant species and plant communities given the history of agricultural practices. CIMA+ completed an Alberta Conservation Information Management System (ACIMS) database search in November 2023, which did not identify any past observations of provincially listed plant species on or in the vicinity of the Project Site.

Two (2) wetlands were found within the Project Site classified as Seasonal Graminoid Marsh. The total wetland area is 9.64ha / 23.82acs, with no overlap to adjacent properties under existing conditions.





All Project Site waterbodies were submitted for review at the Water Boundaries Division of Public Lands I December 2023. A response from Alberta Public Lands is pending; however, no Crown waterbodies are anticipated.

Wildlife species are identified that may potentially occur within the Project Site based on species distribution and habitat preferences. A coyote was observed during the field survey while no other wildlife species were recorded. The Fisheries and Wildlife Management Information System (FWMIS) database documents one species recorded in the broader region: the plains garter snake (Thamnophis radix). The species is listed as Sensitive and is considered common but localized; there is a public perception of longterm declines (Alberta Environment and Parks, 2020). The snake has the potential to be encountered within the Project Site.

The Environmentally Significant Areas (ESAs) in Alberta: 2014 Update report identifies ESAs on a provincial scale (Fiera Biological Consulting Ltd., 2014). CIMA+ overlaid this map on the Project Site and found no pre-determined areas that the province identifies as an ESA. CIMA+ also applied field data to assess the Project Site's wetlands using the provincial criteria for identifying AESAs (Fiera Biological Consulting Ltd. 2010). No Aquatic Environmentally Significant Areas (AESAs) occur within the Project Site.

We overlaid the most recent Listing of Historic Resources on the Project Site in ArcGIS. The Listing shows the west half of the Project Site, LSDs 2 and 7 in 27-26-29 W4 to have a Historical Resource Value of 5a, meaning these areas may contain or have high potential to contain historic resources.

#### 2.5.2 Potential Impacts and Mitigations

CIMA+ identifies the predicted impacts of the proposed Strawberry Hills development with reference to the Conceptual Scheme prepared by N. Darrell Grant, Community Planner, Urban Designer in August 2023. These include potential loss of native soil through stripping, erosion and admixing, terrain modifications, and loss or damage to vegetation, wetlands, wildlife, and wildlife habitat. Recommended mitigation measures for these potential impacts are:

- Erosion and Sediment Controls;
- Environmental Protection Planning Best Practices;
- Stormwater management strategies;
- A wetland mitigation (replacement) strategy; and
- Timing of construction to avoid damage or loss of wildlife;





A monitoring program will be initiated during construction to document the implementation and success of the erosion and sediment controls and environmental construction operation best practices.

#### 2.5.3 Residual Impacts and Significance

CIMA+ predicts that the proposed development will have residual impacts after the above mitigation measures are implemented. These residual impacts are the loss of wetlands and individual wildlife.

Wetlands will be permanently lost because of the proposed development. CIMA+ concludes this residual impact to wetlands is not expected to be significant provided wetland loss is offset through applying Alberta Wetland Policy replacement strategies.

Timing of stripping and grading activities to occur outside the sensitive breeding season for most wildlife will significantly reduce the risk of wildlife fatality but will not eliminate it. For the Project Site, it is expected there will be no significant adverse impacts provided stripping and grading occurs outside the breeding season or only after active nest/burrow sweeps are completed and associated Best Management Practices are implemented.

#### 2.5.4 Description of Cumulative Effects

CIMA+ describes potential cumulative impacts referring to Valued Ecosystem Components (VECs) that we expect may be sensitive to these impacts, in this case, wetlands. We anticipate that the cumulative effects on wetlands in this region will be managed through the retention of priority wetlands outside the Project Site coupled with the application of provincially approved wetland replacement measures.

Policy 2.5.5 Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment and Protected Areas.







- Policy 2.5.6 The Developer shall implement the best practices recommended within the Biophysical Impact Assessment (BIA) at the subdivision stage to mitigate potential loss or damage to vegetation, wetlands, water bodies, wildlife habitat, and landscaped connectivity.
- Policy 2.5.7 The Developer shall receive a preliminary approval from Environment and Protected Areas for eligibility entering the Wetland Replacement Program (WRP) for the wetland lose on site prior to subdivision stage and shall receive a final approval or agreement from Alberta Environment and Protected Areas as a condition of subdivision.
- Policy 2.5.8 The developer shall avoid construction activities inside the wildlife restricted activity period (RAP), which is the peak nesting and breeding season between April 1<sup>st</sup> and August 20<sup>th</sup>.
- Policy 2.5.9 In the instance that construction does not start prior to the wildlife restricted activity period and nesting habitat exists within or adjacent to the construction area, then a nest sweep shall be required prior to construction commencing:
  - The objective of the nest sweep is to detect any occupied nests present, and if found provide specific mitigation measures to prevent the damage, destruction or disturbance, or removal of the nest of a bird, protected under the Migratory Birds Convention Act or under the Alberta Wildlife Act.
  - An occupied nest is defined as a nest that is currently being used by birds as confirmed through the visual presence of a bird or viable egg, or evidence of territorial displays, fresh bird feces and/or feathers.
  - A Professional Biologist must conduct a nest sweep by cautiously and systematically surveying the ground, shrubs, and treed areas.
  - If no occupied nests are encountered during the sweep the activity can commence, subject to other regulatory requirements,
  - Construction must commence within ten days of completing the sweep, and
  - Details of the nest sweep will be documented in the field and will include personnel name, date and time, weather conditions, GPS tracks, results, and any recommended mitigation measures.





Policy 2.5.10 The applicant shall follow the recommendations of Biophysical Impact
Assessment in perpetuity and obtain required permits/approvals for the
proposed development related to all applicable municipal, provincial, and
federal legislation, regulations, and policies.

Figure 3: Wetlands & Waterbodies







#### 2.6 ARCHEOLOGICAL & HISTORICAL RESOURCE CONSIDERATIONS



A Historical Resource Overview (HRO) was prepared by Bison Historical Resources Ltd. (Bison) in October 2023. It concluded that a Historical Resources Impact Assessment (HRIA) would be required before any soil disturbance occurred.

Policy 2.6.1 The developer shall prepare a Historical Resources Impact Assessment (HRIA) before or at the subdivision stage, to the satisfaction of the Government of Alberta.





# 3.0 Development Concept

As conceptually illustrated in Figure 4: Strawberry Hills Development Concept, the proponents of these parcels wish to create 28 new country residential parcels. Access to the subject site will be via Twp Rd 264 that runs east-west through the East Balzac area. Each new lot will be serviced by the Rocky View Water Co-op and individual Private Sewage Treatment Systems (PSTS). Stormwater management will be provided by overland drainage swales and roadside ditches designed to convey surface flows to a storm pond. Architectural guidelines will ensure the built form of new housing reflects a high-quality standard and unified design theme.

#### 3.1 OBJECTIVES

With careful respect and consideration of these design objectives, the proponents are proposing a new residential neighbourhood with the following objectives:

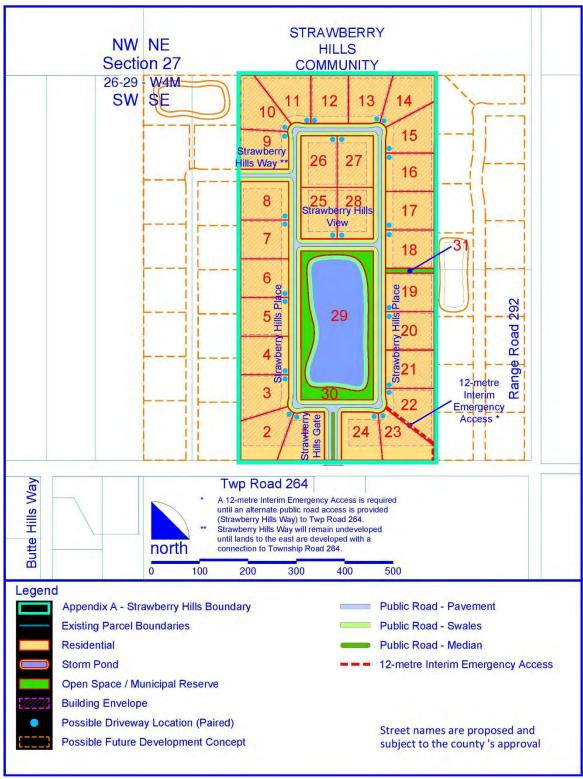
- 1) Create a country residential enclave with 28 new parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.
- 2) Construct an internal subdivision road network designed in accordance with the County Servicing Standards.
- 3) Accommodate the extension of the Rocky View Water Co-op's potable water distribution network to provide potable service for each new lot.
- 4) Establish a comprehensive stormwater management system that promotes best management practices with low impact development methods in accordance with the requirements of the Nose Creek Watershed Management Plan.
- 5) Establish architectural and landscaping guidelines at the subdivision stage to ensure the future building sites are developed with appropriately designed architectural finishes and landscaping is abundant and appropriate for greenhouse gas emission capture.

Policy 3.1.1 The Strawberry Hills plan shall generally align with Figure 4: Development Concept.





**Figure 4: Development Concept** 







#### **STRAWBERRY HILLS STATISTICS** 3.2

Table 1: Strawberry Hills Development Concept Statistics highlight area calculations and site density. Refer to Figure x: Development Concept for the location of each parcel listed in Table 1.

**Table 1: Development Concept Statistics** 

PARCEL NUMBER	PARCEL USE	GROSS AREA hectares	BUILDING ENVELOPE hectares	BUILDING ENVELOPE OVER AREA percent	PERCENTAGE OF TOTAL AREA
1	Residential	0.80	0.32	40%	
2	Residential	0.90	0.55	61%	
3	Residential	0.80	0.59	74%	
4	Residential	0.80	0.58	73%	
5	Residential	0.80	0.58	73%	
6	Residential	0.80	0.58	73%	
7	Residential	0.80	0.58	73%	
8	Residential	0.80	0.50	63%	
9	Residential	0.80	0.49	61%	
10	Residential	0.80	0.63	79%	
11	Residential	0.79	0.60	76%	
12	Residential	0.79	0.57	72%	
13	Residential	0.79	0.58	73%	
14	Residential	0.80	0.64	80%	
15	Residential	0.80	0.60	75%	
16	Residential	0.80	0.59	74%	
17	Residential	0.80	0.59	74%	
18	Residential	0.80	0.59	74%	
19	Residential	0.80	0.59	74%	
20	Residential	0.80	0.59	74%	
21	Residential	0.80	0.59	74%	
22	Residential	0.80	0.57	71%	
23	Residential	0.80	0.39	49%	
24	Residential	0.80	0.34	43%	
25	Residential	0.80	0.49	61%	
26	Residential	0.80	0.49	61%	
27	Residential	0.80	0.49	61%	
28	Residential	0.80	0.49	61%	
UB-TOTAL		22.47	15.19	68%	70.4%
29	<b>Public Utility Lot</b>	3.27			10.2%
30	Municipal Reserve	1.35			
31	Municipal Reserve	0.10	1.45		4.5%
ROADS		4.72			14.8%
TOTAL		31.91			100.0%
	The balance of 10% MR		OF LA POST COMPANY		The state of the s
DENSITY		28	lots	0.88	units per hectare units per acre





Strawberry Hills is not located within a Preferred Growth Area and the density of 0.89 dwelling units/hectare (0.36 dwelling units/acre) falls within the maximum density as described in the CMR Growth Plan of 1.24 dwelling units/hectare (0.50 dwelling units/acre).

Municipal Reserve (MR) is provided in the form of linear open spaces, that include active (pathways) and passive (seating) recreational uses. A portion of MR is proposed as land and a portion is proposed as cash-in-lieu. See Table 1 Development Concept Statistics.

One Public Utility Lot (PUL) is proposed for the local storm pond. This facility is strategically located south-central to the site, to capture storm runoff in a most efficient manner.

- Policy 3.2.1 The developer shall dedicate one (1) Public Utility Lot (PUL) at the subdivision stage as generally illustrated on Figure 4: Development Concept.
- Policy 3.2.2 The developer shall construct stormwater management infrastructure within the PULs in accordance with the applicable requirements of the County.
- Policy 3.2.3 The Developer proposes to dedicate approximately  $\pm$  0.58 hectares ( $\pm$ 1.45 acres) of land for Municipal Reserve, with the remaining  $\pm$  2.63 hectares ( $\pm$  6.50 acres) of Municipal Reserve owing shall be provided by cash in lieu payment through a condition of subdivision

#### 3.3 TRANSPORTATION

Vehicular access for Strawberry Hills will be via the County's grid road, Twp Road 264 on the south. On an interim basis, an emergency access easement will be provided from the internal road system to Twp Road 264, until such time as development occurs elsewhere within SE27 Conceptual Scheme, providing alternate access to the County grid road system, whereby the emergency access



will no longer be required. Strawberry Hills Way will ultimately serve as a secondary access to Twp Road 264 and can remain undeveloped until such time as it is required in association with a future subdivision linking this road to the County's grid road system.

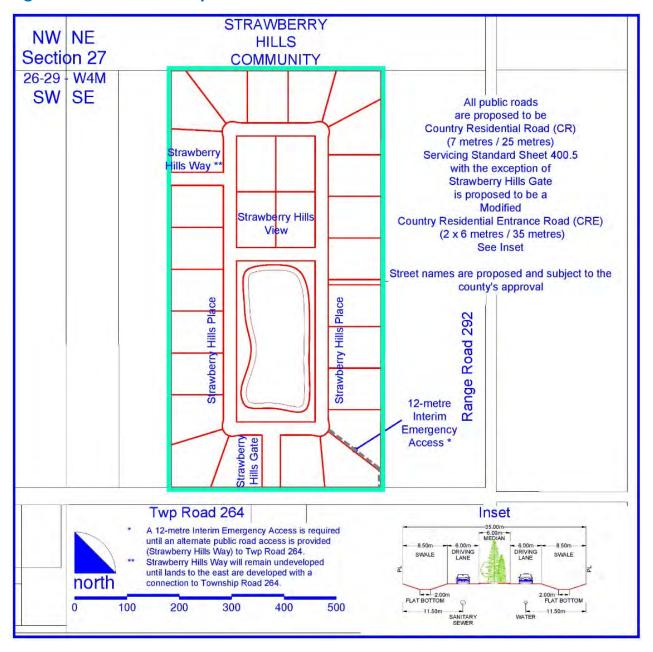
A Traffic Impact Assessment (TIA) was prepared by Bunt and Associates Engineering Ltd in October 2023. It concluded that no off-site infrastructure improvements are required because of





this proposal. The internal subdivision road system, as illustrated in Figure 5: Internal Road System, will be designed and constructed at the subdivision stage in accordance with the County Servicing Standards.

Figure 5: Internal Road System







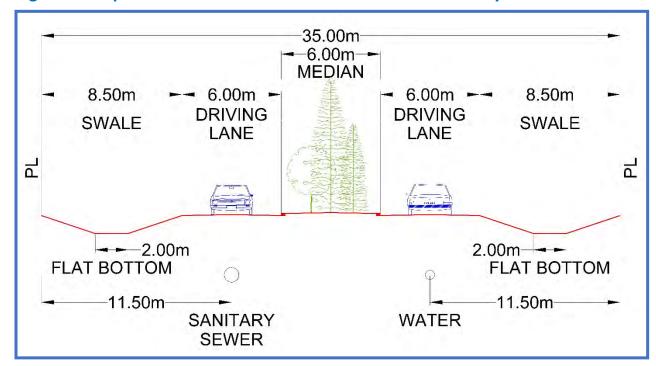


Figure 6: Proposed Modified Road Cross Section for Strawberry Hills Gate

- Policy 3.3.1: All internal roads shall be designed as a Country Residential Standard (7 metres / 25 metres) or Sheet 400.5 in the County's Servicing Standards.
- Policy 3.3.2: Notwithstanding Policy 3.3.1 above, a Modified Country Residential Entrance (CRE) Road as generally shown on Figure x: Modified Road Cross Section for Strawberry Hills Gate, shall be designed to the satisfaction of the County.
- Policy 3.3.3: A 12-metre Interim Emergency Access, with a 6-metre gravel surface, shall be constructed as a condition of subdivision and designed to County Servicing Standards. It shall remain in place until such a time as alternative public road access is provided to connect to the County's road grid system, that is, either Twp Road 264 or Range Road 292.
- Policy 3.3.4: Strawberry Hills Way will remain undeveloped, with a Road Acquisition Agreement registered on the adjacent, affected parcel(s). The road will be constructed when required to support development on the adjacent lands to the west, and the full cost of construction will be the responsibility of the Developer of that adjacent development.





#### 3.4 UTILITY SERVICING

#### 3.4.1 POTABLE WATER

Country residential development within Strawberry Hills will be serviced with potable water via the Rocky View Water Co-op. A Memorandum re: Residential Water Supply was prepared to establish an estimated volume of water required to support the redevelopment with country residential lots involving parcels sized at a minimum of 0.8 ha (1.98 ac). The construction of the potable water infrastructure will be provided by the proponents, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and



the Rocky View Water Co-op's specifications. The proponents will extend the Rocky View Water Co-op's distribution network which presently terminates approximately 165 metres south of Twp Road 264 on Butte Hills Way, located southwest of Strawberry Hills, as generally shown on Figure 7: Strawberry Hills Connection to Rocky View Water Co-op.







Figure 7: Connection to Rocky View Water Co-op







- Policy 3.4.1.1: The developer shall use Rocky View County Water Co-op water line connection for a potable water source.
- Policy 3.4.1.2: Costs associated with connecting to the Rocky View Water Co-op system shall be the sole responsibility of the developer.

#### 3.4.2 WASTEWATER

The future subdivision of Appendix A – Strawberry Hills does not have direct access to a municipal or other community wastewater collection system. However, Rocky View County's East Rocky View Wastewater system is located approximately 3.5 kilometres to the south and the intent is for the Developer to connect to this system.

- Policy 3.4.2.1 All residential lots falling within the plan area shall connect to, and be serviced by, Rocky View County's East Rocky View Wastewater system.
- Policy 3.4.2.2 Any and all upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery would apply in accordance with County Policy.
- Policy 3.4.2.3 The Developer will be required to confirm capacity needs / requirements at the subdivision stage and develop detailed designs to connect to the regional infrastructure.
- Policy 3.4.2.4 The Developer shall provide the applicable Regional Water and Wastewater Off Site Levy at the subdivision stage.
- Policy 3.4.2.5 The Developer shall enter into a Capacity Allocation Agreement for servicing allocation to the lots created in this phase. This agreement shall be based on the servicing needs identified in the detailed servicing study.





#### 3.4.3 STORMWATER MANAGEMENT

Topography within the Strawberry Hills area is gently undulated with slopes generally ranging from 0% to approximately 6.5%.

Jubilee Engineering provide a stormwater management report as required by Rocky View County for Conceptual Scheme applications. The analysis was performed using the Water Balance Spreadsheet for the City of Calgary. This is a continuous simulation analysis using hourly precipitation data from 1960 to 2010 inclusive. The output is maximum annual volumes that are used in a statistical analysis to calculate the expected 1:100-year and 1:500-year volumes. The 1:100-year storm event is defined as having 1% chance of being equaled or exceeded in any single year or 0.2% chance for 1:500-year. The evaporation pond is designed with no emergency escape route therefore, the pond has been designed for 1:500-year storm event. A data frequency statistical analysis was completed to obtain the continuous 1:500-year storm water levels.



This water balance spreadsheet is designed by the City of Calgary and Westhoff Engineering. The model was designed to accurately simulate stormwater facilities based on a precipitation record over 51 years, 1960-2010. The simulation allows for a water balance of stormwater storage facilities receiving runoff produced by a catchment area, based on a daily time step. The model incorporates the average monthly lake evaporation data, published by Alberta Environment, as well as sublimation losses related to snowpack. The Water Balance Spreadsheet also aids in the design of LID features including rainwater gardens, bioswales, etc. The model computes surface runoff and abstraction losses abiding to the following parameters:

- Soil or Media Depth
- Porosity
- Field Capacity





- Wilting Point
- Saturated Hydraulic Conductivity
- Sub-soil Hydraulic Conductivity
- Ponding Depth
- Catchment areas in hectares as per delineated catchments
- Impervious Ratios as per individual catchment area

Since the proposed development endorses no additional runoff compared to the existing condition, this report is in accordance with Rocky View County. The following conclusions and recommendations have been made from this report:

- The analyzed subdivision area is 49.36 hectares. The evaporation pond area is 3.27 hectares. The building/driveway areas is 3.42 hectares. The paved road area is 2.07 hectares. The gravel area is 0.31 hectares (maintenance roads). There is an offsite area of 17.47 ha to the east that is contributing to the evaporation pond in the undeveloped condition. The remaining 22.82 hectares is landscape area on the lots and the roadside ditches. These areas will drain to the evaporation pond via overland drainage.
- An evaporation pond is designed for a 1:100-year and 1:500-year storm event with zero discharge. Through Water Balance and statistical analysis, the 1:100-year and 1:500-year storm ponding depths in the evaporation pond is 3.75m and 4.00m respectively which gives freeboards of 0.75m and 0.50m respectively.
- All details conform to the City of Calgary Stormwater Management Design Manual and the Rocky View County Servicing Specifications.
- A more detailed Subdivision Stormwater Management report will be provided at the detailed design stage.
- Policy 3.4.3.1: Strawberry Hills will be developed to ensure, as much as is practical, existing natural surface drainage features and topography are preserved. Buildable areas within the lots will consider this. Grading shall consider existing topography and surface drainage routes to minimize impacts.
- Policy 3.4.3.2: Lot access, as much as practical, shall minimize driveway lengths required to access building envelopes.
- Policy 3.4.3.3: Bioretention within the residential lots shall be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.





- Policy 3.4.3.4: Other low-impact development "source control" practices shall be encouraged including rainwater capture, with methods used to be at the proponents' discretion.
- Policy 3.4.3.5 Stormwater runoff from the land located to the east within SE27
  Conceptual Scheme shall temporarily drain into Strawberry Hills' storm
  pond, via an overland swale as shown on Figure 8: Strawberry Hills
  Stormwater Management Plan. Once the land to the east has its own
  operating storm pond as part of a future redevelopment plan, the
  overland swale shall be removed, and the parcel of land can function as
  a linear open space link between subdivisions.
- Policy 3.4.3.6 All stormwater management infrastructure will be designed and constructed by the developer in accordance with the County's Servicing Standards, to the satisfaction of the County and Alberta Environment.





BY PASS DITCH iniminanininik 3W/60 3T40 PARCEL BOUNDARY WETLAND BOUNDARY (ASSUMED) 1098 OVERLAND DRAINAGE TWP ROAD 264

**Figure 8: Stormwater Management Plan** 

#### 3.4.4 SHALLOW UTILITIES

Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the developer at the subdivision stage in consultation with all applicable shallow utility providers.

Policy 3.4.4.1: All shallow utility installation costs shall be the responsibility of the developer.





#### 3.5 SOLID WASTE MANAGEMENT

Provision of solid waste management will be provided for each subdivision by a qualified solid waste management operator to be managed through a contract.

Policy 3.5.1: A solid waste management plan shall be prepared at the subdivision stage, to the satisfaction of the County.



#### 3.6 FIRE SUPPRESSION



It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as utilizing the stormwater management facilities to provide a water supply with a drafting hydrant, and/or ensuring each country residential parcel's building site maintains a nominal

separation of greater than 30.48 metres (100 feet) in accordance with the County's Fire Suppression Bylaw C-7259-2013.

Policy 3.6.1: The developer shall either use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw or adhere to a minimum of 30.48 metres (100 feet) habitable building to building separation in accordance with the County's Fire Suppression Bylaw C-7259-2013.





#### 3.7 EMERGENCY RESPONSE

Primary fire response will be provided from Rocky View County Fire Station #107 located at 291015 Rocky View Drive, approximately 5.5 kilometres to the southeast and within ten minutes response time. Policing will be provided by the RCMP Detachment in the City of Airdrie with support from the Rocky View County Community Peace Officers. Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the Cities of Calgary and Airdrie.







#### 3.8 PUBLIC OPEN SPACE



The landowner is required to provide the outstanding Municipal Reserve (MR) against each certificate of title, at the subdivision stage, either by land dedication, cash-in-lieu of land, and/or deferral of land or a combination of all three, in consultation with the County and in accordance with the requirements of the Municipal Government Act. It is noted that dedication of MR for the Appendix A —

Strawberry Hills development is proposed via land dedication. Maintenance of the MR is to be provided through the establishment of a Homeowner's Association (HOA) with the future landowners of Appendix A – Strawberry Hills.

Aspirations for the central MR is for it to be multi-purpose by serving residents of all ages. Components under consideration are a perimeter pathway to encourage residents to be mobile; a children's play area, a community garden/greenhouse(s) for vegetables, fruits, and flowers; and a social gathering space. Details will be provided at the subdivision stage.

- Policy 3.8.1 The developer shall provide outstanding MR against each certificate of title, at the subdivision stage, by a combination of land dedication and cash-in-lieu, in accordance with the requirements of the Municipal Government Act.
- Policy 3.8.2 The developer will be required to establish a Homeowner's Association (HOA) to be responsible for the perpetual maintenance of the land dedicated as MR.
- Policy 3.8.3 The MR shall be designed as multi-purposed to allow for all ages to enjoy, based on their respective activity preferences.
- Policy 3.8.4 The Developer proposes to dedicate approximately  $\pm$  0.58 hectares ( $\pm$ 1.45 acres) of land for Municipal Reserve, the remaining  $\pm$  2.63 hectares ( $\pm$  6.50 acres) of Municipal Reserve owing for the plan area shall be provided by cash in lieu payment through a condition of subdivision.







# 4.0 Implementation

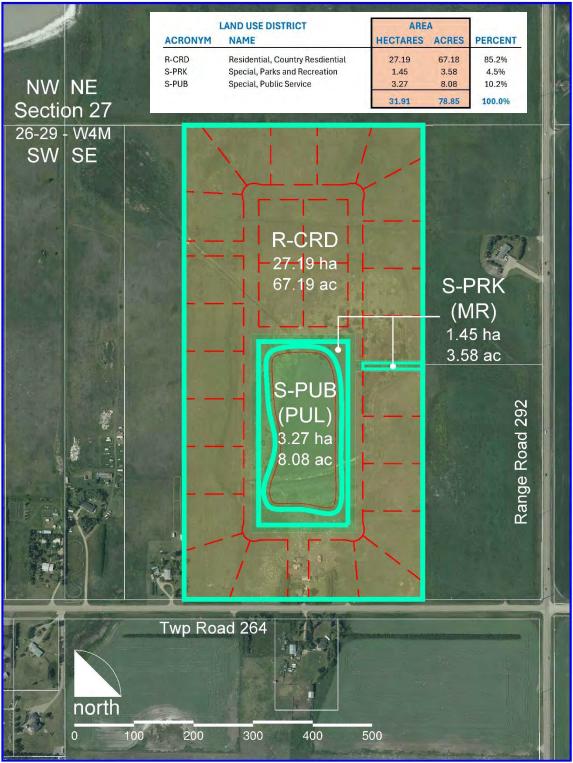
#### 4.1 PROPOSED LAND USES

A land use redesignation application for Strawberry Hills seeks to redesignate the property from its existing Agricultural, Small Parcel District (A-SML p8.1) to Residential, Country Residential District (R-CRD) to accommodate minimum 0.8 hectare (2 acres) country residential parcels; Special, Parks and Recreation District (S-PRK) to accommodate open space with trails and seating; and Special, Public Service District (S-PUB) to accommodate a stormwater facility. See Figure 9: Proposed Land Uses.





**Figure 9: Proposed Land Uses** 







#### 4.2 PROPOSED SUBDIVISION

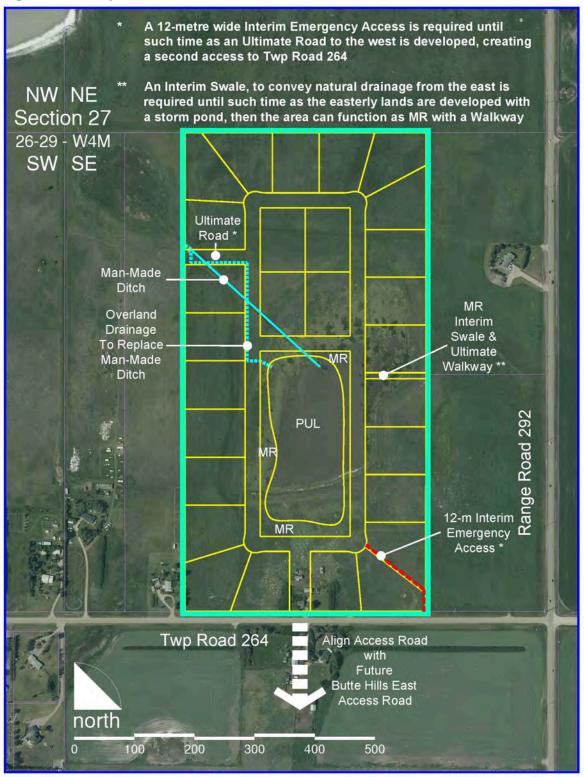
The subdivision of Strawberry Hills is expected to occur within the short term according to design criteria described as follows:

- Minimum residential parcel sizes to be in accordance with the requirements of the County's applicable land use designation.
- Any outstanding Municipal Reserves (MRs) to be addressed as land dedication up to 10% of the gross developable area, or cash-in-lieu, or a combination of both.
- Implementation of required transportation, utility servicing, and stormwater management infrastructures, as contemplated by the SE27 Conceptual Scheme, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.
- Creation and implementation of Architectural Guidelines and Landscaping Plan as described by Section 4.3 of this appendix.





**Figure 10: Proposed Subdivision Plan** 







#### 4.3 ARCHITECTURAL & LANDSCAPING GUIDELINES



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

- Exterior material finishes and colours match the palette of natural landscaping.
- The use of natural material finishings such as stone, wood siding and timber is encouraged the use of stucco will be limited.
- Rooflines with variable peaks, gables and dormers are encouraged.
- Front entrances should be the dominant feature of the front building façade.
- Garage doors should be situated to minimize visual impact from the street.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination will be minimized and implemented in accordance with dark sky principles.
- Areas of extensive 'manicured' exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation and maintenance requirements.
- Use of fencing should be minimized.



Wildfires, particularly grass ones on the prairies, are detrimental to infrastructure, homes, and can be fatal to people. There are certain factors that can be introduced and implemented at the development stage: sufficient fire suppression water source (use of grey water); specific distances between houses and between fire-prone vegetation; restrictive use of certain plant materials that are more flammable; and manicured spaces around homes to serve as a fire break.





These components should be incorporated into the Architecture & Landscaping Guidelines, to ensure they are implemented.

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

- Policy 4.3.1: The developer shall establish Architectural & Landscape Guidelines at the subdivision stage to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination.
- Policy 4.3.2: The developer shall register the Architectural & Landscape Guidelines on the certificate of title for each residential property at the subdivision stage to advise the future owners of their specific development requirements relative to the Guidelines.
- Policy 4.3.3: The developer shall introduce mitigative measures in the Architectural & Landscape Guidelines to reduce spread of wildfires to address but not limited to low-combustible plant material; manicured grasses surrounding homes; setbacks between homes and between homes and tree stands.
- Policy 4.3.4: Abundant soft landscaping is encouraged to reduce the effects of greenhouse gas emissions.
- Policy 4.3.5: Conversely, hard landscaping shall be minimized, wherever possible.
- Policy 4.3.6: The Architectural & Landscape Guidelines shall incorporate appropriate language around the use of drought-tolerant, wind-tolerant, and hardy species native to Calgary Region Zone 3b.







#### 4.4 SUBDIVISION & STREET NAMES

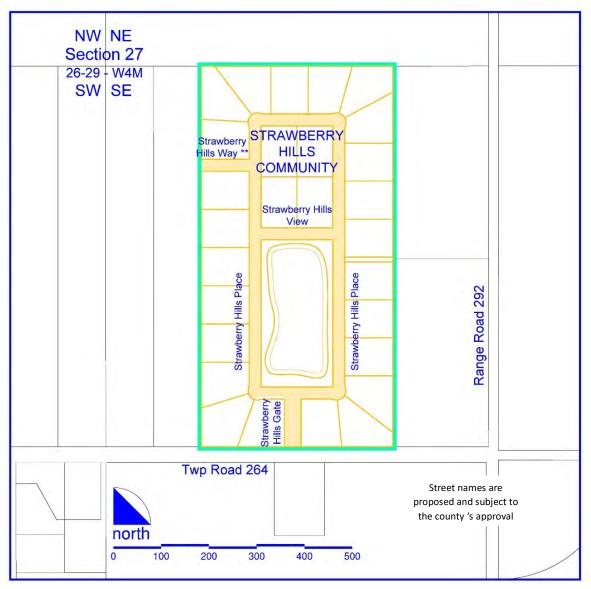
Both the subdivision name and the street names are proposed to be themed in line with existing adjacent names premised on the "Hills" theme: the existing Sharp Hills and Butte Hills communities to the west and southwest, respectively, and the proposed Butte Hills East to the south. The prefix "Strawberry" was chosen as the proponents of this application wish to promote this plant through its community gardens' program, to be established on the MR property and maintained by a future Homeowners' Association. Refer to Figure 11: Proposed Community & Street Names.

- Policy 4.4.1: All proposed subdivisions and respective street names shall be submitted to the County for approval prior to subdivision endorsement.
- Policy 4.4.2: If a sign to identify the subdivision name is located on private property a maintenance agreement shall be registered on the affected title to be maintained in perpetuity.
- Policy 4.4.3: Notwithstanding Policy 4.4.2 above, if a sign to identify the subdivision name is located on MR, it shall be maintained by a future Homeowners' Association, in perpetuity.





**Figure 11: Proposed Community & Street Names** 







## 5.0 Public Consultation



A letter of introduction was mailed to all SE27 Conceptual Scheme landowners, asking for their input regarding the development concept for the Conceptual Scheme (Figure 2: Future Developability Considerations for SE27-26-29-W4M). The results produced one resident's email of clarification. See Appendix 2.

A public open house was held on Wednesday, February 22, 2024, at the Balzac Community Hall from 430pm until 730pm. An advertisement was placed in the *Rocky View Weekly* for two consecutive weeks: February 13<sup>th</sup> and 20<sup>th</sup>. A letter invitation was also mailed to the SE27 Conceptual Scheme landowners, personally inviting them to the open house. See Appendix 2.

There were approximately 25 attendees, and the following comments were registered via conversations and comment

sheets (answers, where necessary, are shown in blue):

- No concerns.... very excited about this community.
- Not concerned but happy to see Rocky View County is growing.
- Excited to see new developments coming up.
- Super excited about this development.
- Excited to have a new green space.
- Would like opportunities for your plan to support and complement our plans.
- Everything was clarified and answered well.
- Looking forward to seeing new lots in the area, new homes, and development.
- Bypass truck traffic from Highway 2, avoiding the weigh scale station. This is unfortunate and would suggest contacting Rocky View County to see if any mitigative measures can be introduced.
- More traffic through Sharp Hills. The traffic analysis indicated that adjacent roads, and intended routes, can handle the increased volumes.
- Will you connect to Rocky View Water Co-op? Yes already approved.
- Where did the name Strawberry Hills come from? Named by the landowners' affection for strawberries with "Hills" in alliance with adjacent communities' names: Sharp Hills, Butte Hills, Hays Hills, and the proposed East Butte Hills.





In addition, as part of the county's formal circulation process, three letters of opposition were received. Their concerns ranged from traffic, sewerage, wildlife, and wetland. All three letters were provided with appropriate responses.





# 6.0 Supporting Technical Reports

The following technical reports are submitted under separate cover.

- 1) Phase One Environmental Site Assessment, JAD Environmental Services Inc (September 2023)
- 2) Geotechnical Report, Englobe Corp. (November 2023)
- 3) Biophysical Impact Assessment, CIMA+. (January 2024)
- 4) Traffic Impact Assessment, Bunt & Associates Engineering Ltd. (October 2023)
- 5) Preliminary Stormwater Management Report, Jubilee Engineering Inc. (January 2024)
- 7) Historical Resources Overview, Bison Historical Services Ltd. (October 2023)





## **Public Consultation Material – August 2023 Introduction** Letter

23 August 2023



I am representing your new neighbour to the west of your Balzac lands in SE27-26-29-W4M (see map on the reverse side). They wish to develop their property and subdivide it into two-acre parcels, with public open space, and a storm pond. We are working on the design at this time and will share it with you once it is firmer.

We met with the Rocky View County development team today and they suggested we reach out to you to see if you have interests in developing your land in the immediate future and if so, would you want to be included in our process of seeking approval for a similar type of development, that is, two-acre parcels, with open space and a storm pond? The county was to be assured that what we are proposing does not jeopardize your opportunity to develop. As a result, I will be preparing a concept plan for the entire quarter-section, including your property, to assure this.

I would very much like to hear from you regarding the above matter. You may contact me via regular mail, email, or telephone, to discuss this further. I will assume no response is a NO.

Thank you for your time.







## Public Consultation Material – January 2024 Open House Letter

22 January 2024

**LANDOWNER** 

RE: PROPOSED SE27 CONCEPTUAL SCHEME PROPOSED & APPENDIX A - STRAWBERRY HILLS

Hello Again,

As a follow up to my August 23<sup>rd</sup> letter, I wish to advise you that we are holding an open house in February with the following details:

Date

WEDNESDAY, FEBRUARY 21<sup>ST</sup>

Time

430PM TO 730PM

Place

#### BALZAC COMMUNITY HALL (10075 Township Road 262)

My client wishes to subdivide their 80 acres into country residential lots – see the reverse side – area in red. Rocky View County requires a Conceptual Scheme area to be a quarter-section in size. Since our client does not own the entire quarter-section, we would include your lands, located on either side of the red area, in the application area. *Please note, you are not obligated to do anything at this time and your property taxes will not change because of this proposal.* However, if you do wish to subdivide sometime in the future, for example, into two-acre parcels, some of the planning work will have been completed for you.

We will be happy to explain what is being proposed at the open house or you can call, email, or mail me if you have any questions.

Thank you.



manuel Smant



Public Consultation Material – Rocky View Weekly Advertisement







## **Public Consultation Material – Sample Comment Sheet**

OPEN HOUSE − 21Feb2024 430pm to 730pm Balzac Community Hall (10075 Township Road 262)



### PROPOSED SE27 CONCEPTUAL SCHEME APPENDIX A – STRAWBERRY HILLS

We would appreciate if you would take some time to provide us with any comments you may have. You may complete the form here and drop it off in the blue box or you may take it away to complete and mail or email it to the following addresses:

WERE YOUR QUESTIONS AN	ISWERED SUFFICIE	NTLY? IF NOT, P	LEASE EXPLAIN
ARE YOU CONCERNED ABOU	JT ANY ASPECT OF	THIS PROPOSAL	. – WHAT IS IT?
ANY OTHER COMMENTS?			
WOULD YOU LIKE TO BE KER	PT INFORMED OF T	THE ACTIVITIES C	OF THESE
APPLICATIONS? IF YES, HOV	N SHOULD WE COI	MMUNICATE WI	TH YOU?



Please use the reverse side to continue. Thank you for your time.

