

CONCEPTUAL SCHEME
SOUTH CONRICH



ROCKY VIEW COUNTY
Cultivating Communities

Bylaw C-6401-2006
Adopted July 31, 2007

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6401-2006

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

WHEREAS the Council deems it desirable to adopt the said Bylaw, and

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to provide a policy framework to guide and evaluate future development within all lands contained within NE-29-24-28-W4M, a portion of lands within NW-29-24-28-W4M and a portion of lands within SW-32-24-28-W4M comprising approximately \pm 268 acres; and

WHEREAS a notice was published on Tuesday, January 30, 2007 and Tuesday, February 6, 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, February 27, 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 framework to guide and evaluate future development within all lands contained within NE-29-24-28-W4M, a portion of lands within NW-29-24-28-W4M and a portion of lands within SW-32-24-28-W4M comprising approximately \pm 268 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

Division: 5

File: 04329003/004/005/04332014 -2004-RV-199

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 23, 2007, on a motion by Councillor McLean.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 17, 2007 on a motion by Councillor Solberg.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 31, 2007, on a motion by Councillor Solberg.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6401-2006

SCHEDULE “A”

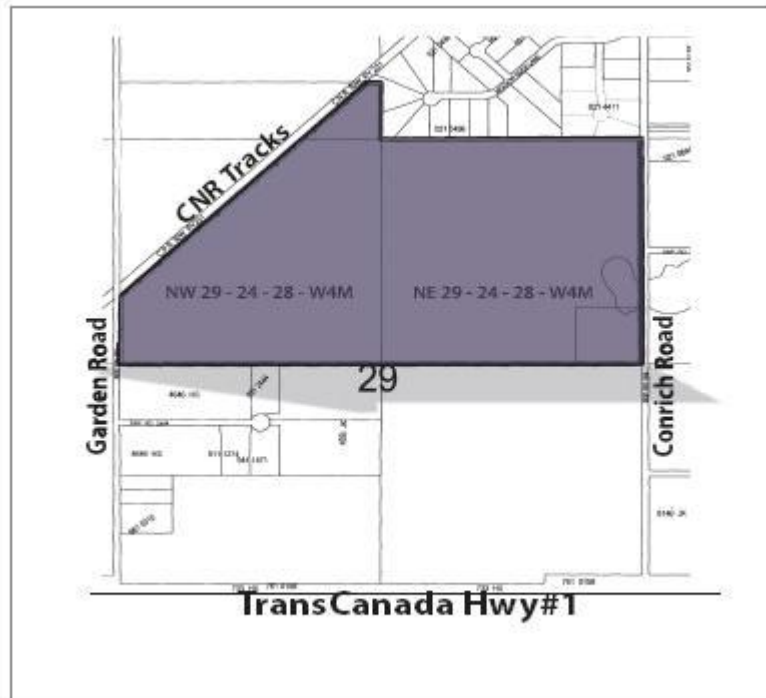
A Conceptual Scheme for all lands contained within NE-29-24-28-W4M, a portion of lands within NW-29-24-28-W4M and a portion of lands within SW-32-24-28-W4M comprising approximately \pm 268 acres has been provided under separate cover.

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6401-2006	Original Bylaw	July 31, 2007
C-6778-2009	Insert "private school" on page 4, 16, 18, & 21 and Appendix A, on page 2, 10, 13 & 14. Replace figure 7 & 8 and Appendix A, 5, 6, & 13. Define between "private school" and "public School" Identify location of Private School Correct grammar, punctuation etc.	July 7, 2009
C-6961-2010	Insert Appendix Cell C to the Conceptual Scheme	September 7, 2010
C-7957-2019	Amended sections Section 7.1, and addition of Appendix: Cell D to the Conceptual Scheme	July 14, 2020
C-8193-2021	Amended sections 7.1 and 7.2 and amended a portion of Appendix D to allow residential use within a portion of Cell D and to change a portion from business campus use to commercial mixed-use.	May 31, 2022

South Conrich Conceptual Scheme



July 2007

Prepared for:

Municipal District of Rocky View No. 44
Planning & Community Services

Prepared by:

Brown & Associates Planning Group

On behalf of:

Amar Development Ltd. and Area Landowners

South Conrich Conceptual Scheme

Prepared for:

Municipal District of Rocky View No. 44
Planning & Community Services

Prepared by:

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July 2007

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1.0 INTRODUCTION

The South Conrich Conceptual Scheme (SCCS) has been prepared for the Municipal District of Rocky View No. 44. Preparation of the SCCS has been guided by the Calgary – Chestermere Corridor Area Structure Plan (CCCASP) and the Municipal District of Rocky View Municipal Development Plan (MDP), Bylaw C-4840-97, as amended. The primary purpose of the SCCS is to facilitate and provide further policy direction for land use amendments, subdivision, and development on the South Conrich lands. A secondary purpose of the SCCS is to demonstrate how neighbouring lands may be developed in an orderly and efficient manner, either subsequent to or in conjunction with development of the South Conrich lands.

Policy 5.4 of the MDP states, “Council may require a landowner to prepare a Conceptual Scheme in support of a residential redesignation or subdivision application and to encourage collaboration between landowners to achieve an economical and orderly settlement pattern.”

Chapter 5.0 of the CCCASP contains the following policies with respect to preparation of Conceptual Schemes:

“5.2.1 Conceptual schemes, prepared to the satisfaction of the Municipality, shall be required to guide future land use changes and subdivision. Where appropriate and required to address the integration of the proposed development with adjacent lands, the conceptual scheme may encompass lands that are outside of the area to be redesignated and/or subdivided.”

Given that the SCCS is contained within a Residential Growth Policy Area in the CCCASP, it conforms to the following policy:

“6.2.3 Conceptual schemes, as guided by policies in Section 5.2 of this Plan, shall address the needs of either infill residential developments or new residential developments within the Plan Area whenever redesignation and/or subdivision is contemplated to facilitate the development of 6 or more residential lots.”

Further policy direction for this Conceptual Scheme is provided under Sections 6.4 and 6.7 of the CCCASP, which addresses Comprehensive Developments that may not necessarily conform to specific policies set forth in the CCCASP. In this case, the SCCS provides for residential development of a higher density than contemplated by the policies for the Residential Growth Policy Area of the CCCASP. The primary rationale for such higher density is the availability of municipal sanitary sewer and water servicing, which was not fully anticipated by the CCCASP.

The specific policies from Sections 6.4 and 6.7 of the CCCASP that apply to the SCCS include:

- “6.4.3 Innovative mixed-use developments may be considered within Residential Infill and Residential Growth Policy Areas. These developments should be comprehensive in scale and design and combine residential components with other uses such as, for example, recreational and institutional uses. Such developments should result in communities that are flexible and creative, providing for a variety of lot sizes, communal property, and different land uses. Projects of this scale will be treated as Comprehensive Developments and be guided by policies contained in Section 6.7 of this Plan.”
- 6.7.1 Developments that propose to introduce residential, business, institutional and/or recreational uses into lands where such a development does not comply with the policies for that Policy Area(s) shall:
- i be comprehensive in scale and design;
 - ii encompass at least the equivalent of one quarter section of contiguously owned lands;
 - iii be serviced with communal water and wastewater services; and
 - iv require redesignation of the lands to a Direct Control District that deals specifically with the proposed development.
- 6.7.3 In support of an application for a Comprehensive Development, the Applicant shall, at a minimum, provide Staff with the following information:
- i the intended nature of the development, demonstrating how it is comprehensive in scale and design;
 - ii evidence of the viability of the development, demonstrating why it should not be considered to be premature to proceed with it at the time it is proposed;
 - iii evidence of how the development will move the Municipality forward in achieving its strategic goals, indicating the benefits that would be realized from development of the lands as proposed;
 - iv identification of any intermunicipal interests that may arise as a result of the development of the lands, indicating how the Applicant intends to address these;
 - v evidence of how the development can proceed without reducing the viability of existing uses on adjacent lands; and
 - vi evidence of the intended compatibility of the development with existing development in the area and future proposed land uses.
- 6.7.4 Additional requirements in the preparation of conceptual schemes intended to support proposals for Comprehensive Developments include, but are not limited to the need to address the following:
- i impacts on the regional, as well as the local, road network;
 - ii opportunities to extend water and wastewater servicing to areas adjacent to the proposed development;
 - iii measures to ensure that the proposed development will not adversely affect the viability of existing uses on adjacent lands; and
 - iv any intermunicipal interests that may arise as a result of the development of the lands, to the satisfaction of both municipalities;”

On June 8, 2004, Council authorized the preparation of the South Conrich Conceptual Scheme for all lands within the SCCS Plan Area. This document has been prepared pursuant to that Council authorization and all relevant policies of both the MDP and the CCCASP.

1.1 Definitions

In this Conceptual Scheme, the following interpretations shall apply:

SCCS means the South Conrich Conceptual Scheme.

Plan Area means the area illustrated on Figure 3 of the South Conrich Conceptual Scheme.

Council means the Council of the Municipal District of Rocky View No.44.

Municipality means the Administration and Council of the Municipal District of Rocky View No.44.

Developer means the registered landowner or any future landowner.

Land Use Redesignation, Tentative Plan, Subdivision Stage means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the Municipality.

Qualified Professional means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.

Should is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

2.0 PURPOSE AND OBJECTIVES

The purpose of this document is to provide a comprehensive policy framework for lands included within the SCCS Plan Area. The objective is to ensure orderly and sustainable development within the context of the Municipal District of Rocky View Municipal Development Plan. The intent of this Conceptual Scheme is to act as an overriding policy document to guide future amendments prepared for privately owned lands within the SCCS Plan Area.

At the time of drafting there are four landowners within the Conceptual Scheme Plan Area. Each ownership is defined as a separate parcel in Figure 6 – Current Land Use Districts and Community Context of this Conceptual Scheme. Further, the Conceptual Scheme Plan Area is divided into four distinct Development Cells, as illustrated in Figure 3 – Development Cells. Amendments are to be submitted for each of the four Cells, either individually or together, and will be included as appendices to this overall policy document. Certain standard requirements may be deferred to the submission of subsequent amendments to the SCCS.

The policies of this Conceptual Scheme address

- complimentary and compatible future land use
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent to the Conceptual Scheme
- transportation and infrastructure connections across shared property lines
- the provision of open space links to adjacent lands
- the dedication of public roadways and municipal reserve parcels
- the provision of integrated parks, pathways, schools and community facilities
- acceptable densities of future developments
- minimum requirements for future amendments to this Conceptual Scheme.

Future amendments to this Conceptual Scheme will provide supporting rationale for land use redesignation and subdivision within individual Cell boundaries. The amendments for each Cell will be included as appendices to this Conceptual Scheme. The Cell A (Amar Lands) Conceptual Scheme amendment has been prepared as Appendix A to this Conceptual Scheme.

Policy

- 2.0.1 The South Conrich Conceptual Scheme is provided as a guide and framework for future amendments. Applications for amendment to the South Conrich Conceptual Scheme will be required for each of the four Development Cells identified within this Conceptual Scheme.**
- 2.0.2 Applications for land use redesignation may run concurrently with applications for amendment to the South Conrich Conceptual Scheme.**

- Figure 1 – Aerial Photo Regional Context** identifies the SCCS in relation to the broader region including the City of Calgary, the Town of Chestermere, and the Trans Canada Highway.



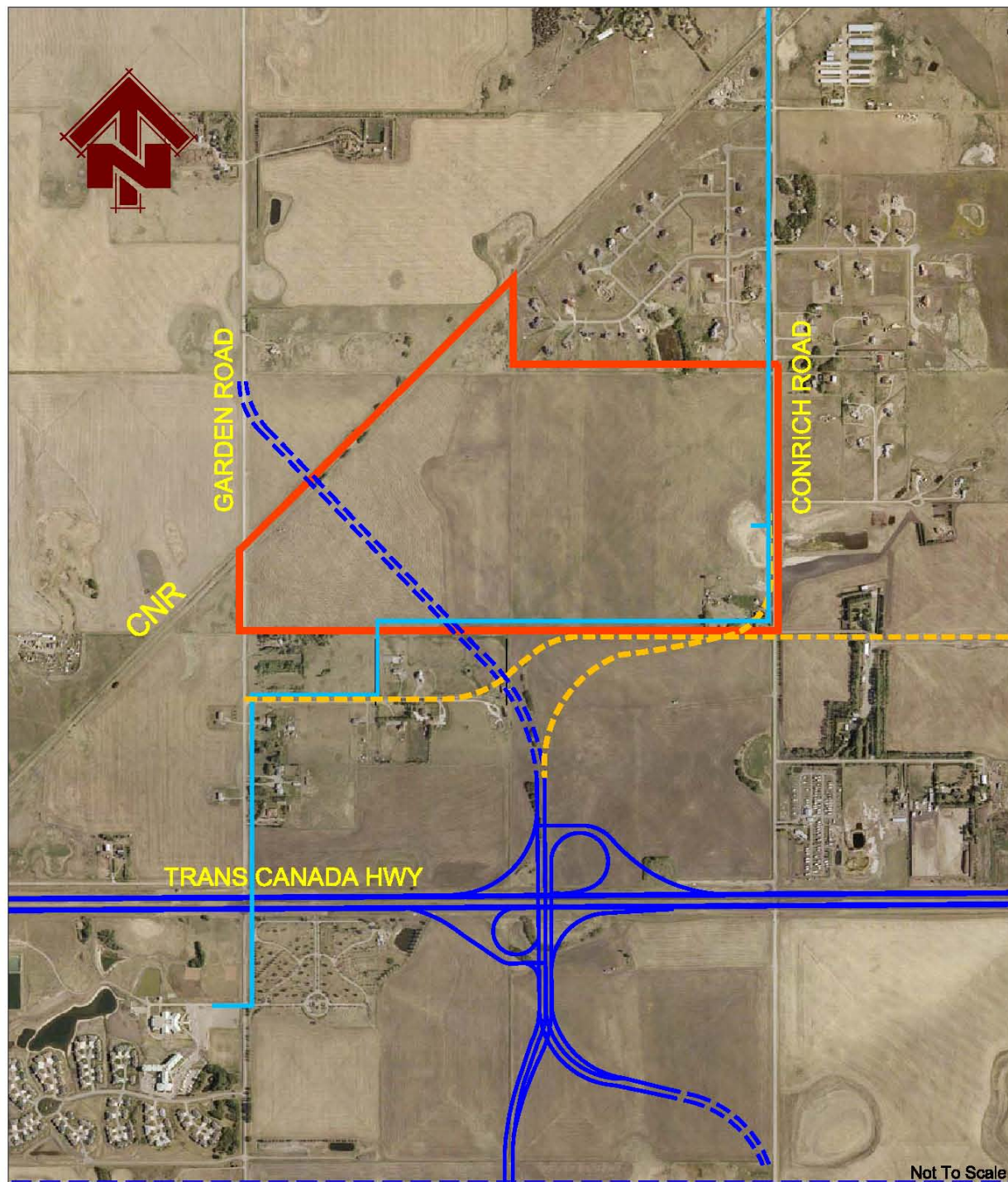


Not To Scale

- Conceptual Scheme Boundary
- Possible Future Interchange Locations

Figure 1:
AERIAL PHOTO
REGIONAL CONTEXT

South Conrich
Conceptual Scheme
December 2006 Draft



- Conceptual Scheme Boundary
- Possible Future Interchange
- Preferred Major Road
- Possible Alternative Major Road Alignments
- Sewer and Water Lines

Figure 2:
AERIAL PHOTO
CONCEPTUAL SCHEME CONTEXT

South Conrich
Conceptual Scheme
December 2006 Draft

4.0 DEVELOPMENT CELLS

For the purposes of this Conceptual Scheme, the subject lands will be referred to as Cells A, B, C, and D.

The lands contained within the SCCS are legally described as:

1. Meridian 4 Range 28 Township 24 Section 29 Quarter North East
Containing 64.7 hectares (160 acres) more or less
Excepting thereout the South East Quarter of Legal Subdivision 9
Containing 10 acres, more or less
Excepting thereout all mines and minerals
2. Meridian 4 Range 28 Township 24 Section 29
The South East Quarter of Legal Subdivision 9 in
The North East Quarter
Containing 4.05 hectares (10 acres) more or less
Excepting thereout all mines and minerals
3. Meridian 4 Range 28 Township 24 Section 29 Quarter North West
Containing 64.7 hectares (160 acres) more or less
Excepting the right of way on Plan RY231
Containing 5.65 acres more or less
Excepting thereout all mines and minerals
(Only the \pm 49.09 hectares or \pm 121.3 acres to the south and east of the right of way on Plan RY231) *
4. Meridian 4 Range 28 Township 24 Section 32
The South Half of Legal Subdivisions 3 and 4
In the South West Quarter
Containing 16.2 hectares (40 acres) more or less
Excepting thereout the railway right of way on Plan RY231
Containing 0.874 of a hectares (2.16 acres) more or less *
Excepting thereout all mines and minerals
(Only the \pm 2.91 hectares or \pm 7.19 acres to the south and east of the right of way on Plan RY231) *

* As authorized by Council, this Conceptual Scheme only includes those portions of SW-32-24-28-W4M and NW-29-24-28-W4M which lie to the south and east of the right of way on Plan RY231.

At the time of adoption of the SCCS, the areas of the four Development Cells, excluding rights-of-way for future major roads, are:

Cell A: ± 143.08 acres (± 57.90 hectares)

Cell B: ± 10.09 acres (± 4.08 hectares)

Cell C: ± 72.88 acres (± 29.50 hectares)

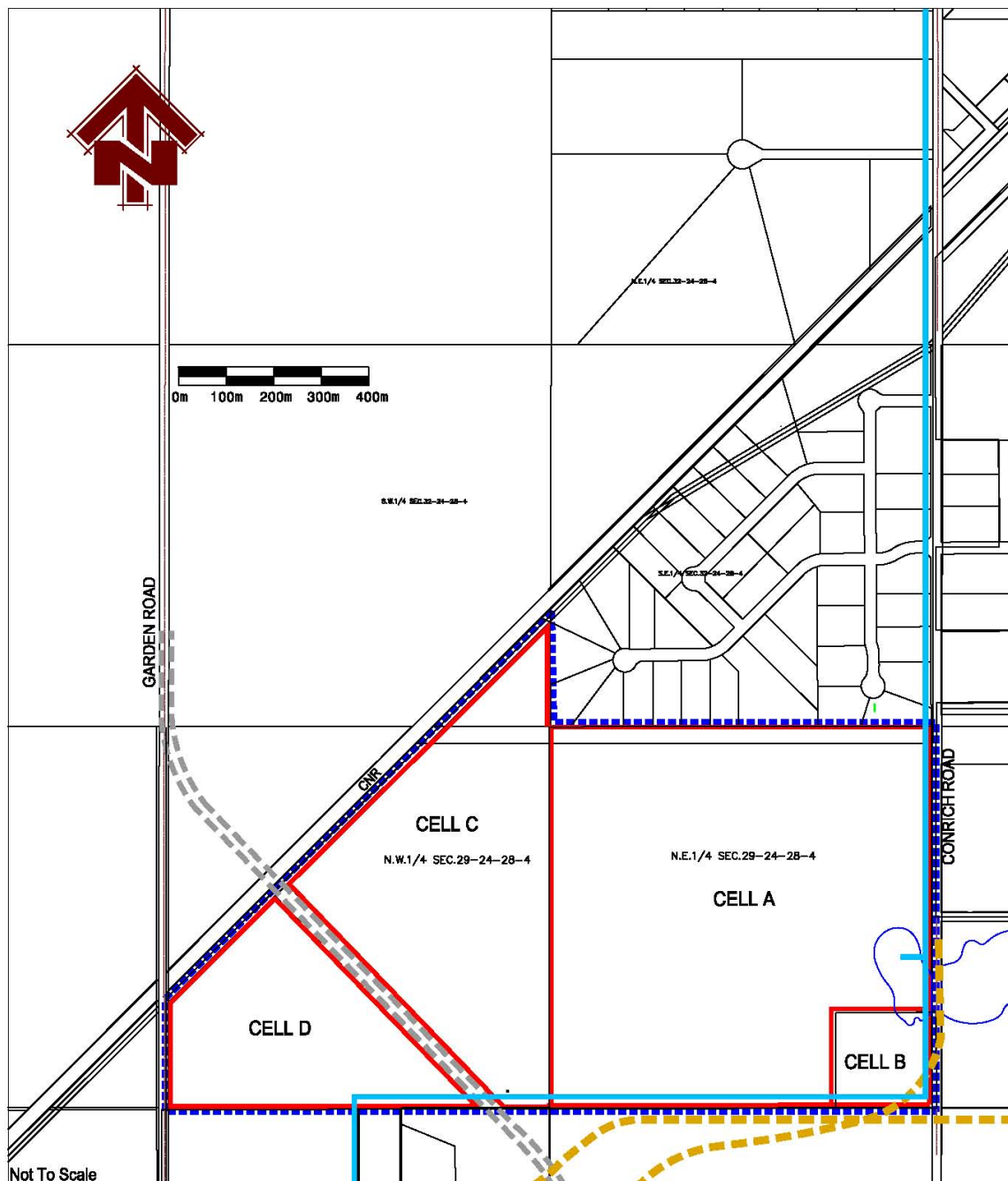
Cell D: ± 41.94 acres (± 16.97 hectares)

The total area of the South Conrich Conceptual Scheme, excluding rights-of-way for future major roads, is ± 267.99 acres or ± 108.45 hectares.

Figure 3 – Development Cells identifies the four Development Cells within the SCCS.

Policy

4.0.1 The Policies of the South Conrich Conceptual Scheme shall apply to all lands identified in Figure 3 – Development Cells.



- ■ ■ ■ ■ Conceptual Scheme Boundary
- Cell Boundaries
- - - Preferred Major Road
- - - Possible Alternative Major Road Alignments
- Sewer and Water Lines

Figure 3:
DEVELOPMENT CELLS

South Conrich
Conceptual Scheme
December 2006 Draft

5.0 SITE ASSESSMENT

5.1 Soil Capability for Agriculture

With the exception of the farmstead in Cell B, all lands within the SCCS are currently cultivated for agricultural purposes. The Canada Land Inventory rates the Soil Capability for Agriculture on the majority of these lands as Class 1, with no significant limitations in use for crops. There are, however, three low-lying areas comprising approximately 40 acres or 15% of the SCCS area, which are rated Class 5. These low-lying areas, which are situated on the northern, eastern, and southern edges of the SCCS, can be affected by excess water, inundation, or adverse soil salinity, depending on seasonal precipitation and soil moisture levels.

5.2 Topography and Geotechnical Evaluation

The lands within the SCCS are typically level, with gentle slopes down to the northern, southern, and eastern boundaries of the Conceptual Scheme. Cells A and B tend to drain toward the low-lying lands immediately to the north of Cell B. Most of Cell C and Cell D drain to the south, although a small part of Cell C drains into a low-lying area on the northern boundary of the SCCS.

Cell A: Primarily flat with grades in the 1 to 5% range. Lands drain to the east.

Cell B: Slightly lower in elevation than Cell A, but with similar grades. Lands drain to the north.

Cell C: Slightly higher in elevation than Cell A, with similar grades. Lands drain to the north and south.

Cell D: Similar to Cell C in both elevation and grades. Lands drain to the south.

Development within the SCCS will be virtually unlimited by topography. The existing slope, soil, subsoil, and drainage conditions are all conducive to proper site layout, roadway development, utility servicing, stormwater management, and building construction.

Policy

- 5.2.1 All land use amendments within the SCCS shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the Municipality.**

5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that “there is little reason to expect the presence of intact archaeological sites” within the SCCS. Based upon that finding, preparation of a Historical Resources Impact Assessment will not be necessary. Nonetheless, pursuant to Section 31 of the Historical Resources Act of Alberta, the discovery of any archaeological, historic period, or palaeontological resources during construction will be reported immediately to Alberta Community Development.

Policy

5.3.1 It will be the responsibility of the applicant, developer, or landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Community Development.

5.4 Visual Analysis

Although the lands in and around the SCCS are generally flat, the local topography does have enough relief to provide views of both downtown Calgary and the Rocky Mountains. Given that certain lands in the vicinity of the SCCS are already developed for country residential purposes, site lines from existing dwellings should also be considered. Conceptual Scheme amendments should address issues of visual impact on existing adjacent developments.

Lands to the north of Cell A are slightly higher in elevation, so development within the SCCS will have little impact on exiting view lines from Conrich Estates. Lands to the east are currently under cultivation, although those lands may be subject to development for residential uses in the future.

Similarly, Cells C and D are at an elevation equal to or slightly lower than the lands to the north and east in Conrich Estates. Dedication of open space within the northern corner of Cell C (see Figure 7) would ensure that the current views to the south and west from homes within the southwest corner of Conrich Estates will not be significantly screened by future development within the SCCS.

The roads and railway tracks surrounding the SCCS also assist in the spatial definition of the plan area. Amendments to the SCCS will be required to address potential impacts associated with these transportation corridors through measures such as buffers, open space, or building setbacks.

Figure 4 – Soil Capability shows the major soil types within the SCCS.

Figure 5 – Site Topography shows the generally level, gently sloping terrain within the SCCS according to one-metre contours.

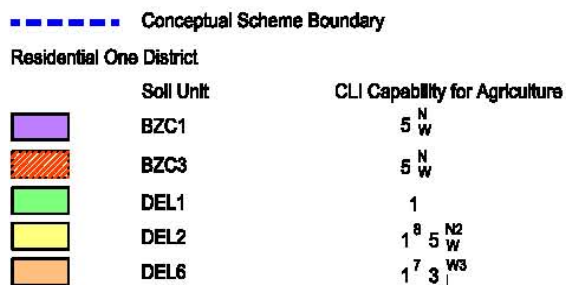
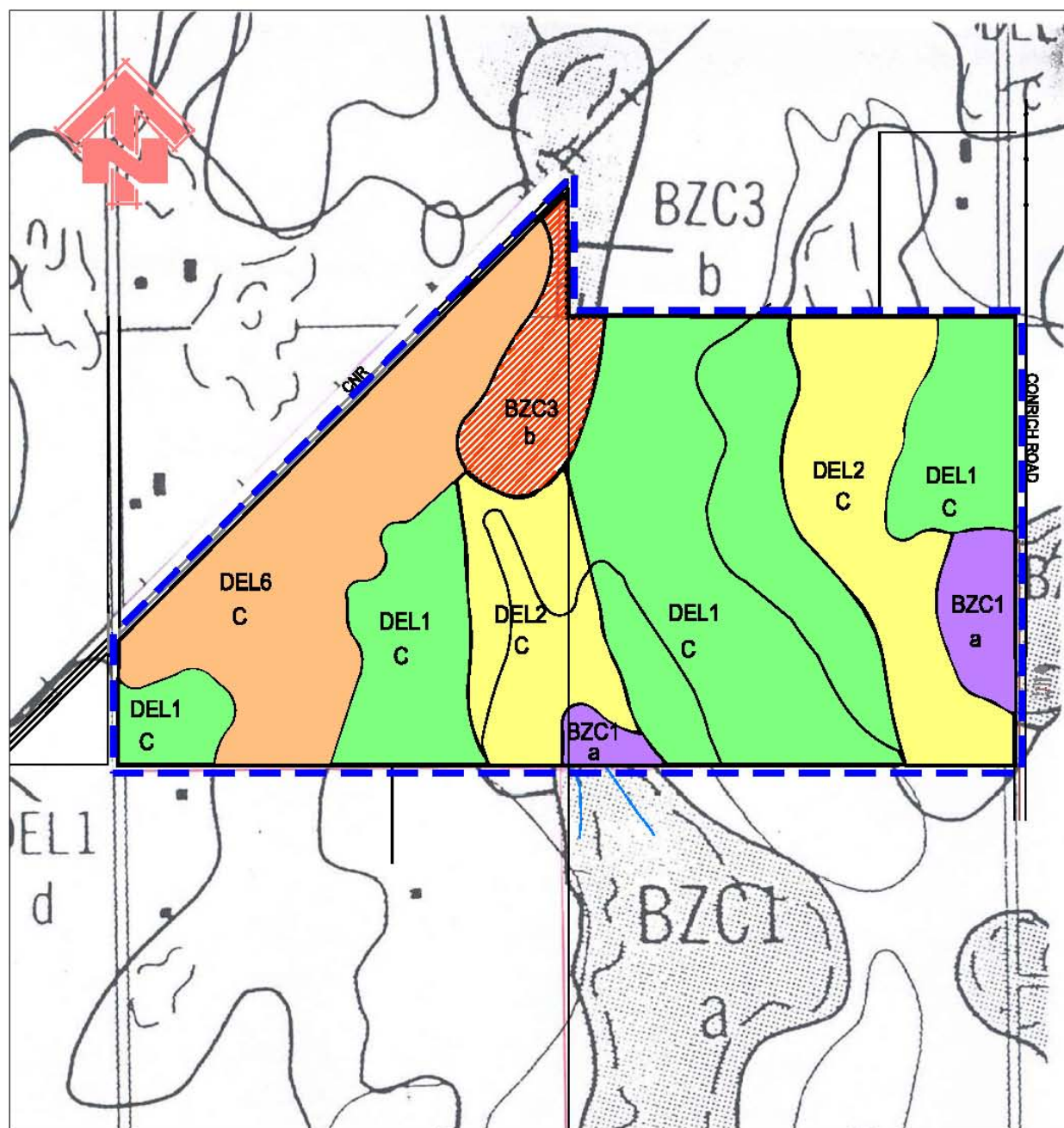


Figure 4:
SOIL CAPABILITY

South Conrich
Conceptual Scheme
February 2006 Draft

6.0 CURRENT LAND USE AND COMMUNITY CONTEXT

6.1 Current Land Use

Most of the lands contained within the SCCS are currently under cultivation, although Cell B contains an original farmstead. The predominant land use designation within the SCCS has been Ranch and Farm District (RF), except for the farmstead, which has been designated Farmstead District (F). Apart from the farmstead, the only buildings erected within the SCCS have been temporary agricultural structures (grain bins). Pre-development legal access to the east side of the SCCS has been provided from Conrich Road, while access to the west side of the SCCS has been provided from Garden Road.

6.2 Historical and Future Community Context

The lands surrounding the SCCS include a mix of country residential and agricultural land uses. The ages of many neighbouring residential developments, both within the Hamlet of Conrich and in nearby agricultural areas, indicate that this established country residential community has quite recently undergone a significant amount of infill development. An example of such infill can be found immediately to the north of Cell A in the Conrich Estates residential community. In February 2001, Council approved the subdivision of thirty-two new residential lots at Conrich Estates, with a minimum parcel size of two acres for each new lot. That residential development is designated Residential One District (R-1). Other country residential subdivision in the area has been relatively piecemeal, providing for a range of parcel sizes in R-1 and R-2 Districts.

To the south and south east of the SCCS, three areas have been designated AH Agricultural Holdings District. Also to the south east of the SCCS, along Highway #1, Council has approved business land uses within the B-4 Business District and the DC91 Direct Control District. Further to the south and southwest are the Garden of Peace Cemetery (operated by the Municipal District of Rocky View) and the Prince of Peace community, school, and church, both on the south side of Highway #1. Council has authorized preparation of a conceptual scheme for the lands immediately to the south of the SCCS.

The Hamlet of Conrich is located one mile to the north of the SCCS, at the intersection of McKnight Boulevard (Township Road 250) and Conrich Road (Range Road 283). Conrich is typical of many of the smaller historical Hamlets within the Municipal District, with a compatible blend of residential and business uses. The Rocky View School Division had operated an elementary school at Conrich for several decades, but closed that school and disposed of the land and buildings in the early 2000s. The rest of the lands surrounding the SCCS have been maintained in agricultural production and are designated RF Ranch and Farm District.

Notwithstanding the major historical land uses, the Calgary – Chestermere Corridor Area Structure Plan (CCCASP) promotes the establishment of a significant community in this area. As with other Area Structure Plans within the M.D. of Rocky View, the CCCASP promotes the development and sustainability of a complete community. Over time, the CCCASP will accommodate a wide range of land uses and development that will cater to the commercial, retail, community, and educational needs of its residents.

The SCCS is intended both to serve as a catalyst for a complete community and to integrate with that community in the future. Development within Cells A, B, and C will support a distinct residential community with generous open space, a private school and a future community recreational facility. Development within Cell D is expected to integrate with future development of the proposed conceptual scheme immediately to the south of the SCCS.

Although the Rocky View School Division has indicated that new schools will be required within the CCCASP, the preferred sites for future public schools in this area are to be located outside the SCCS. Rather than public school sites, the SCCS is expected to provide for open space in excess of the minimum 10% Municipal Reserve required by the Alberta Municipal Government Act. The SCCS is designed to maximize direct access from individual residential lots to the internal open space system and to accommodate linkages to future development outside the Conceptual Scheme. As an enhancement to the open space system, lands within Cell A of the SCCS are to be set aside for the development of a private school and a community recreational facility near the central common. To enhance community cohesion, a small amount of land between the central common and the entryway to Cell A is proposed for local commercial (small-scale neighbourhood retail) development. The lands proposed for those purposes are shown in Figures 7 and 8 of this Conceptual Scheme.

In keeping with policy 6.4.3 of the CCCASP, the SCCS provides for an innovative mixed-use development within the Residential Growth Policy Area. This development is comprehensive in scale and design, combining residential components with other uses such as the proposed private school, community recreational facility and local neighbourhood retail establishments. Development within the SCCS can be integrated with both the existing residential uses and future development within the proposed conceptual scheme immediately to the south of the SCCS.

Figure 6 – Current Land Use Districts identifies the Conceptual Scheme context and land use districts in proximity to the planning area at the time of Conceptual Scheme preparation.

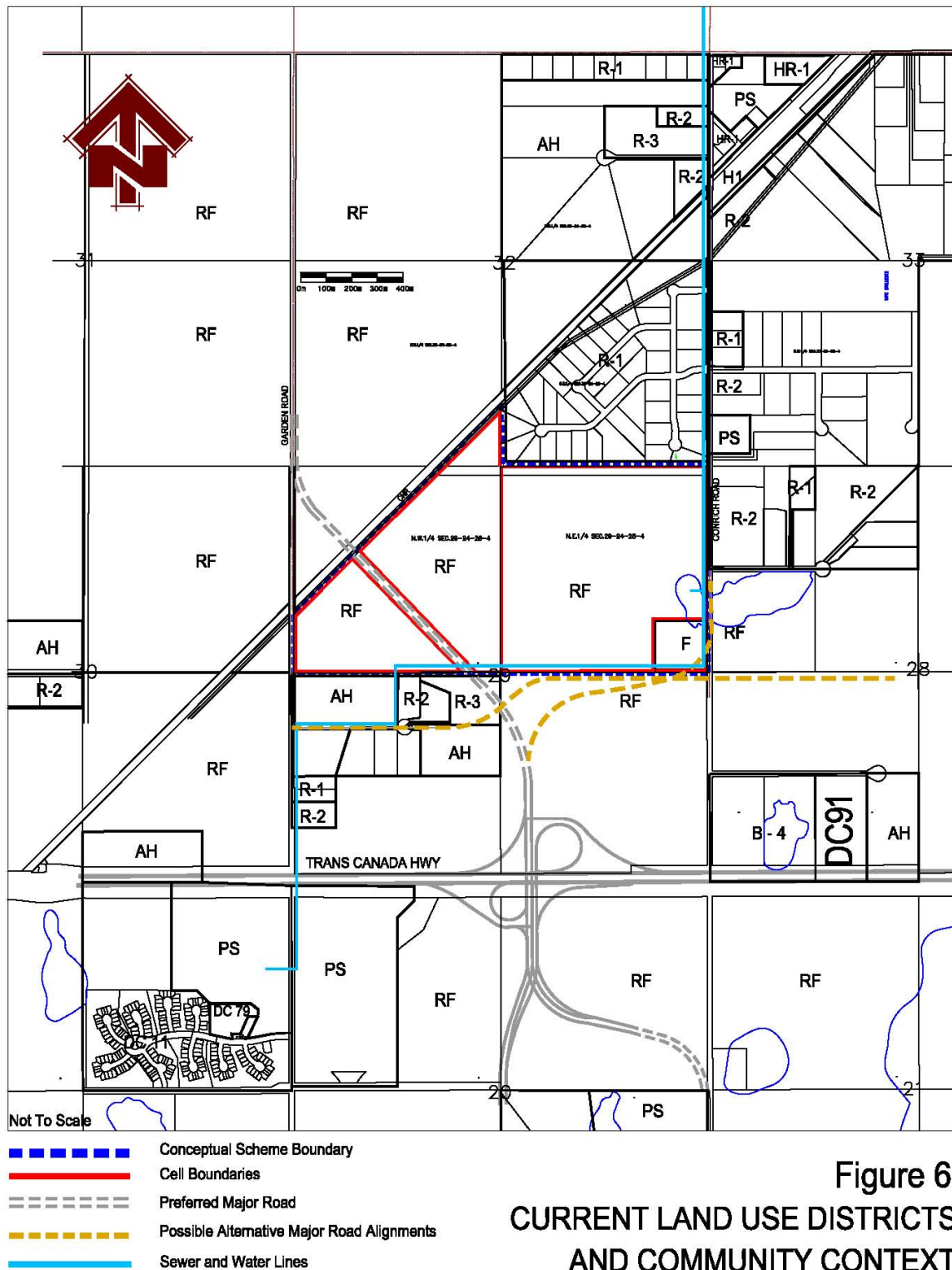


Figure 6:
CURRENT LAND USE DISTRICTS
AND COMMUNITY CONTEXT

South Conrich
Conceptual Scheme
December 2006 Draft

7.0 PROPOSED LAND USE POLICIES AND GUIDELINES

It is the intent of this Conceptual Scheme to provide a framework for future development to ensure

- land use and development patterns consistent with adjacent country residential development
- lot size and density consistent with the goals and policies of the M.D. of Rocky View Municipal Development Plan
- the provision of transportation, utility infrastructure, and open space connections across shared property lines
- future development that is sensitive to the natural environment
- a future integrated and compatible land use pattern that meets the goals and objectives of the M.D. of Rocky View Municipal Development Plan.

7.1 Land Use

The predominant land use within the SCCS will be comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space, with the exception of Cell D, which shall be minimum of 0.111 acre for Single Detached, unless otherwise specified in the South Conrich Conceptual Scheme. Development within Cell A will include a community recreational facility and local neighbourhood retail uses. Minor variations in land use will be subject to Council approval and, where necessary, will be addressed through amendments to this Conceptual Scheme, the CCCASP, the Municipal Development Plan, and the Land Use Bylaw.

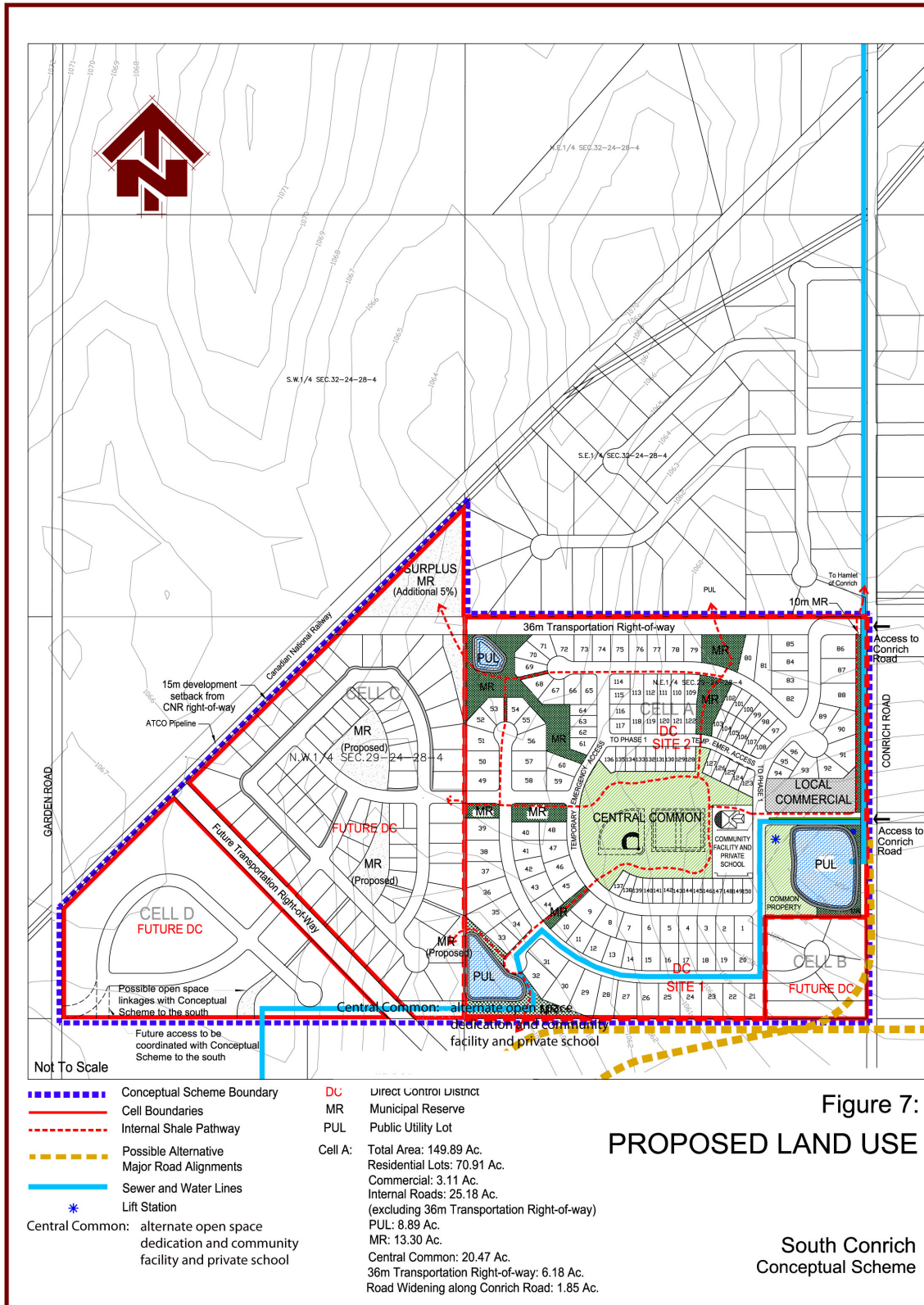
7.2 Density and Lot Size

Policy

7.2.1 The maximum overall density for comprehensive residential development within the South Conrich Conceptual Scheme shall be 1 unit per gross acre.

7.2.2 The minimum residential lot size within the South Conrich Conceptual Scheme shall be 0.111 acre for single detached development.

Figure 7 – Proposed Land Use shows the proposed land use designations, a comprehensive system of open spaces, and lands to be set aside for a private school and a community facility within Cell A.



7.3 Compatibility with Adjacent Development

The established Hamlet of Conrich and the country residential community of Conrich Estates are located north of the SCCS. The land use designation within Conrich Estates is Residential One District (R-1), while the predominant land use designations within the Hamlet are Residential One District (R-1) and Residential Two District (R-2). In order to provide for land use that is compatible with these existing residential communities, future development proposals within the SCCS should provide for the transition of uses, densities, and lot sizes adjacent to areas of established development.

Policy

- 7.3.1 It is expected that certain Development Cells within the SCCS will be developed before other Cells within this Conceptual Scheme. The land use designations for all Development Cells shall be consistent with all Conceptual Scheme policies and shall not compromise the future development of other Cells within the SCCS.**
- 7.3.2 Development proposals within the SCCS should provide for the transition of uses, densities, and lot sizes adjacent to areas of established development.**
- 7.3.3 Landscape buffering and a minimum development setback of 15 metres shall be required for lots adjacent to the CN rail line.**

7.4 Open Space, Recreation, and Community Facilities

In order to facilitate the establishment of a connective open space system, Municipal Reserve will be provided through the dedication of land. The policies contained in the Municipal Development Plan and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation, will apply to dedication of Municipal Reserve within the SCCS.

The SCCS contains a proposed trail system that is expected to provide passive recreational opportunities and pedestrian access through the plan area. The proposed trail system is also designed to provide for connections from within the SCCS to future open space and trail systems on adjacent lands.

One purpose of future amendments to the SCCS will be to establish a more detailed system of safe and convenient walkways among SCCS Cells, with connections to adjacent developments. Future amendments to this Conceptual Scheme will be encouraged to provide a linked open space system accessible to all residents of the municipality. Public walkways will be constructed to a standard acceptable to the Municipality, and linear open spaces dedicated as Municipal Reserve should have a minimum width of ten metres. Acceptable pathway connections for Conceptual Scheme amendments will be designed to the satisfaction of the Municipality. All lands proposed to be dedicated as public open space within each Cell will be identified with the first application for land use redesignation in the Cell.

The interconnected system of lands dedicated as Municipal Reserve will be enhanced by communally owned and maintained open space, including the proposed central common within Cell A. Adjacent to the central common is also expected that a community facility with associated parking and a private school are to be located. Other enhancements to both Municipal Reserve and communally owned open space will include naturalized landscaping, playground equipment, picnic tables, and park benches. Maintenance of open space, recreation, and community facilities should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.

Policy

- 7.4.1 Within a Cell boundary, ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space and community facilities to be protected as communally owned and maintained property.**
- 7.4.2 A system of open spaces should be established in general conformity with the Proposed Land Use shown in Figure 7 of this Conceptual Scheme.**
- 7.4.3 Internal open spaces and trail corridors shall be included in each Conceptual Scheme amendment for each respective Development Cell of the SCCS.**
- 7.4.4 All open spaces and trail corridors shall be constructed by the Developer and should be maintained by a Homeowners Association.**
- 7.4.5 Preparation and implementation of a weed management plan should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.**

8.0 TRANSPORTATION AND INFRASTRUCTURE

8.1 Transportation and Roadways

A Traffic Impact Assessment has been completed in support of this Conceptual Scheme and has been submitted with the other supporting information in the Conceptual Scheme application. The study considers the full build-out of lands contained within Cell A up to the fifteen-year horizon. Additional background traffic conditions for all other Development Cells within the SCCS and for the surrounding area were also considered.

Due to the uncertainty associated with development build-out horizons and indefinite scheduling of significant network improvements, the traffic impacts of future development for areas outside the SCCS are considered as long term for the purposes of this Traffic Impact Assessment. The scope of the assessment is limited to the intersections and roads directly affected by development within the SCCS.

Alberta Infrastructure & Transportation has proposed an interchange to the south of the SCCS, on the Trans Canada Highway between Conrich Road and Garden Road. The SCCS anticipates future transportation road right-of way requirements associated with the long-term planning of that interchange and other road network improvements such as the extension of 32nd Avenue eastward from the City of Calgary.

Future Conceptual Scheme amendments will be required to include separate Traffic Impact Assessments for the respective Development Cells. Such traffic impact assessments will be required to address transportation impacts within the rest of the SCCS and in the surrounding area.

Policy

- 8.1.1 Vehicular access to the South Conrich Conceptual Scheme will be provided from Conrich Road to and through Cell A.**
- 8.1.2 A maximum number of two access points shall be provided to Cell A from Conrich Road.**
- 8.1.3 A minimum of one vehicular connection shall be provided from Cell A to Cell C.**
- 8.1.4 All amendments to the SCCS shall include Traffic Impact Assessments for the respective Development Cells addressing transportation impacts within the rest of the SCCS and in the surrounding area.**
- 8.1.5 Acceptable roadway connections will be designed and constructed to the satisfaction of the Municipality.**
- 8.1.6 Roads dedicated as public thoroughfares will be owned and maintained by the Municipality and shall be built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the Municipality.**

8.2 Utility Infrastructure and Connections

Construction of the East Rocky View Regional Wastewater Transmission Main began in September 2005, with completion anticipated in 2007. At the date of adoption of the SCCS, a piped water utility system to serve the East Rocky View Regional Wastewater service area was in the design stage. Sanitary sewer servicing of the SCCS is proposed to be provided by an extension to the East Rocky View Regional Wastewater Transmission Main from the Hamlet of Conrich, with a lift station to be constructed within Cell A of the SCCS in the proposed Public Utility Lot (PUL) along Conrich Road. All sanitary sewer and water service within the SCCS will ultimately be provided from regional sewer and water systems.

The water servicing strategy for Cell A prior to implementation of a regional water system is based upon three principles: water conservation (including a ban on use of potable water for irrigation), a private water system to be shared with the Prince of Peace community (for Phase 1 of Cell A only), and a possible communal well system on site (to be considered a back-up or redundant system). As an interim measure, the landowner of Cell A has entered into an agreement with the Prince of Peace community to provide residential development within Cell A with treated and piped potable water. All lots within Cell A will be required to connect to regional water servicing when it becomes available.

Policy

- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.**
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing for Phase 1 in Cell A of the South Conrich Conceptual Scheme may be provided by connection to a treated and piped potable water system from the Prince of Peace community and/or via an onsite communal water well licensed by Alberta Environment, pending ultimate availability of a regional potable water servicing system.**
- 8.2.3 Internal servicing systems and networks within the South Conrich Conceptual Scheme shall meet all standards for connection to regional systems.**
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the Municipality, sanitary sewer and potable water servicing plans for all lands within the appropriate Development Cell.**
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all homes within the South Conrich Conceptual Scheme.**
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.**
- 8.2.7 Potable water for Cell A shall be backed up by plans for a redundant communal well system.**
- 8.2.8 Water conservation measures shall include rainwater harvesting and a ban on use of potable water for irrigation.**

8.3 Stormwater/Sub-Basin Management

A conceptual stormwater management scheme has been prepared for Cell A. Future development within Cells B, C, and D will require the prior preparation of further detailed stormwater management plans. Individual site implementation plans may also be prepared to guide future amendments to the SCCS and to assist in determining Best Management Practices to be utilized in subsequent development.

Stormwater management plans within the SCCS will be based upon relevant policies of the Municipal Development Plan and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation.

Policy

- 8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the Municipality, shall be submitted with all applications for subdivision within the South Conrich Conceptual Scheme.**
- 8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.**

8.4 Solid Waste

Solid waste (garbage) containment and disposal will be the responsibility of individual landowners. Recycling opportunities throughout the community will be encouraged.

9.0 IMPLEMENTATION OF CONCEPTUAL SCHEME

The primary purpose of the SCCS is to facilitate and provide further policy direction for land use amendments, subdivision, and development on the South Conrich lands. A secondary purpose of the SCCS is to demonstrate how neighbouring lands may be developed in an orderly and efficient manner, either subsequent to or in conjunction with development of the South Conrich lands. Conceptual Scheme amendments prepared by landowners within individual Cells will be added as appendices to this document. The South Conrich Conceptual Scheme Cell A Amendment has been submitted for approval as Appendix A to the SCCS.

Adopted amendments will support applications for land use redesignation within individual Cell boundaries. Land use redesignation and subdivision of all lands within the SCCS will conform with the Conceptual Scheme policies to the satisfaction of the Municipality. Development Agreements between the Municipality and the Developer will be required as a condition of development approval and will ensure that the conditions and regulations of all Direct Control Districts and the Conceptual Scheme are addressed to the satisfaction of the Municipality.

9.1 Requirements of Conceptual Scheme Amendments

Policy

- 9.1.1 In conjunction with applications for land use redesignation, applications for amendment to the South Conrich Conceptual Scheme will be required for each of the four Development Cells identified within this Conceptual Scheme.**
- 9.1.2 A Concept Plan for all lands within a Cell boundary as defined within the SCCS shall be required with each application for a Conceptual Scheme amendment.**
- 9.1.3 Each proposed Concept Plan must be presented at a minimum of one public open house, open to the general public, and publicly advertised to the satisfaction of the Municipality.**
- 9.1.4 Each Concept Plan must at a minimum include the following:**
- proposed locations of roadways, open space connections, and any off-site utility rights-of-way
 - proposed phasing to full build-out, with areas identified as first phase development to include lot orientation, size, and identified building parcels
 - anticipated future land uses within all phases
 - any and all constraints to development, including but not limited to topography, environmentally sensitive areas, and archaeological sites
 - areas to be designated as public open space
 - areas to function as storm water retention facilities
 - locations of all proposed walkways
 - proposed road standards if different from accepted Municipal Standards
 - connectivity with adjacent lands.

- 9.1.5** In support of any application for amendment to this Conceptual Scheme, a Site Implementation Drainage Plan (Stormwater Management Study) shall be prepared for all lands within the subject Cell by a qualified professional to the satisfaction of the Municipality.
- 9.1.6** In support of any application for land use redesignation within this Conceptual Scheme, the applicant must provide for connection of all lots to a regional sanitary sewer servicing system and a potable water supply.

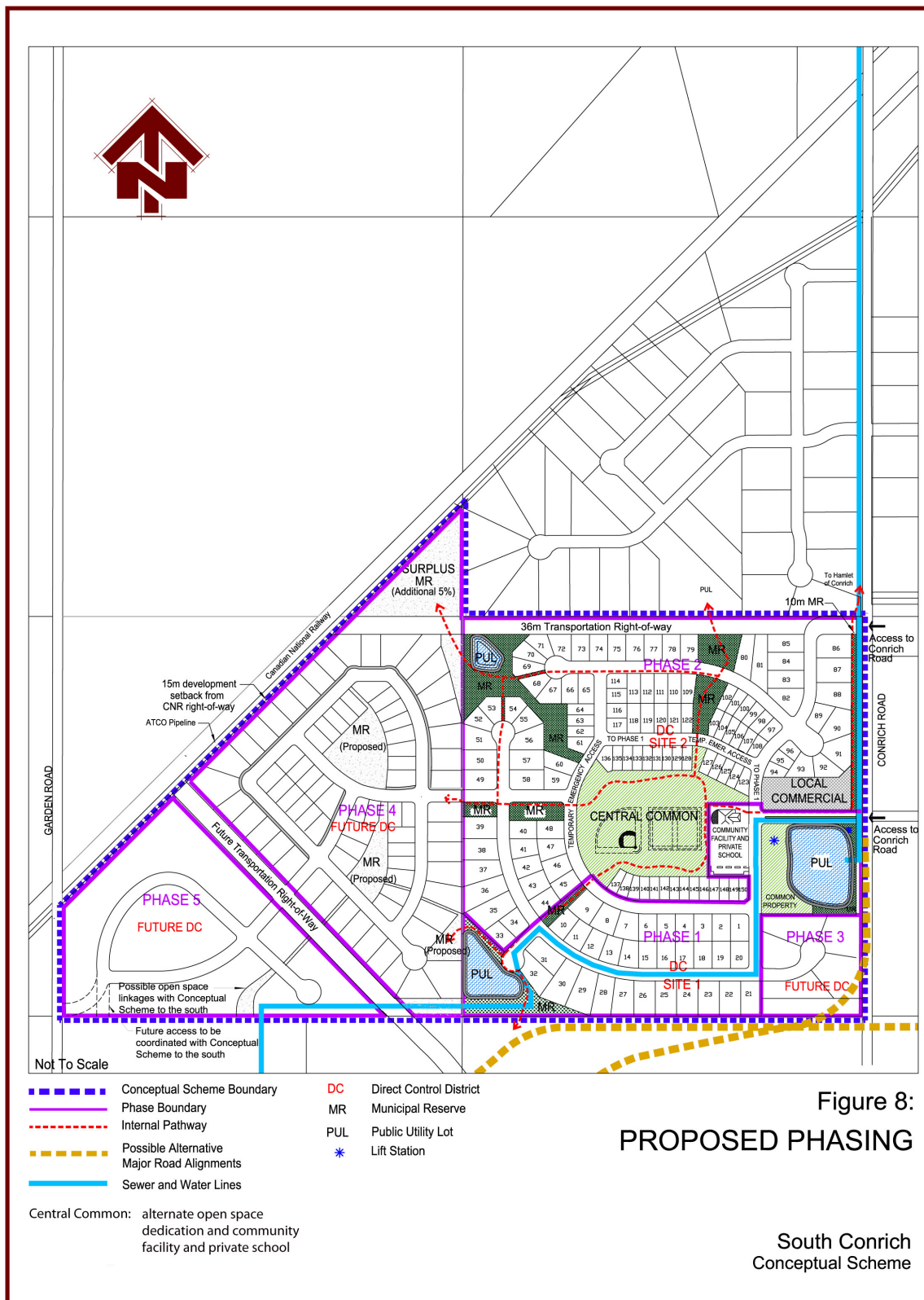
9.2 Endeavour to Assist

From time to time developers may need to construct infrastructure and services in order to sustain their own developments, but which may ultimately benefit subsequent developers. Where appropriate, the Municipality will endeavour to assist the first developer with the recovery of the original costs of providing such additional service or infrastructure capacity from any subsequent developers who may benefit from that capacity.

Policy

- 9.2.1** The Municipality will endeavour to assist the initial landowners or developers of Cell A in the recovery from subsequent landowners or developers within the SCCS of any costs incurred by the initial landowners or developers of Cell A that may eventually benefit such subsequent landowners or developers. This endeavour to assist may be implemented through conditions of approval for any land use redesignation or subdivision for which such subsequent landowners or developers may apply.

Figure 8 – Proposed Phasing illustrates the likely order of development within the South Conrich Conceptual Scheme.



10.0 POLICY SUMMARY

2.0 PURPOSE AND OBJECTIVES

- 2.0.1 The South Conrich Conceptual Scheme is provided as a guide and framework for future amendments. Applications for amendment to the South Conrich Conceptual Scheme will be required for each of the four Development Cells identified within this Conceptual Scheme.
- 2.0.2 Applications for land use redesignation may run concurrently with applications for amendment to the South Conrich Conceptual Scheme.

4.0 DEVELOPMENT CELLS

- 4.0.1 The Policies of the South Conrich Conceptual Scheme shall apply to all lands identified in Figure 3 – Development Cells.

5.0 SITE ASSESSMENT

- 5.2.1 All land use amendments within the SCCS shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the Municipality.
- 5.3.1 It will be the responsibility of the applicant, developer, or landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Community Development.

7.0 PROPOSED LAND USE POLICIES AND GUIDELINES

- 7.1.1 Direct Control Districts with residential guidelines shall be required for future land use redesignations within the South Conrich Conceptual Scheme.
- 7.2.1 The maximum overall density for comprehensive residential development within the South Conrich Conceptual Scheme shall be 1 unit per gross acre.
- 7.2.2 The minimum residential lot size within the South Conrich Conceptual Scheme shall be 0.25 acres.
- 7.3.1 It is expected that certain Development Cells within the SCCS will be developed before other Cells within this Conceptual Scheme. The land use designations for all Development Cells shall be consistent with all Conceptual Scheme policies and shall not compromise the future development of other Cells within the SCCS.
- 7.3.2 Development proposals within the SCCS should provide for the transition of uses, densities, and lot sizes adjacent to areas of established development.
- 7.3.3 Landscape buffering and a minimum development setback of 15 metres shall be required for lots adjacent to the CN rail line.
- 7.4.1 Within a Cell boundary, ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space and community facilities to be protected as communally owned and maintained property.
- 7.4.2 A system of open spaces should be established in general conformity with the Proposed Land Use shown in Figure 7 of this Conceptual Scheme.

- 7.4.3 Internal open spaces and trail corridors shall be included in each Conceptual Scheme amendment for each respective Development Cell of the SCCS.
- 7.4.4 All open spaces and trail corridors shall be constructed by the Developer and should be maintained by a Homeowners Association.
- 7.4.5 Preparation and implementation of a weed management plan should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.

8.0 TRANSPORTATION AND INFRASTRUCTURE

- 8.1.1 Vehicular access to the South Conrich Conceptual Scheme will be provided from Conrich Road to and through Cell A.
- 8.1.2 A maximum number of two access points shall be provided to Cell A from Conrich Road.
- 8.1.3 A minimum of one vehicular connection shall be provided from Cell A to Cell C.
- 8.1.4 All amendments to the SCCS shall include Traffic Impact Assessments for the respective Development Cells addressing transportation impacts within the rest of the SCCS and in the surrounding area.
- 8.1.5 Acceptable roadway connections will be designed and constructed to the satisfaction of the Municipality.
- 8.1.6 Roads dedicated as public thoroughfares will be owned and maintained by the Municipality and shall be built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the Municipality.
- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing for Phase 1 in Cell A of the South Conrich Conceptual Scheme may be provided by connection to a treated and piped potable water system from the Prince of Peace community, pending ultimate availability of a regional potable water servicing system.
- 8.2.3 Internal servicing systems and networks within the South Conrich Conceptual Scheme shall meet all standards for connection to regional systems.
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the Municipality, sanitary sewer and potable water servicing plans for all lands within the appropriate Development Cell.
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all homes within the South Conrich Conceptual Scheme.
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.
- 8.2.7 Potable water for Cell A shall be backed up by plans for a redundant communal well system.
- 8.2.8 Water conservation measures shall include rainwater harvesting and a ban on use of potable water for irrigation.

8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the Municipality, shall be submitted with all applications for subdivision within the South Conrich Conceptual Scheme.

8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.

9.0 IMPLEMENTATION OF CONCEPTUAL SCHEME

9.1.1 In conjunction with applications for land use redesignation, applications for amendment to the South Conrich Conceptual Scheme will be required for each of the four Development Cells identified within this Conceptual Scheme.

9.1.2 A Concept Plan for all lands within a Cell boundary as defined within the SCCS shall be required with each application for a Conceptual Scheme amendment.

9.1.3 Each proposed Concept Plan must be presented at a minimum of one public open house, open to the general public, and publicly advertised to the satisfaction of the Municipality.

9.1.4 Each Concept Plan must at a minimum include the following:

- proposed locations of roadways, open space connections, and any off-site utility rights-of-way
- proposed phasing to full build-out, with areas identified as first phase development to include lot orientation, size, and identified building parcels
- anticipated future land uses within all phases
- any and all constraints to development, including but not limited to topography, environmentally sensitive areas, and archaeological sites
- areas to be designated as public open space
- areas to function as storm water retention facilities
- locations of all proposed walkways
- proposed road standards if different from accepted Municipal Standards
- connectivity with adjacent lands.

9.1.5 In support of any application for amendment to this Conceptual Scheme, a Site Implementation Drainage Plan (Stormwater Management Study) shall be prepared for all lands within the subject Cell by a qualified professional to the satisfaction of the Municipality.

9.1.6 In support of any application for land use redesignation within this Conceptual Scheme, the applicant must provide for connection of all lots to a regional sanitary sewer servicing system and a potable water supply.

9.2.1 The Municipality will endeavour to assist the initial landowners or developers of Cell A in the recovery from subsequent landowners or developers within the SCCS of any costs incurred by the initial landowners or developers of Cell A that may eventually benefit such subsequent landowners or developers. This endeavour to assist may be implemented through conditions of approval for any land use redesignation or subdivision for which such subsequent landowners or developers may apply.

11.0 SUPPORTING INFORMATION

In support of the South Conrich Conceptual Scheme, as well as future amendments to the SCCS, the following has been submitted with this application:

Traffic Impact Assessment

Prepared by: Eagle Engineering (Alberta) Ltd.

Date: August 2004 (Updated 2006)

Stormwater Management Study

Prepared by: Jubilee Engineering (Alberta) Ltd.

Date: August 2004 (Updated 2006)

Preliminary Soil Percolation and Near Surface Water Table Testing Report

Prepared by: McIntosh Lalani Engineering (Alberta) Ltd.

Date: July 2004

South Conrich Conceptual Scheme

Appendix A: Cell A

July 2007

Prepared for:

Municipal District of Rocky View No. 44
Planning & Community Services

Prepared by:

Brown & Associates Planning Group

On behalf of:

Amar Development Ltd.

South Conrich Conceptual Scheme

Appendix A: Cell A

Prepared for:

Municipal District of Rocky View No. 44
Planning & Community Services

Prepared by:

Brown & Associates Planning Group

On behalf of:

Amar Development Ltd.

July 2007

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1.0 INTRODUCTION

The South Conrich Conceptual Scheme Appendix A: Cell A has been prepared for the Municipal District of Rocky View No. 44 in conformance with the South Conrich Conceptual Scheme (SCCS). Appendix A is to be approved by Council and amended to the SCCS in accordance with the policies of that Conceptual Scheme.

1.1 Definitions

In Appendix A, the following interpretations shall apply:

SCCS means the South Conrich Conceptual Scheme as approved by Council.

SCCS Plan Area means the area illustrated on Figure 3 of the South Conrich Conceptual Scheme.

Council means the Council of the Municipal District of Rocky View No.44.

MDP means the Municipal District of Rocky View No. 44 Municipal Development Plan Bylaw C-4840-97.

Municipality means the Administration and Council of the Municipal District of Rocky View No.44.

Developer means the registered landowner or any future landowner.

Land Use Redesignation, Tentative Plan, Subdivision Stage means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a “Development Agreement” between the developer and the Municipality.

Qualified Professional means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.

Should is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

2.0 PURPOSE AND OBJECTIVES

Appendix A applies to lands identified in the SCCS as Cell A and shown in Figures 5 and 6 of this Conceptual Scheme amendment. Appendix A provides supporting land use rationale for the redesignation of lands within Cell A and conforms to the comprehensive policy framework set forth in the SCCS. The objective of this amendment is to ensure orderly and sustainable development within the context of the M.D. of Rocky View Municipal Development Plan, the Calgary-Chestermere Corridor Area Structure Plan (CCCASP), and the SCCS.

The individual policies of the SCCS and the requirements for conceptual schemes identified in the MDP have been addressed in the preparation of this amendment.

As is the case for the SCCS, the policies of Appendix A address:

- complimentary and compatible future land use
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent to the Conceptual Scheme
- transportation and infrastructure connections across shared property lines
- the provision of open space links to adjacent lands
- the dedication of public roadways and municipal reserve parcels
- the provision of integrated parks, pathways, schools and community facilities
- acceptable densities of future developments
- minimum requirements for amendments to the SCCS.

3.0 PLANNING AREA

The SCCS Plan Area includes “all lands contained within NE-29-24-28-W4M, a portion of lands within NW-29-24-28-W4M and a portion of lands within SW-32-24-28-W4M.” The SCCS is located within Division 5 of the Municipal District of Rocky View No. 44, approximately one half mile north of Highway #1 and one mile east of the City of Calgary.

The SCCS is bounded by

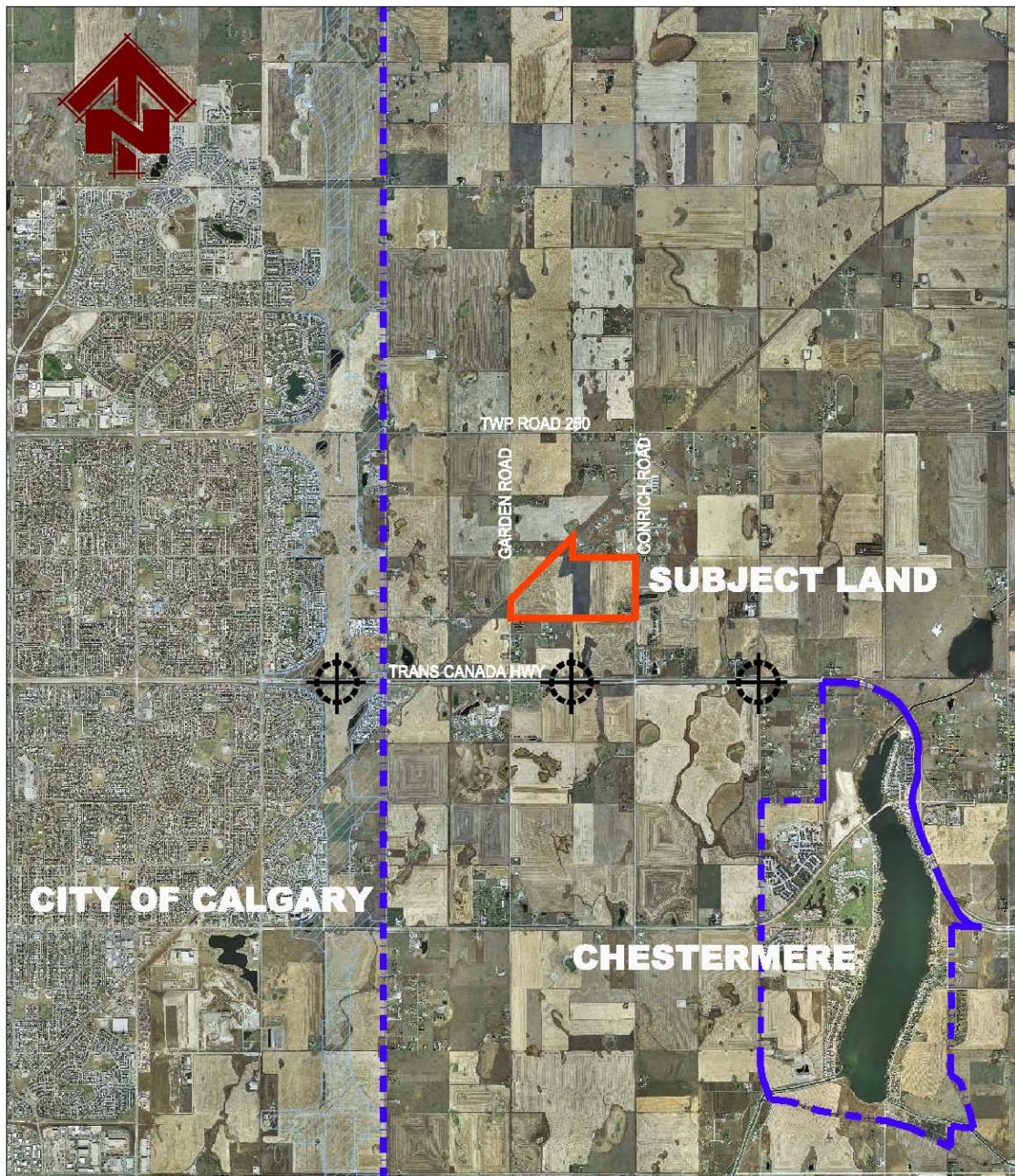
- the Conrich Estates residential development to the north
- Conrich Road to the east
- agricultural lands, residential development, and a proposed conceptual scheme to the south
- Garden Road and the CNR tracks to the west.

Figure 1 – Aerial Photo Regional Context identifies the SCCS in relation to the broader region including the City of Calgary, the Town of Chestermere, and the Trans Canada Highway.

Figure 2 – Aerial Photo Conceptual Scheme Context identifies the SCCS in relation to the surrounding lands, Conrich Road, the CNR tracks, proposed sanitary sewer and water infrastructure, and a proposed interchange along the Trans Canada Highway between Garden Road and Conrich Road.

Policy

- 3.0.1 The South Conrich Conceptual Scheme Appendix A: Cell A shall apply to lands identified as Cell A within the SCCS and shown in Figures 5 and 6 of this Conceptual Scheme amendment.**



Not To Scale



Conceptual Scheme Boundary



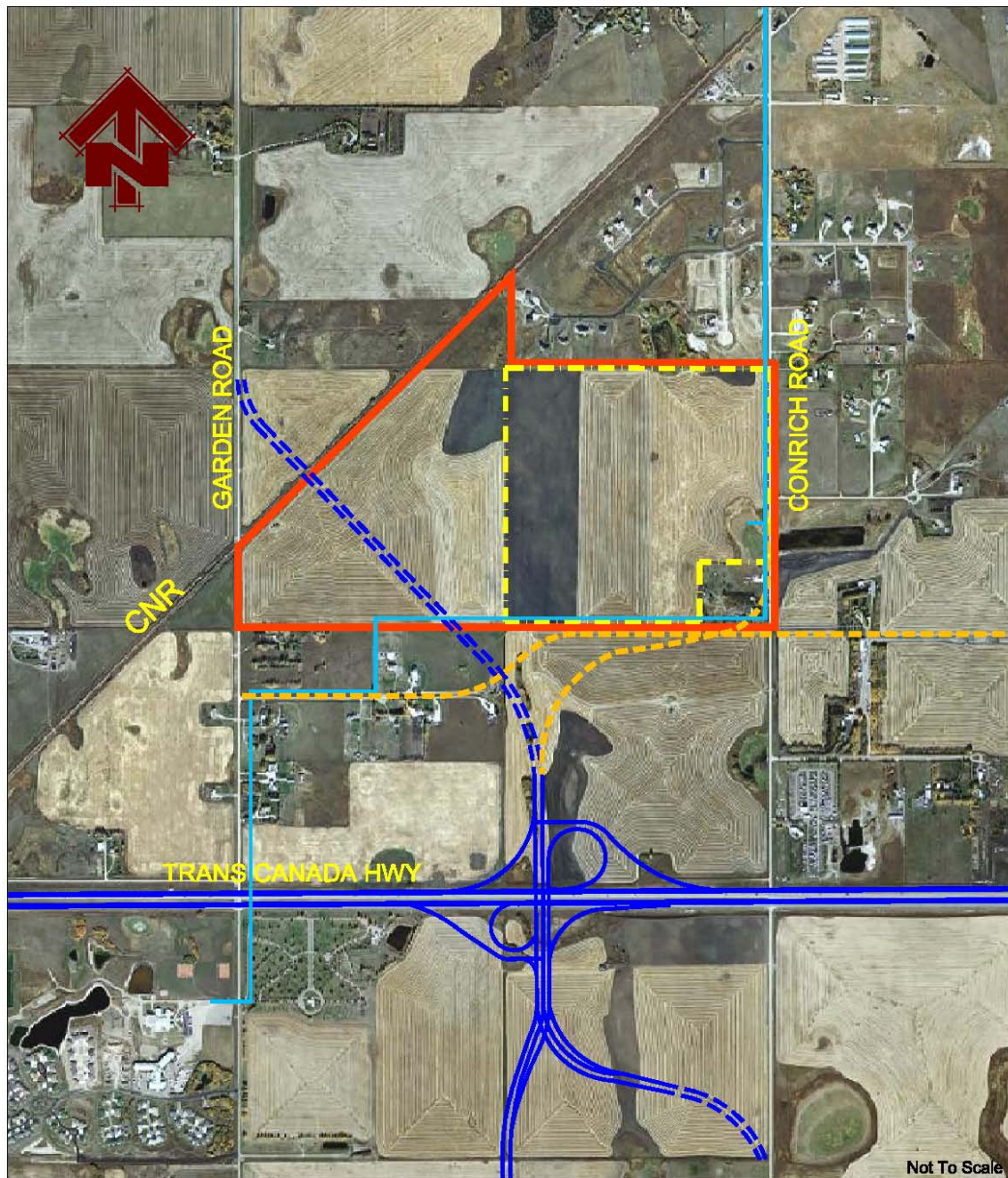
Possible Future Interchange Locations

Figure 1:
AERIAL PHOTO
REGIONAL CONTEXT

brown & associates
PLANNING GROUP

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South Conrich Conceptual Scheme
Appendix A: Amar Lands (Cell A)
December 2006 Draft



- - - - - Amar Lands Boundary
- — — — — Conceptual Scheme Boundary
- — — — — Possible Future Interchange
- - - - - Preferred Major Road
- - - - - Possible Alternative Major Road Alignments
- — — — — Sewer and Water Lines

Figure 2:
AERIAL PHOTO
CONCEPTUAL SCHEME CONTEXT

brown & associates
PLANNING & DESIGN

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South Conrich Conceptual Scheme
Appendix A: Amar Lands (Cell A)
December 2006 Draft

4.0 SITE ASSESSMENT

4.1 Soils

With the exception of the farmstead in Cell B, all lands within the SCCS are currently cultivated for agricultural purposes. The Canada Land Inventory rates the Soil Capability for Agriculture on the majority of the lands within Cell A as Class 1, with no significant limitations in use for crops. There are, however, two low-lying areas comprising approximately 10 acres (7% of Cell A) that are rated Class 5. These low-lying areas, which are situated on the eastern edge and in the southwestern corner of Cell A, can be affected by excess water, inundation, or adverse soil salinity, depending on seasonal precipitation and soil moisture levels. The major soil types within the study area and their agricultural capabilities are shown in Figure 5 of the SCCS.

4.2 Topography and Geotechnical Evaluation

The lands within the SCCS are typically level, with gentle slopes down to the northern, southern, and eastern boundaries of the Conceptual Scheme. Cells A and B tend to drain toward the low-lying lands immediately to the north of Cell B. Most of Cell C and Cell D drain to the south, although a small part of Cell C drains into a low-lying area on the northern boundary of the SCCS.

Cell A is primarily flat with grades in the 1 to 5% range. Lands within Cell A drain to the east.

Development within Cell A will be virtually unlimited by topography. The existing slope, soil, subsoil, and drainage conditions are all conducive to proper site layout, roadway development, utility servicing, stormwater management, and building construction.

Policy

- 4.2.1 All development within Cell A shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the Municipality.**

5.0 CURRENT LAND USE

Most of the lands contained within the SCCS are currently under cultivation, although Cell B contains an original farmstead.

The following describes the current conditions, uses, and land use designation within Cell A:

- under cultivation
- temporary agricultural structures (grain bins), but no permanent buildings
- legal access from Conrich Road
- Ranch and Farm District (RF)

The lands surrounding the SCCS include a mix of country residential and agricultural land uses. The ages of many neighbouring residential developments, both within the Hamlet of Conrich and in nearby agricultural areas, indicate that this established country residential community has quite recently undergone a significant amount of infill development. An example of such infill can be found immediately to the north of Cell A in the Conrich Estates residential community. In February 2001, Council approved the subdivision of thirty-two new residential lots at Conrich Estates, with a minimum parcel size of two acres for each new lot. That residential development is designated Residential One District (R-1). Other country residential subdivision in the area has been relatively piecemeal, providing for a range of parcel sizes in R-1 and R-2 Districts.

To the south and south east of Cell A, three areas have been designated AH Agricultural Holdings District. Also to the south east of Cell A, along Highway #1, Council has approved business land uses within the B-4 Business District and the DC91 Direct Control District. Council has authorized preparation of a conceptual scheme for the lands immediately to the south of the SCCS.

The remainder of the lands surrounding Cell A remain in agricultural production and are designated RF Ranch and Farm District.

Figure 4 – Current Land Use Districts and Community Context illustrates the context surrounding Cell A and the land use districts in place at the time of submission.

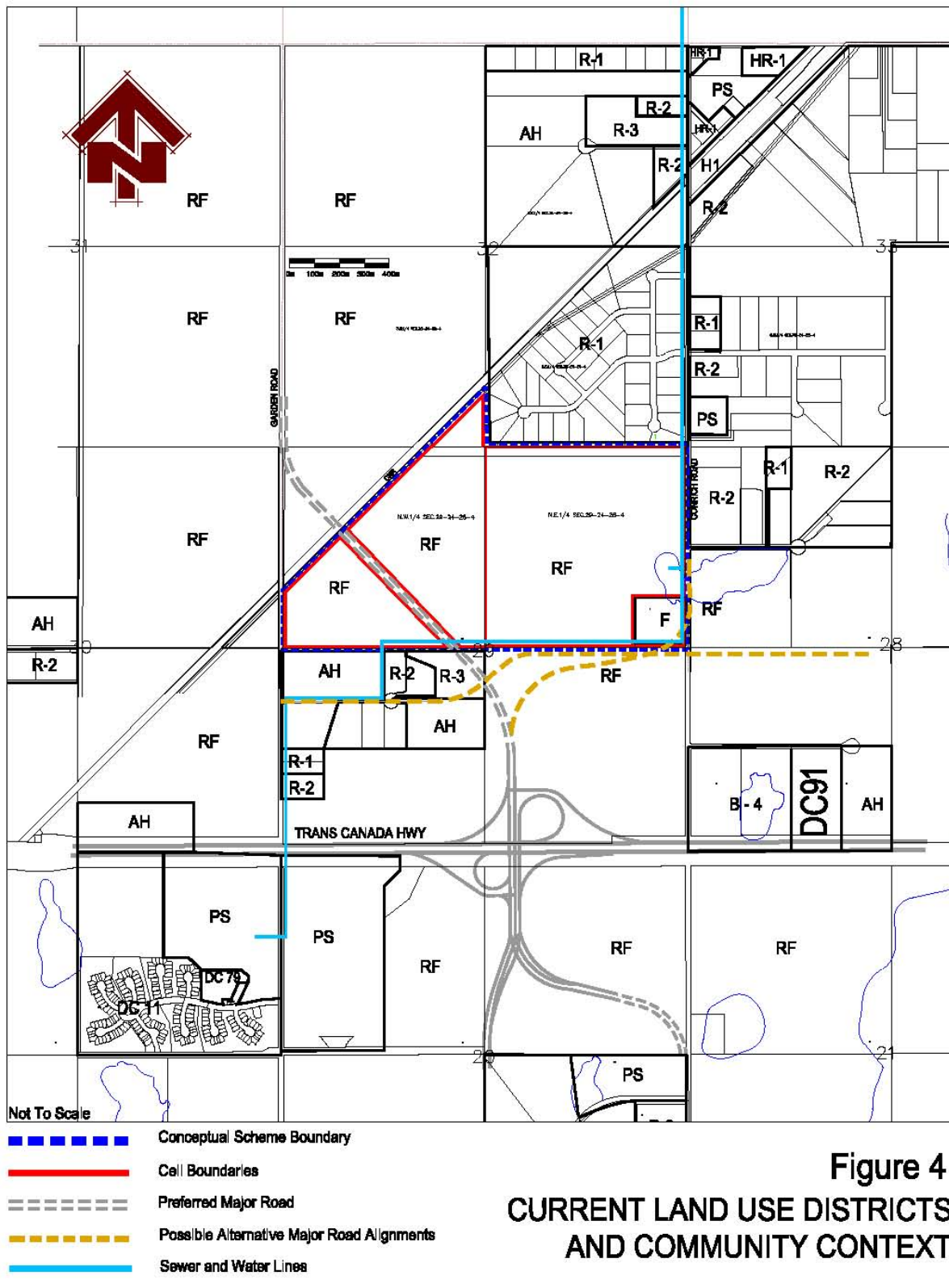


Figure 4:
CURRENT LAND USE DISTRICTS
AND COMMUNITY CONTEXT

South Conrich Conceptual Scheme
Appendix A: Amar Lands (Cell A)

December 2006 Draft

brown & associates
PLANNING GROUP

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6.0 PROPOSED LAND USE, SUBDIVISION, AND OPEN SPACE

The SCCS outlines the land use configuration for Cell A and establishes a framework for subsequent subdivision.

6.1 Land Use

Prior to approval of Appendix A, the land use designation of the approximately 147 acres of land within Cell A has been Ranch and Farm District (see Figure 2). The SCCS establishes future land use as comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space.

Figure 5 illustrates the proposed residential land use for Cell A, which is to be designated Direct Control District (DC). The pathway system running from east to west across Cell A is to be registered as Municipal Reserve (MR). Public Utility Lots (PULs) will include proposed stormwater retention facilities on low-lying lands within Cell A. Further open space, a private school and a future community facility will be developed on the 3.2-acre site in the centre of Cell A, which shall be designated Public Services District (PS).

Although the Rocky View School Division has indicated that new schools will be required within the CCCASP, the preferred sites for future public schools in this area are to be located outside the SCCS. Rather than public school sites, Cell A is expected to provide for open space in excess of the minimum 10% Municipal Reserve required by the Alberta Municipal Government Act. Cell A is designed to maximize direct access from individual residential lots to the internal open space system and to accommodate linkages to future development outside the Conceptual Scheme. As an enhancement to the open space system, lands within Cell A are to be set aside for the development of a private school and a community recreational facility with associated public parking adjacent to the central common. To enhance community cohesion, a small amount of land between the central common and the entryway to Cell A is proposed for local commercial (small-scale neighbourhood retail) development. The lands proposed for those purposes are shown in Figures 5 and 6 of this SCCS Appendix A.

In keeping with policy 6.4.3 of the CCCASP, Cell A provides for an innovative mixed-use development within the Residential Growth Policy Area. This development is comprehensive in scale and design, combining residential components with other uses such as the proposed private school, community recreational facility and local neighbourhood retail establishments. Development within Cell A can be integrated with both the existing residential uses and future development within the rest of the SCCS and the proposed conceptual scheme immediately to the south of the SCCS.

Policy

- 6.1.1 All lands within Cell A of the SCCS shall be designated Direct Control District (DC) to accommodate comprehensively planned residential, open space, and local neighbourhood commercial land uses.**
- 6.1.2 Within a Cell A, ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the central common, community facilities, and public parking to be protected as communally owned and maintained property.**

6.2 Density and Lot Size

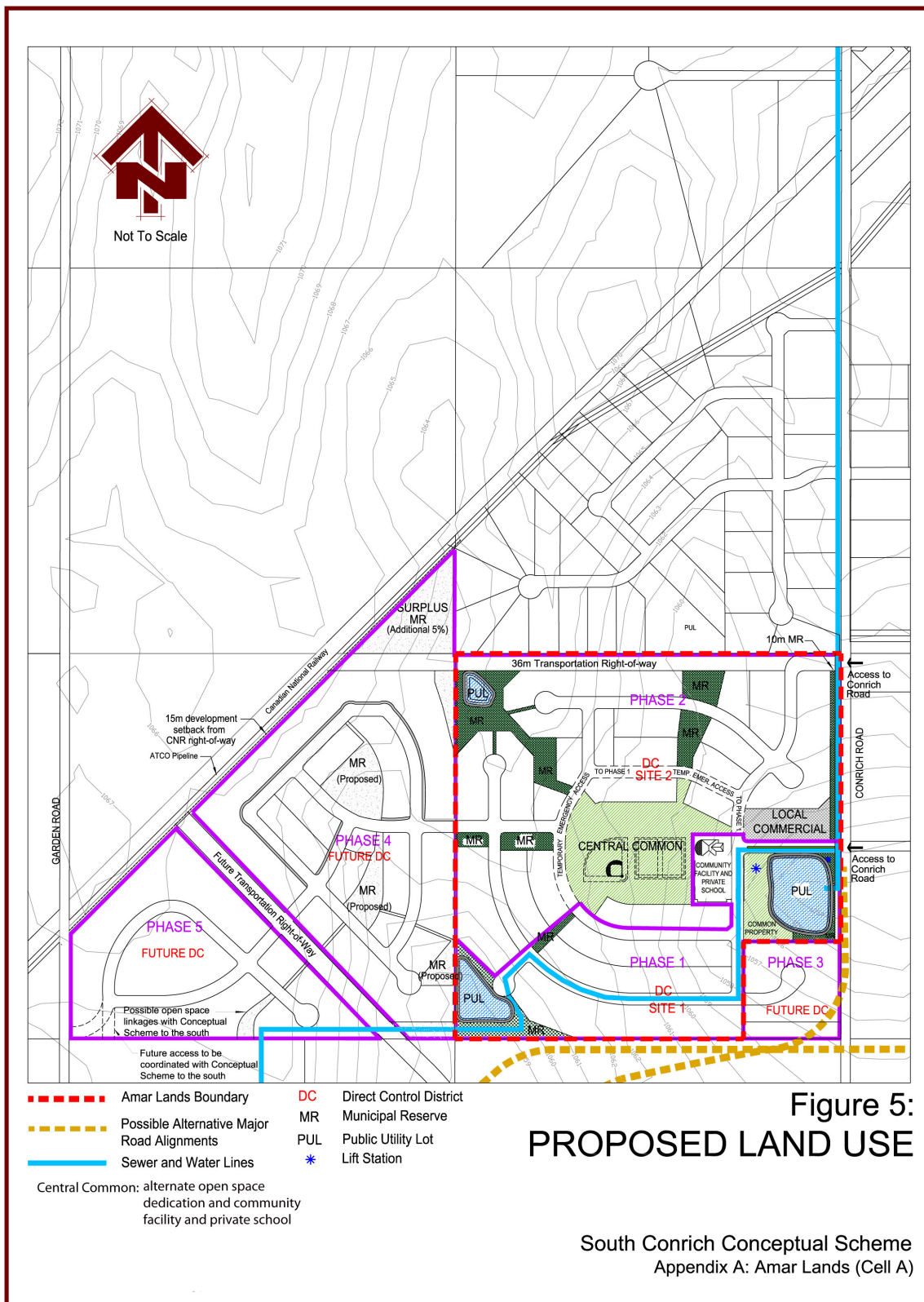
The SCCS establishes the overall density for comprehensive residential development at 1 unit per gross acre on lots ranging from 0.25 acre to 1.0 acre in area.

Appendix A proposes a comprehensive residential subdivision of 155 residential lots (minimum parcel size of 0.25 acres) in accordance with the policies of the SCCS. Access to Cell A is to be provided from Conrich Road. A municipal standard roadway is proposed to loop through the community, offering access as well as servicing opportunities for adjacent properties.

Figure 5 – Proposed Land Use illustrates the land use for Cell A. The design makes best use of topography and maximizes both the views to the west and access to the public pathway system.

Policy

- 6.2.1 The minimum residential parcel size within Cell A of the SCCS shall be 0.25 acres.**



6.3 Compatibility with Adjacent Development

The established community of Conrich Estates is located immediately to the north of Cell A. With both Conrich Estates and Cell A planned comprehensively for residential uses, the proposed development within Cell A would provide an appropriate transition of residential density and lot size from Conrich Estates toward the south. Figure 6 illustrates the proposed subdivision design in relation to the existing development. Phase 1 (DC Site 1) would accommodate slightly higher residential densities on lots with a minimum area of 0.25 acres. Further to the north near Conrich Estates, Phase 2 (DC Site 2) would provide for compatible lot sizes with areas of 0.75 to 1 acre. Figure 5 demonstrates that the proposed density and lot sizes are compatible with the existing development.

The proposed subdivision design for Cell A would provide for two access approaches to Conrich Road, thereby minimizing the potential traffic impacts of the development. The more northerly of the two approaches is aligned with the existing access on the eastern side of Conrich Road. This alignment allows for an efficient and safe roadway system, while providing opportunities for connectivity among developments.

The proposed Cell A subdivision design provides roads and pathway linkages to both existing and future development to the west and satisfies the Municipality's connectivity objectives.

6.4 Open Space

The SCCS requires that a connective open space system be established through the dedication of Municipal Reserve land within each Development Cell. The policies contained in the MDP and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation, will apply to dedication of Municipal Reserve within the SCCS.

The proposed pathways in Cell A are to be protected by registration as Municipal Reserve, ensuring that all public lands will be accessible not only to residents of Cell A, but also to all residents of the Municipality. Furthermore, the pathway is designed to connect to adjacent properties, which will facilitate recreational opportunities and pedestrian linkages to surrounding lands. Public walkways will be constructed to the satisfaction of the Municipality. Maintenance of open spaces within Cell A should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.

The interconnected system of lands dedicated as Municipal Reserve will be enhanced by communally owned and maintained open space, including the proposed central common within Cell A. Adjacent to the central common there will be a community facility with associated parking to benefit not only the

residents of the SCCS, but the broader Conrich community and a site able to accommodate a private school. The developer may construct and use part of the community facility as a temporary sales centre for Phase 1. Other enhancements to both Municipal Reserve and communally owned open space will include naturalized landscaping, playground equipment, picnic tables, and park benches. Maintenance of open space, recreation, and community facilities, including implementation of a weed management plan, should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.

Policy

- 6.4.1 Within Cell A, ten percent Municipal Reserve will be provided by full dedication of land; and additional publicly accessible open space including the central common, playfields, community facilities, and public parking shall be protected as communally owned and maintained property with public access guaranteed by legal instrument registered on title.**
- 6.4.2 A system of open spaces shall be established in general conformity with the Concept Plan in Figure 6 of Appendix A.
- 6.4.3 All open spaces and trail corridors within Cell A shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the time of subdivision and shall be maintained by the Homeowners Association.
- 6.4.4 Preparation and implementation of a weed management plan should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.

Figure 6 – Concept Plan illustrates the intended subdivision design for Cell A. The design of public open space (Municipal Reserve), publicly accessible private lands (with public access to be guaranteed by easement) and private residential lands maximizes internal access to usable open space, recreational opportunities, and pedestrian linkages to surrounding lands.

Development Areas, Municipal Reserve Dedication, and Open Space Shown in Figure 6:

	Area	
Residential Lots	70.91 acres	28.70 hectares
Local Commercial	3.11 acres	1.26 hectares
Internal Roads	25.18 acres	10.19 hectares
Public Utility Lots (PUL)	8.89 acres	3.60 hectares
Municipal Reserve (MR)	13.30 acres	5.38 hectares
Other Open Space (Central Common)	20.47 acres	8.28 hectares

Comparison of **Figure 6 – Concept Plan** in this Appendix A with Figure 8 – Proposed Phasing of the SCCS confirms the phasing of development proposed for the SCCS, with Cell A to include Phase 1 and Phase 2, which are to be designated respectively as DC Site 1 and DC Site 2 in the proposed Direct Control District. **Figure 7 – Naturalized Landscaping around Stormwater Pond** illustrates the type of landscaping to be planted on MR and PUL parcels. **Figure 8 – Entryway Rendering** illustrates the aesthetic treatment of the entrance to Cell A.

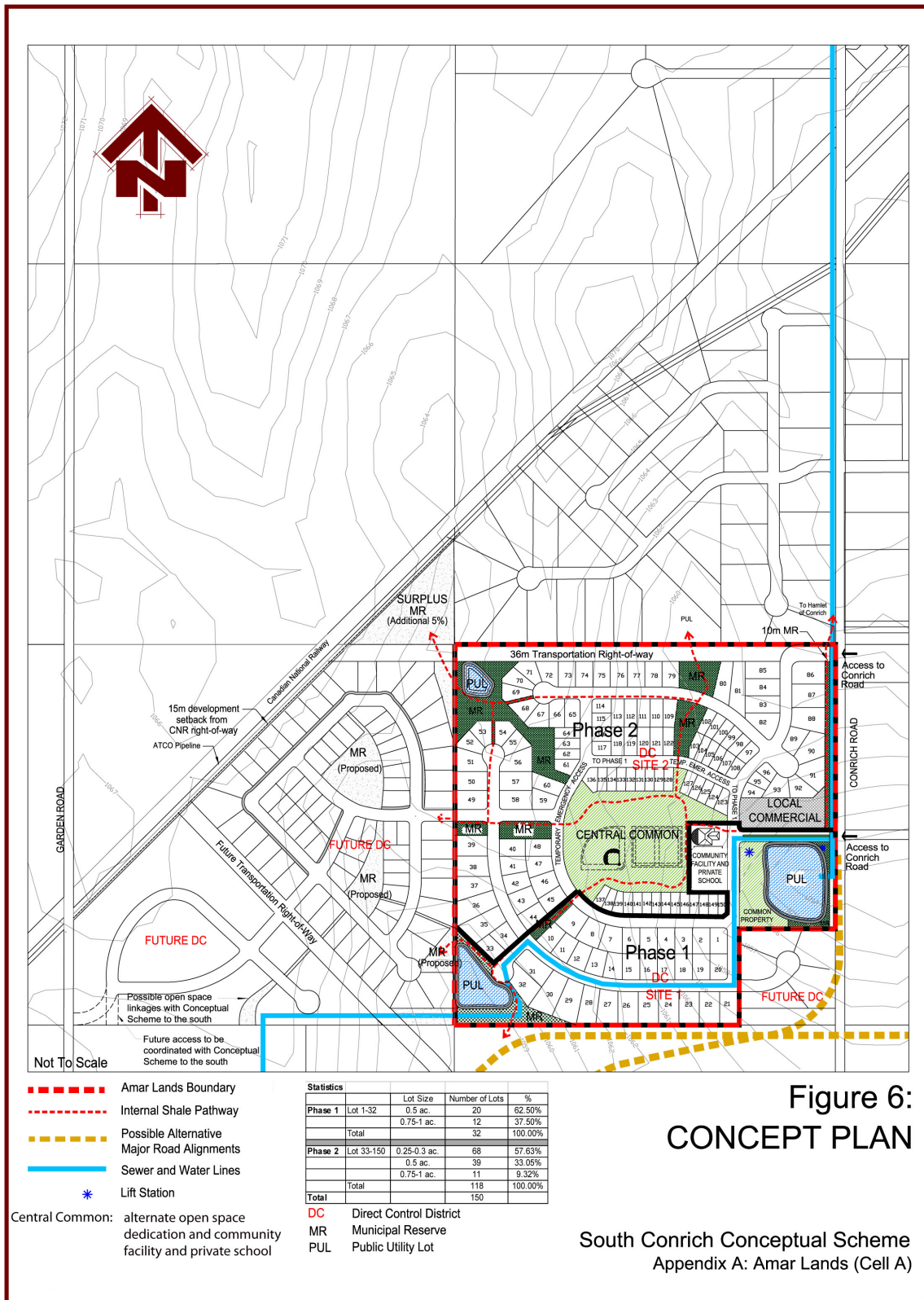


Figure 7 – Naturalized Landscaping around Stormwater Pond

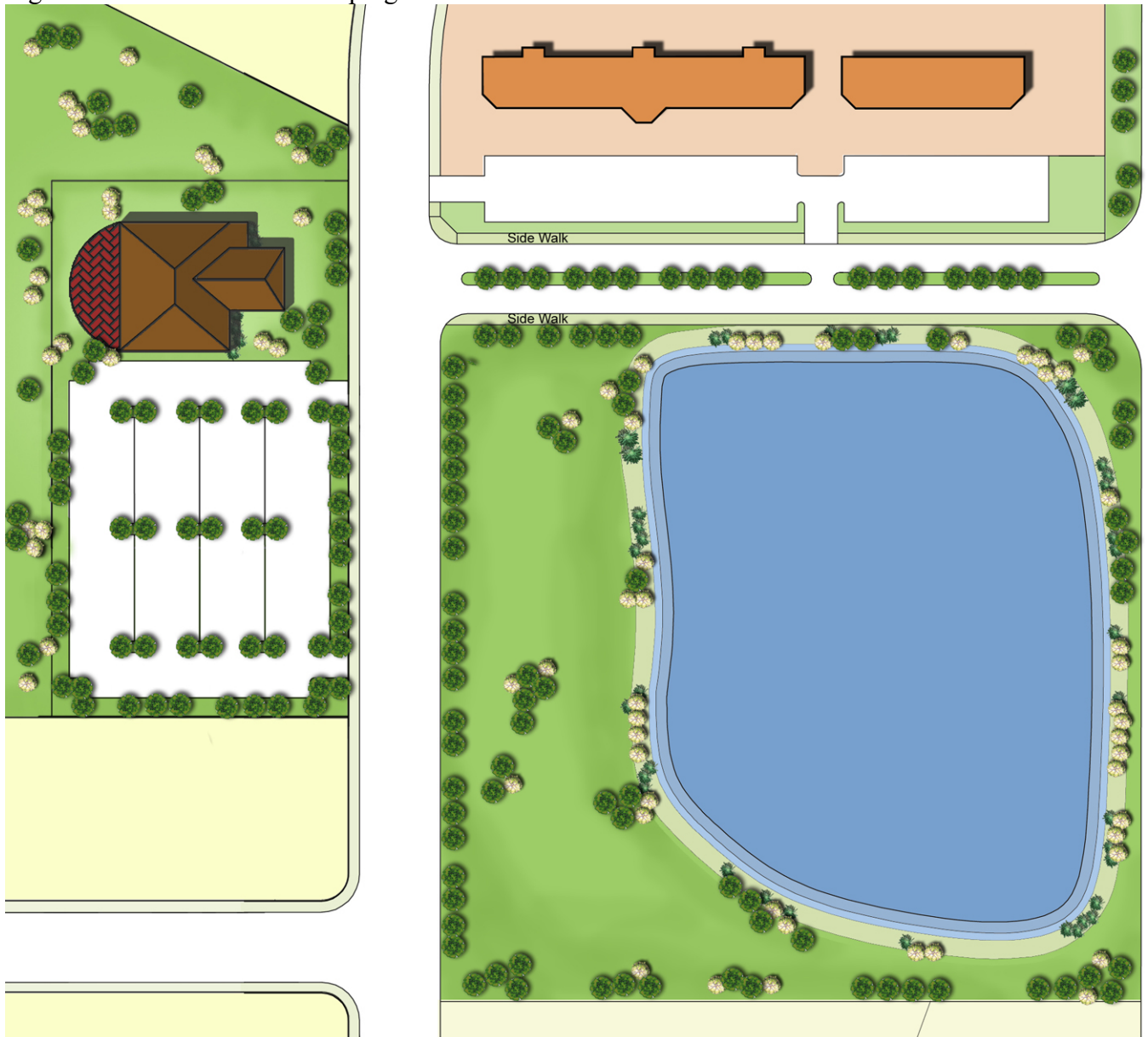


Figure 8 – Entryway Rendering



Figure 9 – Precedent Image for Stormwater Concept



7.0 PUBLIC CONSULTATION

As required by policy 9.1.3 of the SCCS, Brown & Associates Planning Group conducted public open houses in June 2004, March 2006, and May 2006.

7.1 First Open House: June 2004

A total of 26 members of the public registered at the June 2004 open house. Although a number of participants engaged Brown & Associates staff in discussions about the proposed development, no written comments were received either during or after that first open house.

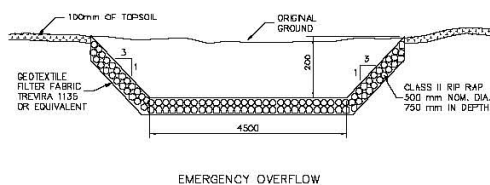
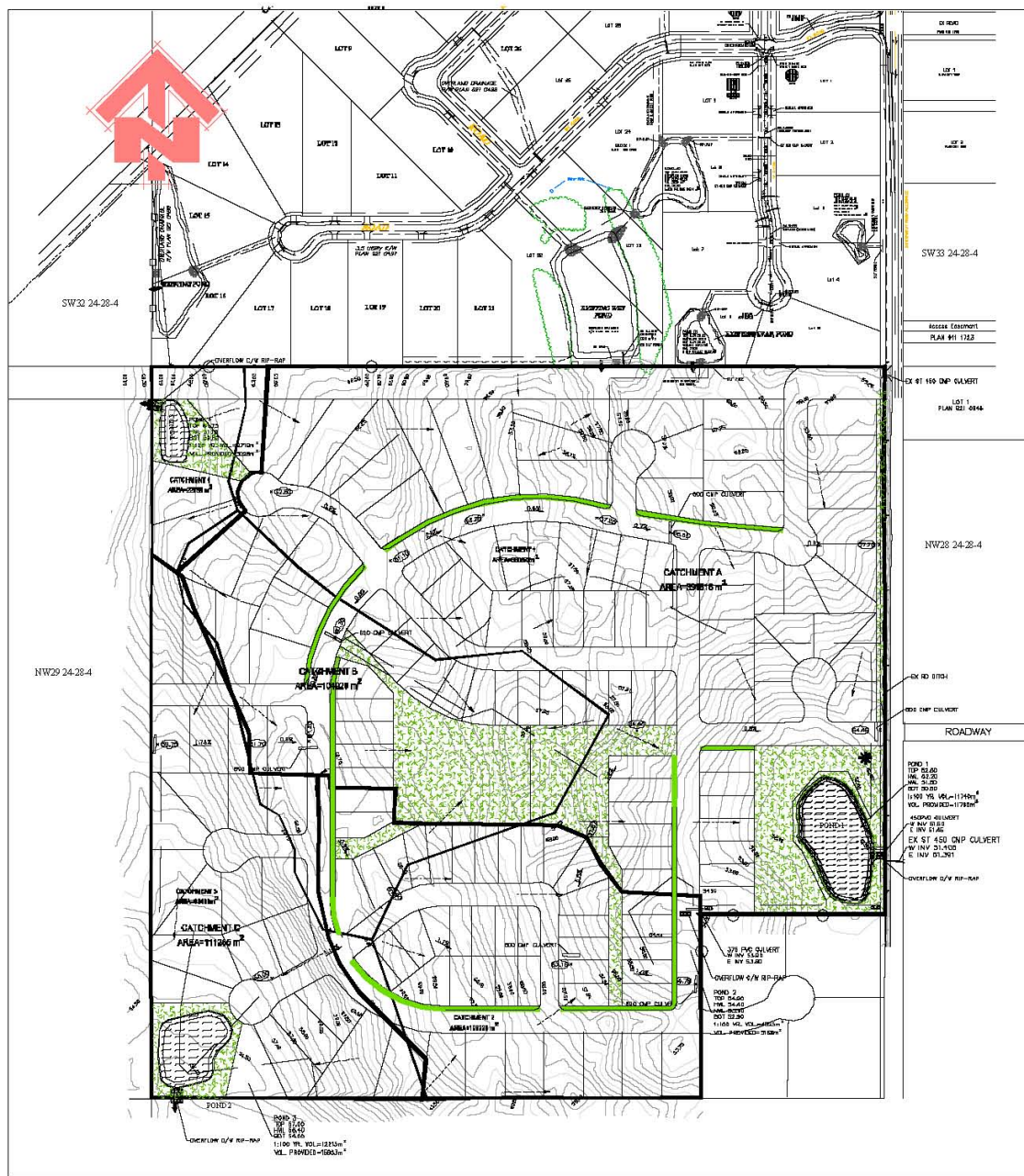
Figure 8 illustrates the subdivision design presented at the first open house. The open house displays introduced the possibility of a first phase of 57 lots being developed with septic fields and a communal piped water system. The preliminary concept plan presented at the first open house included a single Municipal Reserve parcel on the east side of Cell A along Conrich Road.

Discussions with members of the public at the first open house addressed topics such as ground water quantity and quality, stormwater management, control of septic fields, and parcel size. Although Municipal staff had suggested a reconfiguration of the open space to provide for a pathway system, neither open space nor pathways were raised as potential concerns by any of the members of the public who attended the first open house.

Figure 10 – Preliminary Concept Plan, **Figure 11 – Stormwater Concept Plan**, and **Figure 12 – Transportation** illustrate a few of the design concepts presented and discussed with members of the public at the first open house on June 29, 2004.

7.2 Second Open House: March 2006

Approximately 40 members of the public registered at the second open house in March 2006. More than 35 copies of a draft of Appendix A were taken away by people who attended. Issues discussed at the second open house included traffic impacts, well water concerns, stormwater management, and the M.D. of Rocky View Infrastructure and Operations Department requirement that densities be increased to support the proposed East Rocky View Regional Wastewater Transmission Main. One set of written comments was received at the open house. As with the majority of verbal comments, those written comments were generally supportive of the South Conrich Conceptual Scheme as proposed.

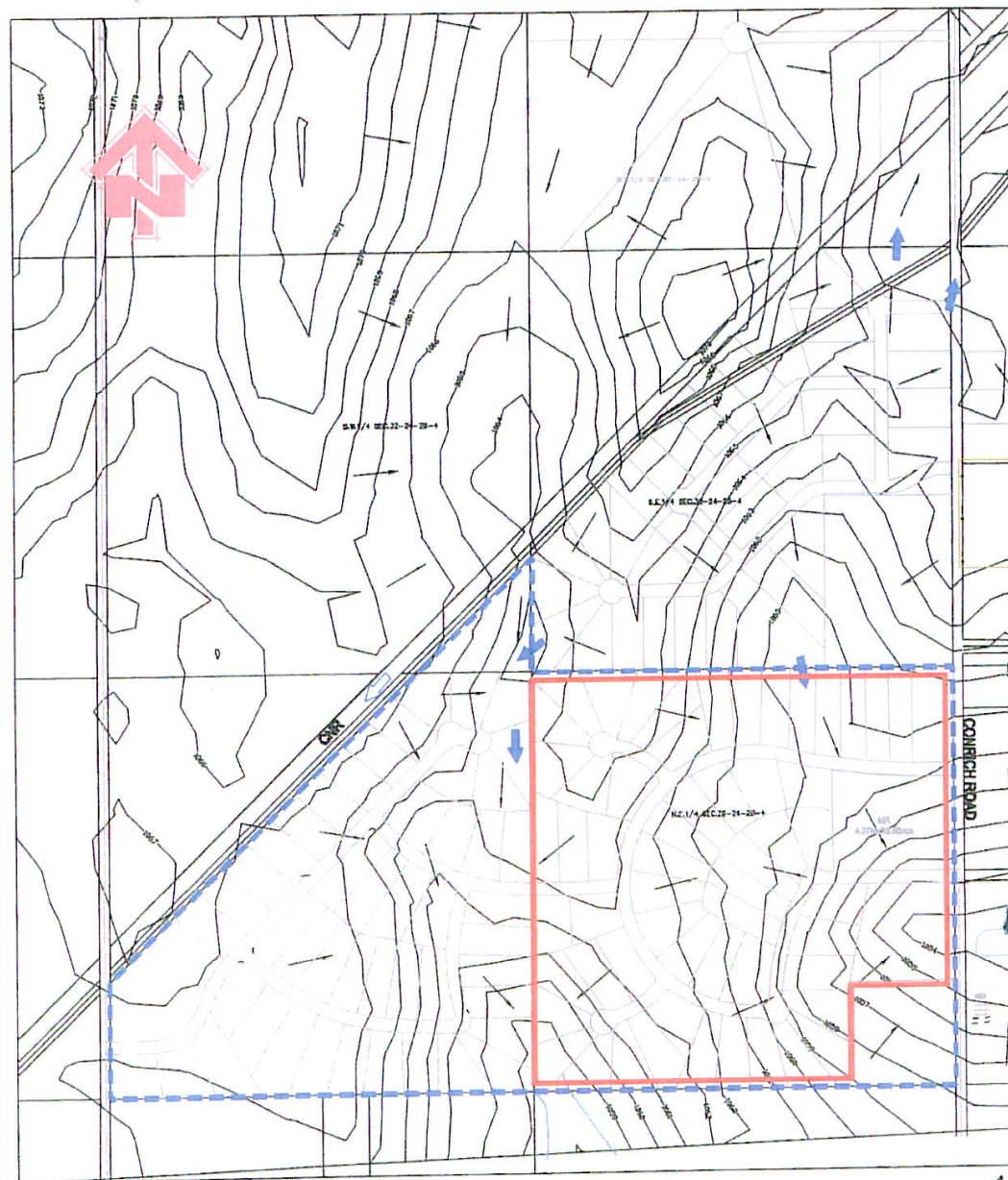


Not To Scale

BROWN & ASSOCIATES
PLANNING GROUP

South Conrich Conceptual Scheme
Appendix A: Amar Lands (Cell A)

February 2006 Draft



--- Conceptual Scheme Boundary
 --- Amar Lands Boundary
 Not To Scale

Figure 11
STORMWATER CONCEPT PLAN
 as presented at Public Open House #1

South Conrich Conceptual Scheme
 Appendix A: Amar Lands (Cell A)

February 2006 Draft

BROWN & ASSOCIATES
 PLANNING GROUP

V/777/DnG/cella amend sep-2003/figure8-stormwater



February 2006 Draft

7.3 Third Open House: May 2006

A total of 40 members of the public registered at the May 2006 open house. Extracts of a draft of Appendix A were taken away by people who attended. Public discussion at the third open house addressed traffic impacts, timing of development, and proposed sewer and water servicing. No written comments were received at the third open house. The vast majority of verbal comments were generally supportive of the South Conrich Conceptual Scheme and Appendix A as proposed.

8.0 TRANSPORTATION AND INFRASTRUCTURE

8.1 Transportation and Roadways

A Traffic Impact Assessment has been completed in support of Cell A and is included with the other supporting information for this application. That study considers the full build-out of lands contained within Cell A up to the fifteen-year horizon. Additional background traffic conditions for the surrounding area were also considered.

Due to the uncertainty associated with development build-out horizons and indefinite scheduling of significant network improvements, the traffic impacts of future development for Conceptual Scheme areas outside of Cell A were considered as long term for the purposes of this Traffic Impact Assessment. The scope of this assessment is limited to the intersections and roads directly affected by development within Cell A.

Alberta Infrastructure & Transportation has proposed an interchange to the south of the SCCS, on the Trans Canada Highway between Conrich Road and Garden Road. This amendment to the SCCS anticipates future transportation road right-of way requirements associated with the long-term planning of that interchange and other road network improvements such as the extension of 32nd Avenue eastward from the City of Calgary.

Policy

- 8.1.1 Vehicular access to Cell A will be provided from Conrich Road.**
- 8.1.2 A maximum number of two access points will be provided to Cell A from Conrich Road.**
- 8.1.3 A minimum of one vehicular connection will be provided from Cell A to Cell C.**
- 8.1.4 Acceptable roadway connections will be designed and constructed to the satisfaction of the Municipality.**
- 8.1.5 Roads dedicated as public thoroughfares will be owned and maintained by the Municipality and will be built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the Municipality.**

8.2 Utility Infrastructure and Connections

Construction of the East Rocky View Regional Wastewater Transmission Main began in September 2005, with completion anticipated in 2007. At the date of adoption of the SCCS, a piped water utility system to serve the East Rocky View Regional Wastewater service area was in the design stage. Sanitary sewer servicing of the SCCS is proposed to be provided by an extension to the East Rocky View Regional Wastewater Transmission Main from the Hamlet of Conrich, with a lift station to be constructed within Cell A of the SCCS in the proposed Public Utility Lot (PUL) along Conrich Road. All sanitary sewer and water service within the SCCS will ultimately be provided from regional sewer and water systems.

The water servicing strategy for Cell A prior to implementation of a regional water system is based upon three principles: water conservation (including a ban on use of potable water for irrigation), a private water system to be shared with the Prince of Peace community (for Phase 1 of Cell A only), and a possible communal well system on site (to be considered a back-up or redundant system). As an interim measure, the landowner of Cell A has entered into an agreement with the Prince of Peace community to provide residential development within Phase 1 of Cell A with treated and piped potable water. All lots within Cell A will be required to connect to regional water servicing when it becomes available.

Policy

- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.**
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing for Phase 1 in Cell A of the South Conrich Conceptual Scheme may be provided by connection to a treated and piped potable water system from the Prince of Peace community and/or via an onsite communal water well licensed by Alberta Environment, pending ultimate availability of a regional potable water servicing system.**
- 8.2.3 Internal servicing systems and networks within Cell A shall meet all standards for connection to regional systems.**
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the Municipality, sanitary sewer and potable water servicing plans for all lands within Cell A.**
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all homes within Cell A.**
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.**
- 8.2.7 Potable water for Cell A shall be backed up by plans for a redundant communal well system.**
- 8.2.8 Water conservation measures shall include rainwater harvesting and a ban on use of potable water for irrigation.**

8.3 Stormwater/Sub-Basin Management

A conceptual stormwater management scheme has been prepared for Cell A. Future development within Cells B, C, and D will require the prior preparation of further detailed stormwater management plans. Individual site implementation plans may also be prepared to guide future amendments to the SCCS and to assist in determining Best Management Practices for subsequent development.

Stormwater management plans within the SCCS will be based upon relevant policies of the MDP and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation.

Figure 13 – Stormwater Management Plan illustrates the overall concept for stormwater management within Cell A of the SCCS.

Policy

- 8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the Municipality, shall be submitted with all applications for subdivision within Cell A.**
- 8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.**

8.4 Solid Waste

Solid waste containment and disposal will be the responsibility of individual landowners. Recycling opportunities throughout the community will be encouraged.

9.0 IMPLEMENTATION AND POLICY SUMMARY

Appendix A has been prepared on behalf of the landowners for adoption by the Municipal Council of the Municipal District of Rocky View No. 44. As an amendment to the SCCS, it was prepared in conformance with all SCCS policies.

Appendix A is to be implemented through the approval by Council of conforming land use redesignations and plans of subdivision.

This section outlines the policies guiding the Land Use Redesignation and the Subdivision Plan.

3.0 PLANNING AREA

- 3.0.1 The South Conrich Conceptual Scheme Appendix A: Cell A shall apply to lands identified as Cell A within the SCCS and shown in Figures 5 and 6 of this Conceptual Scheme amendment.

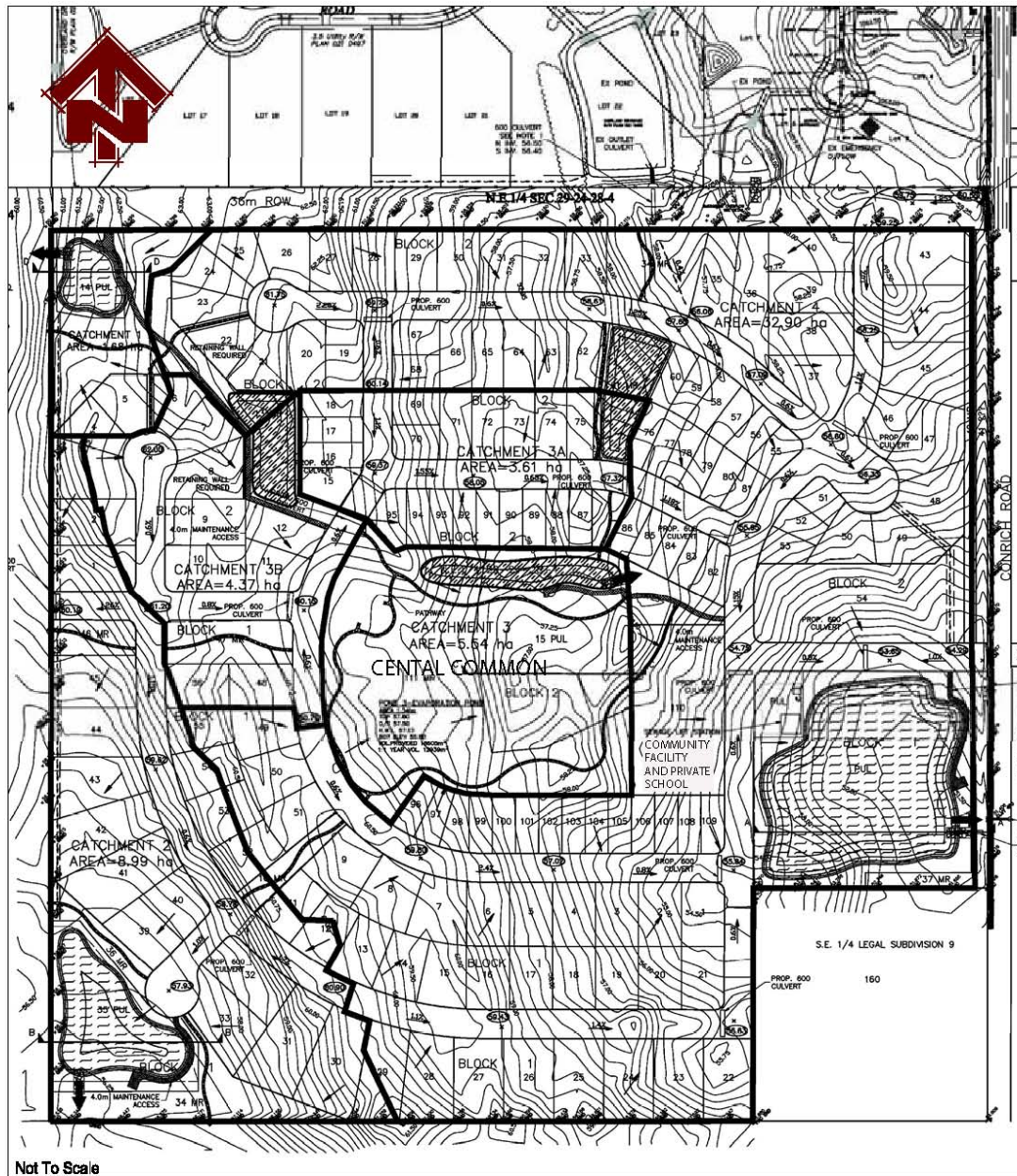
4.0 SITE ASSESSMENT

- 4.2.1 All development within Cell A shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the Municipality.
- 4.3.1 It will be the responsibility of the applicant or landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Community Development.

6.0 PROPOSED LAND USE, SUBDIVISION, AND OPEN SPACE

- 6.1.1 All lands within Cell A of the SCCS shall be designated Direct Control District (DC) to accommodate comprehensively planned residential, open space, and local neighbourhood commercial land uses.
- 6.1.2 Within a Cell A, ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the central common, community facilities, and public parking to be protected as communally owned and maintained property.
- 6.2.1 The minimum residential parcel size within Cell A of the SCCS shall be 0.25 acres.
- 6.4.1 Within a Cell A, ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the central common, community facilities, and public parking to be protected as communally owned and maintained property.
- 6.4.2 **A system of linear open spaces shall be established in general conformity with the Concept Plan in Figure 6 of Appendix A.**
- 6.4.3 **All open spaces and trail corridors within Cell A shall be constructed by the Developer and maintained by the Homeowners Association.**

- 6.4.4 Preparation and implementation of a weed management plan should be the responsibility of Homeowners Associations to be established at the time of subdivision registration.**



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POST CATCHMENT BOUNDARY

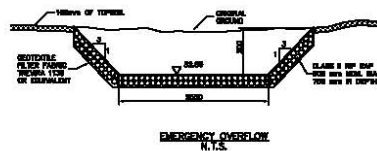


Figure 13:
STORMWATER
MANAGEMENT PLAN

Appendix A: Amar Lands (Cell A)

8.0 TRANSPORTATION AND INFRASTRUCTURE

- 8.1.1 Vehicular access to Cell A will be provided from Conrich Road.
- 8.1.2 A maximum number of two access points will be provided to Cell A from Conrich Road.
- 8.1.3 A minimum of one vehicular connection will be provided from Cell A to Cell C.
- 8.1.4 Acceptable roadway connections will be designed and constructed to the satisfaction of the Municipality.
- 8.1.5 Roads dedicated as public thoroughfares will be owned and maintained by the Municipality and will be built to standards contained within the M.D. of Rocky View No. 44 Municipal Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the Municipality.
- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing within Phase 1 of Cell A in the South Conrich Conceptual Scheme may be provided by connection to a treated and piped potable water system from the Prince of Peace community, pending ultimate availability of a regional potable water servicing system.
- 8.2.3 Internal servicing systems and networks within Cell A shall meet all standards for connection to regional systems.
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the Municipality, sanitary sewer and potable water servicing plans for all lands within Cell A.
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all homes within Cell A.
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.
- 8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the Municipality, shall be submitted with all applications for subdivision within Cell A.
- 8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.

10.0 SUPPORTING INFORMATION

In support of the South Conrich Conceptual Scheme Appendix A: Cell A, as well as future amendments to the SCCS, the following have been submitted with this application:

Traffic Impact Assessment

Prepared by: Eagle Engineering (Alberta) Ltd.

Date: August 2004 (Updated 2006)

Stormwater Management Study

Prepared by: Jubilee Engineering (Alberta) Ltd.

Date: August 2004 (Updated 2006)

Preliminary Soil Percolation and Near Surface Water Table Testing Report

Prepared by: McIntosh Lalani Engineering (Alberta) Ltd.

Date: July 2004

South Conrich Conceptual Scheme

Appendix: Cell C

Prepared for:

Rocky View County
Planning Services

Prepared by:

CITYTREND

On behalf of:

Amar Development Ltd.

BYLAW C-6961-2010

September 2010

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1.0 INTRODUCTION

The South Conrich Conceptual Scheme Appendix: Cell C has been prepared for Rocky View County in conformance with the South Conrich Conceptual Scheme (SCCS). This Appendix is to be approved by Council and amended to the SCCS in accordance with the policies of that Conceptual Scheme.

1.1 Definitions

In this Appendix, the following interpretations shall apply:

SCCS means the South Conrich Conceptual Scheme as approved by Council.

SCCS Plan Area means the area illustrated on Figure 3 of the South Conrich Conceptual Scheme.

Council means the Council of the Rocky View County.

MDP means the Rocky View County Municipal Development Plan as amended.

County means the Administration and Council of Rocky View County.

Developer means the registered landowner or any future landowner.

Land Use Redesignation, Tentative Plan, Subdivision Stage means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a “Development Agreement” between the developer and the County.

LEED Equivalence means development that recognizes the policy aims of the LEED for Neighbourhood Development (LEED ND) rating system for new communities, as promoted by the United States Green Building Council (USGBC).

Qualified Professional means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.

Should is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

Smart Growth means an approach to managing and directing growth in a way that minimizes damage to the environment, reduces sprawl, and builds livable communities.

2.0 PURPOSE AND OBJECTIVES

This Appendix applies to lands identified in the SCCS as Cell C. This Appendix provides supporting land use rationale for the redesignation of lands within Cell C and conforms to the comprehensive policy framework set forth in the SCCS. The objective of this Appendix is to ensure orderly and sustainable development within the context of the Rocky View County Municipal Development Plan, the Calgary-Chestermere Corridor Area Structure Plan (CCCASP), and the SCCS.

The individual policies of the SCCS and the requirements for conceptual schemes identified in the MDP have been addressed in the preparation of this Appendix. In addition, policies have been prepared for Cell C respecting the County's adoption of the Growth Management Strategy and identification of Conrich as a Growth Node within Rocky View.

As is the case for the SCCS, the policies of this Appendix address:

- complimentary and compatible future land use
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent to the Conceptual Scheme
- transportation and infrastructure connections across shared property lines
- the provision of open space links to adjacent lands
- the dedication of public roadways and municipal reserve parcels
- the provision of integrated parks and pathways
- acceptable densities of future developments
- Smart Growth
- LEED equivalence
- minimum requirements for amendments to the SCCS.

Policy

2.0.1 Notwithstanding the policies contained within the SCCS overriding document, where policies conflict or require interpretation, the policies contained within this Appendix shall prevail.

2.1 Smart Growth and LEED Equivalence

This Appendix is consistent with the principles of Smart Growth and LEED equivalence, which is encouraged by Rocky View County's Growth Management Strategy. Smart Growth is defined as an

approach to managing and directing growth in a way that minimizes damage to the environment, reduces sprawl, and builds livable communities. The ways in which the SCCS addresses Smart Growth principles include:

- **Create a Range of Housing Opportunities and Choices**

Through reduction of the lot sizes that have been traditionally developed in Rocky View County, the SCCS is moving Rocky View County toward smarter growth by providing a different housing type.

- **Create Walkable Neighbourhoods**

The SCCS features a comprehensively designed system of pathways that residents will be able to use to walk through the neighbourhood to local commercial establishments, community facilities, and the new private school.

- **Encourage Community and Stakeholder Collaboration**

Maintenance of the communally owned open space system and community facilities will be the responsibility of a Homeowners Association, which will enhance community cohesion, promote collaboration among residents, and strengthen engagement of neighbours in community activities.

- **Foster Distinctive, Attractive Communities with a Strong Sense of Place**

The comprehensively designed SCCS will have a strong sense of place with a unique identity in the Conrich area. The community facilities and amenities in the SCCS will in turn strengthen the identity of the broader Conrich community.

- **Make Development Decisions Predictable, Fair and Cost Effective**

The communal water and sanitary sewer servicing systems in the SCCS have been installed by the developer in order to provide a cost effective means of developing infrastructure. Development of the SCCS will “pay for itself” through contributions to the County that will help pay for both the East Rocky View Regional Wastewater Transmission Main and a future County or regional water servicing system.

- **Mix Land Uses**

The SCCS features a balanced mix of residential, commercial, institutional, and community uses that will make a significant contribution toward the creation of a complete community in the Conrich area.

- **Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**

The SCCS contains a combination of public open space and, under the auspices of the Homeowners Association, communally owned and maintained open space, to which all members of the broader Conrich community will have access. This comprehensive open space system will include engineered wetlands and natural vegetation.

- **Provide a Variety of Transportation Choices**

The pathway system in the SCCS will give residents options other than their automobiles to travel through the community and take advantage of the local commercial establishments, community facilities, and the new private school.

- **Strengthen and Direct Development Towards Existing Communities**

The SCCS represents “infill” of an established country residential area near the Hamlet of Conrich. Land in the Conrich area will be developed more efficiently as a result of the higher residential densities in the SCCS.

- **Take Advantage of Compact Building Design**

The developer and subsequent builders in the SCCS are developing residential densities in Cell C that are higher than what has been traditionally been developed in Rocky View County. It is anticipated that future development of Cell D of the SCCS will result in even higher densities, smaller dwelling units, and more varied forms of housing.

LEED equivalence is defined as development that recognizes the policy aims of the LEED for Neighbourhood Development (LEED ND) rating system for new communities, as promoted by the United States Green Building Council (USGBC). Although it is not anticipated that the developers of the SCCS will register or pursue certification as a LEED ND project, the SCCS will be developed in accordance with many of the policy objectives of the LEED ND program, which are consistent with the principles of Smart Growth:

- **Smart Location and Linkage** encourages communities to consider location, transportation alternatives, and preservation of sensitive lands while also discouraging sprawl.
- **Neighborhood Pattern and Design** emphasizes vibrant, equitable communities that are healthy, walkable, and mixed-use.
- **Green Infrastructure and Buildings** promotes the design and construction of buildings and infrastructure that reduce energy and water use, while promoting more sustainable use of materials, reuse of existing and historic structures, and other sustainable best practices.
- **Innovation and Design Process** recognizes exemplary and innovative performance.
- **Regional Priority** encourages projects to focus on making significant contributions to the project's local environment.

Many of the policies of the Appendix for Cell C of the SCCS are consistent with the policy objectives of the LEED ND program. For example, use green infrastructure will be enhanced through water conservation measures such as requirements for water meters and a ban on use of potable water for irrigation. Builders will be encouraged to construct homes that incorporate many of the measures promoted by the USGBC.

Policy

2.1.1 The SCCS shall be developed in manner consistent with the principles of Smart Growth.

2.1.2 It is not required that the developers of the SCCS will register or pursue certification as a LEED ND project; however, the SCCS shall be developed in manner consistent with the policy objectives of the LEED ND program.

3.0 PLANNING AREA

The SCCS Plan Area includes “all lands contained within NE-29-24-28-W4M, a portion of lands within NW-29-24-28-W4M and a portion of lands within SW-32-24-28-W4M.” The SCCS is located within Division 5 of Rocky View County, approximately one half mile north of Highway #1 and one mile east of the City of Calgary.

The SCCS is bounded by

- the Conrich Estates residential development to the north
- Conrich Road to the east
- agricultural lands, residential development, and a proposed conceptual scheme to the south
- Garden Road and the CNR tracks to the west.

Figure 1 – Aerial Photo Regional Context identifies the SCCS in relation to the broader region including the City of Calgary, the Town of Chestermere, and the Trans Canada Highway.

Figure 2 – Aerial Photo Conceptual Scheme Context identifies the SCCS in relation to the surrounding lands, Conrich Road, the CNR tracks, proposed sanitary sewer and water infrastructure, and a proposed interchange along the Trans Canada Highway between Garden Road and Conrich Road.

Policy

3.0.2 The South Conrich Conceptual Scheme Appendix: Cell C shall apply to lands identified as Cell C within the SCCS and shown in Figures 5 and 6 of this Conceptual Scheme Appendix.

Figure 1- Aerial Photo Regional Context

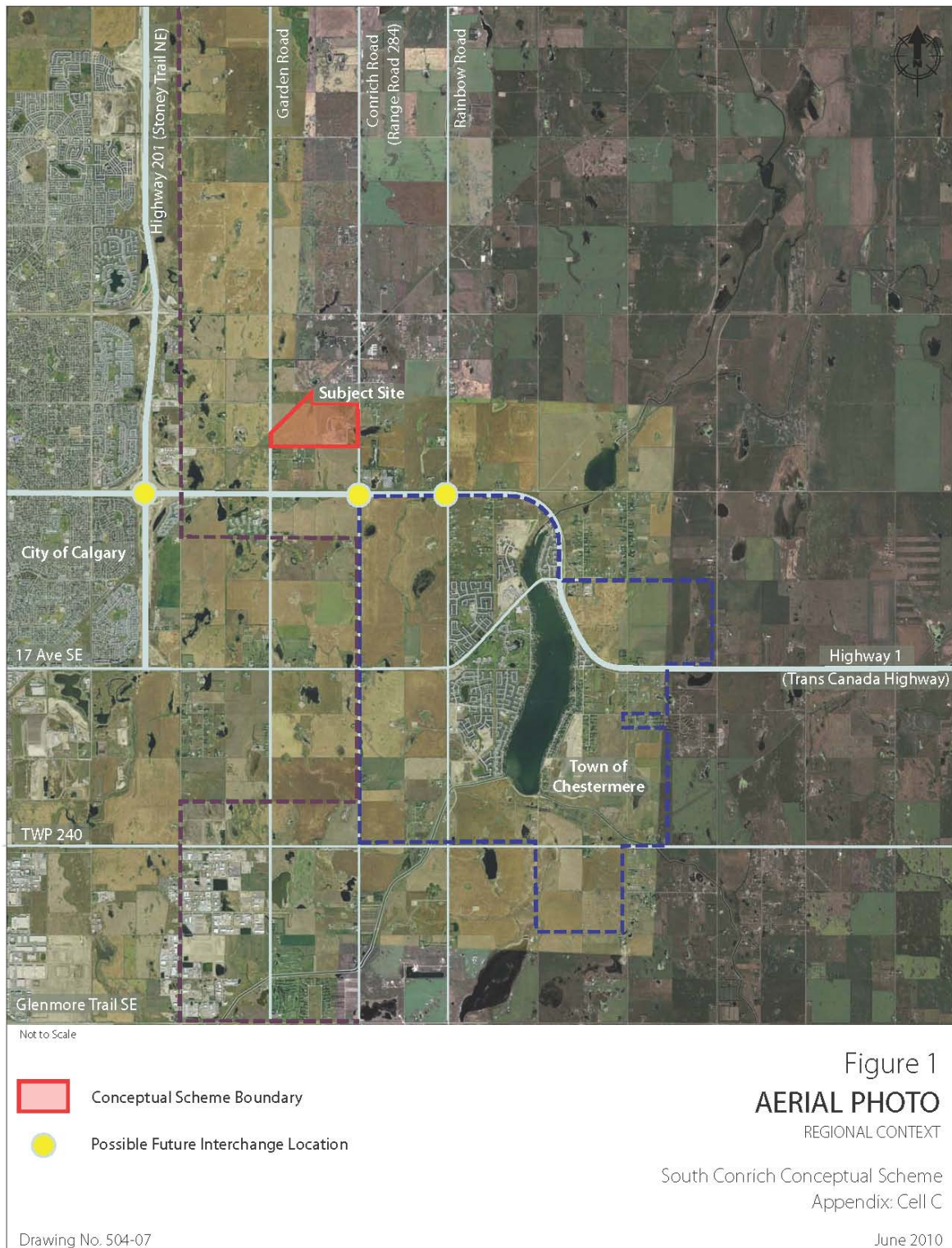
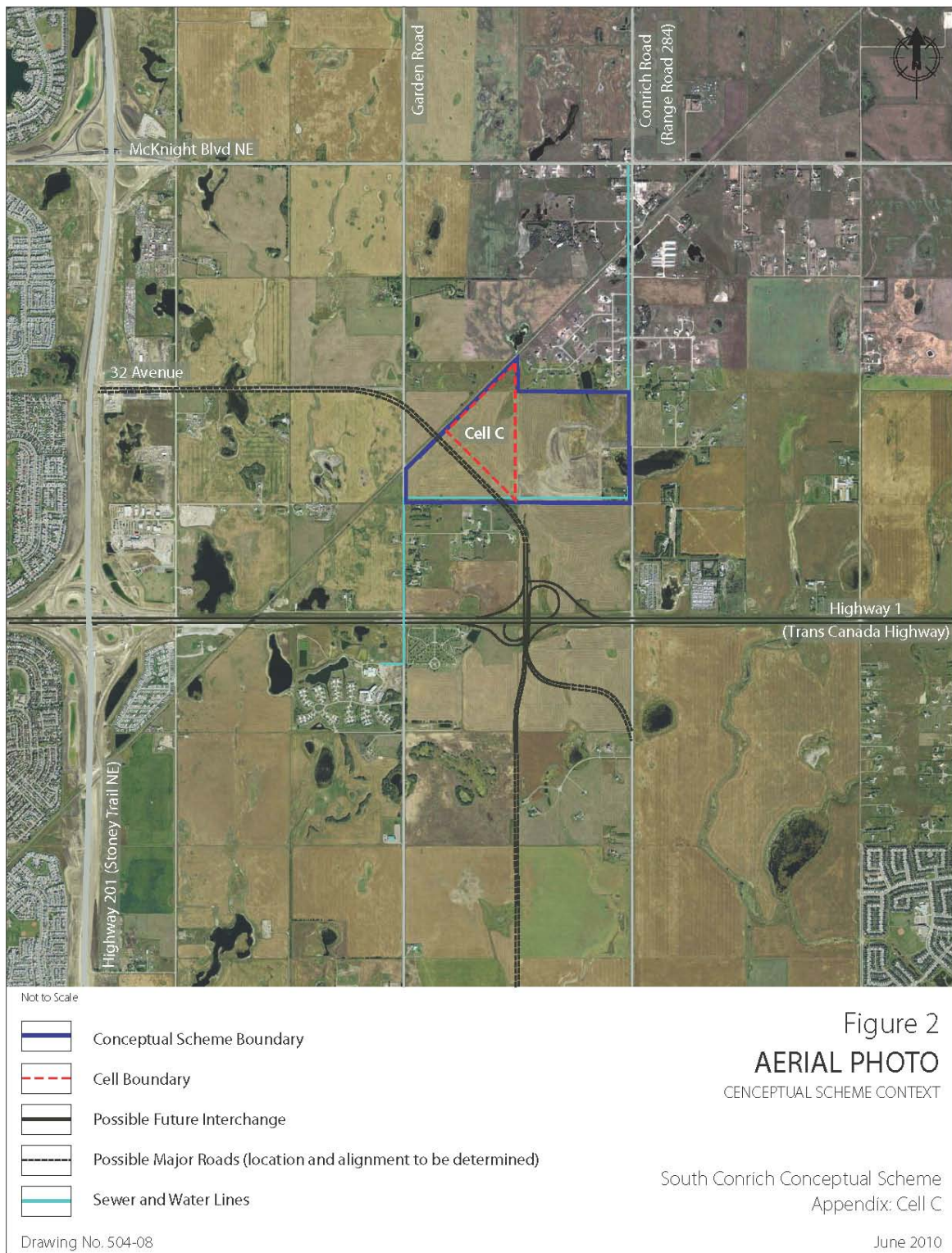


Figure 2 - Aerial Photo Conceptual Scheme Context



4.0 SITE ASSESSMENT

4.1 Soils

All lands within Cell C and Cell D are currently cultivated for agricultural purposes. Cell B still contains a farmstead. Preliminary earthwork and installation of infrastructure has commenced to prepare the lands within Cell A for development. The Canada Land Inventory (CLI) rates the Soil Capability for Agriculture on the majority of the lands within Cell C and Cell D as CLI Class 1, with no significant limitations in use for crops. There is, however, a low-lying area comprising approximately 13 acres (17% of Cell C) that is rated CLI Class 5. This low-lying area, which is situated in the northern portion of Cell C, can be affected by excess water, inundation, or adverse soil salinity, depending on seasonal precipitation and soil moisture levels. The major soil types within the study area and their agricultural capabilities are shown in Figure 5 of the SCCS.

4.2 Topography and Geotechnical Evaluation

The lands within the SCCS are typically level, with gentle slopes down to the northern, southern, and eastern boundaries of the Conceptual Scheme. Cells A and B tend to drain toward the low-lying lands immediately to the north of Cell B. Most of Cell C and Cell D drain to the south, although a small part of Cell C drains into a low-lying area on the northern boundary of the SCCS.

Cell C and Cell D are slightly higher in elevation than Cell A, with grades in the 1% to 5% range. Lands within Cell C drain to the north and south. Lands within Cell D drain to the south.

Development within Cell C will be virtually unlimited by topography. The existing slope, soil, subsoil, and drainage conditions are all conducive to proper site layout, roadway development, utility servicing, stormwater management, and building construction.

Policy

4.2.1 All development within Cell C shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the County.

4.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that “there is little reason to expect the presence of intact archaeological sites” within the SCCS. Based upon that finding, preparation of a Historical Resources Impact Assessment will not be necessary prior to development of Cell C.

Nonetheless, pursuant to Section 31 of the Historical Resources Act of Alberta, the discovery of any archaeological, historic period, or palaeontological resources during construction will be reported immediately to Alberta Culture and Community Spirit.

Policy

4.3.1 It will be the responsibility of the Applicant or Landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.

4.4 Visual Analysis

Although the lands in and around the SCCS are generally flat, the local topography does have enough relief to provide views of both downtown Calgary and the Rocky Mountains. Given that certain lands in the vicinity of the SCCS are already developed for country residential purposes, site lines from existing dwellings should also be considered.

Given that Cell C is slightly higher in elevation than Cell A, Cell C has been designed to address existing view lines to the southwest from Cell A and Conrich Estates. In addition to providing important pathway linkages, the open spaces within Cell C will further serve to define the development of Cells in relation to Cell A and Conrich Estates.

Figure 3 – Site Topography shows the generally level, gently sloping terrain within the SCCS according to one-metre contours.

Figure 3
SITE TOPOGRAPHY

South Conrich Conceptual Scheme
Appendix: Cell C

Not to Scale

Legend:

- Conceptual Scheme Boundary
- Cell Boundary

Drawing No. 504-09

June 2010

5.0 CURRENT LAND USE

Most of the lands contained within the SCCS are currently under cultivation, although Cell B contains an original farmstead.

The following describes the current conditions, uses, and land use designation within Cell C:

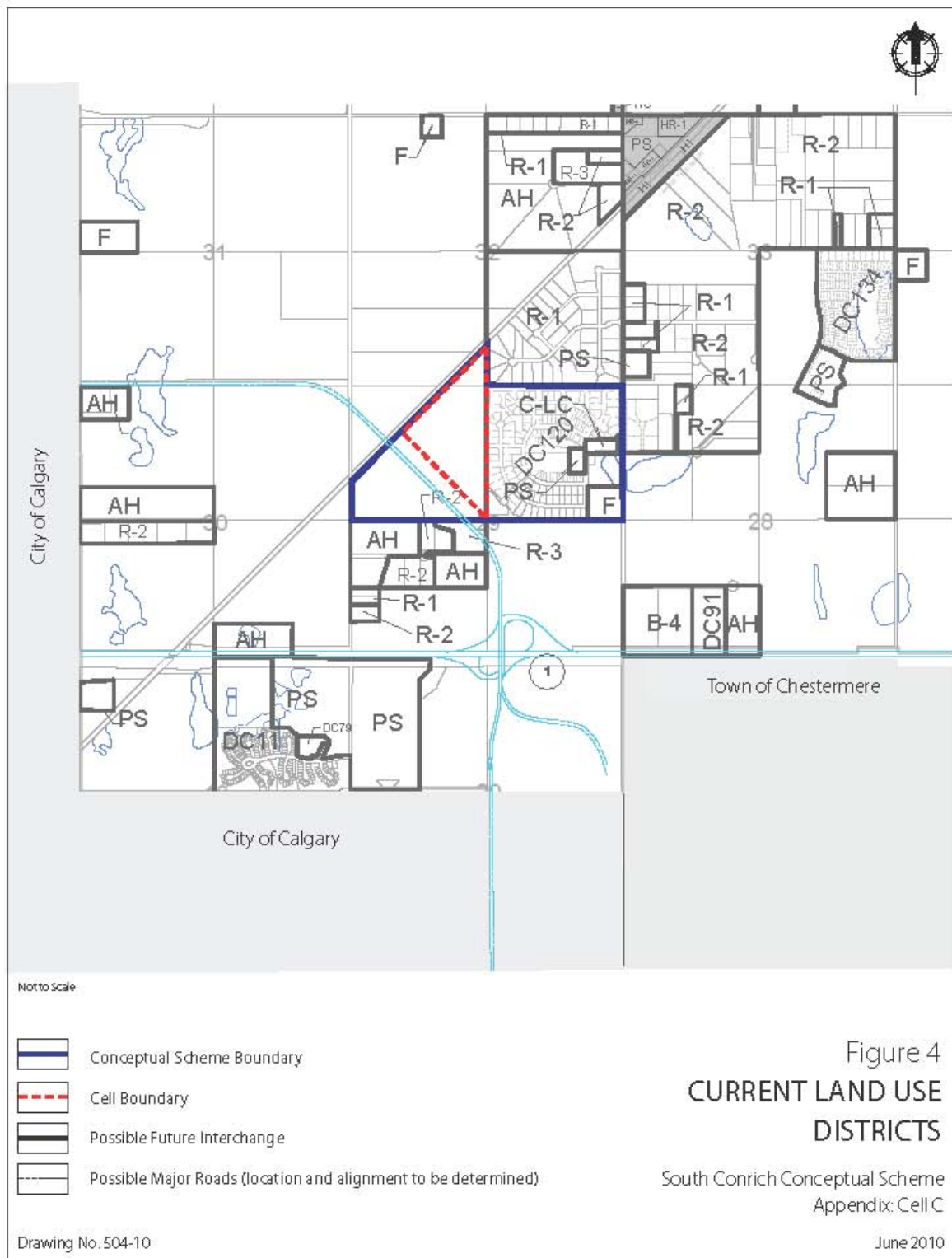
- under cultivation
- no permanent buildings
- legal access from Garden Road
- Ranch and Farm District (RF)

The lands surrounding the SCCS include a mix of country residential and agricultural land uses. The ages of many neighbouring residential developments, both within the Hamlet of Conrich and in nearby agricultural areas, indicate that this established country residential community has quite recently undergone a significant amount of infill development. An example of such infill can be found immediately to the north of Cell A in the Conrich Estates residential community. In February 2001, Council approved the subdivision of thirty-two new residential lots at Conrich Estates, with a minimum parcel size of two acres for each new lot. That residential development is designated Residential One District (R-1). Other country residential subdivision in the area has been relatively piecemeal, providing for a range of parcel sizes in R-1 and R-2 Districts.

The lands immediately to the south of Cell C are designated RF Ranch and Farm District, AH Agricultural Holdings District, and a range of country residential land uses including R-1, R-2, and R-3 Districts. Parcel sizes within that quarter-section range from 2 acres (R-1) to +/- 76 acres (a remnant agricultural parcel designated RF Ranch and Farm District). Council has authorized preparation of a conceptual scheme for the lands immediately to the south of Cell C.

Figure 4 – Current Land Use Districts and Community Context illustrates the context surrounding Cell C and the land use districts in place at the time of submission.

Figure 4 - Current Land Use Districts



6.0 PROPOSED LAND USE, SUBDIVISION, AND OPEN SPACE

The SCCS outlines the land use configuration for Cell C and establishes a framework for subsequent subdivision.

6.1 Land Use

Prior to approval of this Appendix, the land use designation of the lands within Cell C has been Ranch and Farm District. The SCCS establishes future land use as comprehensive residential development. Lot sizes within Cell C are proposed to range from 0.25 acre to slightly greater than 1.0 acre (0.10 hectare to 0.44 hectare) in area, with associated open space.

Figure 5 illustrates the proposed residential land use for Cell C, which is to be designated Direct Control District (DC). The pathway system connecting Cell C with the major open spaces in Cell A are to be registered as Municipal Reserve (MR). Public Utility Lots (PULs) will include proposed stormwater retention facilities on low-lying lands in the north and south corners of Cell C.

Although the Rocky View School Division has indicated that new schools will be required within the CCCASP, the preferred sites for future public schools in this area are to be located outside the SCCS. Nevertheless, the proposed Direct Control District for Cell A provides for private schools as a Discretionary Use.

The proposed Direct Control District also provides for open space in excess of the minimum 10% Municipal Reserve required by the Alberta Municipal Government Act. Cell C is designed to maximize direct access from individual residential lots to the open space system and to accommodate linkages to future development outside the Conceptual Scheme. The open spaces around the periphery of Cell C will serve as a natural buffer between the Cell C residential development and both the surrounding regional transportation corridors and other residential development in the area. The open space system will also link the heart of Cell C with the major open spaces in Cell A of the SCCS. The lands proposed for those purposes are shown in Figures 5 and 6 of this SCCS Appendix.

This development is comprehensive in scale and design, combining residential development with significant open spaces. Development within Cell C can be integrated with the existing residential uses, development within Cell A of the SCCS, and the proposed conceptual scheme immediately to the south of the SCCS.

Policy

- 6.1.1 All lands within Cell C of the SCCS shall be designated Direct Control District (DC) to accommodate comprehensively planned residential and open space land uses.**
- 6.1.2 Within Cell C, a minimum of ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space buffer to be protected as communally owned and maintained private property.**

6.2 Density and Lot Size

The SCCS establishes the overall density for comprehensive residential development at 1 unit per gross acre. Lot sizes within Cell C are proposed to range from 0.25 acre to approximately 1.1 acre in area.

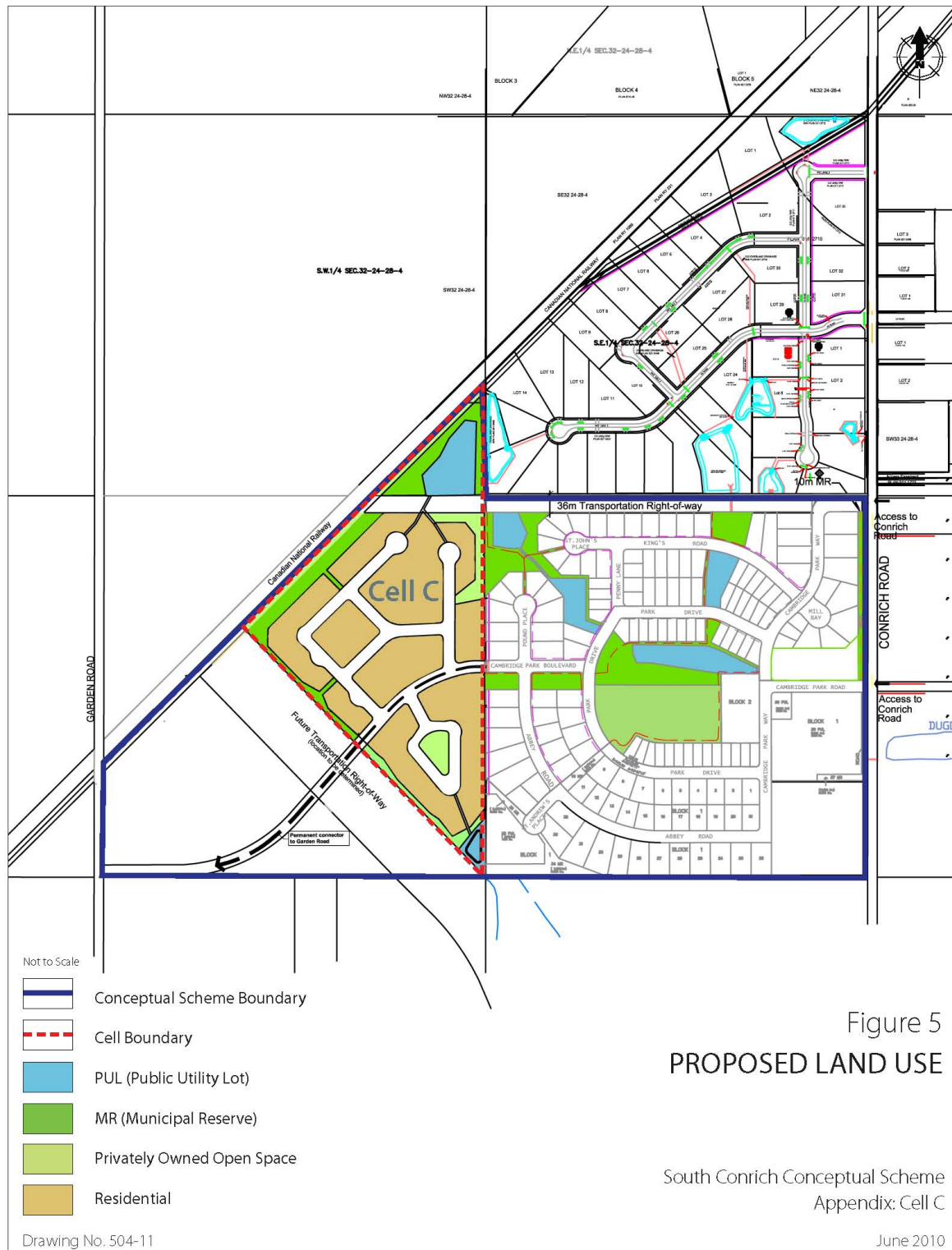
This Appendix proposes a comprehensive residential subdivision with a maximum of 110 residential lots (minimum parcel size of 0.25 acre or 0.10 hectare) in accordance with the policies of the SCCS. Primary access for Cell C is to be provided through Cell D to Garden Road, with additional access eastward through Cell A to Conrich Road. County standard roadways are proposed to loop around each Cell, offering access as well as servicing opportunities for adjacent properties.

Figure 5 – Proposed Land Use illustrates the land use for Cell C. The design makes best use of topography, addresses the views to the west, and provides access to the public pathway system.

Policy

- 6.2.2 The minimum residential parcel size within Cell C of the SCCS shall be 0.25 acre (0.10 hectare).**

Figure 5 - Proposed Land Use



6.3 Compatibility with Adjacent Development

The established community of Conrich Estates is located to the northeast of Cell C. Given that both Conrich Estates and Cell A of the South Conrich Conceptual Scheme are planned comprehensively for residential and associated commercial and community land uses, the proposed development within Cell C would provide an appropriate extension of residential and associated land uses within the established South Conrich community. Figure 5 demonstrates that the proposed density and lot sizes are compatible with the surrounding development. Figure 6 illustrates the proposed subdivision design in relation to existing and approved development within the SCCS.

The proposed subdivision design for Cell C would provide for one access to Garden Road at the southwest corner of Cell D, as well as one eastern access through Cell A to Conrich Road, thereby addressing emergency access and minimizing potential traffic impacts of the development. The access to Garden Road at the southwest corner of Cell D will serve as the primary roadway access to the South Conrich Conceptual Scheme. Additional access connects Cell C to the east through Cell A to Conrich Road. This roadway design allows for an efficient and safe roadway system, while providing opportunities for connectivity among developments.

The proposed Cell C subdivision design satisfies the County's connectivity objectives by providing roads and pathway linkages to both existing and future development within and outside of the SCCS.

6.4 Open Space

The SCCS requires that a connective open space system be established through the dedication of Municipal Reserve land within each Development Cell. The policies contained in the MDP and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation, will apply to the dedication of Municipal Reserve within the SCCS.

The proposed pathways in Cell C are to be protected by registration as Municipal Reserve or as public sidewalks, ensuring that all public lands will be accessible not only to residents of Cell C, but also to all residents of the County. Furthermore, the pathway is designed to connect to adjacent properties, which will facilitate recreational opportunities and pedestrian linkages to surrounding lands. Public walkways will be constructed to the satisfaction of the County. Maintenance of open spaces within Cell C should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.

The interconnected system of lands dedicated as Municipal Reserve will be enhanced by communally owned and maintained open space, such as the open spaces around the periphery of Cell C. Those peripheral open spaces will serve as a natural buffer between the Cell C residential development and both the surrounding regional transportation corridors and other residential development in the area. The open space system in Cell C will also connect to the central common and community facility within Cell A. Other enhancements to both Municipal Reserve and communally owned open space will include naturalized landscaping, playground equipment, picnic tables, and park benches. Maintenance of open space, recreation, and community facilities, including implementation of a weed management plan, should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.

Policy

- 6.4.1 Within Cell C, a minimum of ten percent Municipal Reserve will be provided by full dedication of land; and additional publicly accessible open space shall be protected as communally owned and maintained private property with public access guaranteed by legal instrument registered on title.**
- 6.4.2 A system of open spaces shall be established in general conformity with the Concept Plan in Figure 6 of Appendix: Cell C.
- 6.4.5 All open spaces and trail corridors within Cell C shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the time of subdivision and shall be maintained by a Homeowners Association or Associations.
- 6.4.6 Preparation and implementation of a weed management plan should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.

Figure 6 – Concept Plan illustrates a conceptual subdivision design for Cell C. ***The subdivision design, lot sizes, and land use areas in Figure 6 are conceptual only and shall be refined at the subdivision approval stage.*** The design of public open space (Municipal Reserve), publicly accessible private lands (with public access to be guaranteed by easement) and private residential lands maximizes internal access to usable open space, recreational opportunities, and pedestrian linkages to surrounding lands. Comparison of **Figure 6 – Concept Plan** in this Appendix with Figure 8 – Proposed Phasing of the SCCS confirms the phasing of development proposed for the SCCS.

Development Areas, Municipal Reserve Dedication, and Open Space Shown in Figure 6:

	Area		Percent of Cell C
Residential	34.45 acres	13.94 hectares	51.3%
Municipal Reserve (MR) and Other Open Space (Surrounding Buffer)	13.24 acres	5.36 hectares	19.7%
Internal Roads	13.15 acres	5.32 hectares	19.6%
Public Utility Lots (PUL)	3.90 acres	1.58 hectares	5.8%
Transportation Right-of-Way	2.42 acres	0.98 hectares	3.6%
Total Area	67.16 acres	27.18 hectares	100.0%

Figure 6
CONCEPT PLAN

South Conrich Conceptual Scheme
Appendix: Cell C

Drawing No. 504-12

June 2010

7.0 PUBLIC CONSULTATION

As required by policy 9.1.3 of the SCCS, CITYTREND conducted a public open house on August 23, 2010, to present the proposed concepts in support of the Conceptual Scheme amendments and land use redesignations for Cell C.

The open house was advertised by direct mail to all Conrich area residents who also received official notice from Rocky View of the September 7, 2010, Council Public Hearing to consider approval of this Cell C amendment to the SCCS. That direct mailing included a set of “frequently asked questions” and answers to explain the rationale, design concept, servicing strategies, and planning approval process for the Conceptual Scheme amendments and land use redesignations for Cell C.

Approximately 20 members of the public attended the August 2010 open house. Although a number of participants engaged CITYTREND staff in discussions about the proposed development, no written comments were received either during or after the open house.

Figure 6 illustrates the subdivision design concept for Cell C that was presented at the August 2010 open house. The open house displays also included Figures 1 through 5 and the stormwater management concept in Figure 8. Handout materials that were distributed at the open house included the “frequently asked questions” that were directly mailed to all Conrich area residents, letter-sized colour copies of all the Figures displayed at the open house, copies of the transportation update letter that Eagle Engineering submitted to Rocky View County in support of the Cell C amendments, and drawings from previous Alberta Transportation open houses showing alignment options for the proposed Garden Road – Conrich Road interchange along the TransCanada Highway, to the south of the SCCS.

In order to address concerns that had previously been raised in relation to one of the interchange alignments proposed by Alberta Transportation, an alternative design option for Cell C was presented in addition to the concept that was submitted to Rocky View County in June 2010. The alternative concept presented at the open house demonstrated that the proposed residential development for Cell C can easily be accommodated in the event that Alberta Transportation were to approve an extreme alignment to the furthest northeast extent possible.

Discussions with members of the public at the August 2010 open house addressed topics such as the proposed Garden Road – Conrich Road interchange, ground water quantity and quality, stormwater management, control of septic fields, and parcel size. All members of the public in attendance at the August 20 open house expressed strong support for the Cell C application as submitted to Rocky View County in June 2010.

8.0 TRANSPORTATION AND INFRASTRUCTURE

8.1 Transportation and Roadways

A Traffic Impact Review has been completed in support of this Appendix and is included with the other supporting information for this application. That study considers the full build-out of lands contained within Cell C and presumes full development of Cell A as approved in Appendix A of the SCCS. Although additional background traffic conditions for the surrounding area were also considered, the scope of this Traffic Impact Review is limited to the intersections and roads directly affected by development in Cell C.

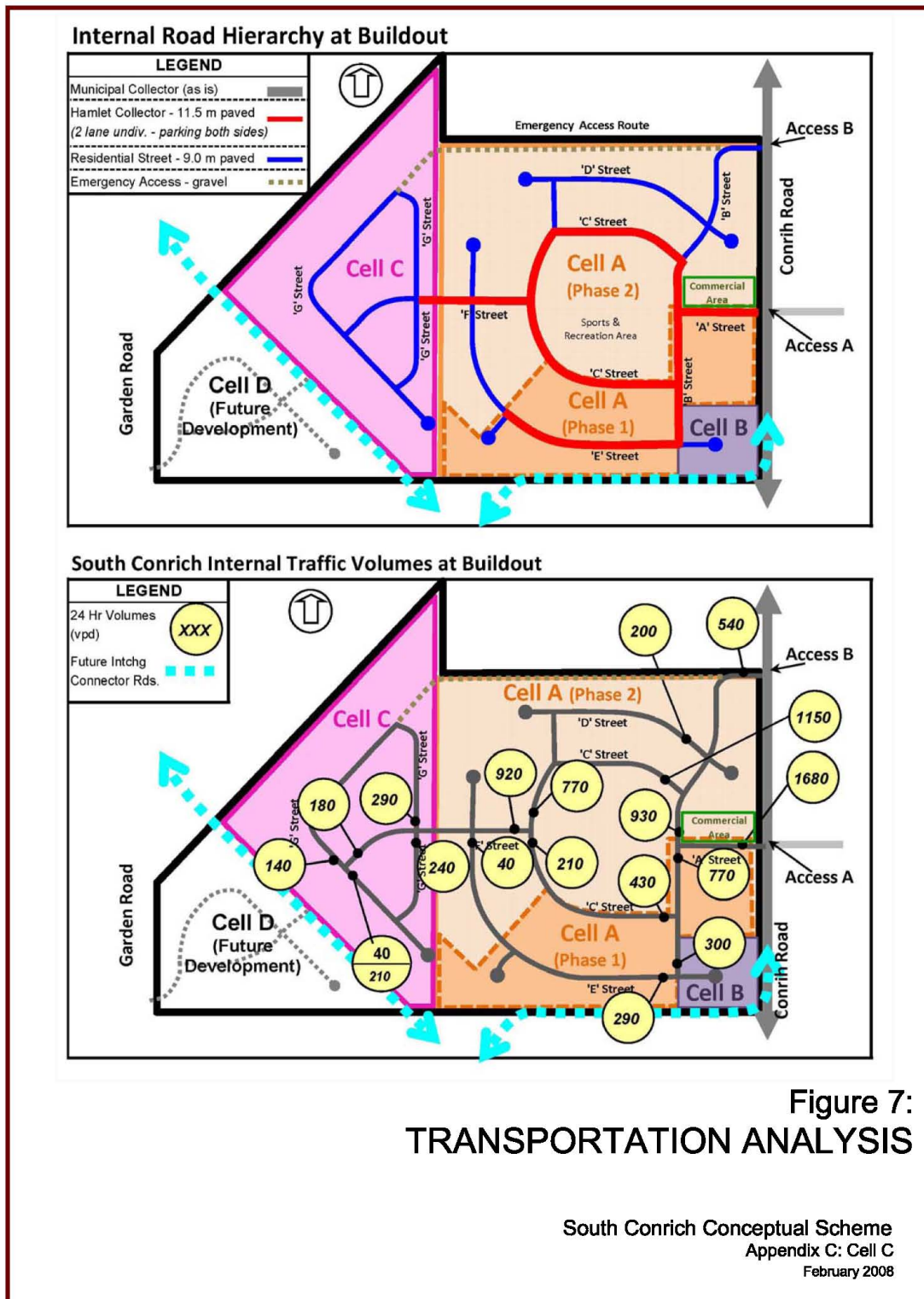
Alberta Transportation has proposed an interchange to the south of the SCCS, on the Trans Canada Highway between Conrich Road and Garden Road. This Appendix to the SCCS anticipates future transportation road right-of way requirements associated with the long-term planning of that interchange and other road network improvements such as the extension of 32nd Avenue eastward from the City of Calgary.

The proposed subdivision design for Cell C would provide for primary roadway access to Garden road at the southwest corner of Cell D. An additional access is proposed to Cell A, connecting through Cell A to Conrich Road via two access roads. This alignment allows for an efficient and safe roadway system, while providing opportunities for connectivity among developments. The proposed Cell C subdivision design satisfies the County's connectivity objectives by providing roads and pathway linkages to both existing and future development within and outside of the SCCS.

Policy

- 8.1.1 Vehicular access to Cell C will be provided from Garden Road at the southwest corner of Cell D and through Cell A to Conrich Road.**
- 8.1.2 A minimum of one vehicular connection will be provided from Cell A to Cell C.**
- 8.1.3 Acceptable roadway connections will be designed and constructed to the satisfaction of the County.**
- 8.1.4 Roads dedicated as public thoroughfares will be owned and maintained by the County and will be built to standards contained within the Rocky View County Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the County.**

Figure 7 - Transportation Analysis



8.2 Utility Infrastructure and Connections

Construction of the East Rocky View Regional Wastewater Transmission Main was completed in 2008. At the date of adoption of the SCCS, a piped water utility system to serve the East Rocky View Regional Wastewater service area was in the design stage. Sanitary sewer servicing of the SCCS is to be provided by an extension to the East Rocky View Regional Wastewater Transmission Main from the Hamlet of Conrich, with a lift station to be constructed in the proposed Public Utility Lot (PUL) along Conrich Road within Cell A of the SCCS. All sanitary sewer and water service within the SCCS will ultimately be provided from regional sewer and water systems.

Any water servicing for Cell C prior to implementation of a regional water system must meet two basic conditions: proven success of water conservation measures within Cell A (including a ban on use of potable water for irrigation) and prior approval from Alberta Environment for interim use of a communal well system on site (to be considered a back-up or redundant system). All lots within Cell C will be required to connect to regional water servicing when it becomes available.

Policy

- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.**
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing for Cell C of the South Conrich Conceptual Scheme may be provided by connection to an interim communal well system approved by Alberta Environment, pending ultimate availability of a regional potable water servicing system.**
- 8.2.3 Internal servicing systems and networks within Cell C shall meet all standards for connection to regional systems.**
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the County, sanitary sewer and potable water servicing plans for all lands within Cell C.**
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all lots within Cell C.**
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.**
- 8.2.7 Potable water for Cell C shall be backed up by plans for a redundant communal well system.**
- 8.2.8 Water conservation measures shall include rainwater harvesting and a ban on use of potable water for irrigation.**

8.3 Stormwater/Sub-Basin Management

A conceptual stormwater management scheme has been prepared for Cell C. Individual site implementation plans may also be prepared to guide future amendments to the SCCS and to assist in determining Best Management Practices for subsequent development.

Stormwater management plans within the SCCS will be based upon relevant policies of the MDP and the Calgary – Chestermere Corridor Area Structure Plan (CCCASP), as approved at the time of Conceptual Scheme amendment and land use redesignation.

Figure 8 – Stormwater Management Plan illustrates the overall concept for stormwater management within Cell C of the SCCS.

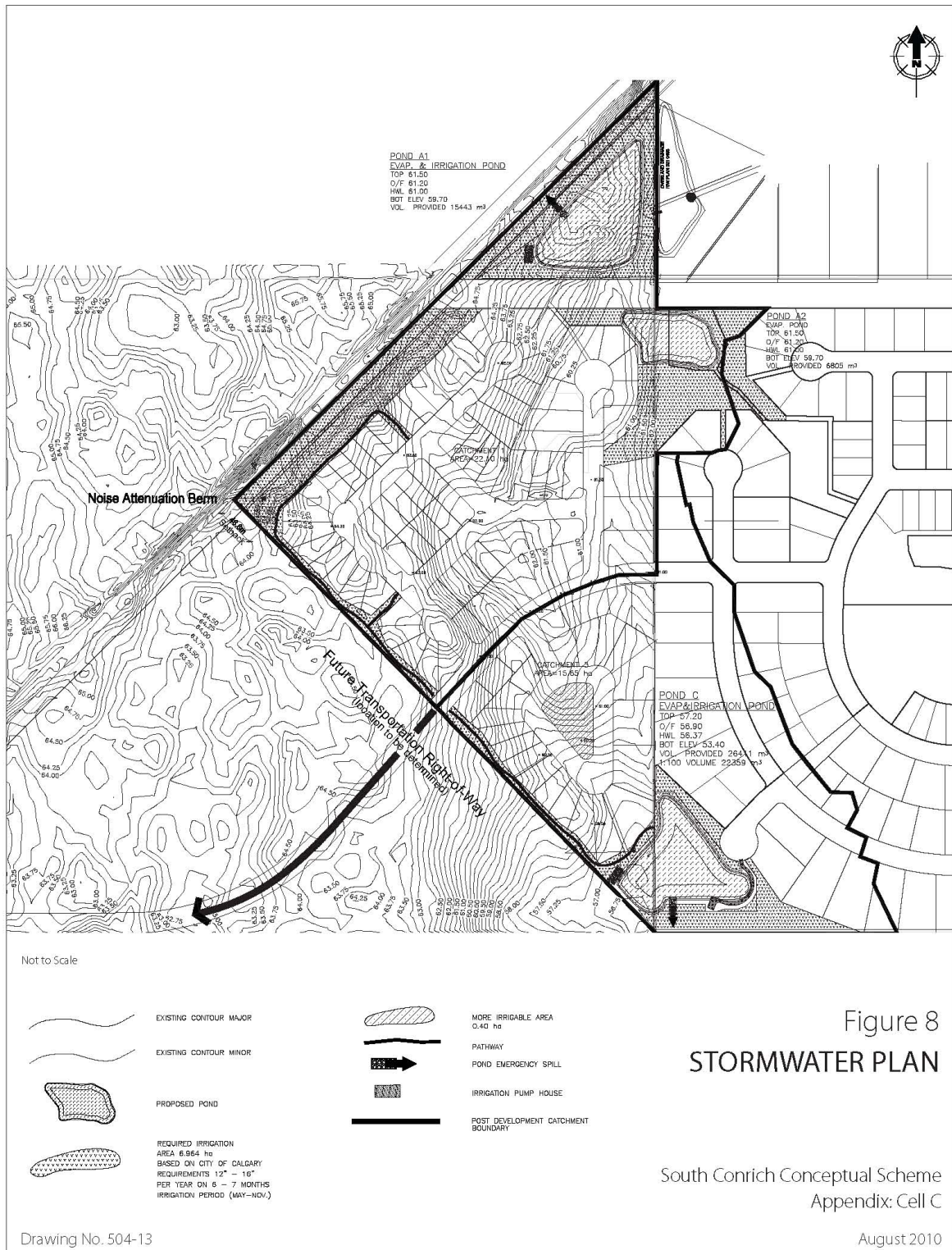
Policy

- 8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the County, shall be submitted with all applications for subdivision within Cell C.**
- 8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.**

8.4 Solid Waste

Solid waste containment and disposal will be the responsibility of individual landowners. Recycling opportunities throughout the community will be encouraged.

Figure 8 - Stormwater Management Plan



9.0 IMPLEMENTATION AND POLICY SUMMARY

This Appendix has been prepared on behalf of the landowners for adoption by the Council of Rocky View County. As an amendment to the SCCS, it was prepared in conformance with all SCCS policies.

This Appendix is to be implemented through the approval by Council of conforming land use redesignations and plans of subdivision.

This section outlines the policies guiding the Land Use Redesignation and the Subdivision Plan.

2.0 PURPOSE AND OBJECTIVES

2.1.3 The SCCS shall be developed in manner consistent with the principles of Smart Growth.

2.1.4 It is not required that the developers of the SCCS will register or pursue certification as a LEED ND project; however, the SCCS shall be developed in manner consistent with the policy objectives of the LEED ND program.

3.0 PLANNING AREA

3.0.1 The South Conrich Conceptual Scheme Appendix: Cell C shall apply to lands identified as Cell C within the SCCS and shown in Figures 5 and 6 of this Conceptual Scheme Appendix.

4.0 SITE ASSESSMENT

4.2.1 All development within Cell C shall be subject to standard engineering, stormwater management, and servicing studies, to the satisfaction of the County.

4.3.1 It will be the responsibility of the applicant or landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.

6.1 PROPOSED LAND USE, SUBDIVISION, AND OPEN SPACE

6.1.1 All lands within Cell C of the SCCS shall be designated Direct Control District (DC) to accommodate comprehensively planned residential and open space land uses.

6.1.2 Within Cell C, a minimum of ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space buffer to be protected as communally owned and maintained private property.

6.2.1 The minimum residential parcel size within Cell C of the SCCS shall be 0.25 acre (0.10 hectare).

6.4.1 Within Cell C, a minimum of ten percent Municipal Reserve will be provided by full dedication of land; and additional publicly accessible open space shall be protected as communally owned and maintained private property with public access guaranteed by legal instrument registered on title.

6.4.2 A system of open spaces shall be established in general conformity with the Concept Plan in Figure 6 of Appendix: Cell C.

6.4.3 All open spaces and trail corridors within Cell C shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the time of subdivision and shall be maintained by a Homeowners Association or Associations.

- 6.4.4 Preparation and implementation of a weed management plan should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.**

8.0 TRANSPORTATION AND INFRASTRUCTURE

- 8.1.1 Vehicular access to Cell C will be provided from Garden Road at the southwest corner of Cell D and through Cell A to Conrich Road.
- 8.1.2 A minimum of one vehicular connection will be provided from Cell A to Cell C.
- 8.1.3 Acceptable roadway connections will be designed and constructed to the satisfaction of the County.
- 8.1.4 Roads dedicated as public thoroughfares will be owned and maintained by the County and will be built to standards contained within the Rocky View County Servicing Standards, Residential Subdivisions and Road Construction. Minor variations in roadway alignment within road allowances may be permitted to the satisfaction of the County.
- 8.2.1 Sanitary sewer and potable water servicing within the South Conrich Conceptual Scheme shall be provided by connection to regional servicing systems.
- 8.2.2 Notwithstanding policy 8.2.1, potable water servicing for Cell C of the South Conrich Conceptual Scheme may be provided by connection to an interim communal well system approved by Alberta Environment, pending ultimate availability of a regional potable water servicing system.
- 8.2.3 Internal servicing systems and networks within Cell C shall meet all standards for connection to regional systems.
- 8.2.4 With application for any subdivision, it will be the responsibility of the applicant to provide, to the satisfaction of the County, sanitary sewer and potable water servicing plans for all lands within Cell C.
- 8.2.5 For the purpose of tying into regional systems, applicants shall be required to provide accessible potable water and wastewater connections for all lots within Cell C.
- 8.2.6 All onsite water utilities will be sized to meet future fire flow protection demand.
- 8.2.7 Potable water for Cell C shall be backed up by plans for a redundant communal well system.
- 8.2.8 Water conservation measures shall include rainwater harvesting and a ban on use of potable water for irrigation.
- 8.3.1 Site Implementation Plans or Stormwater Management Reports, prepared by qualified professionals to the satisfaction of the County, shall be submitted with all applications for subdivision within Cell C.
- 8.3.2 Accepted Best Management Practices for stormwater management should be observed and detailed within each Stormwater Management Report.

10.0 SUPPORTING INFORMATION

In support of the South Conrich Conceptual Scheme Appendix: Cell C, as well as future amendments to the SCCS, the following are to be submitted in support of this application:

Traffic Impact Review

Prepared by: Eagle Engineering (Alberta) Ltd.

Date: May 14, 2010

Stormwater Management Study

Prepared by: Jubilee Engineering (Alberta) Ltd.

Date: July 26, 2010

South Conrich Conceptual Scheme

Appendix: Cell D

Submitted
to
Rocky View County
Planning Services

by
Amar Developments Ltd
and
Duhra Financial Ltd

11 April 2022

BYLAW NO. C-8193-2021

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1.0 Introduction

The South Conrich Conceptual Scheme Appendix: Cell D has been prepared for Rocky View County in conformity with the provisions of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007) and the Conrich Area Structure Plan (CASP) Bylaw C-7478 (approved December 8, 2015 and amended by Municipal Government Board Order 020/17).

The South Conrich Conceptual Scheme Appendix: Cell D is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with the conceptual scheme policies.

2.0 Interpretation

In this Appendix, the following interpretation shall apply:

1. **SCCS** means the South Conrich Conceptual Scheme, Bylaw C-6401-2006 (adopted July 31, 2007).
2. **SCCS Plan Area** means the area shown on Figure 3 of the South Conrich Conceptual Scheme.
3. **CASP** means the Conrich Area Structure Plan, Bylaw C-7468-1015 (approved December 08, 2018 and amended by Municipal Government Board Order 020/17).
4. **Council** means the Council of Rocky View County.
5. **County** means the Administration and Council of Rocky View County.
6. **County Plan** means the Rocky View County County Plan as amended and as approved by Council.
7. **County** or **RVC** means Rocky View County.
8. **Developer** means the registered owner or any future landowner.
9. **Land Use Redesignation, Tentative Plan, Subdivision Stage** means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a “Development Agreement” between the developer and the County.
10. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
11. **Should** is an operative verb which means that in order to achieve certain goals and objectives, it is strongly advised that the action be taken.

3.0 Purpose and Objective

3.1 Purpose

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;
2. Confirm to the policy framework of the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (amended by MGB Order 020/17).
3. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007);

3.2 Objective

The object of the South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

3.3 Policy Objectives

The policy objectives of the South Conrich Conceptual Scheme Appendix: Cell D are:

1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
3. To mitigate and minimize potential impacts from the development of Cell D on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
4. To guide the dedication of public roadways and municipal reserve parcels within Cell D;
5. To guide the provision of integrated parks and pathways within Cell D and to facilitate pathway linkages with adjacent lands;
6. To ensure policy alignment with the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS) policy framework;

7. To establish requirements for amendments to the SCCS.

Policy – Purpose and Objective

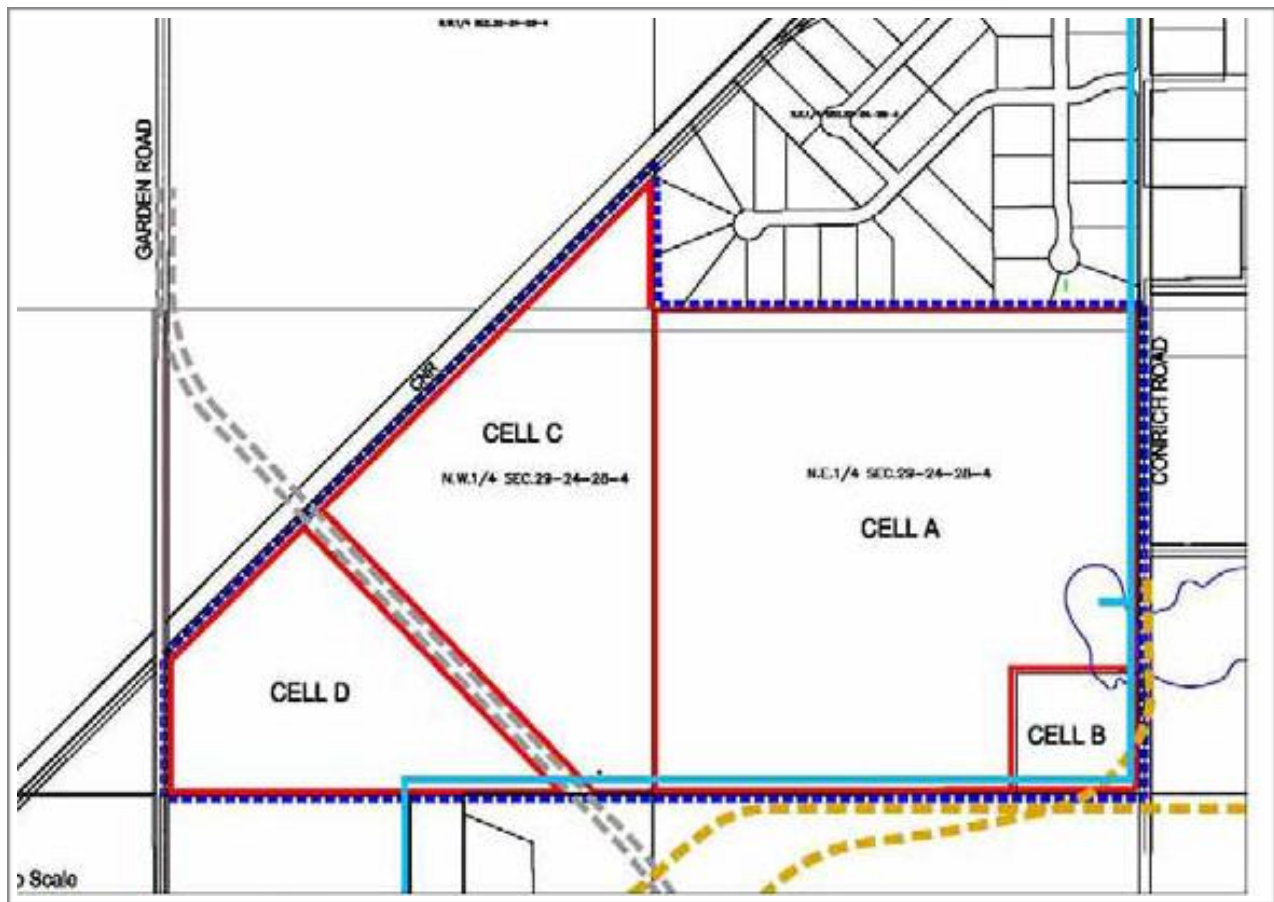
- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS), and this Appendix, as amended from time to time.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

4.0 Planning Area – Cell D

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

Figure 1 – Development Cells of the South Conrich Conceptual Scheme identifies the SCCS development cells and community context of Cell D.

Figure 1 – Development Cells of the South Conrich Conceptual Scheme



Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one-half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by the residential community of Cambridge Park Estates to the east, Garden Road (Range Road 285) to the west, country residential development to the south and the CNR right of way and future industrial lands to the north.

Figure 2 – Cell D Area Context identifies the regional context of Cell D.

Figure 2 – Planning Area Context



Policy – Planning Area – Cell D

4.0.1 The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:

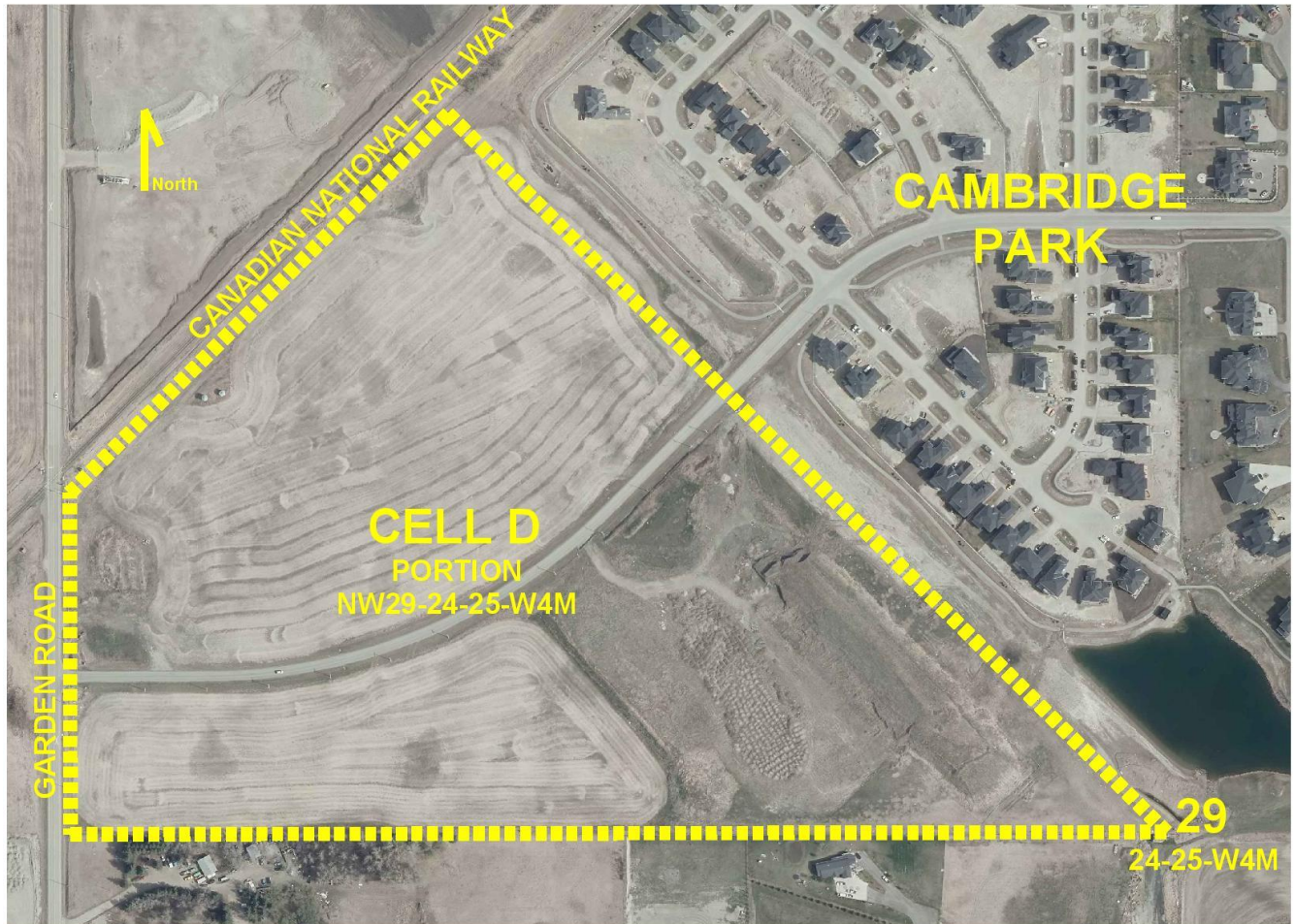
- Lands identified as Cell D within the SCCS, and
- Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.

4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.

5.0 Cell D – Planning Area Assessment

Figure 3 – Cell D Air Photo provides an aerial perspective of Cell D.

Figure 3 – Cell D Air Photo



5.1 Soils

The Canada Land Inventory (CLI) rates most of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

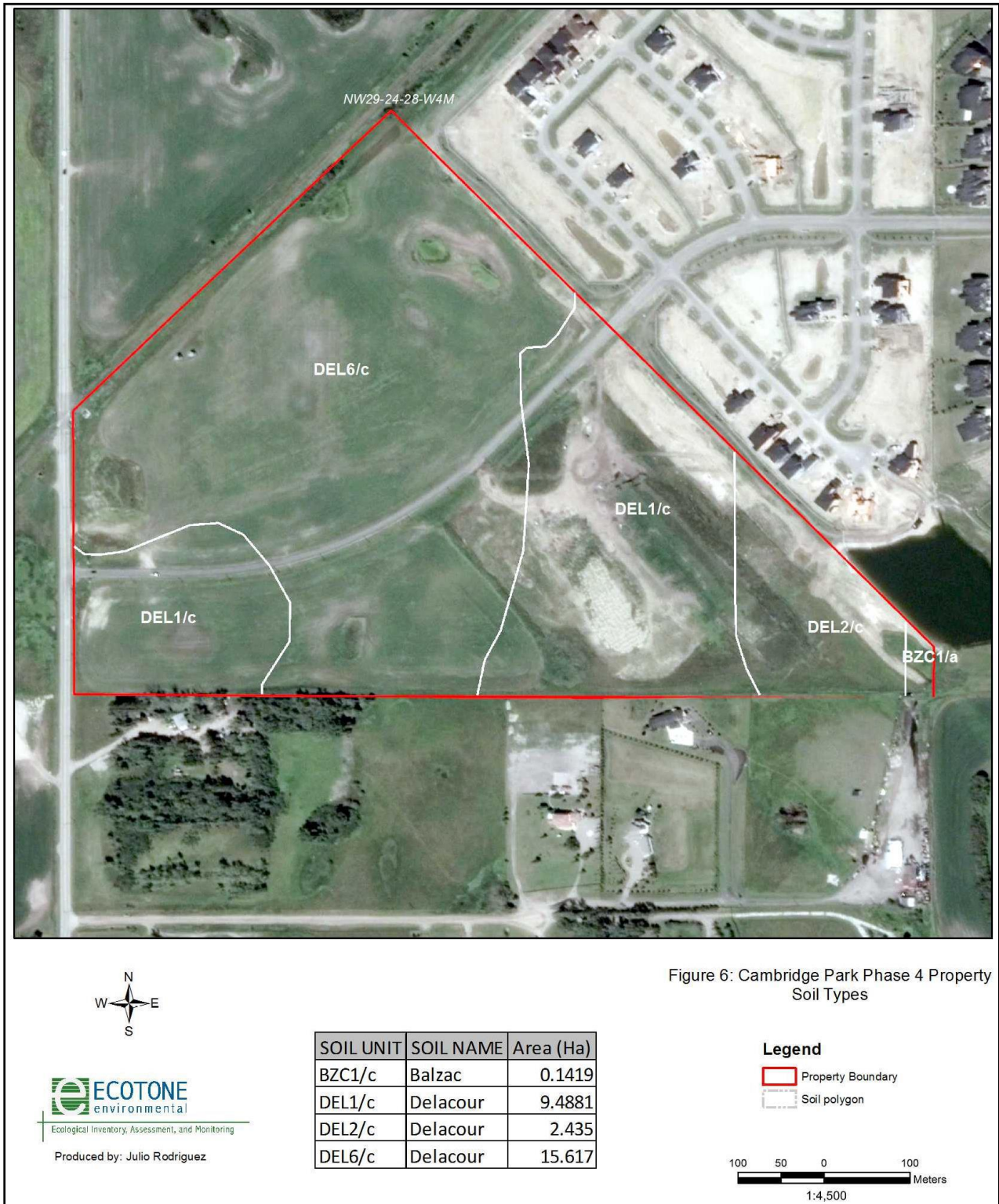
The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. Provides additional information respecting soil characteristics of the planning area:

“The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.

Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till.”

Figure 4 –Cell D Soils shows the distribution of soil types within Cell D.

Figure 4 – Cell D Soil Types



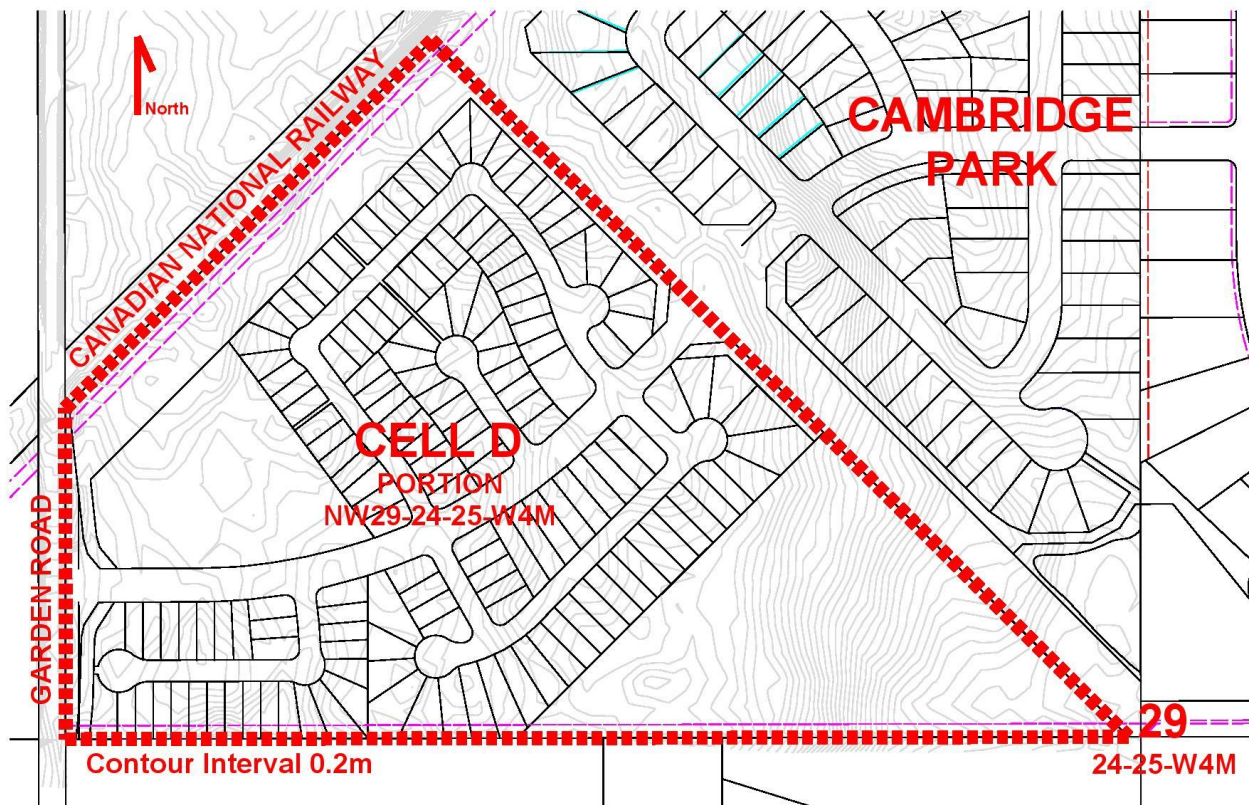
5.2 Terrain

Cell D has a southeast aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D surface drainage is generally flowing to the southeast corner of the cell.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in 0.2-metre contour intervals.

Figure 5 – Cell D Terrain



5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that “there is little reason to expect the presence of intact archaeological site” within the SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment (HIA) is not considered necessary prior to development of Cell D.

Notwithstanding the above reasoning and pursuant to Section 31 of the *Historical Resources Act of Alberta*, the discovery of any archeological, historic period, or paleontological resources during the development of Cell D shall be reported immediately to Alberta Community Development.

5.4 *Biophysical Impact Assessment*

A *Biophysical Impact Assessment* (BIA) was completed in March 2012 by HAB-TECH Environmental for the Cambridge Park Lands – Cells C and D.

The March 2012 BIA was updated in March 2014 to provide an assessment of current ecological attributes found in Cell C and its access road.

5.5 *Wetland Assessment*

In September 2019, a wetland assessment and impact report was completed for Cell D by Ecotone Environmental Ltd.

The findings of the September 2019 Ecotone Environmental Ltd. report are summarized as follows:

- *This report provides a Wetland Assessment and Impact Report for nine wetlands located within the Cambridge Park Phase 4 property.*
- *Six wetlands are Temporary Marshes, (i.e. wetlands #1, #2, #6, #7, #8 and #9) and occupy a total of 0.70-ha, while three wetlands are Seasonal Marshes, (i.e. wetlands #3, #4 and #5) and occupy a total of 0.72-ha. All nine wetlands will be totally lost as a result of the proposed development.*
- *No rare plants, rare plant communities, bird, amphibian, reptile, or mammal species at risk were found on the property during intensive field surveys. It is recommended that no further mitigation is required to offset construction effects on these ecological components. At a regional scale, the property is not considered to be a potential wildlife corridor/route. Local and sub-regional fragmentation of corridor areas, specifically those linking the property to adjacent waterways and semi-native pastures has already significantly taken place due to historical land development.*
- *The Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) was used to evaluate the existing functionality of the nine wetlands. The Final Score for wetlands #1, #3, #4 and #5 was C. Final Score for wetlands #2, #6, #7, #8 and #9 was D.*

- *All nine wetlands were assessed and will be totally lost because of this development. A total of 1.4205-ha of wetland area will be removed (Figure 1 and Table 2).*
- *Impacts on the hydrological, biological/ecological, water quality, and socio-economic functions of those wetlands will be of high magnitude, 100% spatial extent (i.e. all wetland area will be lost), permanent and irreversible.*
- *During construction water will be managed according to the Erosion and Sediment Control Report and Plan, which will be submitted to the Rocky View County for approval prior to construction.*
- *Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting stripping activities to times outside of the peak breeding and nesting season (April 1 – August 20 inside of the wetlands and April 15 – August 20 within upland habitats). If stripping is required to be completed within these time periods, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division iv requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act. The active nest of Red-tailed Hawk found near the southern boundary of the property (outside the property) will be surveyed before stripping and grading. If that nest or any other raptor nest is active, then an adequate buffer will be set until the next(s) are vacant to avoid any impact on this particular species.*

5.6 Wetland Mitigation

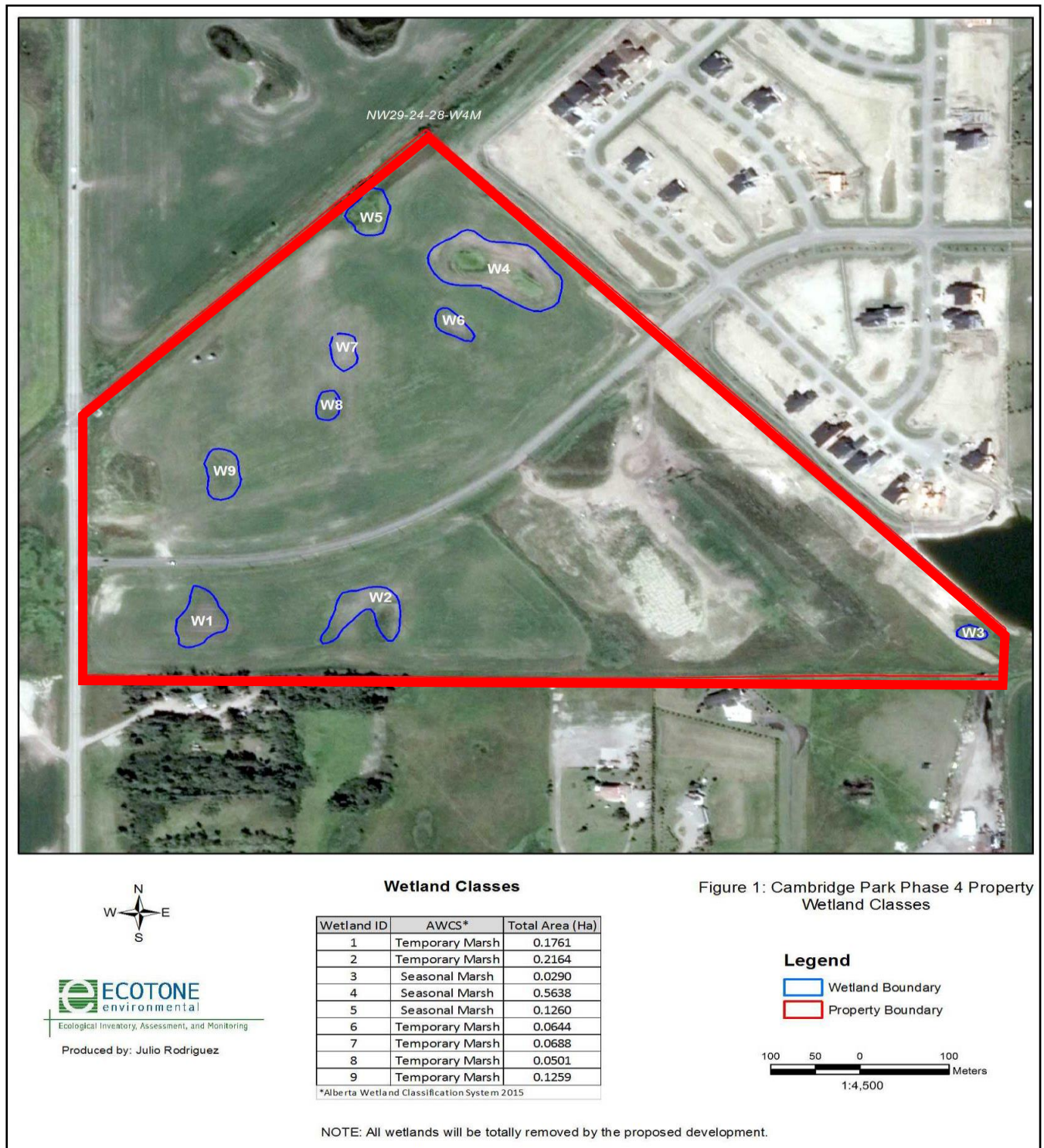
Ecotone Environmental Ltd. in its September 2019 report, examined wetland mitigation having regard to the *Alberta Wetland Mitigation Directive (Government of Alberta 2017b)* and three levels of mitigation:

1. Avoidance;
2. Minimization; and
3. Replacement

Ecotone found nine (9) wetlands within Cell D comprising 1.4205-ha and that all wetlands will be totally lost as a result of the proposed development of Cell D.

Figure 6 – Cell D Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

Figure 6 – Cell D Wetlands



Having regard to its findings, Ecotone Environmental Ltd. Concluded:

- The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).
- Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement cost of \$40,982.60.

Policy – Planning Area Assessment

- 5.0.1 *All development within Cell C shall be supported by site assessments as required by the County*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. In its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or paleontological resources directly to Alberta Culture and Community Spirit.*

6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as *Business, Local Campus District* that allows for a mix of office and light industrial uses in a comprehensively planned campus setting, and Special, Public Service District that allows for the development of Institutional, Educational and Recreational uses, in this case, for a stormwater management facility.

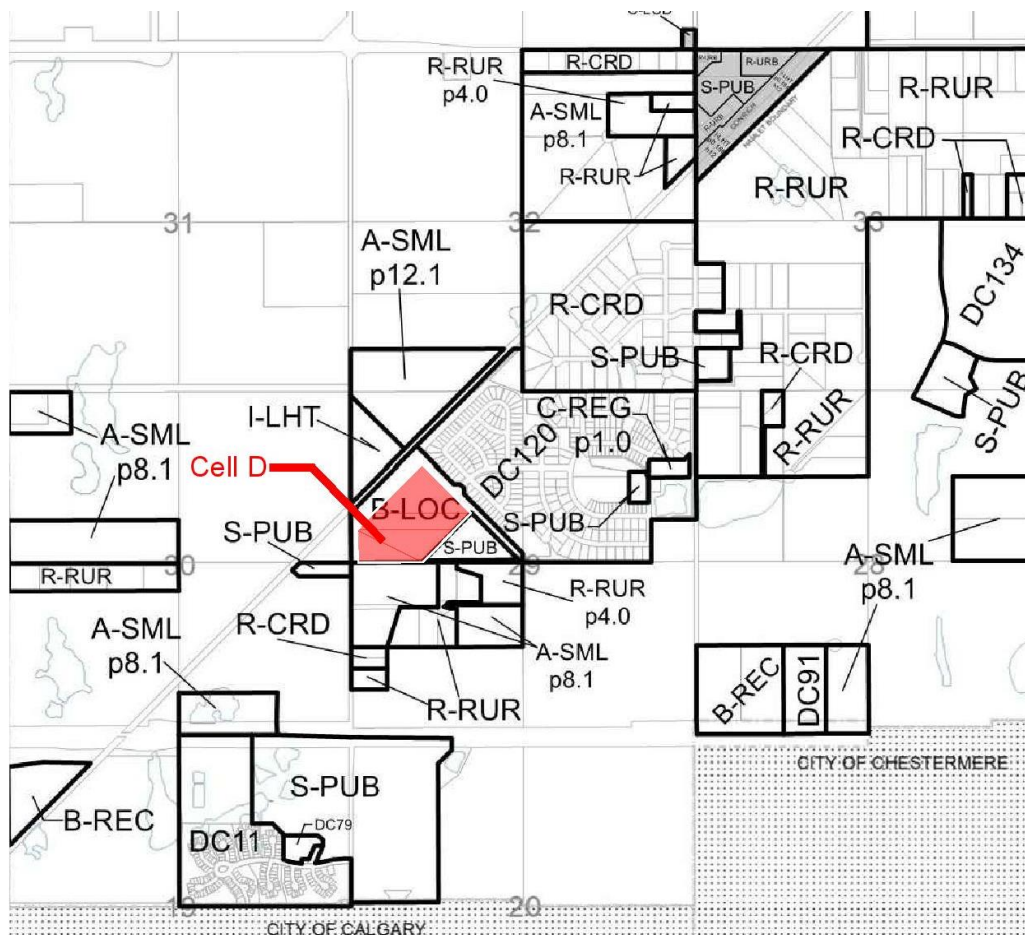
Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

The lands surrounding Cell D comprise a mix of residential, country residential, agricultural and industrial land uses.

Figure 7 – Land Use Districts and Community Context illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

Figure 7 – Land Use Districts and Community Context



Source: Rocky View County Land Use Bylaw Map 43

7.0 Conceptual Land Use Plan

7.1 Conrich Area Structure Plan – Land Use Strategy

The Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17) is the current adopted statutory plan applicable to Cell D.

The land use strategy (Map 5) of the CASP, has identified Cell D for Highway Business use, and described as follows:

“Highway business developments are moderate to large in size and primarily serve the needs of the:

- *traveling public and tourists;*
- *regional population; and*
- *industrial and commercial employees from the region.*

Uses may include a combination of grocery and retail stores, large format stores, shops, services to the public, offices, office parks, entertainment, and accommodation. Light industry may be considered if there are no nuisance factors outside of the enclosed building. Institutional uses are also appropriate in this area and may include schools, religious assemblies, campgrounds, medical treatment centres and recreational uses. Highway business areas are to be comprehensively planned, attractively designed, landscaped and include pedestrian-friendly parking areas. Where they are adjacent to existing or future residential areas, they must follow the non-residential/residential interface area policies (Section 14).”

7.2 South Conrich Conceptual Scheme – Preferred Land Use

The South Conrich Conceptual Scheme (SCCS) was adopted by the County in 2007 and anticipated “*higher residential densities, smaller dwelling units and more varied forms of housing*” however, development details and attendant policy framework expanding this comment were not provided. Future land use and an attendant policy framework was deferred to a future conceptual scheme amendment at the time of the adoption of the CASP as a statutory plan (2015), the older SCCS (2007) non-statutory document inconsistencies were never corrected.

In the fourteen years from the SCCS adoption to consideration of the current Appendix amendment, some factors have changed the land use direction: adoption of a statutory plan with a business land use strategy for Cell D; evolving servicing options; and changing land use patterns in the area.

Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development aligned with the land use strategy identified in the CASP land use strategy for the commercial component, with an amendment to include a residential component.

7.3 Conceptual Land Use Plan

Figure 8 – Conceptual Land Use Plan provides a conceptual land use and subdivision for Cell D. Table 1 – Land Use Areas (Conceptual Land Use Plan) provides attendant areas of this concept.

Figure 8 – Conceptual Land Use Plan

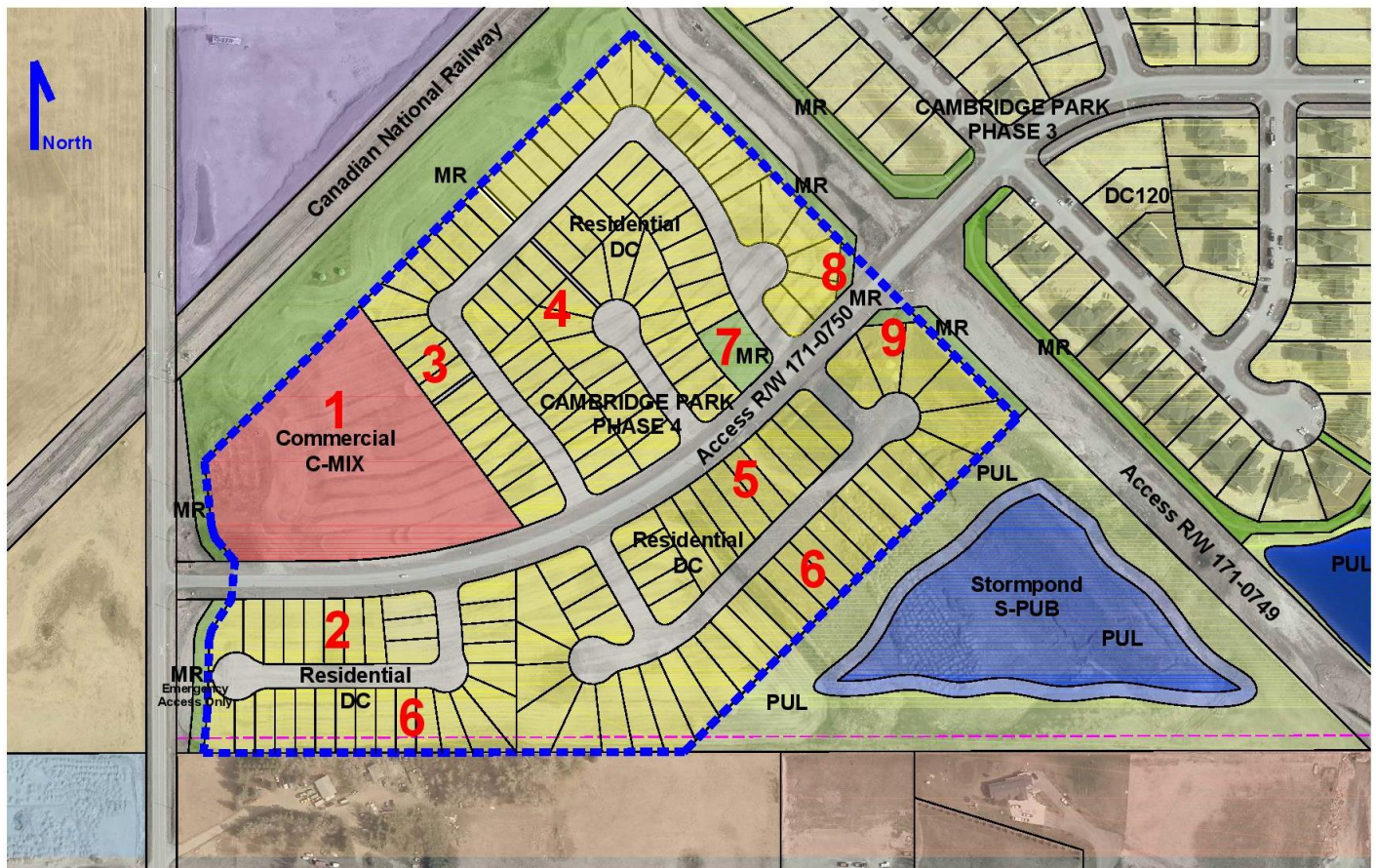


Figure 8 – Conceptual Land Use Plan contains the entire area of Cell D and is intended to facilitate the future development of comprehensive, local commercial, residential and open space uses. The commercial area is intended to cater to the local community for its weekly goods and services' needs. The residential area is intended to offer single and

semi-detached housing forms. The open space area is intended to offer passive and active recreational uses.

7.4 *Conceptual Land Use Plan – Future Land Use Designation*

Redesignation of Cell D is required to accommodate commercial, residential and open space land uses, subdivision and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of a portion of Cell D from its current designation of *Business, Local Campus (B-LOC)* to *Commercial, Mixed Urban (C-MIX)* and *Direct Control (DC)*.

The stated purpose and intent of the Direct Control (DC) land use district is:

“...To provide for small scale business needs in support of comprehensive communities, where mixed use building may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district included high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.”

The Permitted and Discretionary Uses of the Commercial, Mixed Urban (C-MIX), and the Direct Control (DC with R-SML and R-MID bases) land use districts, development proposals within Cell D should address the visual design consideration of the proposed development.

Stormwater management facilities will be designated *Special, Public Service (S-PUB)*.

7.5 *Conceptual Land Use Plan – Conceptual Design*

It is important to note that the subdivision design, lot sizes and land use areas in *Figure 8 – Conceptual Land Use Plan* are conceptual only and will be refined at the subdivision approval stage. *Figure 8 – Conceptual Land Use Plan* comprises the following subdivision design elements:

- ***Future Public Road***

Two (2) access right-of-way plans affect Cell D:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway 1 (interchange and associated connecting roads) when they are required.

- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Boulevard and its intersection with Garden Road (Range Road 285).

The total area of Cell D proposed for development as public road comprises 23.0 percent (15.22 Acres / 6.16 Hectares).

- ***Future Public Utility Lot***

Figure 8 – Conceptual Land Use Plan provides for the dedication of a future Public Utility Lot (PUL). The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering Consultants Ltd.

The area of the public utility parcel not supporting active stormwater management facilities will be landscaped at the time of its development. This parcel with attendant landscaping is anticipated to address the requirements of the CASP with respect to its Non-Residential/Residential Interface provisions.

Total area of Cell D proposed for dedication and development of a future Public Utility Lot (PUL) comprising 19.53 percent (12.92 Acres / 5.23 Hectares) of Cell D.

- ***Future Connective Open Space System***

The SCCS requires that a connective open space system be established within each Development Cell.

The SCCS requirement for the establishment of an open space system within Cell D will occur at the subdivision approval stage and be provided through the dedication of Municipal Reserve and walkways.

- ***Future Municipal Reserve (MR) Dedication***

Registration of a plan of subdivision for Cell C created a remainder parcel that comprises the titled land within Cell D (the remainder of the NW 1/4 Sec. 29-24-28-W4M under Title No. 171 069 813 +119).

At the time of subdivision approval for Cell C, it was determined that consideration of municipal reserve disposition for the remainder parcel should be deferred to a future subdivision approval. Accordingly, a deferred reserve caveat (Instrument 171 069 816) expressing an interest in 6.6318 acres (2.6848 ha) was registered by the County against the remainder parcel.

Figure 8 – Conceptual Land Use Plan provides a concept design for the future dedication of three (3) MR lots comprising 0.57 Acres / 0.23 Hectares and referenced 7, 8, and 9 on *Figure 8 – Conceptual Land Use Plan*. An additional 6.25 Acres / 2.53 Hectares of land is provided outside the concept plan area and within Cell D, as shown on *Figure 8 – Conceptual Land Use Plan*. A total of 6.82 Acres / 2.76 Hectares or 10.31% of Cell D is proposed to be dedicated as MR.

Proposed MR dedication for all of South Conrich Conceptual Scheme is 11.95% of the gross developable area (272.73 Acres / 110.37 Hectares).

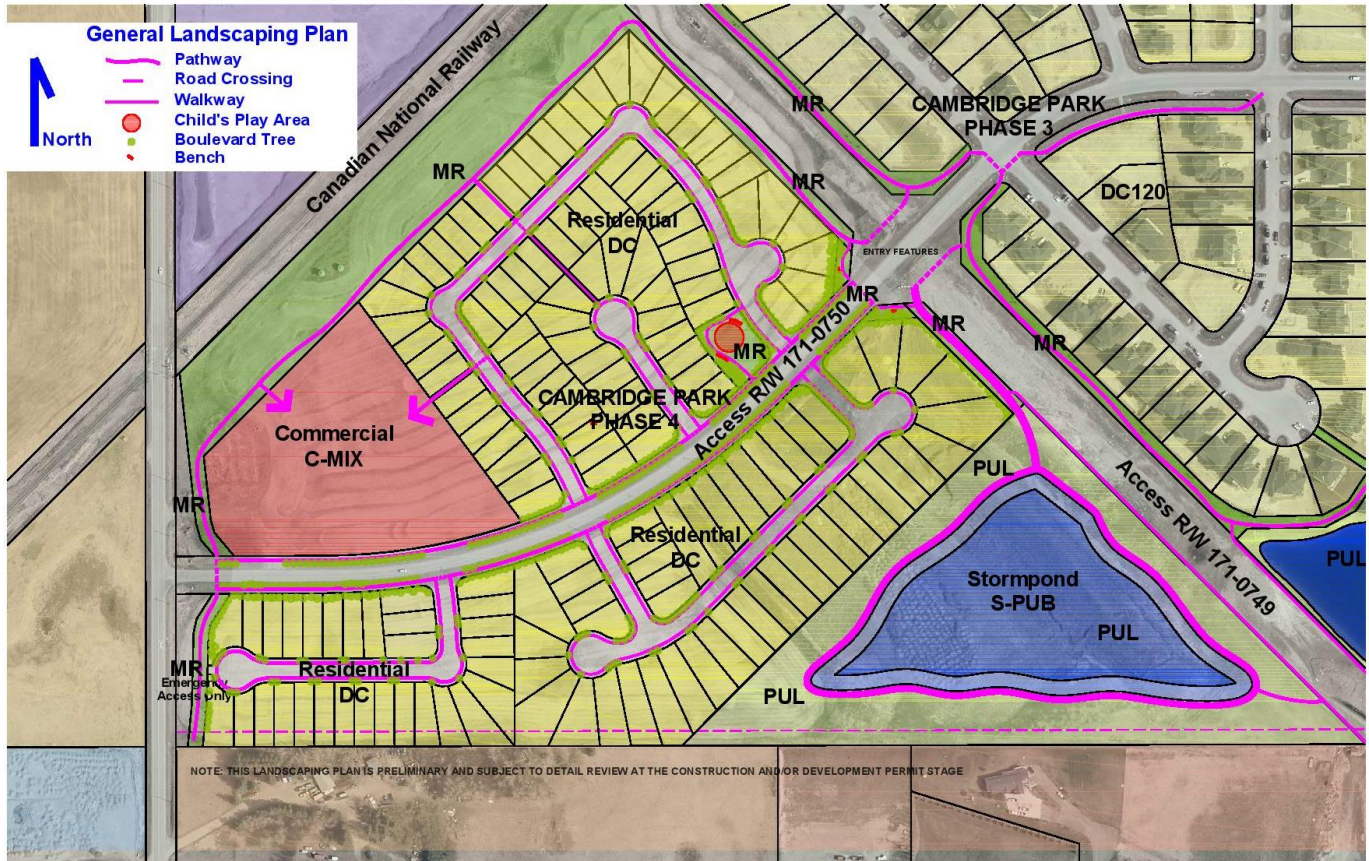
Future MR lots are intended to be used for recreation, to contain children's play area, benches, pedestrian pathways, or a s buffers between land uses. All future MR parcels are proposed to be irrigated with stormwater from the stormwater management system implemented for Cell D.

Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

- ***Future Pedestrian Pathway System***

A pedestrian pathway system is proposed within MR lots ensuring that all public lands will be accessible to the public. Refer to *Figure 9: Proposed General Landscape Plan* for details.

Figure 9 – Proposed General Landscape Plan



The proposed pedestrian pathway system within Cell D should expand and strengthen regional recreational opportunities by connecting to existing pedestrian networks on surrounding lands.

The design of the pedestrian pathway system within MR lots shall be considered at the subdivision approval stage and constructed in accordance with County standards.

Walks and street trees on both sides of the pavement of all public residential and industrial / commercial roads will be provided as part of revised road cross-sections (see *Figure 10: Proposed Modified Road Cross-Sections*).

Maintenance of MR lots within Cell D including implementation of a weed management plan should be the responsibility of a Landowner's Association to be established as a requirement of subdivision approval.

- ***Future Commercial Lots***

Figure 8 – Conceptual Land Use Plan provides for the creation of two separate parcels, comprising approximately 2.14 Hectares (5.29 Acres) or 8.0% of Cell D. This parcel will form part of a comprehensively designed local commercial precinct.

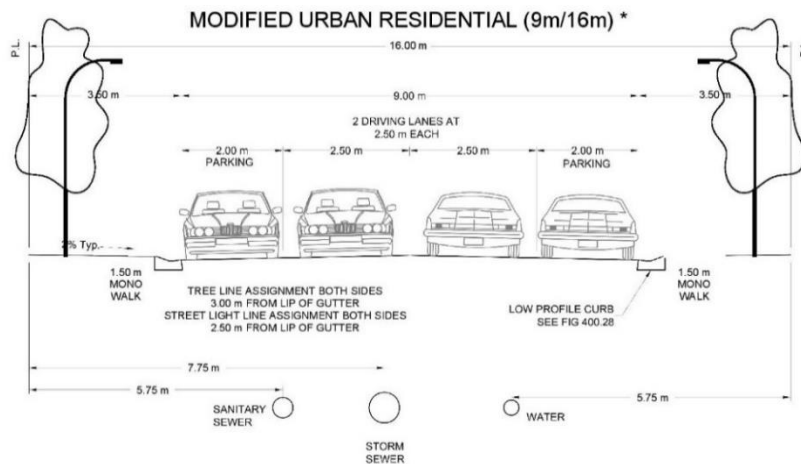
- ***Future Residential Lots***

The overarching intent of this land use in Cell D is to offer another housing form within the general Conrich area, that of a smaller single detached and semi-detached forms. *Figure 8 – Conceptual Land Use Plan* provides for the creation of a total of approximately 193 residential units, comprising 10.49 Hectares (25.92 Acres) or 39.2% of Cell D. There are two distinct residential cells:

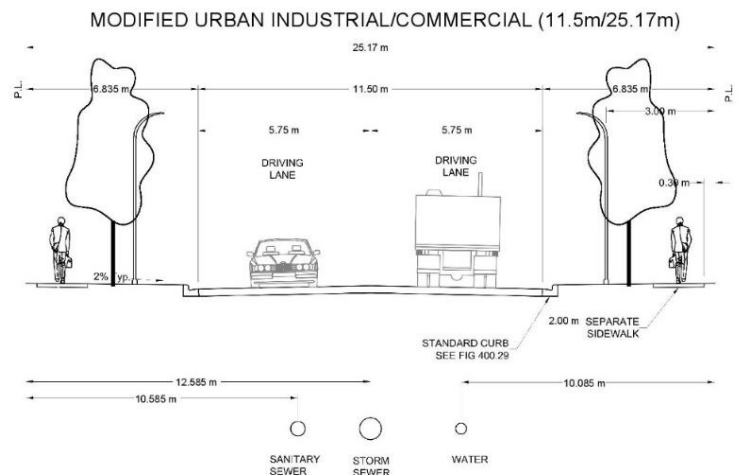
References 2, 3, 4, 5 and 6 on *Figure 8 – Conceptual Land Use Plan*

Intended for the creation of approximately 140 single detached residential lots, to be accommodated in a fee simple land ownership, with a minimum parcel width of 13.41 metres (44.0 feet), a minimum lot area of 0.045 Hectare (0.11 Acre), and a maximum lot area of 0.061 Hectare (0.15 Acre), except of irregularly shaped parcels, then it will be 0.15 Hectare (0.37 Acre).

Figure 10 – Proposed Modified Road Cross-Sections



* Cross-section is City of Calgary Cross Section Figure 39, File 454.1008.070, City of Calgary Design Guidelines for Subdivision Servicing (2020)



7.6 Conceptual Land Use Plan – Design and Site Development Requirements

A comprehensive development design scenario is required by the proposed land use district to be implemented at the development approval stage.

A comprehensive development design scenario should comprise a framework of architectural design and site development requirements intended to:

1. Facilitate comprehensive development of Cell D and ensure contextual land use compatibility;
2. Provide design guidelines and principles that will result in an attractive, cohesive and recognizable built form for commercial landscapes in Cell D;

3. Conform to the design principles established by Commercial, Office and Industrial Design Guidelines in Rocky View County.

7.7 *Conceptual Land Use Plan – Adjacent Development Compatibility*

During the development of Cell D, it is important to consider development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

The following provides additional direction respecting development compatibility:

- Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell D.
- Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores should be directed to parcels adjacent to Garden Road.

7.8 *Conceptual Land Use Plan – Adjacent Development Connectivity*

Currently, a private roadway bisects Cell D and connects Cambridge Park Boulevard within Cambridge Park Estates to Garden Road. The private roadway was constructed as a condition of subdivision approval for Cell C and is located within an existing right of way (Access R/W Plan 171-0750). The private roadway was intended to facilitate emergency ingress and egress to Cambridge Park Estates.

It is anticipated that the subdivision of Cell D in accordance with *Figure 8 – Conceptual Land Use Plan* will require that the private road be replaced with a public road to be developed within the existing utility right-of-way. This public road identified in *Figure 8 – Conceptual Land Use Plan* is proposed to be modified to include a curb and gutter (urban) format to accommodate a more attractive environment with boulevard trees and separate walks on both sides of the pavement. See *Figure 10 – Road Cross-Sections*. This proposed public road will enhance the County's transportation system by establishing road connectivity between developments and facilitating inter-community traffic movements and emergency access.

At such time as this public road is constructed, traffic calming measures intended to manage vehicular speeds should be considered. Traffic calming measures may include a stop sign at the intersection of Access R/W Plan 171-0749 and Access R/W Plan 171-0750.

Additional public roads to serve the residential area will be generally configured in accordance with *Figure 8 – Conceptual Land Use Plan*.

The pedestrian pathway system proposed for Cell D shall integrate with the existing Cambridge Park Estates pedestrian pathway systems promoting walkability within Cell D and to the greater community. Refer to *Figure 9 – General Landscape Plan*.

Policy – Conceptual Land Use Plan

Land Use Designation

7.0.1 All lands within Cell D should be designated: Special, Public Service (S-PUB) to accommodate a stormwater facility; Direct Control (DC) to facilitate residential areas for either single or semi-detached housing, or Commercial, Mixed Urban (C-MIX) to facilitate local goods and services' uses.

Future Subdivision

7.0.2 Subdivision of land within Cell D should generally be in accordance with Figure 8 – Conceptual Land Use Plan herein.

7.0.3 The following items shall apply for all residential parcels shown as 2, 3, 4, 5 and 6 on Figure 8 – Conceptual Land Use Plan:

- All residential lots shall be single detached in nature.
- The minimum residential lot width shall be 13.41 Metres (44 Feet).
- The minimum residential lot area shall be 0.045 Hectare (0.11 Acre).
- The maximum residential lot area shall be 0.076 Hectare (0.18 Acre), except for irregular-shaped parcels, then it shall be 0.15 Hectare (0.37 Acre).

7.0.5 All open spaces shall be developed within Cell D in general conformity with the provisions of Figure 8 – Conceptual Land Use Plan.

7.0.6 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.

7.0.7 All open spaces and pathways within Cell D shall be maintained by a Landowners' Association or Associations (LOA). Maintenance and operational obligations are committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance grounds and all site improvements located there within – including pathway.

7.0.8 Preparation and implementation of a weed management plan shall be the responsibility of a Landowners' Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive ground keeping

maintenance and operation program as specified in the terms of a formal license of occupation for County lands.

Municipal Reserve (MR)

7.0.9 Within Cell D, MR will be provided by full dedication of land.

7.0.10 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.

7.0.11 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

7.0.12 In addition to construction, the Developer shall be responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates – in accordance with the terms of the applicable Development Agreement.

Residential Land Use and Development

7.0.13 All proposals for residential development shall provide architectural guidelines that will implement design elements to consider site planning, architectural styles, design details and landscaping.

Commercial Land Use and Development

7.0.14 All future development permit proposals for Commercial development shall address development compatibility and transitional issues with adjacent land uses in accordance with Section 14 Residential/Non-Residential Interface of the CASP.

7.0.15 All proposals for commercial development shall provide architectural guidelines and site development standards that will implement design elements to consider the following: development scale; architectural finishing; site lighting; land use context; berming; landscaping; and building and parking orientation impact mitigation (that may include site works such as screening and fencing).

7.0.16 Business activities that support on-site storage or generate negative impacts off-site shall not be permitted in Cell D.

7.0.17 Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores shall be directed to parcels adjacent to Garden Road.

Table 1 – Land Use Areas by Future Land Use

Proposed Use	Parcel Ref	Area				Percent	
		Hectares	Subtotal	Acres	Subtotal	Amended Area	Cell D
Commercial	1	2.14		5.29			
Residential	2	0.64		1.58			
Residential	3	2.14		5.29			
Residential	4	2.33		5.76			
Residential	5	1.00		2.47			
Residential	6	3.98		9.83			
Commercial/Residential Sub-Total			12.23		30.22	76.44%	45.67%
Municipal Reserve (MR)	7	0.15		0.37			
Municipal Reserve (MR)	8	0.04		0.10			
Municipal Reserve (MR)	9	0.04		0.10			
MR Sub-Total			0.23		0.57	1.44%	0.86%
Public Roads		3.54	3.54	8.75	8.75	22.13%	13.22%
TOTAL AMENDED AREA			16.00		39.54	100.00%	
Access Right-of-Way Plan 171-0749		2.62		6.47			9.78%
Access Right-of-Way Plan 171-0750		0.15		0.37			0.56%
Garden Road Widening		0.25		0.62			0.93%
Storm Pond (PUL)		5.23		12.92			19.53%
Municipal Reserve Parcels (MR)		2.53		6.25			9.45%
			10.78		26.64		
TOTAL CELL D			26.78		66.17		100.00%

Table Notes

1. all areas are approximate and based on a conceptual plan
(Figure 8 - Conceptual Land Use Plan in this document)
2. all areas will require verification by legal survey through subdivision
3. tabulations may vary due to rounding and area conversions

8.0 Transportation and Roadways

8.1 Regional Transportation Network

The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway #1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportation's long-term plans but is not planned in the near or immediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

8.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and *Figure 8 – Conceptual Land Use Plan*. The TIA focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed construction of an interchange to the south of the SCCS, on the Trans-Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of-way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

"It is noted that AT plans to develop a grade separated interchange at the Garden Road/Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implantation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt and Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase because of growth in both background traffic and development traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1."

Figure 8 – Conceptual Land Use Plan provides for primary public road access to Cell D and Garden Road (Range Road 285) via an internal public road connecting Garden Road and Cambridge Park Boulevard constructed within Access R/W Plan 171-0750 and a portion

of Access R/W Plan 171-0749. All public roads located within the residential area are proposed with curb and gutter to offer walks and street trees on both sides of the pavement, thus providing greater pedestrian mobility and an attractive landscaping environment. A curb and gutter design with medium-sized residential lots provides a better landscape than with swales and culverts. The number of culverts along a streetscape with the size of lots proposed, would be less attractive and therefore, undesirable. Walks on both sides of the pavement are proposed to link to the future and existing pathways within the adjacent Municipal Reserve parcels. *Figure 10 – Modified Cross-Sections* provides a typical cross-section for this road type.

The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in the Appendix:

“The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluate4d for each of the future horizons to determine any necessary intersection treatments.

The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP, Garden Rod will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type IIIa intersection treatment is recommended.”

Policy – Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Rod (Range Road 285) and Cambridge Park Blvd. Refer to Figure 8 – Conceptual Land Use Plan.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required because of the development of Cell D shall be considered at the subdivision approval stage and regarding the findings and recommendations of the Bunt and Associates TIA dated June 7, 2021.*
- 8.0.4 *Notwithstanding 8.0.2, any modifications proposed to public roads such as those shown in Figure 10 – Modified Road Cross-Sections, shall be considered by the County.*

9.0 Servicing Infrastructure

9.1 Sanitary Sewer

Cell D is within the service area of the East Rocky View Regional Wastewater service system. Accordingly, all development within Cell D shall be serviced by connection to the East Rocky View Regional Wastewater service system.

9.2 Potable Water

In accordance with Policies 23.9 and 23.15 of the CASP, all development within Cell D shall connect to the County's potable water system.

At the subdivision approval stage, a developer shall be required to enter into a Development Agreement for the connection of Cell D lots to the County's potable water system.

9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. Has prepared a conceptual stormwater management study for Cell D. The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

- *The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.*
- *The combined evaporation/irrigation pond will be a zero-discharge facility to handle runoff from a 1:100-year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.*
- *The evaporation pond was designed for a 1:100-year storm event and has no minor system outlet. Through Water Balance the 1:100-year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.*
- *All details conform to the Rocky View County County Servicing Standards (2013) manual.*

Figure 11 – Stormwater Management illustrates the overall concept for stormwater management within Cell D.

The County will require that requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the proposed evaporation/irrigation pond be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County's satisfaction within an applicable Development Agreement.

9.4 Solid Waste Management

Solid waste containment and disposal within Cell D will be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities are encouraged to be implemented throughout the community.

Policy – Servicing Infrastructure

Geotechnical

9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.

Sanitary Sewer and Potable Water

9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and wastewater system.

9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.

9.0.4 Development of Cell D shall implement water conservation measures such as native species vegetation.

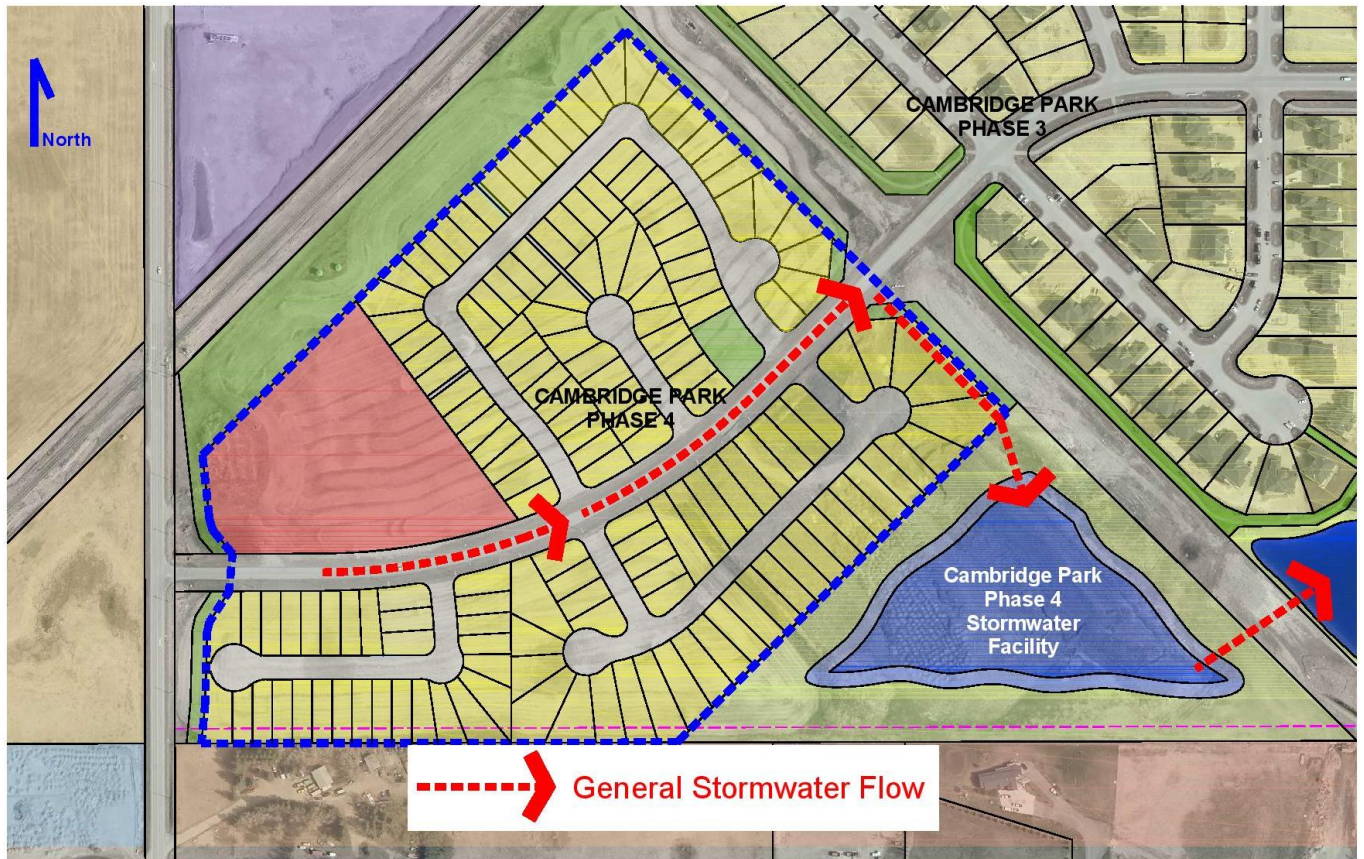
Storm Management

9.0.5 Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.

Solid Waste Management

9.0.6 Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's and/or Homeowner's Association. Recycling opportunities shall be encouraged.

Figure 11 – Stormwater Management



10.0 Public Consultation

As required by Policy 9.1.3 of the SCCS, a public consultation process was implemented as follows:

- A public open house was held at Prince of Peace on November 28, 2019, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to over three hundred (300) affected Conrich area residents.

Approximately ten (10) people recorded attendance at the November 28, 2019 open house.

Key issues raised included:

- Future development of the private road within Cell D to a public road.
 - Potential for business traffic impacting adjacent residential area.
 - Range of land uses permitted and the potential for impact on the adjacent residential areas.
- A second open house was held at Prince of Peace on January 29, 2020, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The second open house notification was provided directly to Cambridge Park Estates residents.

It is estimated that approximately fifty (50) people attended the second open house representing approximately twenty-five (25) to thirty-five (35) percent of residents of the two hundred and ten (210) Cambridge Park Estates residents notified. (Sign in sheets were removed by unknown parties impairing actual attendance recording).

Parties in attendance were opposed to business development of Cell D.

- On a number of occasions following the public open houses, the developer met individually and collectively with five (5) Cambridge Park Estates residents to discuss land use and development issues.

- Notwithstanding, there was no resolution to the five (5) Cambridge Park Estates residents in opposition to business land use within Cell D.
- In May 2021, since there were gathering restrictions imposed by the Alberta government due to the Covid pandemic, a newsletter was mailed to all Cambridge Park residents, seeking input for the proposed residential component of Cell D.
- In July 2021, an open house was held to solicit further comments from the residential (R-MID) and commercial (C-MIX), land use amendments to Cell D. Approximately fifty (50) residents attended with some concerns:
 - Traffic generation and short-cutting
 - Larger residential lots
 - No non-single detached dwelling
 - Lower building height
 - Architectural guidelines for the commercial area

Regardless of the above verbal concerns, general consensus of the plan was provided via email from the Cambridge Park Estates Homeowners' Association.

- In September 2021, a follow-up newsletter was mailed to all Cambridge Park residents to inform them of any changes made during the circulation period. The following general issues were addressed:
 - Architectural guidelines, included in policy, to be implemented for business and/or commercial developments
 - Minimum lot width and lot area and restricted to single detached housing form, included into policy
- In February 2022, an open house was held to present a proposed plan for all of Cell D, which intended to eliminate all B-LOC (Business, Local Campus District) land use designations and replace with R-MID (Residential, Mid-Density Urban District), DC (Direct Control) and C-MIX (Commercial, Mixed Urban District) land uses. Over 50 community members attended. Comments were received and generally supportive. Subsequent meetings were held later in February and March to address the Cambridge Park Estates Homeowners' Association (HOA) concerns. There were

addressed through changes made to the planning documents, namely the addition of a Direct Control (DC) district land use and the open space relocation.

- On several occasions following the public open house, through February, March, and April of 2022, the developer met individually and collectively with the HOA representatives to discuss land use and development issues.

11.0 Implementation

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Policy – Implementation

- 11.0.1** *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2** *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP*

12.0 Policy Summary

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

12.1 Policy Summary: Section 3.0 Purpose and Objective

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS), and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

12.2 Policy Summary: Section 4.0 Planning Area – Cell D

- 4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*
- *Lands identified as Cell D within the SCCS, and*
 - *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*
- 4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

12.3 Policy Summary: Section 5.0 Planning Area Assessment

- 5.0.1 *All development within Cell C shall be supported by site assessments as required by the County*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. In its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or paleontological resources directly to Alberta Culture and Community Spirit.*

12.4 Policy Summary: Section 7.0 Conceptual Land Plan

Land Use Designation

- 7.0.1 *All lands within Cell D should be designated: Special, Public Service (S-PUB) to accommodate a stormwater facility; Direct Control (DC) to facilitate residential areas for either single or semi-detached housing, or Commercial, Mixed Urban (C-MIX) to facilitate local goods and services' uses.*

Future Subdivision

- 7.0.2 *Subdivision of land within Cell D should generally be in accordance with Figure 8 – Conceptual Land Use Plan herein.*

- 7.0.3 *The following items shall apply for all residential parcels shown as 2, 3, 4, 5 and 6 on Figure 8 – Conceptual Land Use Plan:*

- *All residential lots shall be single detached in nature.*
- *The minimum residential lot width shall be 13.41 Metres (44 Feet).*
- *The minimum residential lot area shall be 0.045 Hectare (0.11 Acre).*
- *The maximum residential lot area shall be 0.076 Hectare (0.18 Acre), except for irregular-shaped parcels, then it shall be 0.15 Hectare (0.37 Acre).*

- 7.0.4 *All open spaces shall be developed within Cell D in general conformity with the provisions of Figure 8 – Conceptual Land Use Plan.*

- 7.0.5 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*

- 7.0.6 *All open spaces and pathways within Cell D shall be maintained by a Landowners' Association or Associations (LOA). Maintenance and operational obligations are committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance grounds and all site improvements located there within – including pathway.*

- 7.0.7 *Preparation and implementation of a weed management plan shall be the responsibility of a Landowners' Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive ground keeping*

maintenance and operation program as specified in the terms of a formal license of occupation for County lands.

Municipal Reserve (MR)

- 7.0.8 Within Cell D, MR will be provided by full dedication of land.*
- 7.0.9 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.10 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.11 In addition to construction, the Developer shall be responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates – in accordance with the terms of the applicable Development Agreement.*

Residential Land Use and Development

- 7.0.12 All proposals for residential development shall provide architectural guidelines that will implement design elements to consider site planning, architectural styles, design details and landscaping.*

Commercial Land Use and Development

- 7.0.13 All future development permit proposals for Commercial development shall address development compatibility and transitional issues with adjacent land uses in accordance with Section 14 Residential/Non-Residential Interface of the CASP.*
- 7.0.14 All proposals for commercial development shall provide architectural guidelines and site development standards that will implement design elements to consider the following: development scale; architectural finishing; site lighting; land use context; berming; landscaping; and building and parking orientation impact mitigation (that may include site works such as screening and fencing).*
- 7.0.15 Business activities that support on-site storage or generate negative impacts off-site shall not be permitted in Cell D.*
- 7.0.16 Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores shall be directed to parcels adjacent to Garden Road.*

12.5 Policy Summary: Section 8.0 Transportation and Roadways

- 8.0.1 Vehicular access to all development within Cell D shall be provided from a public road linking Garden Rod (Range Road 285) and Cambridge Park Blvd. Refer to Figure 8 – Conceptual Land Use Plan.*
- 8.0.2 All public rods within Cell D shall be developed in accordance with professional engineering practices and County Servicing Standards.*
- 8.0.3 Intersection upgrades required because of the development of Cell D shall be considered at the subdivision approval stage and regarding the findings and recommendations of the Bunt and Associates TIA dated June 7, 2021.*
- 8.0.4 Notwithstanding 8.0.2, any modifications proposed to public roads such as those shown in Figure 10 – Modified Road Cross-Sections, shall be considered by the County.*

12.6 Policy Summary: Section 9.0 Servicing Infrastructure

Geotechnical

- 9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

Sanitary Sewer and Potable Water

- 9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and wastewater system.*
- 9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 Development of Cell D shall implement water conservation measures such as native species vegetation.*

Storm Management

- 9.0.5 Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's and/or Homeowner's Association. Recycling opportunities shall be encouraged.*

12.7 Policy Summary: Section 11.0 Implementation

- 11.0.3 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.4 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP*

13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County in support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
2. Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property. Calgary, Alberta: Author, September 2019.
3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
4. Jubilee Engineering Consultants Ltd., Stormwater Management Report. Calgary, Alberta: Author, April 2019.
5. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, May 2021
6. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, January 2022
7. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, April 2022
8. Jubilee Engineering Consultants Ltd., Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. Calgary, Alberta: Author, January 2022
9. Jubilee Engineering Consultants Ltd., Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. Calgary, Alberta: Author, April 2022