



# STONEPINE

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## CONCEPTUAL SCHEME

**Bylaw C-4863-98    Adopted by Council on March 3, 1998**

**Prepared in support of applications for redesignation and subdivision  
Located in a portion of the NE ¼ 1-24-3-W5M and SE ¼ 12-24-3-W5M**

**Includes Conceptual Scheme Amendments passed by Council on July 31, 2001**

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-4863-98**

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

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

**Portions of NE ¼ 01-24-03-W5M and SE ¼ 12-24-03-W5M**

and

WHEREAS a notice was published on February 17, 1998 and February 24, 1998 in the Calgary Rural Times, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for March 3, 1998; and

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

NOW THEREFORE the Council enacts the following:

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

**Portions of NE ¼ 01-24-03-W5M and SE ¼ 12-24-03-W5M**

and is attached hereto as Schedule "A".

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

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 10<sup>th</sup> day of February, 1998, on a motion by Councillor Wilkinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 3<sup>rd</sup> day of March, 1998, on a motion by Councillor MacFarlane.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 3<sup>rd</sup> day of March, 1998, on a motion by Councillor Fullerton.

  
\_\_\_\_\_  
Reeve or Deputy Reeve

  
\_\_\_\_\_  
Municipal Secretary

# **Stonepine Concept Plan**

Prepared in support of a proposal to amend the Land Use Bylaw to  
Redesignate  
a Portion of the NE-1 and the SE-12-24-3-W5M  
from  
Agricultural Conservation (1) District (AG-1)  
to  
Direct Control District

January 1998

**Stonepines, Inc.**

<b>List of Consultants</b>
----------------------------

Planning and Approvals

Grady Consulting Ltd.  
Loeppky & Associates

Geotechnical Evaluations

Sabatini Geotechnical Inc.  
Cochrane Engineering

Civil Engineering

Jubilee Engineering Consultants Ltd.

Architecture

Abugov Kaspar

Survey and Mapping

The Orthoshop

Legal - Bareland Condominium

Mackimie Mathews

Developer

Stonepines Inc. - Mr. Ken Delf

Historical Resources

Bison Historical

Traffic Impact Study

Eagle Engineering

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## **1.0 Introduction**

### **1.1 Background**

The subject lands comprise 132.9 acres (53.7 ha.) and are located 2.5 miles (4.0 km) west of the City of Calgary adjacent to Highway #8 in the southwest area of the Municipal District of Rocky View No.44 as shown on Figure 1.

The lands are currently designated for agricultural uses under the Land Use Bylaw (Bylaw C-1725-84).

The developer wishes to facilitate the development of a clustered multi-unit residential community and is seeking to redesignate a portion of the subject lands to Direct Control District to facilitate the subdivision and development of forty-six duplex buildings (92 units.)

### **1.2 Policy Format**

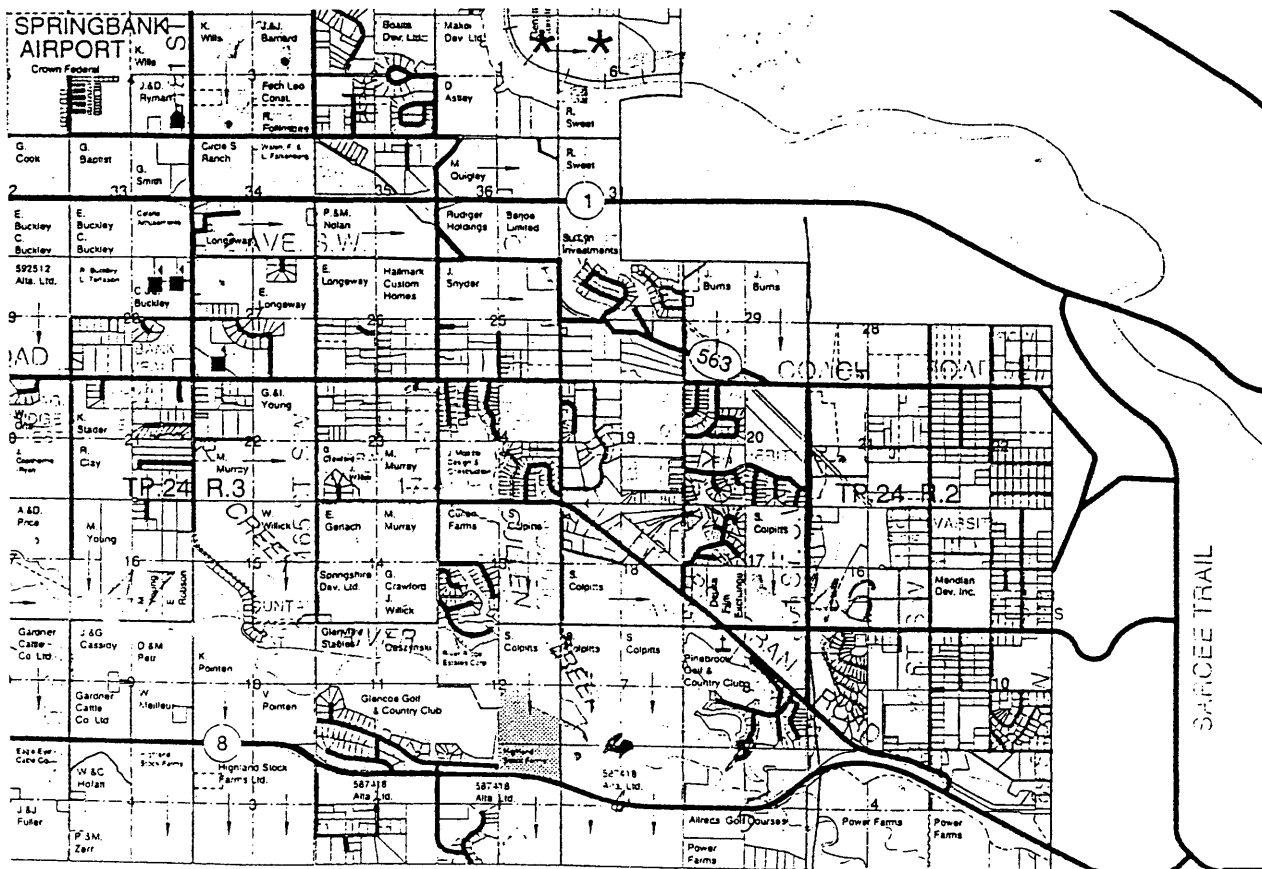
This Plan will provide the Municipality with supporting land use planning rationale for redesignation of the subject lands from Agricultural Conservation (1) District to Direct Control District (DC) in order to accommodate the preferred development proposal. The Plan will further provide Council with a statutory mechanism (proposed approval of a D.C. By-Law at a Public Hearing) to guide and control subdivision and development through the establishment of policies that provide specific direction for development in the Plan Area.

Preparation of this document has been guided by the M.D. of Rocky View's *Policy 644 - Preparation and Processing of Concept Plans and Procedures for the Processing of Concept Plans No. 039*.

The Plan begins by identifying objectives in Section 2.0 and then proceeds to describe the surrounding land use context of the subject lands in Section 3.0. Section 4.0 provides a description and analysis of existing natural site features. Section 5.0 and 6.0 present the development and servicing proposals and Section 7.0 provides an overview of public input received.

The Appendices provide detailed geotechnical and engineering studies in addition to a draft Direct Control Bylaw.





## STONEPINE

### Figure 1: Location

WITHIN THE:  
Ptn. NE 1/4 01-24-03-W5 and  
SE 1/4 12-24-03-W5

M.D. OF ROCKY VIEW NO.44

Grady Consulting Ltd.  
323 - 11 Avenue NE  
Calgary, Alberta

Tel: 230-1820  
Fax: 230-1821

NORTH



Not to Scale

## **2.0 Plan Objectives**

- To identify development issues within the Plan Area and establish appropriate and comprehensive policies for addressing these issues.
- To facilitate the development of a comprehensively planned residential community that incorporates the highest design, aesthetic and environmental standards.
- To establish the appropriateness of the subject lands for the land uses proposed by the Development Proposal with specific consideration for the preservation and enhancement of the natural environment.
- To establish a servicing scheme that is appropriate to the Development Proposal and a policy framework for its implementation.
- To gather input from residents within the surrounding community and incorporate this feedback into the planning process in order to create a development that is compatible with adjacent land uses and is an asset to the surrounding community.

### **3.0 Plan Context**

The Plan Area is identified in Figure 2 and is comprised of 132.9 acres (53.7 ha.) contained in two titles legally described as follows:

#### **Title 1**

Meridian 5 Range 3 Township 24 Section 1

That portion of the North East Quarter which lies to the North of the Road Plan 9410745.

Containing 34.5 Hectares (85.3 Acres) more or less.

#### **Title 2**

Meridian 5 Range 3 Township 24 Section 12

That portion of the South East Quarter which lies to the South of the Elbow River, as shown on the Township Plan dated February 1920.

Containing 19.3 Hectares (47.6 Acres) more or less.

### **3.1 Area Land Use**

The context of the subject lands with respect to the surrounding community is depicted in Figure 3. The Plan Area is located in a portion of the M.D. of Rocky View that has experienced extensive redesignation, subdivision and development for residential uses at a variety of densities.

The Glencoe Golf Course and Elbow River Estates are located adjacent to the west boundary of the Plan Area. There are seventy existing residential parcels that comprise the Elbow River Estates community with parcel sizes from 2 to 4 acres (0.8 to 1.6 ha.).

The northern boundary of the Plan Area is defined by the Elbow River. River Ridge Estates is located across the Elbow River to the northwest and contains 69 existing 2 acre (0.8 ha) parcels.

The southern boundary of the Plan Area is defined by Highway #8. Across Highway #8 to the southwest, south, and southeast lies portions of the Elbow Valley Development Area. The eastern boundary of the Plan Area is also immediately adjacent to a major residential component of the Elbow Valley Development Area.

12

SE 12-24-3-5

SE 12-24-3-5

NE 1-24-3-5

ELBOW

RIVER

EL

HIGHWAY 8

941 0745

## STONEPINE

Figure 2: Plan Area

WITHIN THE:  
Ptn. NE 1/4 01-24-03-W5 and  
SE 1/4 12-24-03-W5

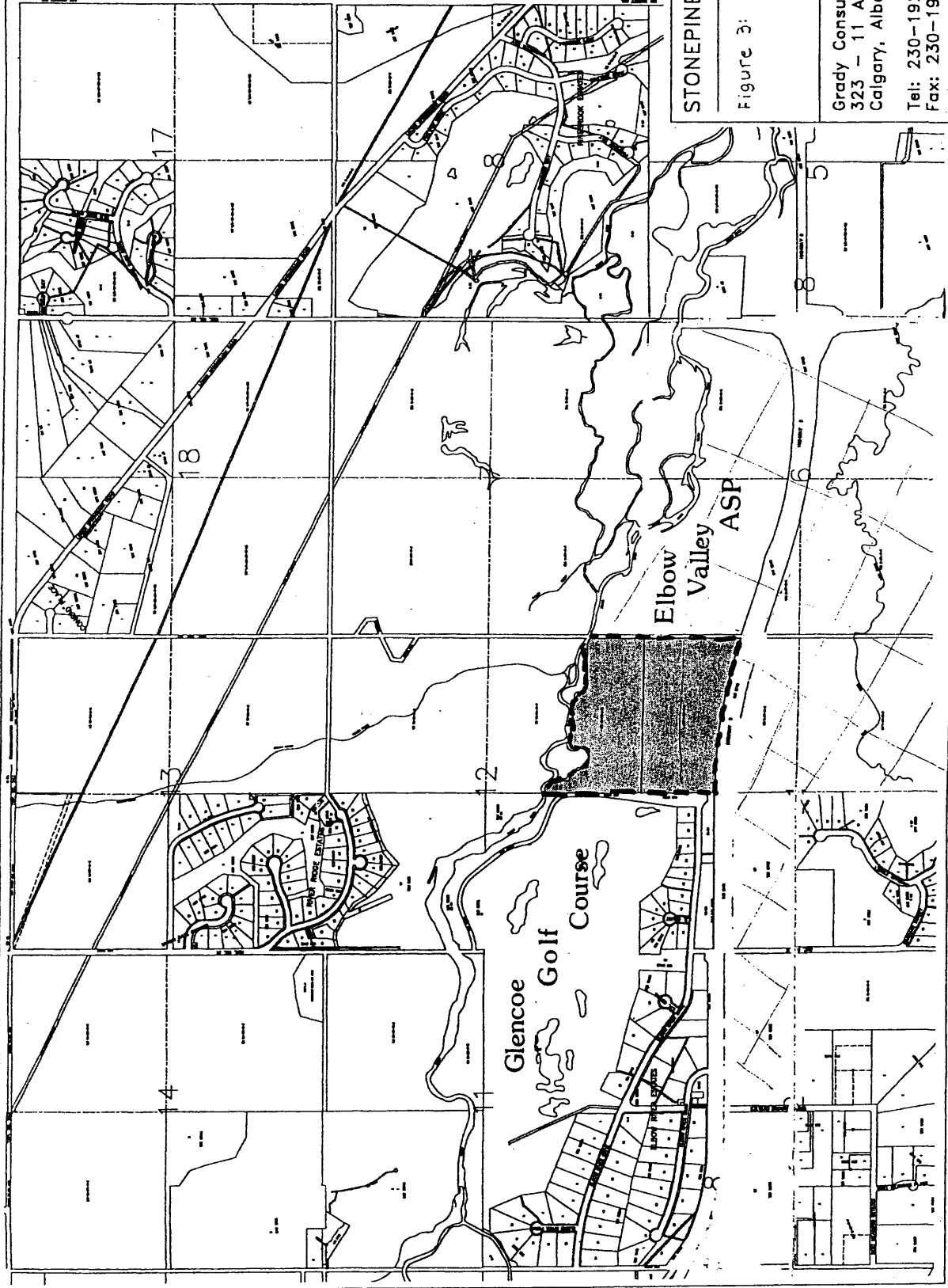
M.D. OF ROCKY VIEW NO.44

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NCEM

Not to Scale

CITY OF CALGARY

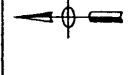


STONEPINE

Figure 3: Context

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Calgary, Alberta

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Not to Scale

### **3.2 Elbow Valley Area Structure Plan**

The *Elbow Valley Area Structure Plan (Bylaw C-3524-90 and amended by Bylaw C-4287-94)* and the Elbow Valley Direct Control Bylaw C-4288-94 establishes policies and land uses for the Elbow Valley Development Area.

The concept of creating fully-serviced residential communities clustered within a natural or recreation based setting has been successfully implemented in the M.D. of Rocky View. Higher densities of residential development can be achieved in recognition of the open space provided by the attendant recreational amenity by clustering development within areas that are more appropriate for development. The existing Elbow Valley Area Structure Plan offers this type of development.

Since approval of the Elbow Valley Area Structure Plan in 1994, subsequent amendments have been recently approved. Figure 4 depicts proposed uses and development scenarios for the Elbow Valley Area Structure Plan which were approved by the M.D. of Rocky View. A variety of housing forms, including semi-detached and duplex units, and densities are proposed which will comprise a comprehensively planned residential community with a total of 700 residential units. The original principal of fully serviced, clustered residential development continues to be the primary goal of the Plan.

The Elbow Valley Development's North Development Cell is immediately adjacent to the east boundary of the Stonepine Plan Area and contemplates approximately 250 units on 5000 sq.ft. (464.5 sq.m.) parcels.

*Policy 3.2.1: Proposed land uses should be compatible with the surrounding residential community.*

### **3.3 City of Calgary - M.D. of Rocky View Inter-Municipal Fringe Agreement**

In September of 1995, the City of Calgary and the M.D. of Rocky View adopted an agreement for the management of lands adjacent to their common boundaries pending the formulation of an Inter-Municipal Development Plan.

The Stonepine Plan Area is contained in the "Elbow River Notification Zone" pursuant to the provisions of the Inter-Municipal Fringe Agreement. The purpose of Notification Zones is to provide each municipality with a formal opportunity to make comment upon applications for development proposals that may have an impact and which are outside of the Urban Fringe Boundaries established under the agreement.

The Elbow River Notification Zone provides the City of Calgary with the opportunity to comment upon applications with regard to protection of the City's drinking water source.

*Policy 3.3.1: The City of Calgary was notified of the Stonepine proposal.*

STONEPINE

FIGURE 4

REGIONAL PATHWAY

HOME OWNERS ASSOCIATION PATHWAYS

ELDON RIVER NATURAL PRESERVE

STONEPINE

THE VILLAGES OF LOST CREEK

THE MOUNTAIN VIEW VILLAGES

THE LAKESIDE VILLAGES

THE CREEK VILLAGES

COUNTY 1

COUNTY 2

N.T.S.

STONEPINE

FIGURE 4

## Surrounding Development

## SURROUNDING DEVELOPMENT

**WILKINSON**  
**NEEDY**  
Consulting Engineers  
Land Surveyors  
Planners  
Development Strategists

### 3.4 Access

Primary access to the Stonepine development will be at the 133rd street municipal road allowance. Eagle Engineering have prepared a detailed Traffic Impact Study with input from Alberta Transportation and Utilities which clearly indicates that the proposed Stonepine development will not have a negative impact upon Highway 8 at the 133 street intersection location. The key conclusions of the study is as follows:

“results confirmed Highway 8 will be able to accommodate the additional traffic generated by the Stonepine development when it opens and beyond the twenty year horizon without impacting the levels of service. The unsignalized intersection analyses indicate the 133 Street intersection will function well as a current and future primary access to the site though the southbound left turn, from the site to eastbound Highway 8, will experience a moderate level of delay during peak traffic periods. The intersection at 149 street (entrance to Glencoe Golf Course and Elbow River Estates) will also function well as a secondary site access.”

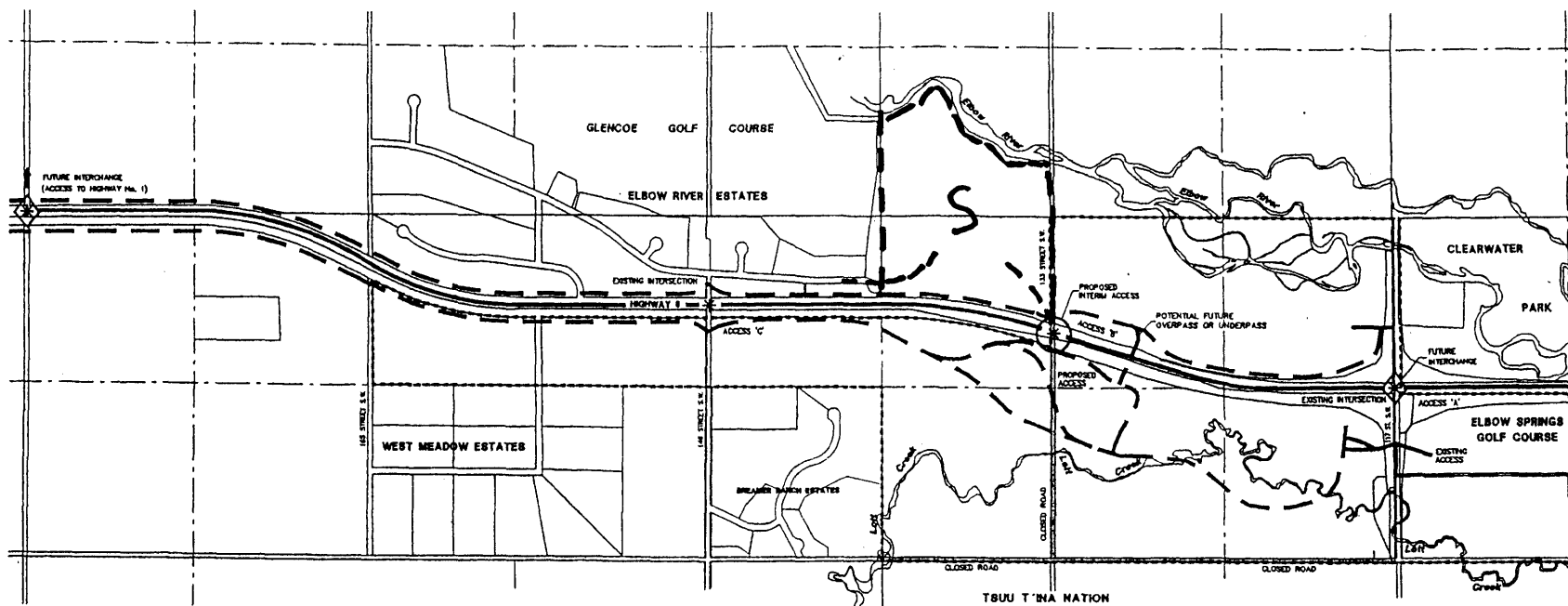
Secondary access will be via the existing M.D. road that currently ends in a cul-de-sac at the west boundary of the plan area. As the report has concluded, based on detailed traffic counts, very little traffic will occur on this portion of road as 80% plus of the traffic generated by Stonepine will travel to and from the City of Calgary via the 133rd street access.

In the long term, Highway 8 will be twinned and as such any required service roads or access upgrades will be funded and built by the Province on lands provided by the required 30 meter service road dedication along the Highway 8 frontage. A.T. and U. has recently confirmed that Highway 8 is classified as an “Expressway” and no longer will be a “Freeway” in the future.

Preliminary intersection design details and a summary of the Traffic Study are included in Appendix 4.

*Policy 3.4.1: Access and intersection design for the Stonepine Plan Area from Highway 8 shall be to the satisfaction of Alberta Transportation and Utilities. Letter from AT &U follows.*



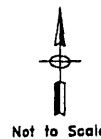


## STONEPINE

Figure 5: Transportation

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## **4.0 Site Features**

### **4.1 Existing Land Use**

Figure 6 provides an overview of natural features found on the subject lands including topography, drainage, vegetation and existing surface attributes.

There is one existing residence and a variety of accessory buildings typical of a home site located in the central portion of the Plan Area adjacent to the south escarpment of the Elbow River Valley. The balance of the subject lands are vacant and have previously been used for the keeping of livestock.

### **4.2 Geotechnical Investigation**

A geotechnical evaluation of the subject lands was undertaken by Sabatini Geotechnical Inc. Testing included near surface bedrock delineation, water table conditions and slope stability. The results of geotechnical evaluations are detailed in the report prepared by Sabatini Geotechnical and are included for reference in Appendix 1.

### **4.3 Soils**

On-site soil profiles were determined through geotechnical investigation and are described in detail in the Geotechnical Report prepared by Sabatini Geotechnical Inc. Generally, the soil profile consists of silt, sand and clay lake deposits over glacial till on those portions of the site located above the Elbow River Valley. Within the valley, the soil profile exhibits silt and gravel river deposits over shale and sandstone bedrock.

Suitability of the soils for the irrigation of treated effluent were also investigated by Cochrane engineering and the results are included in Appendix 7. Alberta Environmental Protection has reviewed all results and plans and has concurred. Letter follows.

### **4.4 Topography and Slope Stability**

The dominant topographic feature of the Stonepine Plan Area is the central hill which forms the south slope of the Elbow River Valley Escarpment.

The hill is oriented east and west parallel to the Elbow River to the north and rises approximately 30 meters (98.5 ft.) above the elevation of Highway #8. The relative elevation to the north between the Elbow River Valley floor and the highest point of the escarpment is approximately 50 meters (164 ft.).

The south facing slope of the hill begins approximately 130 meters (426 ft.) north of Highway #8 and exhibits gentle slopes with magnitudes ranging between 11 and 22 %.



Environmental Regulatory Service

203, Deerfoot Square  
2938 - 11 Street N.E.  
Calgary, Alberta  
Canada T2E 7L7Telephone 297-7887  
Fax 297-5944  
Email: creich@env.gov.ab.ca

December 15, 1997

MR. TREVOR DICKIE  
PLANNING SERVICES SECTION  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
P.O. BOX 3008, STATION B  
CALGARY, AB  
T2M 4L6

Dear Mr. Dickie:

RE: Stonepine Wastewater Irrigation--A portion of 15-24-3-W5

Alberta Environmental Protection (AEP) received a letter from Jubilee Engineering dated December 11, 1997 which addressed the comments and concerns expressed in our December 8, 1997 letter to Municipal District of Rocky View.

AEP is satisfied with the clarification and justification presented in this letter.

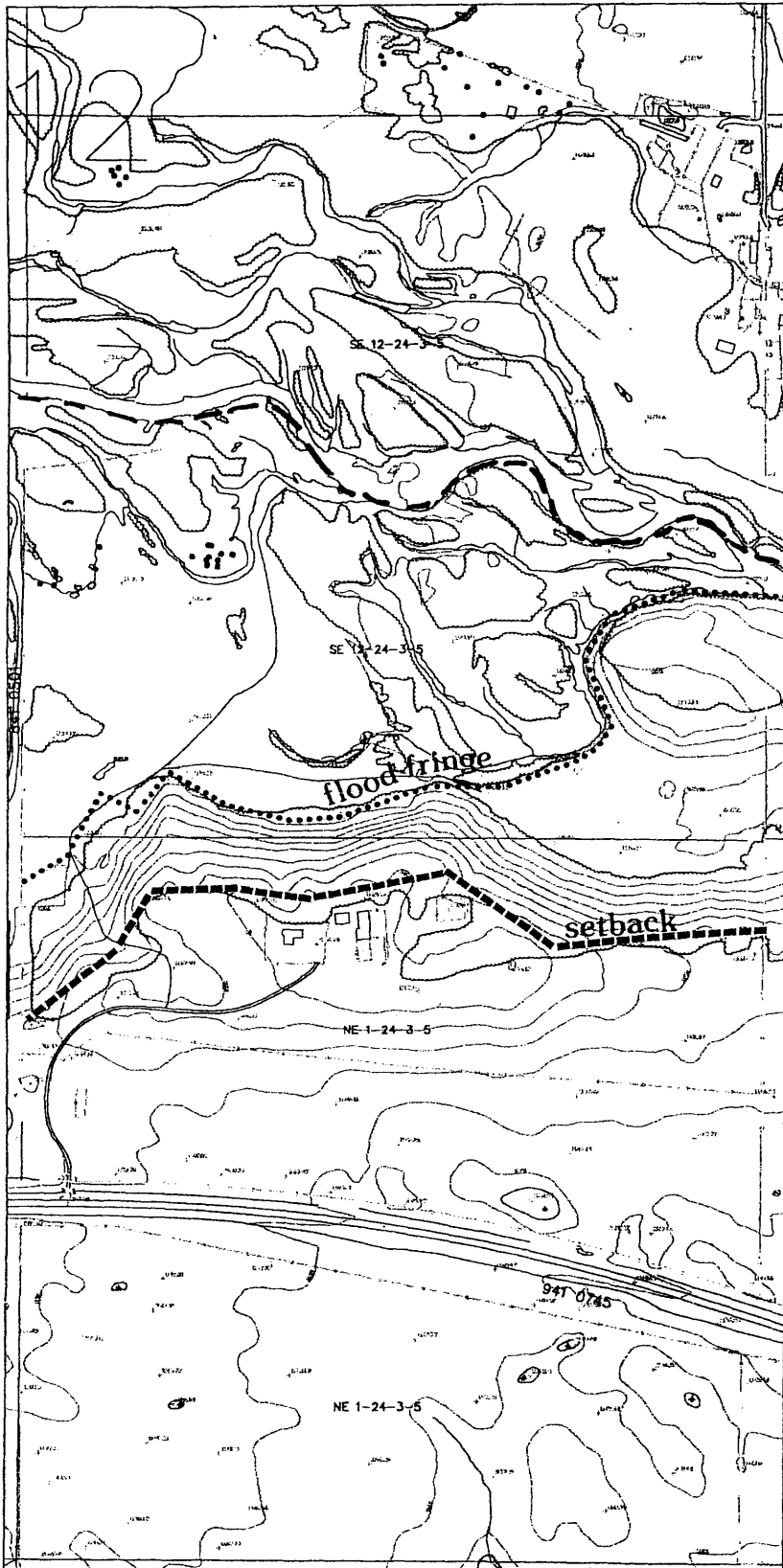
It should be noted that our review is preliminary, based on a predesign proposal. As indicated in our December 8 correspondence, the site appears to be capable of supporting wastewater disposal by irrigation, the technology proposed for treatment is capable of producing the quality of treated effluent required for disposal by irrigation. A detailed assessment of the number of residential units the site can realistically support can not be made until a detailed design is presented.

If you have any concerns or wish to discuss this matter further, please contact me at 297-7887.

Sincerely,

  
Craig Reich  
Regional Technologist

↑↑↑↑↑↑					
FEED DOCUMENT THIS DIRECTION					
<b>IMPORTANT FAX MESSAGE</b>					
TO	Hamis				
COMPANY	Jubilee Eng.				
FAX NO.	276-1012				
FROM	Craig Reich AEP				
NO. OF PAGES	1				
RE	As per our discussion				



## STONEPINE

Figure 6: Natural Features

WITHIN THE:  
Ptn. NE 1/4 01-24-03-W5 and  
SE 1/4 12-24-03-W5

M.D. OF ROCKY VIEW NO.44

Grady Consulting Ltd.  
323 - 11 Avenue NE  
Calgary, Alberta

Tel: 230-1920  
Fax: 230-1921



Not to Scale

A detailed slope stability analysis was conducted by Sabatini Geotechnical Inc. to determine an appropriate development setback from the crest of the Elbow River Valley Escarpment. A 5 meter (16.4 ft.) setback distance from the existing top-of-bank as shown on Figure 6 was determined to be adequate for protection of the slope. No disturbance of the slope for development purposes should be permitted and the existing vegetation cover should be preserved with the exception of selective tree replacement along the top of bank.

It should be noted that any re-contouring of the hill top that results in a reduction of it's elevation would cause the development set-back line to relocate a horizontal distance of 2.5 meters north for every 1 meter of vertical elevation reduction.

*Policy 4.4.1 Only those portions of the subject lands that are geotechnically suitable for development shall be approved for development.*

*Policy 4.4.2 The Elbow River Valley escarpment should, where possible, be preserved in it's natural state.*

*Policy 4.4.3: Any slopes greater than 15% in grade are considered to be developable provided the results of a geotechnical investigation by a qualified engineer indicate that this is so.*

#### **4.5 Vegetation**

The southern portion of the Plan Area from the crest of the Elbow River Valley Escarpment to the south boundary of the subject lands has been subjected to grazing practices and is predominantly vegetated with grasses. A small stand of poplar is located on the northeast portion of the hilltop.

The north facing escarpment slopes are heavily treed with a mature forest of deciduous and coniferous species. The Elbow River valley floor contains a mix of vegetation including grasses, with tree stands of poplar, aspen and willow brush.

*Policy 4.5.1 Existing vegetation should be preserved where possible with the exception of clearing required for the installation of roads, utilities, driveways, building sites, pedestrian pathways and accessory structures.*

#### **4.6 Drainage**

The southern portion of the Plan Area is well drained with no evidence of channelization or erosion due to excessive surface water runoff. A small depression adjacent to Highway #8 collects seasonal runoff from the south facing slopes of the hill but contains no standing water.

The north facing slope of the valley escarpment is incised by shallow draws that transmit surface water runoff to the Elbow River Valley. The most significant of these is located

on the northwest facing portion of the escarpment and contains a seasonal surface water drainage course. All post development flows will be no greater than the pre-development flows. (See Engineering in Appendix 2 & 3.)

*Policy 4.6.1: The subject lands' natural drainage patterns shall be preserved where possible.*

The northern portions of the Stonepine Plan Area are dominated by the Elbow River and its associated valley.

In 1996, Alberta Environmental Protection completed an extensive study of the flooding potential of the Elbow River and delineated the 1:100 year flood fringe as shown on Figure 6. The majority of the Plan Area below the Elbow River Valley Escarpment is within the 1:100 year flood fringe with the exception of an area of approximately 3 acres located adjacent to the east boundary of the subject lands at the toe of the escarpment slope as shown on Figure 6.

*Policy 4.7.1: Residential development shall not be permitted within the 1:100 year floodfringe of the Elbow River.*

#### **1.11.□ Historical Resources**

As requested by Rocky View Council in their motion for the preparation of this Concept Plan, a historical resources assessment was conducted by Bison Historical Services and is included in Appendix 5.

A number of sites with archaeological significance were identified within the Plan Area and these will be mitigated through further investigations prior to disturbance of the land for development

*Policy 4.8.1: Any significant archaeological sites shall be excavated to the satisfaction of Alberta Culture prior to development of those portions of the land that encompass these sites.*

## **5.0 Development Proposal**

### **5.1 Development Concept**

An essential component of the site planning and project design process is an understanding of the land's physical attributes as development opportunities and constraints. The previous analysis of natural features and characteristics of the land existing within the Stonepine Plan Area reveals a series of development constraints and opportunities that provide a framework for design.

Those portions of the Plan Area lying north of the escarpment crest are unsuitable for residential development by virtue of the constraints imposed by the Elbow River Flood Fringe and the steep slopes associated with the river valley. However, these areas offer a unique opportunity for future residents and others to experience the natural landscape of the Elbow River Valley through either passive or active recreational pursuits.

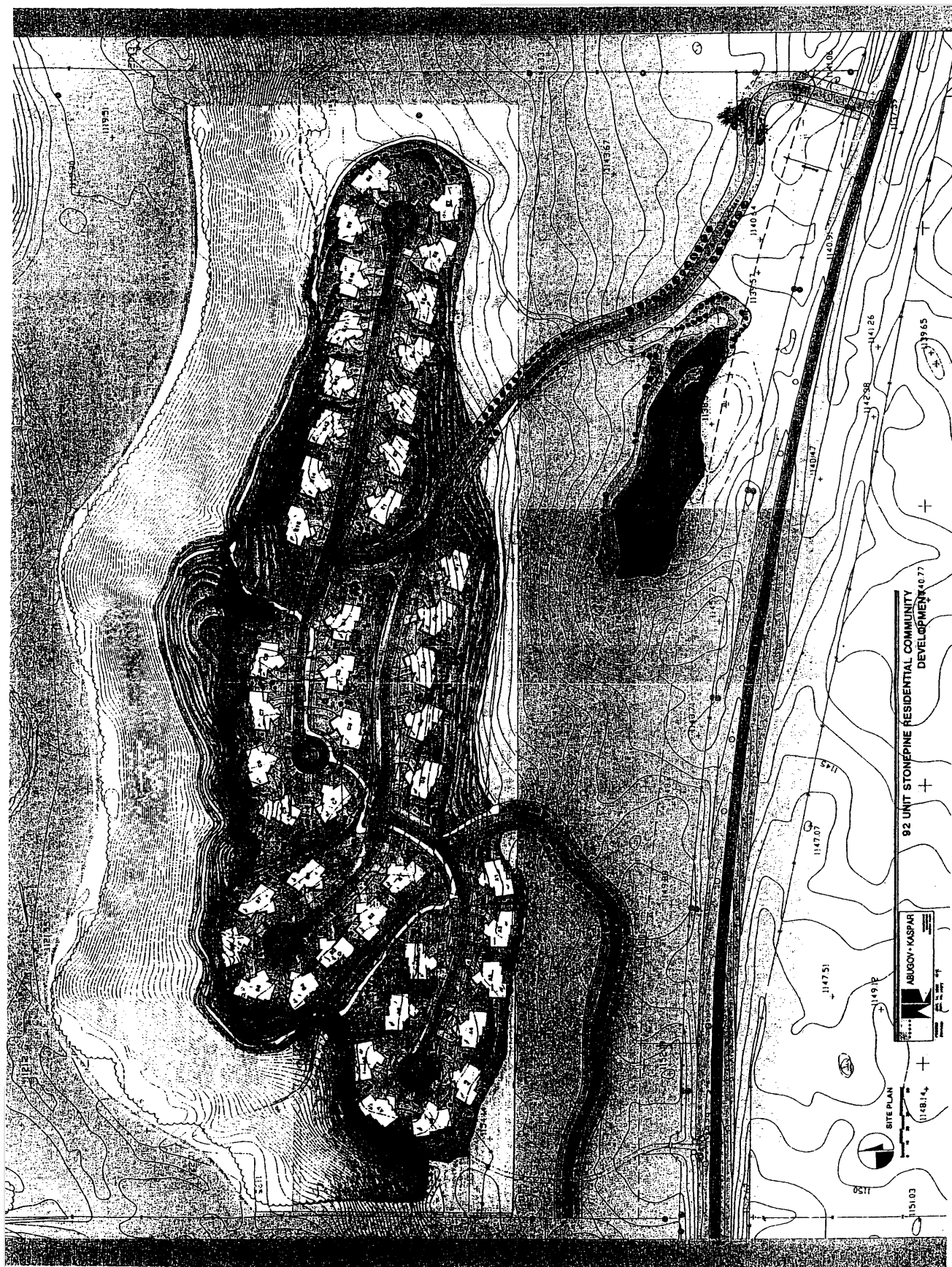
The southern portions of the Plan Area are unconstrained for potential residential development and virtually the entire area lying south of the escarpment top is suitable for development. From an aesthetic perspective, it is the hill and its gentle south facing slopes that offer superior opportunities for the establishment of residential building sites.

From the hill and its slopes there are panoramic views of the surrounding countryside including the Elbow River Valley and the Glencoe Golf Course to the north and west, the Rocky Mountains to the west and the City of Calgary east and southeast.

By examining and evaluating physical attributes of the subject lands, the Stonepine development concept was created as depicted in Figure 7. A community consisting of 46 residential duplex dwellings clustered along the hill top and its slopes is proposed. The site plan has been carefully designed to exploit the suitability of the hill for residential development and to capture variations in terrain along the hill top ridge.

The resulting layout provides for individual neighborhoods of dwelling units to be clustered on a series of vertically separated terraces. As a result, individual units command unobstructed views of the surrounding countryside above adjacent units regardless of their proximity to each other. By combining careful site planning with innovative unit design, it becomes possible to create a residential community without compromising privacy and exclusivity for residents.

The hill top setting with its exposure to the outdoors and the clustering of residential development creates a context for the site that is dominated by open space, nature and the surrounding countryside. The considered use of landscaping is therefore critical to





soften the edge between development and the natural landscape and to allow for the countryside to be integrated into the community.

The landscaping of entrances, private road right-of-ways, cul-de-sac islands and open spaces are an integral component of the site plan. A pathway system links all four cul-de-sac neighborhoods with each other and to the open space recreation amenities offered by the Elbow River valley to the north. A stormwater retention pond and landscaped area adjacent to the main entrance gate will provide a dramatic sense of arrival and soften the transition between the highway and development above on the hillsides.

*Policy 5.1.1: Development of the Stonepine Plan area shall be in accordance with the conceptual development scheme shown in Figure 7 forming part of this Plan.*

## **5.2 Design Principles**

Stonepine is a comprehensively planned residential community oriented to an adult lifestyle. Conceptual building elevations and renderings of the project are provided to illustrate architectural themes in relation to the site and the surrounding community.

Architectural elements of building exteriors have been designed to reflect traditional buildings styles and materials associated with ranch style and rural country homes. The use of river rock, wood and muted color schemes will provide a comfortable elegance for the units.

The massing of units and roof lines have been designed to create lower building profiles with wider building footprints. Some units will have a second level but this will tucked into the existing roof structures to maintain the feeling of a large open ranch style country home.

The Stonepine development will incorporate the highest standard of architectural design in all aspects of building construction. The maintenance of this standard will be strictly enforced through the use of Restrictive Covenants and the Condominium Association.

## **5.3 Proposed Land Uses**

A Direct Control District Land Use Designation is proposed for the Stonepine Plan Area to accommodate 92 residential dwelling units. All residential uses are to be contained within a single Development Cell containing approximately 33 acres located on the hill top as shown in Figure 8.

The balance of the Plan Area will be designated primarily for recreational and open space uses in addition to ancillary uses necessary to accommodate landscaping, roads, pathways and utilities to service the proposed residential development. A Utility Development Cell has also been included to accommodate sewage treatment and disposal facilities in a single specific location.

The balance lands below the Elbow River valley escarpment which comprise approximately 50 acres will be used for recreational purposes.

By clustering residential development and preserving the Elbow River Valley for recreational uses, a more efficient and environmentally appropriate development pattern is established. This compact development pattern preserves the natural environment by restricting development to a single, dense location within the Plan Area and leaving the remaining lands undeveloped.

A planned, clustered residential community, such as Stonepine, avoids the low density large lot country residential subdivision that forms an unplanned patchwork quilt of development serviced by individual septic tanks and tile fields. Clustered development can be economically and efficiently serviced with communal water and sewage treatment systems thereby reducing the risk of environmental damage through a properly engineered, constructed and maintained central service infrastructure.

Clustering further provides an opportunity to meet one of the stated goals of the new M.D. residential policy which is to supply a range of lifestyle opportunities for residents. The Stonepine concept has a density equal to the overall density of Elbow Valley and on completion will look as part of that development.

An important component of the Direct Control Bylaw is the Schedule which identifies and locates each of the three "Development Cells". As a result, development is established for only those portions of the Plan Area that are suitable for the uses being proposed. This provides the Municipality with a specific degree of control over the development of the Plan Area and ensures that zoning is consistent with the overall Development Concept.

#### **Stonepine Land Use Statistics**

Land Use	Acres	Ha.	%
Residential Use:	19.3	7.8	14.5
Roads:	9.8	3.9	7.4
Recreation and Open Space:	102.6	41.5	77.2
Utility:	1.2	0.5	0.9
Total Plan Area:	132.9	53.7	100.00

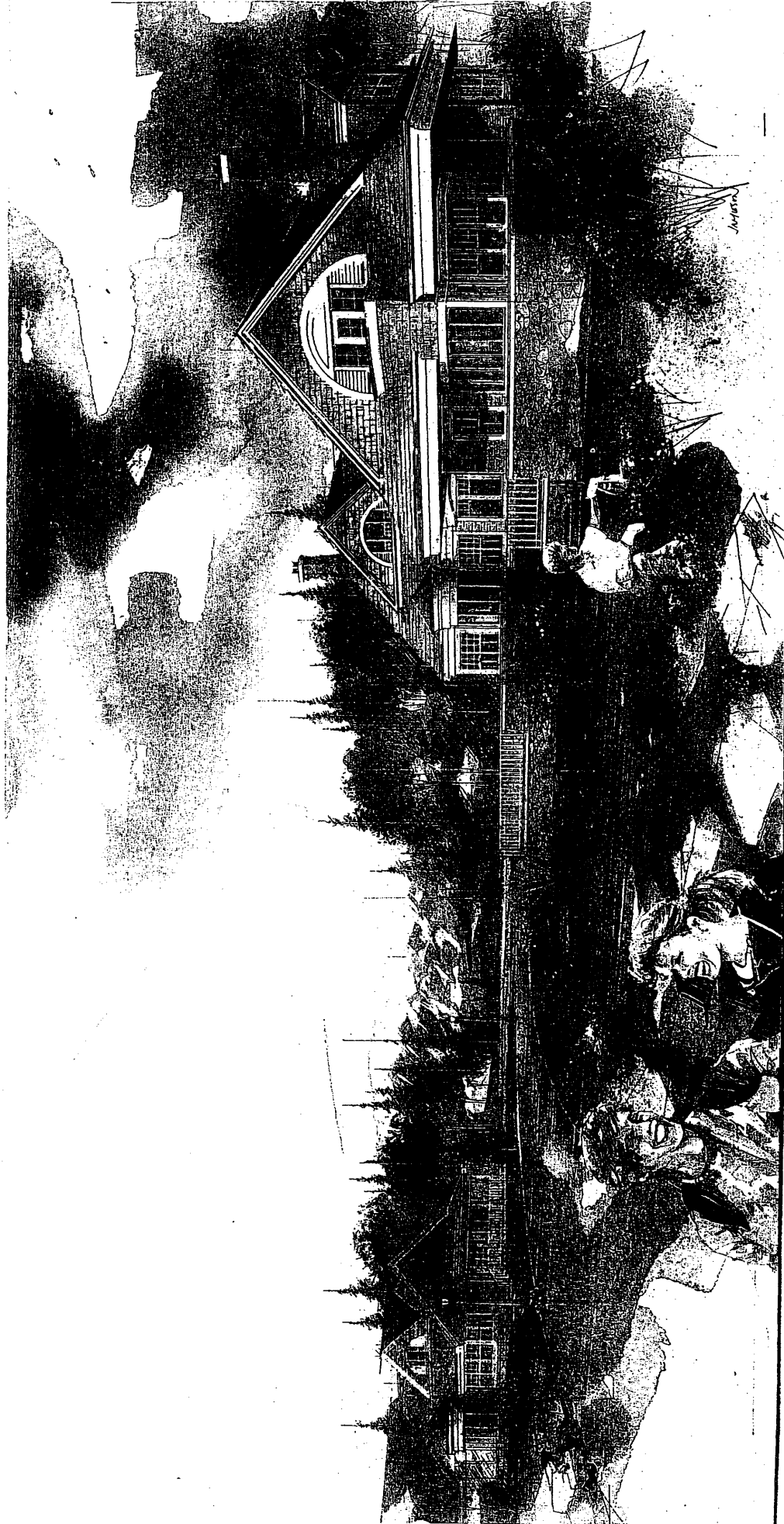


# STONEPINE RESIDENTIAL COMMUNITY



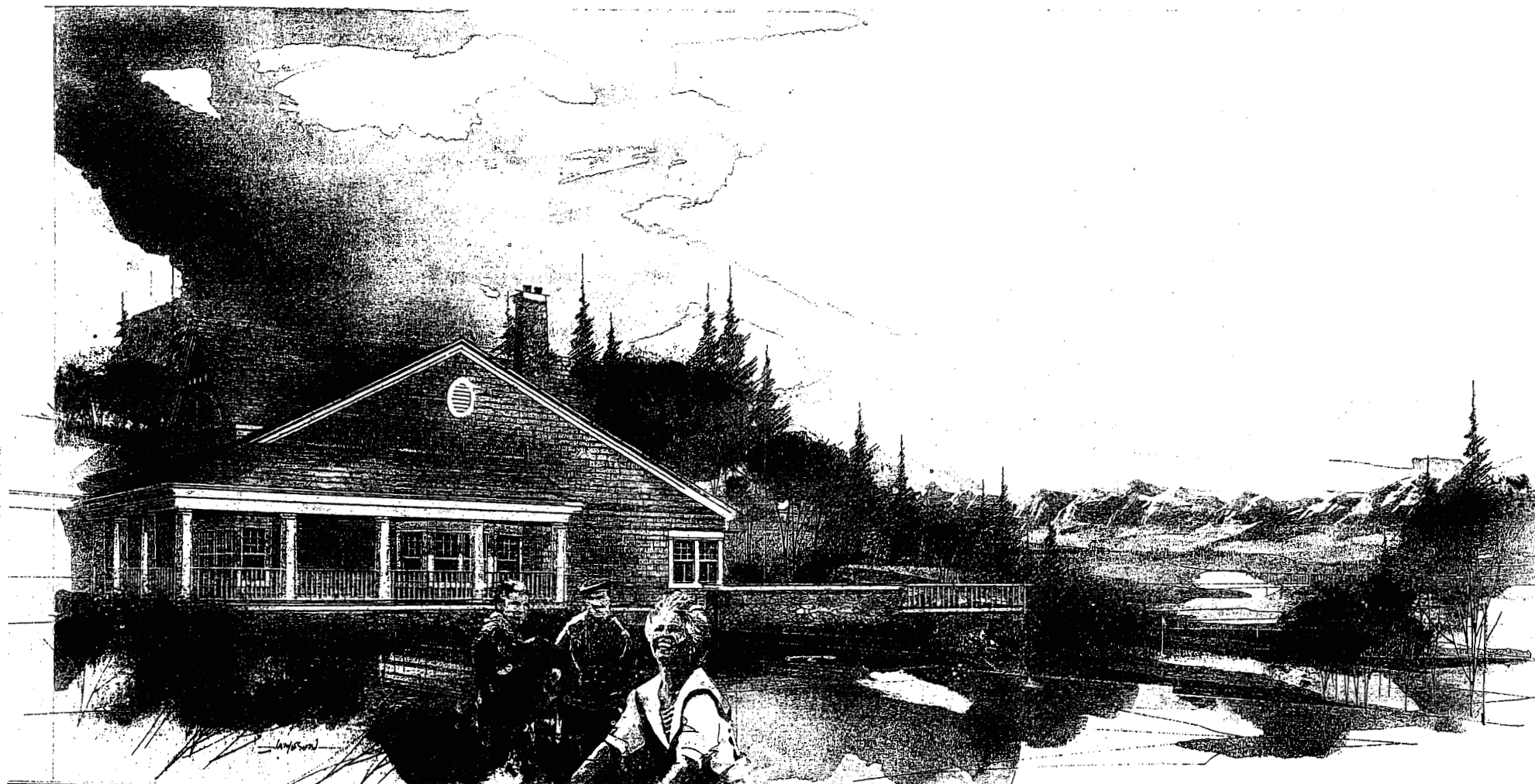
# STONEPINE RESIDENTIAL COMMUNITY





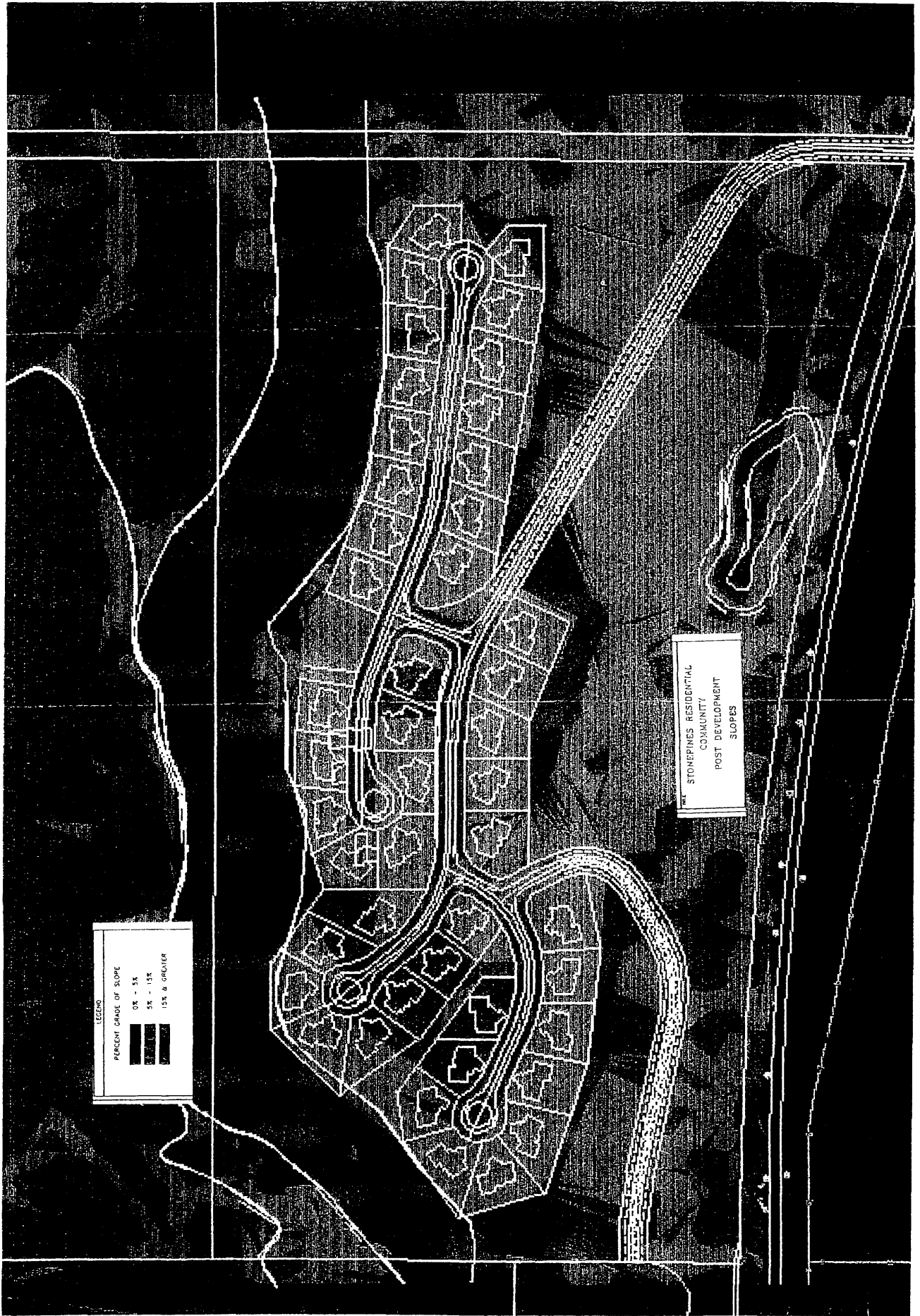
# STONEPINE RESIDENTIAL COMMUNITY

.....KASPAR  
ARCHITECTURE  
INTERIOR DESIGN



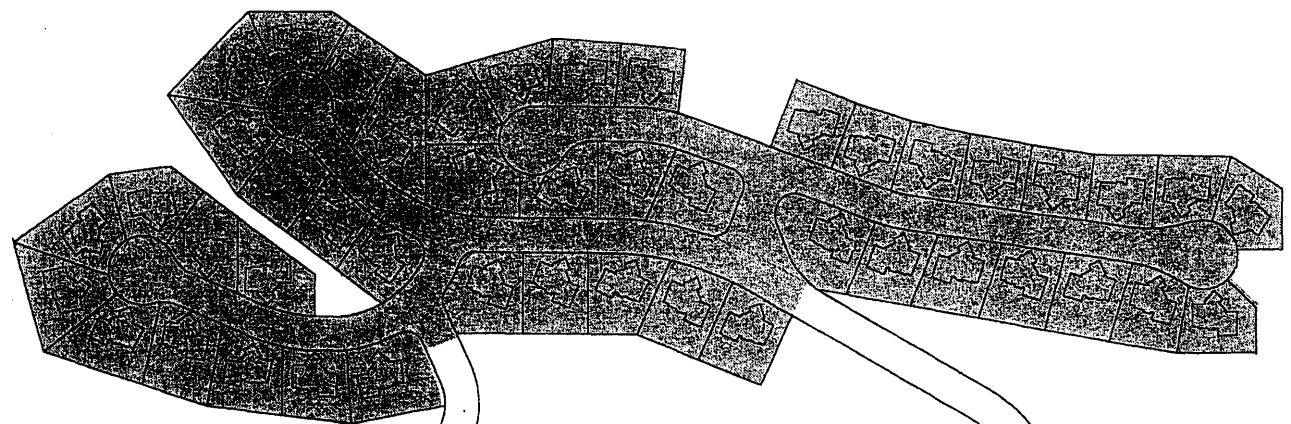
# STONEPINE RESIDENTIAL COMMUNITY







1121.2






HIGHWAY 8

Intersection Design  
to be Determined

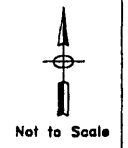
### STONEPINE

Figure 8: Development Cells

- Residential 
- Recreation/open space 
- Utility 

Grady Consulting Ltd.  
323 - 11 Avenue NE  
Calgary, Alberta

Tel: 230-1920  
Fax: 230-1921





#### **5.4 Bareland Subdivision Concept**

Ownership of individual dwelling units will be conveyed to residents through the creation of Bareland Condominium Units. Each bareland unit will contain one residential dwelling unit or 1/2 of a duplex structure with a common wall forming a portion of the unit boundary.

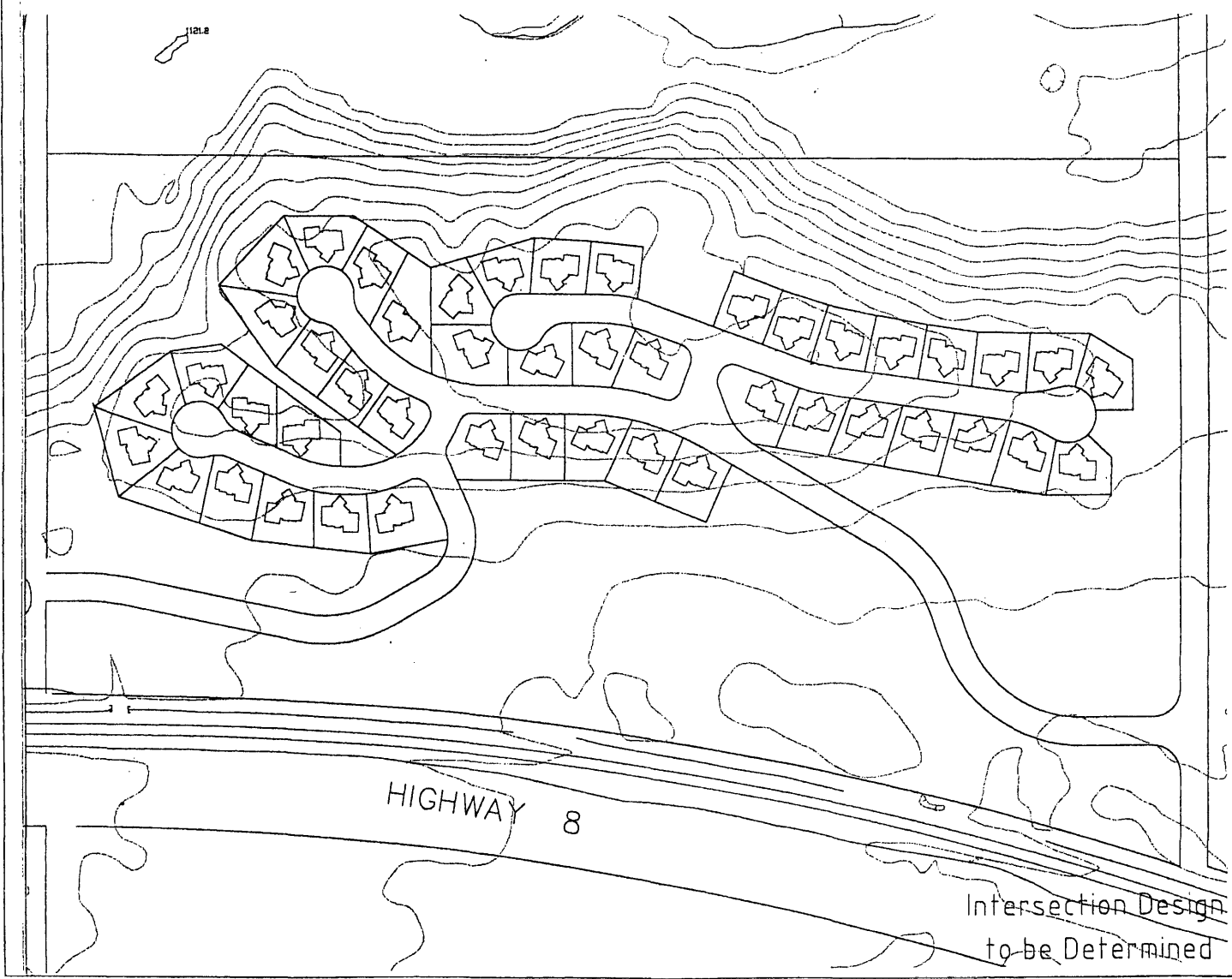
Figure 9 provides a conceptual scheme for the creation of a Bareland Condominium that correspond to the siting of duplex dwelling units. All other lands within the Plan Area above the Elbow River Valley escarpment will be jointly owned as common property by the Condominium Corporation made up of each owner within the Stonepine community. Through their common ownership and Bylaws, the Condominium Corporation will administer and maintain all common lands, roadways and utilities.


#### **5.5 Municipal Reserves**

Pursuant to the Municipal Government Act, Council as Subdivision Approving Authority, has the opportunity to acquire up to 10% of the gross area of the subject lands as Municipal or School Reserve or require the payment of cash in lieu of the land that would have been dedicated as Reserve.

Since the majority of lands within the Stonepine Plan area are proposed for recreational and open space uses, there is no need to provide a municipal reserve parcel. A 25 acre school site has also been approved within the adjacent Elbow Valley development which will satisfy any future land requirements for schools in the area. In addition, much of the subject lands are either within the floodfringe of the Elbow River or are constrained by steep slopes and as such are unsuitable for the dedication of a municipal reserve parcel.

Consequently, a cash-in-lieu payment is proposed to satisfy the Municipality's reserve requirements with respect to subdivision of the Stonepine lands.



<b>STONEPINE</b>	
<b>Figure 9: Subdivision</b>	
Proposed Bareland Units are Conceptual	
Grady Consulting Ltd. 323 - 11 Avenue NE Calgary, Alberta	
Tel: 230-1920 Fax: 230-1921	 Not to Scale

## **6.0 Servicing Proposal**

### **6.1 Sewage Collection, Treatment and Disposal**

Preliminary engineering feasibility of the sewage collection, treatment and disposal systems has been conducted by Jubilee Engineering Consultants Ltd. and a detailed report is provided in Appendix 2. All information has been reviewed by A.E.P. and they have approved the concept as one that works, subject to review of detailed drawings. See letter that follows.

Sewage treatment and disposal will be managed on-site. The sewage collection system is designed as a gravity flow system with 200 mm gravity lines draining sewage influent to a self contained sewage treatment plant. Such design allows us to hook up to the City line as soon as they will allow it.(our preferred course)

The sewage treatment facilities are located adjacent to the toe of the Elbow River Valley escarpment in proximity to the east boundary of the Plan Area. This area is outside the 1:100 Elbow River Flood fringe. An 80 cubic meter per day mechanical treatment plant utilizing Rotating Biological Contactor technology is proposed. These types of treatment systems have been in use throughout North America for over 20 years and Alberta Environmental Protection recognizes the effectiveness of RBC systems.

Seven month storage and retention of treated effluent will be accomplished through the use of a sealed pond located adjacent to the treatment facilities. Disposal of treated effluent will be through an effluent irrigation system on recreation lands within the Stonepine Plan Area. An area of approximately 6.11 ha (15.1ac.) would be required to provide for sufficient disposal of treated effluent and this can be accommodated on lands between the residential development cell and Highway 8 to the south. Further details are contained in the Engineering Report in Appendix 2.

Although the Stonepine development can be self-sufficient in terms of it's own sewage treatment and disposal, the opportunity to access City of Calgary sanitary sewage services may be possible in the future.

The adjacent Elbow Valley development is currently implementing the extension of City of Calgary sewage treatment services to their lands. The City of Calgary has indicated that for the present time, services will only be available for the Elbow Valley project however, there may be an opportunity to negotiate additional service connections at a later date. The Stonepine sanitary system has been designed to be compatible with the engineering standards established by the City of Calgary.

*Policy 6.1.1: Sewage treatment shall be provided by an on-site mechanical treatment plant in accordance with the requirements of Alberta Environmental Protection.*

*Policy 6.1.2: Connection to the City of Calgary sanitary sewage services is an alternative method of sewage treatment should this option become available.*

## **6.2 Water Supply, Storage and Distribution**

Preliminary engineering feasibility of the water supply, storage and distribution systems has been conducted by Jubilee Engineering Consultants Ltd. and a detailed report is provided in Appendix 2.

Water is to be supplied to each of the proposed units via a piped water distribution system originating from the existing Westridge water co-op system which has been extended to service the adjacent Elbow Valley development.

Schematics and line sizing for the distribution system is described in Appendix 2.

*Policy 6.2.1: The water supply and distribution system required to service subdivision in the plan area shall be via a piped water system, licensed and permitted by Alberta Environmental Protection.*

## **6.3 Stormwater Management**

Preliminary engineering feasibility of a stormwater management system has been conducted by Jubilee Engineering Consultants Ltd. and a detailed report is provided in Appendix 3.

Existing drainage patterns over the Plan Area will be maintained in post-development grades. An existing draw bisecting the northwest portion of the Elbow River valley escarpment will be incorporated into a walking trail and open space in order to preserve the drainage into the valley below.

Increases in post-development stormwater runoff over the Stonepine Plan Area will be marginal. Additional flows are expected to not exceed 3.6% of pre-development runoff levels. The creation of a stormwater retention pond in the southeast portion of the subject lands will provide storage that is in excess of that required to manage a 1:100 year storm event thus reducing downstream stormwater flows. Post-development rates of stormwater discharge will be maintained in their pre-development condition through the use of the retention capabilities of the stormwater pond.

## **6.4 Utility Services**

Power and natural gas are all available in the area with sufficient capacities to service the proposed development. Utilities will be installed underground adjacent to proposed roadways with service connections provided to each dwelling unit.

## **6.5 Internal Roads**

The configuration of internal roads is provided in Figure 9. The primary entrance for Stonepine from Highway #8 is from the southeast intersection in accordance with the requirements of Alberta Transportation and Utilities. The Municipal District of Rocky View's Access and Linkages policy requires that two means of access are available for

## WESTRIDGE WATER SUPPLY LTD.

#200, 255 - 17th Avenue SW  
Calgary, Alberta - T2S 2T8

TEL: (403) 228 2543

EMAIL: WESTRIDGE@TPI.COM

FAX: (403) 228 2542

**DATE:** September 25, 1997

**TO:** M.D. of Rocky View # 44  
Current Planning & Engineering Department  
Fax: 277 5977

**FROM:** T. A. Belliveau  
President

**SUBJECT:** Stone Pine Development: Potable Water Supply

This letter is to confirm the following:

- 1 Westridge has sufficient existing capacity to treat and distribute potable water to this development consisting of approximately 92 individual residential services.
- 2 Westridge is prepared to service the proposed Stone Pine development and has entered into preliminary discussions with regard to a Water Supply Agreement in standard form.

I trust that you find the above in order. Please contact me if you have any questions or comments in this regard.

T.A. Belliveau

President,  
Westridge Water Supply Ltd.

the development. Consequently, a secondary means of access is proposed from the termination of the internal subdivision road servicing a portion of the Elbow Valley Estates subdivision to the west.

A 20 meter (66ft) wide right-of-way is provided as common property to accommodate the development of the internal private road system. All roads will be constructed by the developer and maintained by future residents of Stonepine through the condominium association.

Figure 10 illustrates proposed cross-sections for private roadways within the Stonepine Plan Area. The use of sheet flow and swale drainage designs combined with curb and gutters will allow for the elimination of conventional ditching adjacent to traveling surfaces.

All roads will be paved and the use of divided carriageways and cul-de-sac islands will be incorporated into the design to improve roadway aesthetics. Maximum design grade for all roads is less than 7%. Access to dwelling units will be provided through a combination of shared and individual driveways marked with low level entrance lights and or features.

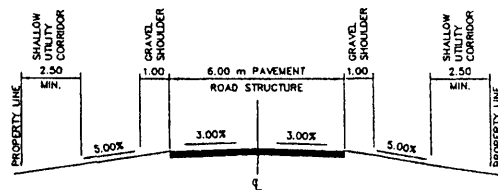
*Policy 6.5.1: Internal subdivision roads shall be constructed to standards illustrated in the Stonepine Plan, on Figures 10.*

## **6.6 Traffic Generation**

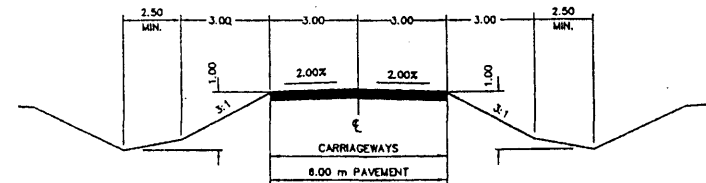
Conventional country residential development typically generates traffic at a rate of 10 vehicle trips per day per household. Given the nature of the Stonepine development as an adult community, this number should be in the range of 5 to 7 trips per day per residential unit, however trip generation rates of 10 trips per day per unit were used in the Traffic Impact Study.

Using this rate, the Stonepine development could generate additional traffic onto Highway #8 in the range of 920 vehicle movements per day. Current volumes on Highway #8 at the Stonepine Plan Area location are 7400 vehicle trips per day in both directions.

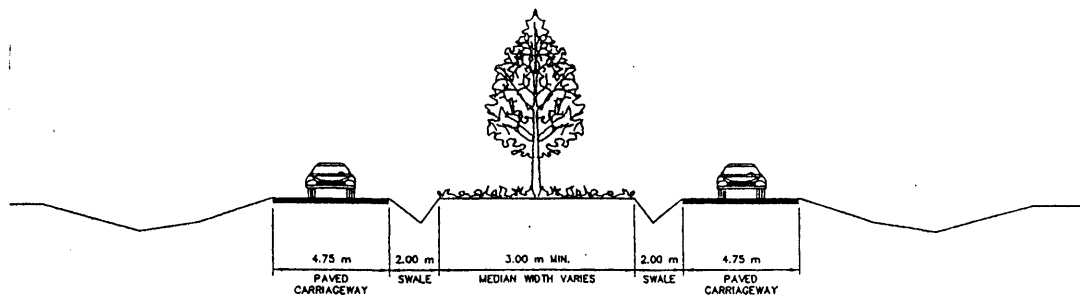
The impact of additional traffic on Highway #8 generated by the Stonepine development will be minimal as it potentially increases overall vehicle activity by less than 10% of the existing volumes. Also, as development proceeds on adjacent lands, the accumulative impact of additional traffic will be closely monitored by Alberta Transportation and Utilities in anticipation of the timing of future upgrades and eventual twinning of the Highway. A full Traffic Impact analysis is included in the Appendix.



RESIDENTIAL ROADS – SHEET FLOWS  
(HOMEOWNERS ASSOCIATION OR CONDOMINIUM OWNERSHIP)



RESIDENTIAL ROADS – SWALE  
(HOMEOWNERS ASSOCIATION OR CONDOMINIUM OWNERSHIP)



DIVIDED RESIDENTIAL ROADS – SWALE  
(HOMEOWNERS ASSOCIATION OR CONDOMINIUM OWNERSHIP)

STONEPINE

Figure 10: Private Roads

Grady Consulting Ltd.  
323 – 11 Avenue NE  
Calgary, Alberta

Tel: 230-1920  
Fax: 230-1921



## **7.0 Public Input**

In order to provide more detailed information to the community regarding the proposal, and to acquire input from surrounding residents, landowners within a 1/2 mile radius of the subject 1/4 section were contacted individually. The summary of these meetings and dialogue follows.

Two of our neighbors, the Glencoe Club and Elbow Valley, represent over 1,400 acres of land and therefore are our biggest concern. They both have been kept informed of our every move and have provided us with the letters of support attached. The two districts that are (1) on our west border, Elbow River Estates, and (2), Braemar Country Estates, south and west of us, on the south side of Highway 8, were invited to open house information sessions on May 22<sup>nd</sup>, 1997 and April 28<sup>th</sup>, 1997 respectively. In the case of Elbow River Estates we had excellent attendance. (24 out of a total of 71 residences signed the attendance sheet with approximately another 12 to 15 in attendance. With Braemar we only had 3 couples attend and sign the attendance sheet with another 4 or 5 attending. The President of Braemar, Mr. Wes Stripling, felt that their district is not opposed because we do not immediately affect them in any way.

By the time of our public hearing, we will have additional input from both residential districts and have met with many residents to fully explain, again, our total development.



## **8.0 Concept Plan Conformity**

### **8.1 Municipal Statutory Plans and Policy**

In addition to the planning principles established by this Plan, implementation of the development will be guided by the planning policies adopted by the M.D. of Rocky View in its statutory Plans.

*Policy 9.1.1: All subdivision and development within the Plan Area shall conform to:*

- *Bylaw C-3894-92 being the Municipal District of Rocky View No. 44 General Municipal Plan;*
- *Bylaw C-1725-84 being the Municipal District of Rocky View No. 44 Land Use Bylaw; and*

## **9 Implementation**

The development of the subject lands is regulated by the provisions of the Direct Control contained within this Plan in addition to any relevant provisions of the Land Use Bylaw.

Subdivision of the lands will be guided by the policies contained herein and implemented by Development Agreements imposed through conditions of subdivision approval by the Municipal District of Rocky View No. 44.

## **10 Appendices**

- Appendix 1: Geotechnical Investigation by Sabatini Geotechnical Inc.
- Appendix 2: Engineering Feasibility Study by Jubilee Engineering Consultants Ltd.
- Appendix 3: Stormwater Management Report by Jubilee Engineering Consultants Ltd.
- Appendix 4: Traffic Impact Study
- Appendix 5: Historical Resources Overview
- Appendix 6: Soil Suitability for Effluent Irrigation



November 13, 1997

The Municipal District of Rocky View  
911 - 32<sup>nd</sup> Avenue NE  
Calgary, Alberta  
T2M 4L6

Dear Sirs:

**RE: STONEPINE DEVELOPMENT - NE ¼ 1-24-3-W5TH**

We are the Managers of Elbow Valley Joint Venture Corp., the adjacent landowner to the east and south of the subject proposal. We understand that the applicant has proposed a residential development on the property, consisting of approximately 92 semi-detached luxury housing units. Conceptually, we have no objection to the project, and have been kept well informed by Mr. Delf, including discussions with our respective engineering, planning and transportation consultants on matters of mutual concern.

With respect to the sanitary servicing of the property, we would prefer and support connection to the City of Calgary sewermain being extended to Elbow Valley. From an environmental and engineering perspective, this appears to be the logical means of transporting and treating sewage wastes. However, we are aware that a treatment plant is technically feasible, and while we do not necessarily object to this option, we would ask that our consultants have an opportunity to review detailed sewage treatment plant drawings and specifications with respect to odour and environmental impact assessment.

Please contact the undersigned should you wish to discuss this matter further.

Your truly,

**HOPEWELL RESIDENTIAL COMMUNITIES**

A handwritten signature in black ink, appearing to read "James R. Dewald". The signature is written in a cursive, flowing style with a large loop at the end.

James R. Dewald  
President

cc: Mr. Ken Delf



636 - 29TH AVENUE S.W.,  
CALGARY, ALBERTA T2S 0P1

TELEPHONE (403) 242-4019 (403) 243-2506  
FAX (403) 246-7331

PRESIDENT  
P.W. BURGESS

VICE PRESIDENT  
J.A. SHEERAN

DIRECTORS  
M.L. BONNEY  
D.J.H. JOHNSON  
H. MACIEJ  
G.V. MCFADYEN  
B.S. SCOTT  
P.S. SIMMERING  
J.J. STORWICK  
D.R. THOMPSON  
D.E.S. WARES

GENERAL MANAGER  
W.J. POWELL

DIRECTOR OF GOLF  
D.H. PRICE

January 12, 1998

Municipal District of Rockyview

**Attention: Mr. Trevor Dickie**

Dear Sir:

**Re: Stonepines Inc. Development Proposal**

This is to confirm that The Glencoe Golf & Country Club is aware of the development proposal of Stonepines Inc. with respect to the lands directly to the south and east of our land currently owned by Highland Stock Farms and we have no objections to the proposal.

Should you require anything further, please do not hesitate to contact our General Manager, Mr. Jim Powell, at 243-2506.

Yours truly,

Patrick W. Burgess  
President

cc. Stonepines, Inc.  
ATTN: Mr. Ken Delf

## EXECUTIVE SUMMARY

For the last 18 months the developer and the M.D. staff have worked to develop this Concept plan and proposed By-Law. The attached Concept plan is complete in its analysis but as you can see, it needs to be summarized to effectively highlight the key points.

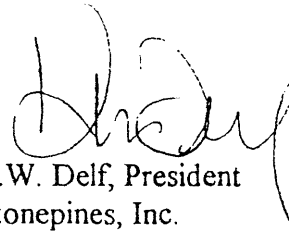
1. Stonepine is a 92 unit (46 buildings), high end villa concept located on the top of the hill east of the Glencoe Golf course and west and north of the approved Elbow Valley development. The proposed development fits in with the other area developments and has a density similar to Elbow Valley. The concept fits on 33 acres of the total of 133, reserving the balance for utility and recreational use.
2. Water will be supplied by Westridge Co-op under letter agreement. (see page 28a) Gas and electric services are immediately available to the site.
3. We propose to use our own sewer treatment providing treated effluent that will be spray irrigated on our land between Highway 8 and the south side of the development. (balance lands) The concept has been approved by Alberta Environment Protection following extensive testing of the soils for irrigability and engineering for the volumes that are generated from a community of 92 homes. When the issue of regional servicing is resolved we may have the opportunity to tie in to the trunk line that is now being built out to Elbow Valley. In the interim, our proposed system not only works but is used in many applications across North America, and is approved in concept by A.E.P. (see letter page 16a) and by Calgary Health Services.
4. Extensive study by Eagle Engineering on the traffic issues has resulted in approval from AT&U for our main entrance at 133<sup>rd</sup>. The full report, as approved is included in Appendix 4 of the attached report together with a letter from A.T. & U. The provincial government has finally concluded that Highway 8 will now be designated as an "Expressway" rather than a "Freeway".

Stonepines is targeted at the "empty nester" who is interested in sizing down from their family home, eliminating yard work, and being free to leave for extended periods of travel. Changing demographics support this alternative development concept across North America. Rather than urban living in the country this is a new type of Country living that preserves large amounts of land for environmental, wildlife, recreation and aesthetic purposes.

We believe that this concept is right for the times, fits in with the neighborhood (similar to Elbow Valley), and technically works. It provides residents with an alternative lifestyle option to the larger 2 and 4 acre parcels, yet protects the country atmosphere by providing generous amounts of open space.

I am available at any time to answer questions that you may have on any part of the attached plan. If you prefer you can contact any of our consultants that are listed. We trust we have presented all the information that you require to make a decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'K.W. Delf', written in a cursive style.

K.W. Delf, President  
Stonepines, Inc.

work phone: 232-8339

home phone: 243-1774



June 20, 1997

Linda Flatlauff - Planning Services  
M.D. of Rocky View NO.44  
911 - 32 Ave N.E.  
P.O. Box 3009, STN "B"  
Calgary, Alberta  
T2M 4L6

Dear Linda:

RE:       **Stonepine - Proposed Residential Development**  
          **North and Adjacent to Hwy #8 and 2 miles West of The City**  
          **Portion of NE-1-24-3-W5M and SE-12-24-3-W5M**  
          **Your File No. 97-RV-029-4701004/4712001**

Thank you for inviting our comments with respect to this proposed residential development, located within the Elbow River Notification Zone.

Calgary Health Services' primary concern is the close proximity of the proposed development to the Elbow River, a source of The City of Calgary's drinking water supply.

From our review of the Report entitled "*Stonepine Concept Plan*", prepared by Grady Consulting Ltd., dated February 1997 and our discussions with the developer "Delf Holdings (1995) Ltd.", we understand the proposal is:

- to redesignate lands from Agriculture Conservation (1) District to Direct Control District for the purpose of accommodating approximately 92 semi-attached residential units,
- to provide a communal water supply system (groundwater well(s) or connection to an existing licensed water co-op),
- to provide a communal sewage treatment system (an on-site mechanical treatment plant utilizing Rotating Biological Contactor technology, adjacent to but outside the 1:100 Elbow River Flood fringe, or connection to The City of Calgary's proposed sanitary sewer extension to the Elbow Valley development area),
- to retain the treated septic effluent in a sealed pond, located adjacent to the treatment facility, and dispose via irrigation of the Stonepine lands, and
- to implement a stormwater management plan, which includes the creation of a stormwater retention pond.

.../2



Proposed Stonepine Residential Development

June 20, 1997

Based on the information provided we wish to offer the following comments.

**Water Supply**

The City of Calgary currently does not provide potable water services to the developments in this area. Therefore, a "licenced" communal water system would be the most acceptable alternative. We would support in principle the proposal to service all residential lots via a communal water distribution system. Potable water must satisfy the disinfection, filtration, and turbidity standards of Alberta Environmental Protection and meet the criteria established within Health Canada's "Guidelines for Canadian Drinking Water Quality" Sixth Edition.

**Wastewater**

The City of Calgary currently does not provide sanitary sewage treatment services to the developments in this area. Our concerns regarding wastewater disposal and continued development in the Elbow River Valley region have remained unchanged. Calgary Health Services is opposed to any developments that may adversely affect the Elbow River. Sanitary wastewater may contain bacterial, viral and parasitic agents. Because the extension of sanitary sewer service from The City of Calgary to the Elbow Valley has already been approved in principle, we **strongly** recommend connection to this system when it becomes available.



In the interim, we would support in principle the alternative proposal for an on-site "licenced" communal sewage treatment system provided:

- the operation of the treatment plant will not adversely impact the groundwater or the Elbow River,
- the disposal of treated effluent, via irrigation, will not be on or near the "flood fringe",
- the "treated effluent" pond is sealed/lined to prevent adverse impact to the groundwater and is fenced/managed in a manner that will preclude public entry, and
- the "communal" wastewater system meets with Alberta Environmental Protection's criteria, as outlined in their "Standards and Guidelines for Municipal Water Works, Wastewater and Storm Drainage Systems".

L. Ratzlaff

page3

Proposed Stonepine Residential Development

June 20, 1997

### **Stormwater**

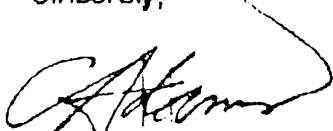
We would support the implementation of a stormwater management plan and that it meets the standards as rigorous as those currently applied within the Bow River Basin and The City of Calgary.

### **Waste Management**

We request all wastes generated within the proposed development be managed in a manner that will not adversely impact the groundwater or the Elbow River and be handled and disposed of at an approved waste management facility

If you have any questions, please contact me at 228-7592.

Sincerely,



Clark Adams, B.Sc., C.P.H.I.(c)

Public Health Inspector

C.H.S. Environmental Health - Specialized Programs

c. Owen Tobert, The City of Calgary  
Brook Rush, Alberta Environmental Protection

**Stonepines, Inc.**  
#400, 640-12th Ave. S.W.  
Calgary, Alberta, Canada  
T2R 0H5  
phone (403) 232-8339  
fax: (403) 266-4079

There are two key discussion points that need to be understood and communicated to anyone who is interested in this project. With the hearing on March 3rd there is very little time to ensure the facts are understood by all parties.

## **Topic One**

**Sewage Treatment.** Our plan recommends a stand alone treatment facility, a proven technology throughout the world, especially North America. At the request of the M.D. planning staff, we obtained the following approvals of the concept:

a) Alberta Environment Protection (see letter attached)

b) Calgary Health Services (see letter attached)

We have identified a few installations of this type of facility and obtained verifiable reports of their success.

- a) Emerald Lake Lodge- Canada's National Park.
- b) Hotels in Kananaskis Country.
- c) The Town of Okotoks
- d) the Town of Olds
- e) Fernie Alpine Resorts.

We have obtained consultants reports that support the use and reliability of these systems and in particular, the specific applicability of the technology to this land.

Most importantly, we refer to the Municipal Development Plan of Dec. 16th which is before Council now: **Clause 9.5.1 (a) "it shall be the policy of the Municipality to consider a range of water, sewer and stormwater servicing options acceptable to the Municipality for lots proposed to be created through subdivision."**

**In summary, we have proven that our proposed design works** and is logical. This is a high quality project that will deliver the highest standards of all elements. (utilities, landscaping, housing, traffic, security, etc.) With an approved design and proper installation and monitoring, the proposed system will be a success.

The M.D. Rockyview staff is reluctant to recommend this proposal. They, as a matter of

principle, believe that we should hook-up to the City of Calgary trunk line (so do we) and want us to get that approval prior to approving our concept. On the other side, the City will not consider giving permission to hook-up to the new trunk line until we have land use designation from the Municipal District of Rockyview.

Why will the City not let us access the trunk line now being built out to Elbow Valley and which will be available this summer?

They are discouraging development outside their boundaries (i.e. the uni-City concept). The City would like control over development approvals in order to dictate the density they deem required to support city services, which is currently seven units per acre. This results in crowded districts like Coach Hill. Rather than publicly stating this, the City states that they just do not approve of stand alone sewage plants outside their borders.

As a result, we are in the middle of a catch 22. Both the City and the Municipal District seem willing to work on the problem, however we need Council to take a positive step that gives us the ability to move ahead.

It is a fact that regional servicing exists for Cochrane, Chestermere and Airdrie (water), and we think it is only a question of a few more years until service extends out to Bragg Creek. Currently, the main trunk line is being built to Elbow Valley and will be in use **this summer**. We are prepared to hook-up to that trunk line as soon as we are able to and in the interim, we are proposing a system that works.

With Council approval we are able to re-approach the City of Calgary for access to the new trunk line. In addition, Council approval helps protect the Municipal District of Rockyviews jurisdictional privilege, rather than having the City of Calgary dictate policy. It makes more sense to control the type of development now, instead of waiting until more annexation, and substantially increased density occurs. We only have to look at the Coach Hill, Richmond Hill area to see that current City policy leads to crowded communities that are unsuited to rural development.

## **Topic Two**

The **Cluster Development Concept** (46 buildings containing 2 units each) is located on 33 acres of the total of 133 acres. How do we justify use of this land:

### **a) Alternate Lifestyle**

As the population ages some people no longer want large houses or acreages. The family has gone; the owners are ready for a smaller high quality place with little or no upkeep. Many who live in the country are in this mode now and the trend is only beginning.

The proposed new Municipal Development Plan calls for provision of Alternate Lifestyles. (clause 3.0.2 and 5.0 and 5.1)

**b) Land Use**

The property under discussion is an 'in-fill' location and is non economic for agricultural purposes. The land is surrounded on the south and east sides by the approved Elbow Valley Development, on the west side by Elbow River Estates and the Glencoe Golf and Country Club and to the north by the Elbow River.

The proposed new Municipal Development Plan recommends that these in-fill sites be the logical areas for development. (clause 5.0 and 5.1)

The taxes on this land now are \$1,260 per year as agricultural land. The land supports only 30 head of cattle. For the same \$1,260 the owner can rent land elsewhere that supports 60 cattle. As a small in-fill land site, the land cannot support any other use than residential.

**c) Services**

By concentrating units in a specific area, rather than spreading across large tracts of land, services (water, sewer, gas, electric, etc.) can be more efficiently provided. This reduces the costs to all parties.

**d) Open Space**

Through our proposed by-law, the land around the cluster development will be left open for recreation purposes. This concept is increasingly found across North America for several reasons:

- better aesthetics
- more environmentally friendly
- protection of wildlife corridors
- a more relaxed, quieter, people environment (vs. City)
- gives an "innovative subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities." (from the proposed Dec. 16, 1997 Municipal Plan)

In summary, Stonepine fits with the direction the proposed Municipal Plan recommends, and in practical and technical areas works. The Land in question is an in-fill site, surrounded by existing and approved subdivisions. Our plan blends in with the area and provides a needed lifestyle opportunity for those who wish to live in the area.

Stonepines, Inc.



Regional Division

December 18, 1997

#107, 2411 - 4 Street NW  
Calgary, Alberta  
Canada T2M 2Z8

Telephone 403/297-6311  
Fax 403/297-7682

Stonepines, Inc.  
#400, 640 - 12th Ave. S. W.  
Calgary, Alberta  
T2R 0H5

**ATTN: Mr. K. Delf**

Dear Sir:

**RE: STONEPINE DEVELOPMENT  
SECTION 01-24-03-05  
HIGHWAY 8, WEST OF CALGARY**

This will acknowledge receipt of an updated Traffic Impact Assessment from Eagle Engineering Corp., which is dated December 15 1997.

I have reviewed the report and it looks fine. As a matter of procedure, I have sent a copy to our Edmonton Head Office for review. I expect that our Edmonton office will have their review completed shortly.

Based on the contents of this report, the department is prepared to accept an access onto Highway 8 at 133rd Street for the Stonepine Development. Please note, a permit will be required for the access installation. The application can be a condition of the subdivision process.

If you have any questions, please give me a call

Yours truly,

Mike Seifert  
Coordinator, Planning Services

MS/

cc: ! Municipal District of Rocky View # 44 - Mr. T Dickie  
! Eagle Engineering Corp. - Mr. K. Biddle  
! File (24-03-01.01B)

## MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

### BYLAW C-5401-2001

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4863-98, known as the Stonepine Concept Plan.

**WHEREAS** the Council deems it desirable to amend the said Bylaw affecting the lands herein described as:

portions of NE ¼ 01-24-03-W5M and SE ¼ 12-24-03-W5M; and,

**WHEREAS** a notice was published on July 17, 2001 and July 24, 2001, in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advertising a Public Hearing for July 31, 2001; and,

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

**NOW THEREFORE** the Council enacts the following:

1. That Bylaw C-4863-98, known as the Stonepine Concept Plan, be amended in accordance with amendments contained in Schedule "A" attached hereto and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

**File: 4701004/12001**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 10, 2001, on a motion by Councillor Stinson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 31, 2001, on a motion by Councillor Stinson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 31, 2001, on a motion by Councillor Fullerton.

  
REEVE OR DEPUTY REEVE

  
MUNICIPAL SECRETARY

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**

**BYLAW C-5401-2001**

**SCHEDULE "A"**

Schedule of Amendments to Bylaw C-4863-98, known as the Stonepine Concept Plan:

1. Replace the following paragraph, which is contained in Section 1.1:

The developer wishes to facilitate the development of a clustered multi-unit residential community and is seeking to redesignate a portion of the subject lands to Direct Control District to facilitate the subdivision and development of forty-six duplex buildings (92 units)

With the following paragraph:

The developer wishes to facilitate the development of a comprehensive residential community, consisting primarily of multi-unit and/or single family residential dwellings. He is seeking to redesignate a portion of the subject lands to Direct Control District to facilitate the subdivision and development of a maximum of 92 units.

2. Replace the following paragraph, which is contained in Section 5.1:

By examining and evaluating physical attributes of the subject lands, the Stonepine development concept was created as depicted in Figure 7. A community consisting of 46 residential duplex dwellings clustered along the hill top and its slopes is proposed. The site plan has been carefully designed to exploit the suitability of the hill for residential development and to capture variations in terrain along the hill top ridge.

With the following paragraph:

By examining and evaluating physical attributes of the subject lands, the Stonepine development concept was created as illustrated conceptually in Figure 7. A community consisting of not more than 92 residential dwellings clustered along the hill top and its slopes is proposed. The site plan has been carefully designed to exploit the suitability of the hill for residential development and to capture variations in terrain along the hill top ridge.

3. Replace the following wording of Policy 5.1.1:

*Policy 5.1.1 Development of the Stonepine Plan area shall be in accordance with the conceptual development scheme shown in Figure 7 forming part of this Plan.*

With the following wording:

*Policy 5.1.1 Development of the Stonepine Plan area will generally conform to the conceptual development scheme shown in Figure 7 forming part of this Plan.*



## **MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**

### **BYLAW C-5401-2001**

4. Replace the following paragraph, which is contained in Section 5.3:

A Direct Control Land Use Designation is proposed for the Stonepine Plan Area to accommodate 92 residential dwelling units. All residential uses are to be contained within a single Development Cell containing approximately 33 acres located on the hill top as shown in Figure 8.

With the following paragraph:

A Direct Control Land Use Designation is proposed for the Stonepine Plan Area to accommodate a maximum of 92 residential dwelling units. All residential uses are to be contained within a single Development Cell containing approximately 33 acres located on the hill top as shown in Figure 8.

5. Replace the following paragraphs, which are contained in Section 5.4:

Ownership of individual dwelling units will be conveyed to residents through the creation of Bareland Condominium Units. Each bareland unit will contain one dwelling unit or ½ of a duplex structure with a common wall forming a portion of the unit boundary.

Figure 9 provides a conceptual scheme for the creation of a Bareland condominium that correspond to the siting of duplex dwelling units. All other lands within the Plan Area above the Elbow River Valley escarpment will be jointly owned as common property by the Condominium Corporation made up of each owner within the Stonepine Community. Through their common ownership and Bylaws, the Condominium corporation will administer and maintain all common lands, roadways and utilities.

With the following paragraphs:

Ownership of individual dwelling units will be conveyed to residents through the creation of Bareland Condominium Units. Each bareland unit will contain one single family dwelling unit or ½ of a duplex structure with a common wall forming a portion of the unit boundary.

Figure 9 provides a conceptual scheme for the creation of a Bareland condominium that correspond to the siting of residential dwelling units. All other lands within the Plan Area above the Elbow River Valley escarpment will be jointly owned as common property by the Condominium Corporation made up of each owner within the Stonepine Community. Through their common ownership and Bylaws, the Condominium corporation will administer and maintain all common lands, roadways and utilities.