







Land Owner



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Project Consultant Team

















BYLAW C-8631-2025

A Bylaw of Rocky View County, in the Province of Alberta, to adopt *The Heights Conceptual Scheme*, and to amend the *Springbank Area Structure Plan*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8631-2025*.

Definitions

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

Effect

- THAT "The Heights Conceptual Scheme", be adopted, as shown on Schedule 'A', which is attached to and forms part of this Bylaw.
- THAT Appendix D Table 6: Local Plans in the Springbank, within the Springbank Area Structure Plan (Bylaw C-8568-2024) be amended, to include the "The Heights Conceptual Scheme".
- 5 THAT Map 3: Local Plans within the Springbank Area Structure Plan (Bylaw C-8568-2024) be amended, to reflect the conceptual scheme boundary and plan name.

Effective Date

6 Bylaw C-8631-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the Municipal Government Act.



READ A FIRST TIME this

PUBLIC HEARING HELD this

READ A SECOND TIME this

READ A THIRD AND FINAL TIME this

Zo day of May, 2025

Zo day of May, 2025

20 day of May, 2025

20 day of May, 2025

Reeve

Chief Administrative Officer or Designate

05/20/2025

Date Bylaw Signed



SCHEDULE 'A' FORMING PART OF BYLAW C-8631-2025

A Conceptual Scheme affecting Block 13, Plan 2850 JK, SW-19-24-02-W05M & Lot 4, Plan 8011118, NW-18-24-02-W05M, consisting of an area of approximately \pm 15.41 hectares (\pm 38.08 acres), herein referred to as the "The Heights Conceptual Scheme".

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1.0 Introduction

This Conceptual Scheme was created for the Rocky View County in alignment with the Springbank Area Structure Plan (SASP). It covers all lands in the Conceptual Scheme area, (Plan Area) and:

- Defines The Heights Conceptual Scheme Plan Area, including two development phases (Cells A & B),
- Outlines current and future land use scenarios, subdivision and development concepts, development phasing, and demonstrates the full build-out of each development cell within the Plan Area, in accordance applicable county policies, and
- Seeks support from neighbours, Rocky View County Administration and Council to redesignate the Plan Area to R-CRD zoning and subdivide the Plan Area into thirteen (13) country residential building sites.

1.1 Purpose of this Plan

The Heights Conceptual Scheme is prepared by Manhattan Developments and Design Inc. (the Developer). This Conceptual Scheme (CS) aims to provide detailed information to Council, County Administration, and the public regarding proposed land use, subdivision, and development plans.

This CS complies with all applicable county policies, ensuring that essential engineering elements including utility services, transportation systems, stormwater management, and development guidelines are addressed prior to land use redesignation and subdivision.



Policy 1.1.1

The Heights Conceptual Scheme is provided as a guide and framework for the complete development of all phases (Cell A & B).

1.2 Primary Development Considerations

The proposed development area in Rocky View County's Central Springbank area is within 2.0 km of Calgary and part of a long-established country residential zone. Its soft-rolling terrain offers panoramic views of the Rocky Mountains from most future building sites. The development's proximity to similar-sized developments, regional services, and transportation via Lower Springbank Road and Horizon View Road makes it ideal for infill country residential development.

The Heights development contemplates a thoughtfully designed infill country residential neighborhood, with the following key considerations:



Subdivision planning consistent with neighboring developments.



Honour Rocky Mountain views through neighbournegotiated building envelopes/setbacks.



No adverse impacts to the transportation network ensuring safe public road access.



Provisioning of water and sewer services as per the Utility Servicing Strategy.



Compliance with all applicable county policies.



Comprehensive guidelines for future land redesignation, subdivision, and development.



Identifying constraints and opportunities within the Plan Area.



Thoughtful integration of proposed development with adjacent lands.



Storm Water Management Plan to handle runoff and protect water quality.



Consideration of feedback from adjacent landowners and Central Springbank residents.

2.0 Site Context and Conditions

2.1 The Plan Area

The Heights Plan Area lies within the Cullen Creek Sub-Basin of Central Springbank and encompasses approximately 15.4 hectares (38 acres) of lands designated as "Infill Residential" within the SASP. The Plan Area is located 2.0 km (1.25 miles) west of the City of Calgary boundary and is bordered by Lower Springbank Road, Horizon View Road and Escarpment Drive, as identified in Figure 1- Plan Area.

At present, the Plan Area is vacant land consisting of two parcels. The parcels are currently zoned as Agricultural-Small (A-SML p8.1) and Residential Rural (R-RUR). Currently, both are being utilized for agricultural purposes and specifically for hay crop-sharing.

Policy 2.1.1

Policies contained in this Conceptual Scheme apply to lands identified in Section 2.2.

Figure 1 - Plan Area



Figure 2 – Legal Description



2.2 Legal Description & Ownership

The proposed development is owned by Manhattan Developments and Design Inc., whose principals where born and raised in south-west Calgary near the Parcel Area.

The Plan Area is comprised of two separate but adjoining parcels with the following legal descriptions:

Plan 2850 JK

Block 13 (21.92 Acres) SW ¼ of Section 19, Township 24, Range 2, W5M

Plan 8011118

Lot 4 (16.16 Acres)
NW ¼ of Section 18, Township 24, Range 2, W5M.

2.3 History of the Central Springbank Area

The central Springbank Area has a rich history from the times of the Blackfoot and Stoney tribes hunting buffalo to its agricultural heritage over the last two centuries. Reflecting this historical trend, the Plan Area has intermittently served as farmland for the past century. The development of the surrounding area into residential parcels started in the 1970s and has since evolved into predominantly country residential developments of varying parcel sizes, consistent with this proposed development.

No residences or structures are recorded within the Plan Area based on historical assessments dating back to 1923. Most of the current land configurations have been in place since the 1980s, when nearby developments such as Rosewood & Cullen Creek were established.

2.4 Historical & Archeological Considerations

Presently, there is no evidence of important historical or archaeological resources within the Plan Area. If, during the development of the Plan Area, any areas of historical or archaeological significance are identified, these sites are to be removed, preserved and or avoided, if possible, as per the SASP.

Policy 2.4.1

Historical Resource Act clearance was granted by the Ministry of Alberta Culture and Status of Women on March 4, 2025. If the Developer or anyone else discovers a historic resource during excavation, they must notify the Minister immediately.



2.5 Existing & Surrounding Land Use

The Plan Area is adjacent to existing, established country residential development. The lands directly east, west, and south of the proposed Plan Area are all complimentary residential properties situated primarily on 2 - 4 acre parcels. The lands to the north have a current land use designation of 'Small Agricultural." The land across Lower Springbank Road, south-west of the proposed development, is designated "Large Agricultural - Crop."



Municipal Reserve Policy

Municipal Reserves (MR) for the Plan Area were previously dedicated on Plan 2850 JK and Plan 761 1173.

Figure 3 – Current Land Use



Residential

Small Agriculture

Large Agriculture

2.7 Site Conditions

The Plan Area is in the Foothills Fescue Natural Subregion, characterized by cultivated plains in the north and high elevation grassy uplands in the south. It stretches irregularly northward from the Alberta–Montana border to northwest of Drumheller, bordered by various natural subregions. The area's bedrock comprises tertiary and upper cretaceous sandstones and mudstones, with dominant Orthic Black Chernozems and some Dark Brown Chernozems and saline soils. Water bodies occupy around 1% of the subregion.

The Heights Plan Area is bordered by Lower Springbank Road to the south, Horizon View Road to the west, and Escarpment Drive to the north. The Rosewood community directly west of Escarpment Estates is a country residential area that has been designed around ±2 acre parcels. To the east of the parcel, there are eight country residential homes sitting on ±2 acre parcels that are accessed by Escarpment Park. Escarpment Park also serves as access to another adjacent property, which sits on ±14 acres. To the north of the Plan Area, there are two (2) neighbouring parcels, each about ±20 acres, that have a land use designation of "Small Agricultural".

The land features gentle southern rolling slopes, grassland vegetation, and natural drainage courses typical of the Alberta Prairie landscape. Additionally, ATCO pipeline infrastructure exists along the western boundary parallel to Horizon View Road.

The existing site conditions are highlighted in Figure 4

Figure 4 - Site Conditions

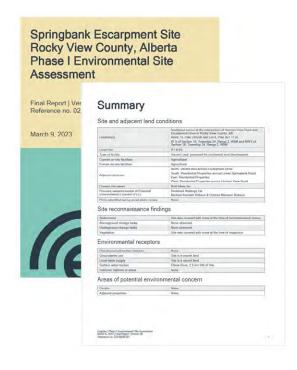


2.8 Environmental Assessment

Englobe Corp. (Englobe) was retained in 2023 to perform a Phase 1 Environmental Site Assessment (ESA) for the subject lands.

The Phase I Environmental Site Assessment (ESA)'s objective was to assess the potential impact of current and past activities on soil and groundwater quality at the site and neighboring properties. Key findings and recommendations include:

- The site is vacant land totaling 15.4 hectares, intended for future residential development, with no current activities ongoing since its ownership in 2012.
- Surrounding the site are vacant land to the North, residential properties to the East and West, and Lower Springbank Road to the South.
- Historical records and databases, including environmental enforcement searches, landfill databases, fuel storage tank inquiries, FOIP Act requests, Alberta Energy Regulator searches, and coal mine databases, showed no environmental concerns or contamination issues related to the site or nearby properties.
- Englobe did not find any historical environmental assessment reports for the site or adjacent properties indicating contamination.
- Based on the comprehensive review and visual inspection, there is no evidence of contamination or environmental concerns at the site, warranting no further environmental investigation at this time.





2.9 Biophysical Assessment

The Plan Area is exclusively grassland vegetation that has been utilized for agricultural crop-sharing for several decades. As evidenced in the Phase I Environmental Site Assessment, there are no treed or shrubbed sites within the Plan Area and it is believed to contain no environmentally sensitive or significant animal or plant species that would require mitigation measures prior to development. The existing site conditions are highlighted in Figure 1 – Plan Area.

2.10 Topography

In 2023, a Geotechnical review was also completed by Englobe Corp. which encompassed the Plan Area as illustrated in Map 3 – Contours. Contours are shown in 1.0 m intervals. The slope analysis completed as part of Englobe's Geotechnical Report indicates that there are no areas having slopes greater than 15% that would restrict or constrain future residential development.

2.11 Geotechnical Assessment

The Geotechnical review conducted by Englobe Corp. in 2023 supports this Conceptual Scheme by having assessed the subsurface characteristics of the Plan Area. Based on the findings, the soil and groundwater conditions support the planned residential subdivision, a conclusion that can also be drawn from comparable subdivisions nearby.

The geotechnical, subsurface investigation was carried out using a truck-mounted D-120 drilling rig with solid-stem auger and standard penetration test (SPT) auto-hammer.

The investigation involved drilling eight boreholes spaced roughly 150 meters apart across the site. Two boreholes were drilled to a depth of about 12.2 meters, with one encountering refusal possibly due to a boulder at 11.9 meters below grade. The remaining five boreholes were drilled to approximately 9.1 meters deep. Bedrock was encountered in one of the boreholes.

Soil samples obtained from the auger flights and split spoon sampler were visually classified according to CFEM 2006 field identification procedures. Additionally, blow counts from the SPT were used to assess the relative in-situ soil strength.





Key geotechnical outcomes in support of this development include:

- Strip and spread footing foundations are feasible for residential development with typical progress inspections,
- Native soils are suitable for slab-ongrade support and vehicle routes with appropriate inspections, and
- Conventional hydraulic excavators are suitable for excavating site soils.
- No Groundwater was encountered up to depths of 9 m below surface.



Table 1: Soil Stratigraphy (meters below existing grade)

Borehole	Topsoil	Silt (Lacustrine) with Silty Clay layers	Silty Clay/ Clayey Silt (Till)	Bedrock
BH 1	0 - 0.015	0.015 - 7.3	7.3 - 9.1	
BH 2	0 - 0.015	0.015 -4.2	4.2 - 9.1	
BH 3	0 - 0.075	0.075 - 6.4	6.4 - 9.1	
BH 4	0 - 0.3	0.3 - 2.1	2.1 - 11.9 (Refusal)	
BH 5	0 - 0.05	0.05 - 4.3	4.3 - 9.1	
BH 6	0 - 0.1	0.1 - 5.1	5.1 - 12.2	
BH 7	0 - 0.1	0.1 - 2.6	2.6- 7.6	7.6 - 12.2
BH 8	0 - 0.3	0.3 - 5.8	5.8 - 9.1	

Policy 2.11.1

A qualified engineer shall perform inspections during building foundation excavation to verify the findings of the Geotechnical Report.

Policy 2.11.2

A Finished Grading Plan shall be provided as a condition of subdivision.

Policy 2.11.3

As a condition of future subdivision, the developer shall submit a Geotechnical Evaluation report specific to the proposed development in accordance with the County's Servicing Standards, to develop appropriate geotechnical recommendations for the design and construction of the proposed development including CBR testing, recommendations for road structure design and the pond liner thickness, if required. The Geotechnical Evaluation report shall include additional groundwater monitoring results and re-evaluate potential impacts of groundwater.

3.0 Development Vision & Concept

3.1 The Community Vision

The Heights aims to be a small and vibrant country development that prioritizes well integrated and responsible residential expansion while honoring the land's natural rolling landscape. The site boasts breathtaking views of the Rocky Mountains and the Elbow River Valley and offers convenient access to regional amenities and transportation with its proximity to Lower Springbank Road. The development will adhere to a low-density target with oversized ±2 to 4.0 acre lots, balancing living options with rural charm.

The surrounding estate homes in West Bluff, Grandview, and Stonewood will serve as a benchmark for quality and design standards for the 13 future building sites. Both soft and hard landscaping and modern outdoor living spaces will be seamlessly integrated with the homes. Each home will be uniquely designed to fit the site's slopes and capitalize on panoramic views, while preserving sightlines for others.



3.2 The Heights Proposed Subdivision

As depicted in Figure 5, the proposed subdivision will adhere to the following design criteria:

- Development of Thirteen (13) new country residential parcels ranging in size from 2 to 4 acres.
- Dedication of one (1) Public Utility Lot (PUL) to accommodate storm water management within the Plan Area. This PUL will have direct access from Lower Springbank Road.
- Dedication of three (3) overland drainage rightof-ways within the boundary of the Plan area to accommodate storm water 'drainage outlets.'
- Dedication of two (2) public road right-of-ways and the dedication of a 5 metre road expansion allowance alongside all bordering roads.
- Implementation of all required transportation and utility servicing infrastructure in accordance with the provisions of the County Servicing Standards.

3.3 Development Phasing

Although the land use redesignation of the entire Plan Area will occur simultaneously, development within The Heights Conceptual Scheme is expected to proceed in two phases, Cell A & B. As such, the developer is expected to construct the required transportation and utility servicing infrastructure as required by the County's Development Agreement process at the subdivision stage and as further outlined in Section 9 – Implementation and Phasing.

Figure 5 - Proposed Land Subdivision



4.0 Traffic Impact Assessment

During the preparation of the SASP, a thorough analysis of the regional road network servicing Springbank was conducted, as detailed in the SASP. Lower Springbank Road plays a vital role in providing access to the Plan Area and holds community significance. According to the SASP, Lower Springbank Road is designated as a Major Collector along the Southern boundary of the Plan Area.

Lower Springbank Road links Horizon View Road at the Southwest corner of the Plan Area which intersects Escarpment Drive at the Northwest corner of the boundary.

A Traffic Impact Assessment (TIA) carried out by Watt Consulting Group informed the preparation of this Conceptual Scheme, and concluded that "No additional improvements are anticipated to be necessary to support the proposed development".

The scope of work for the TIA included:

- Obtain forecast traffic volumes for the study intersection from the County's traffic model.
- Estimate the trip generation for the proposed site, based on provided site plan.
- Distribute the site generated traffic onto the study road network based on information from the County traffic model.
- Perform capacity analysis for the following scenarios:
 - o 2040 Background
 - o 2040 Post Development

Figure 6 – Transportation Network



Policy 4.0.1

At time of subdivision, no external roadway or intersection upgrades are required to accommodate the proposed development as per the Traffic Impact Assessment by Watt Consulting Group, dated June 24, 2024.

4.1 External Road Connections/ Existing Access Points

Additional approaches from Lower Springbank Road and Horizon View Road are discouraged based on recommendations from the County's Planning department.

To service the proposed building sites within the Plan Area, two internal roads connecting to Escarpment Drive are required. Lot #10, which is undergoing a parallel subdivision through the Minor Subdivision process, currently accesses Lower Springbank Road through an existing shared approach.

As per County Engineering staff recommendations, the intent is to decommission the existing approach from Horizon View Road once the internal roads are built within the Plan Area.

The remaining lots will have driveway approaches from the newly constructed internal roads, meeting Servicing Standards for Subdivisions and Road Construction.

Policy 4.1.1

As a condition of future subdivision, the developer shall be required to dedicate, by Plan of Survey, a +/- 5 m strip of land as a road ROW along entire northern, southern and western boundary of the Plan Area, in addition to dedicating, by Caveat, a +/-3 m strip of land as a road ROW along the entire western boundary.

Policy 4.1.2

At time of subdivision, the developer shall enter into a road Right of Way (ROW) Construction Agreement to construct the roads to County standards.

Policy 4.1.3

All roads must be constructed following the Road Standards Section specified in the Servicing Standards for Subdivisions and Road Construction, meeting the approval of the County.

Policy 4.1.4

All development is subject to the Transportation Off-site Levy Bylaw established by the County.

Policy 4.1.5

Any new subdivision proposal seeking access from Lower Springbank Road must consolidate individual private driveways into a unified municipal road or a shared access point. This road must be constructed following the Road Standards Section specified in the Servicing Standards for Subdivisions and Road Construction, meeting the approval of the County.

Policy 4.1.6

As a condition of future subdivision, the developer shall ensure a paved approach on Lower Springbank Road, constructed in accordance with the County Servicing Standards, provides access to the PUL. Additionally, the Developer shall decommission the existing single approach off of Horizon View Road and the mutual approach off of Lower Springbank Road, if no longer required.



4.2 Internal Road Connections

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

Watt Consulting Group's Traffic Impact
Assessment evaluated an internal road
network, identifying possible access points
to the external road network. To satisfy
County Planning recommendations and
neighbours feedback, the developer will
continue to focus on minimizing potential
new internal road connections and the length
of these internal roads.

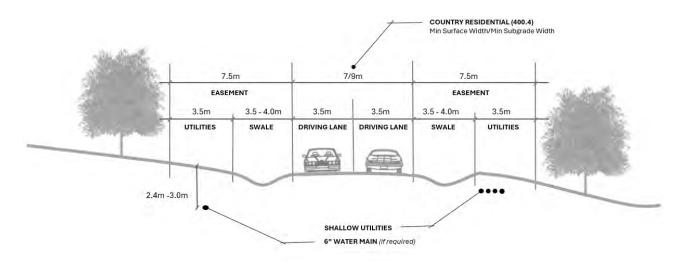
Policy 4.2.1

Subdivision proposals for any development abutting Lower Springbank Road and Horizon View Road should be designed to limit the total number of intersections onto these roads.

Policy 4.2.2

All proposed internal roads are designated as local public roads, and their design and construction will adhere to the Servicing Standards for Subdivision and Road Construction of the County.

Figure 7 - Internal Road Specifications



Policy 4.2.3

In accordance with the SASP, panhandles are not considered an appropriate subdivision design, however they may be considered if there are no other viable alternatives.

Policy 4.2.4

The developer will enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) in accordance with the requirements of the County's Servicing Standards. If the development proceeds in two phases, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time.

5.0 Utility Servicing Considerations

Providing water servicing, wastewater treatment/ disposal and shallow utility extensions to the Plan Area has been considered pursuant to the policies in the SASP.

Policy 5.0.1

As a condition of future subdivision, the developer shall be responsible to dedicate all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting (if required) with utility providers to the satisfaction of the County.

Policy 5.0.2

As a condition for future subdivision, the Owner must enter into a Deferred Services Agreement with the County, registered on the title of each new lot, and specifying the following:

- a) Each future lot owner will be responsible for connecting to the County's piped water, wastewater, and stormwater systems at their own expense when these services become available.
- b) Once County services are available, onsite water, wastewater, and stormwater systems must be integrated or decommissioned and reclaimed in accordance with specified requirements.

5.1 Potable Water

County Policy #415 (Domestic Potable Water System Servicing) underscores the County's dedication to ensuring a sustainable, safe, and dependable water supply for its residents. In line with this, the Municipality is developing a regional servicing strategy. Until this regional solution is available, water servicing for the Plan Area is expected to be provided through a licensed local water utility that supplies piped potable water to Springbank residents as per the letter of intent from Westridge Utilities Inc. dated March 3, 2025.

Policy 5.1.1

Potable water for the Plan Area will be supplied by Westridge Utilities. As a condition of future subdivision, the applicant will be required to provide confirmation of the tie-in for connection to Westridge.

Policy 5.1.2

At the subdivision stage, each lot shall provide the necessary easements for planned and future water and wastewater lines, to the satisfaction of the County.



5.2 Wastewater Services

The proposed Plan Area comprises thirteen (13) country residential building sites, as shown in Figure 5. While the Springbank Area Structure Plan (SASP) indicates Rocky View County's preference for new lots to connect to either a regional or decentralized wastewater system, connection to a regional system is not feasible. No regional wastewater pipelines or treatment facilities currently serve the area, and the County has not provided a timeline or framework for the development of such infrastructure.

A decentralized system was also evaluated but determined to be neither technically nor economically viable for a development of this scale, as outlined in the Memorandum on Wastewater Servicing Options dated April 1, 2025.

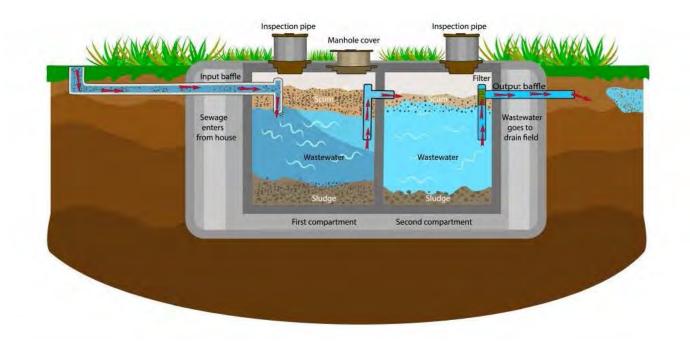
As a result, wastewater services will be provided through individual packaged sewage treatment plant systems (PSTS) for each lot. These systems will comply with County Policy #449, which sets out the required performance standards. At the request of Rocky View County Engineering, a Level IV PSTS assessment was completed by Osprey Engineering in August 2024, confirming the suitability of PSTS for the proposed lots.

Policy 5.2.1

As a condition of subdivision, each new lot owner must enter into a Development Agreement (Site Improvements/Services Agreement) with the County to comply with the above referenced PSTS assessment and to install a PSTS that complies with NSF 40 and/or BNQ standards, as outlined in County Policy #449 and the Geotechnical Report prepared by Englobe, dated March 22, 2023.

Policy 5.2.2

Water and wastewater infrastructure implementation within the Plan Area must comply with the applicable county bylaws and conform to the Servicing Standards established by the County.



5.3 Shallow Utilities

Shallow utilities include such services as telephone, natural gas, electrical and cable.

Enmax maintains the power lines that surround the boundary of the Plan Area. The power line is underground for the portion of the Plan Area that runs parallel with Lower Springbank Road and Horizon View Road. An overhead power line runs East-West alongside Escarpment Drive.

Enmax's Engineering Department has been consulted and has provided guidance on how to initiate the underground residential integrated design process, which is largely focused on ENMAX and ATCO services.

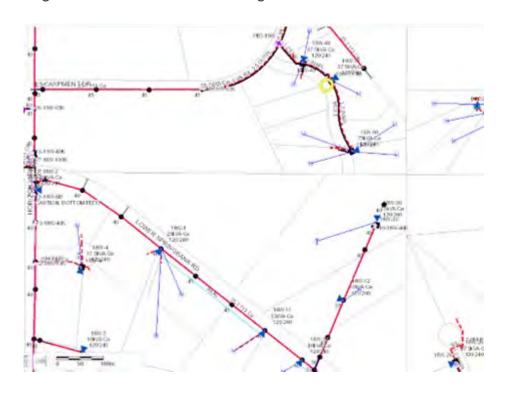
Policy 5.3.1

The Developer is responsible for ensuring the provision of shallow utilities to each newly created building site within the Plan Area, with adherence to the standards set by the County.

Policy 5.3.2

Each individual building site will provide easements to any utility company requiring them to provide services.

Figure 8 - Enmax Utilities Servicing Plan Area



Policy 5.3.3

Before initiating any construction, comprehensive design plans for proposed access roads passing under the existing power line and detailed development plans for this area must be submitted to the relevant utility company for review and approval.

5.4 Solid Waste Management

Disposal of solid waste in the Infill Country Residential Area will be provided by qualified waste management operators under direct contract with the residential lot owner. Recycling initiatives will be encouraged.

Policy 5.4.1

Each lot owner will be responsible for their own solid waste management and will be encouraged to recycle.

5.5 Fire Suppression

In the proposed Public Use Land (PUL) area, the stormwater pond will be designed to serve a dual function: as a water reservoir and supply for a hydrant for fire suppression purposes, if required.

Policy 5.5.1

Fire suppression infrastructure shall be provided through a hydrant and/or reservoir system, as required by Rocky View County policy servicing standards, which will be a consideration of the Site Specific Stormwater Management Plan. As the stormwater pond will be used for fire suppression purposes, the plan will analyse and design the required on-site storage volume to support the fire flow in accordance with the National Fire Protection Association (NFPA), the Alberta Building Code (ABC), County Servicing Standards and Specifications, and the Alberta Fire Code (AFC).

Policy 5.5.2

The Site Specific Stormwater Management Plan will have to consider the permanent water level that will be required. A hydrant will be required, and a water level marker will be present to show the required minimum depth that will always be maintained.

6.0 Storm Water Management

The SASP outlines specific policies aimed at regulating drainage within the Elbow River and Bow River watersheds. A comprehensive study was conducted during the development phase of the SASP to analyze sub-basins within these watersheds. This study identified catchment areas and discharge rates, forming the basis for policy formulation and regulatory measures.

Lower Springbank Road, situated at the southern boundary of the Plan Area, serves as a conduit for stormwater from the upper lands of the Plan Area.

The Municipality's requirement is that stormwater runoff does not accumulate in ditches, as outlined in the Municipal Servicing Standards for Subdivision and Road Construction.

A Conceptual Storm Report, prepared by Scheffer Andrew Ltd. for the Plan Area, concluded that "City of Calgary and Rocky View County runoff water quality guidelines are expected to be able to be met by a properly designed pond at the time of design".

This Conceptual Scheme incorporates stormwater retention requirements detailed in Scheffer Andrew's report, including:

- Dedication of one (1) Public Utility Lot (PUL) to accommodate stormwater management within the Plan Area. This PUL will have direct access from Lower Springbank Road.
- Dedication of three (3) overland drainage right-of-ways within the boundary of the Plan Area to accommodate stormwater 'drainage outlets.'

Policy 6.0.1

As a condition of future subdivision, the developer will enter into a Development Agreement to design, construct and implement any storm water infrastructure required as a result of the development and outlined in the final approved Storm Water Management Plan.

Policy 6.0.2

As a condition of future subdivision, the developer will secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.

Policy 6.0.3

All details regarding building site-specific stormwater management must be submitted when applying for a building permit with Rocky View County. These details should also be registered on the title of new lots. Additionally,

drainage easements identified by the Staged Master Drainage Plan must be registered on all relevant lots.

Policy 6.0.4

As a condition of future subdivision, the developer shall submit a Site Specific Stormwater Management Plan with details on the infrastructure to be constructed to meet the requirements of the Springbank Master Drainage Plan and County Servicing Standards; including, but not limited to a 100 year volume statistical analysis and consideration for an emergency overflow spillway.

Policy 6.0.5

As a condition of future subdivision, the developer will provide verification of Environmental Protection and Enhancement Act (EPEA) approvals and licensing for the stormwater management infrastructure including registration of the facilities and discharge.

7.0 Future Land Use

7.1 Community Context & County Plan Alignment

The SASP bases its land use planning and development strategy on a central vision statement outlined in Section 2.0.2. This statement emphasizes Central Springbank's rural lifestyle blending residential areas with its architectural heritage, while also highlighting the environmental sensitivity of the region, particularly regarding the Bow and Elbow Rivers and their watersheds. This necessitates responsible integration of further development guided by the Area Structure Plan.

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

The SASP utilizes Conceptual Schemes to guide the development and transition of agricultural areas into residential zones, following the plan's policy directions. Map 11 within the SASP designates the Plan Area as an "Infill Residential Area," aligning with the existing and planned residential developments nearby. This designation supports the appropriateness of residential development across the Plan Area.

Further, this Conceptual Scheme is developed in alignment with the General Residential Development Policies, Conceptual Schemes, and the Infill Residential Policies of the SASP.

7.2 Proposed Residential Land Use

Residential (R-CRD) development within the Plan Area will be consistent with the country residential acreages ththeat have been developed in Springbank's surrounding area. Each residential building site within the Plan Area will adhere to a minimum parcel size of two (2) acres, as outlined in the SASP.

The majority of the residential lots will be greater than 2 acres, averaging ±2.5 acres in area.

Policy 7.2.1

Proposals for Redesignation and Subdivision of land within the Plan Area pursuant to the Land Use Bylaw shall be considered appropriate where such proposals conform to the following principles:

- Honors the physical characteristics of the planning area;
- Aims to establish a sustainable residential community that harmonizes with the existing community context and scale;
- Utilizes the entire potential of the lands for residential subdivision and development; and
- Complies with the guidelines outlined in the SASP, and governing County policies and regulations.

Furthermore, the integration of roads, utilities, and drainage throughout the Plan Area plays a key role in the detailed subdivision planning stages within the area. Detailed plans should also consider interface conditions, including setbacks to preserve views for adjacent lands outside the Plan Area.

Figure 9 - Proposed Land Use Scenario for the Plan Area.



Policy 7.2.2

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



7.3 Land Use Statistics

The following table illustrates the area breakdown of the Plan Area by land use.

Table 2 - Plan Area Land Use Statistics

Plan Area	Area (hectares)	Area (acres)
Residential Area	12.98 ha	32.08 ac
P.U.L	0.67 ha	1.66 ac
Road Widening R.O.W (surrendered to MD)	0.62 ha	1.54 ac
Internal Roads	1.13 ha	2.80 ac
Gross Developable Area	15.41 ha	38.08 ac

Proposed Building Sites	PHASE 1	PHASE 2	TOTAL
Single Family (R-CRD)	8	5	13

Anticipated Population	PHASE 1	PHASE 2	TOTAL
Single Family (3.5ppl/home)	28	18	46

7.4 Lot Sizing and Neighbour Negotiated Setbacks

The following table illustrates lot sizes and neighbour siteline considerations.

Table 3: Lot Sizing and Neighbour Sightline Considerations

			Proposed Se	tbacks (meters)	
Proposed Lots	Lot Area	Front (15m min.)	Rear (6m min.)	Side 1 (3m min.)	Side 2 (3m min.)
Lot 1	± 2.30 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 2	± 2.00 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 3	± 2.20 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 4	± 2.00 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 5	± 2.10 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 6	± 2.20 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 7	± 2.30 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 8	± 3.10 ac	15	As per Bylaw	As per Bylaw	As per Bylaw
Lot 9	± 3.10 ac	15	As per Bylaw	As per Bylaw	6m (+3) East
Lot 10*	± 4.58 ac	15	18m* (+12m)	6m (+3) West	12m* (+9m) East
Lot 11*	± 2.20 ac	15	18m* (+12m)	9m* (+6m)	9m* (+6m)
Lot 12*	± 2.00 ac	15	18m* (+12m)	9m* (+6m)	9m* (+6m)
Lot 13*	± 2.00 ac	15	18m* (+12m)	9m* (+6m)	9m* (+6m)
Internal Road	± 2.80 ac	-	-	-	-
P.U.L	± 1.66 ac	-	-	-	-
Lower Springbank Road Dedication	± 0.72 ac	-	-	-	-
Horizon View Road Dedication	± 0.25 ac	-	-	-	-
Escarpment Drive Dedication	± 0.57 ac	-	-	-	-

^{*} Neighbour View Consideration - Increased setback/buffer to preserve sightlines

7.5 Open Space Uses

The Springbank ASP indicates that the recreation pathway will be located on the South side of Lower Springbank Road outside the Plan Area.

Even though Municipal Reserves have been dedicated with respect to the Plan Area, to promote active living and foster a sense of community, a private trail will be incorporated into the development similar to the trail depicted in Figure 9. The natural trail will feature periodic fence demarcations to clearly outline its path. With a defined start and end point, the trail will meander through the landscape, offering scenic views as it passes by the storm pond.

Policy 7.4.1

The Developer will integrate a private trail connecting the two internal roads through the storm pond area. The trail will be clearly defined with periodic post-and-rail fencing to enhance visibility and structure.



8.0 Implementation & Phasing

The approval of this Conceptual Scheme and related policies will govern specific guidelines that will direct the implementation of the infill residential subdivision within The Heights Plan Area. This plan outlines a set of land use policies that must be honoured before any further land use amendments or subdivision planning approvals will be considered for infill country residential development.

Rocky View County Council will review this Conceptual Scheme after a statutory Public Hearing, during which all relevant matters will be discussed, including input from municipal staff, technical agency requirements, and area landowners' perspectives. Following this, the Council will deliberate on adopting the Plan in accordance with the SASP's provisions.

The Infill Country Residential Plan Area outlined in this Conceptual Scheme is comprised of two existing parcels, under common ownership, each contemplating redesignation and redevelopment as part of this plan. Although application for redesignation of land use and subdivision of the parcels will occur simultaneously for both parcels, the development plan anticipates that physical development will occur in two (2) phases (Cell A & B) following the provisions of this Conceptual Scheme and other relevant County development policies.

Policy 8.0.1

As a condition of future subdivision, the developer will submit a Construction Management Plan with each proposed phase of the development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.

Policy 8.0.2

Following Council approval of this Conceptual Scheme and the subsequent redesignation and subdivision of the Plan Area, the development will undergo approval for community and road naming. The Developer will adhere to the Municipality's naming procedure to seek approval for proposed names. Any changes to community or road names will not necessitate an amendment to this Conceptual Scheme.

Policy 8.0.3

The Rocky View County shall implement this Conceptual Scheme through the subdivision approval process.

Policy 8.0.4

As condition to subdivision approval the following documents shall be provided:

- Architectural Design Guidelines;
- Stormwater Management Plan;
- An Erosion and Sediment Control Plan; and
- A Construction Management Plan.

8.1 Development Cells

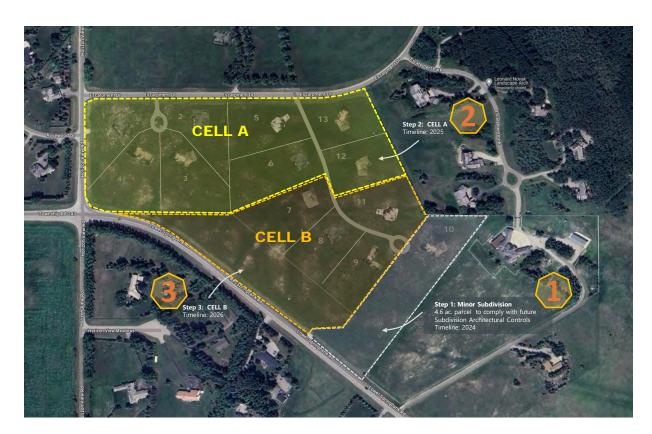
To ensure fiscally responsible development of the lands, this Conceptual Scheme suggests a phased approach to the development of the Plan Area, consisting of two (2) consecutive phases, Cell A & Cell B. Land redesignation and subdivision of the entire Plan Area will happen simultaneously with development staged over a two to three year period.

The potential Cells in Figure 10 are shown for illustrative purposes only and are subject to change if the Developer and the County agree to consolidate or re-arrange the Cell pattern to facilitate future development.

In addition to the policies contained within this Conceptual Scheme and other County policies, future development within each Cell shall adhere to the following criteria:

- The minimum parcel size is 2 acres.
- Physical and legal access to a public roadway is required for each proposed lot, subject to the Municipality's Road Servicing Standards.
- Coordination and cooperation between landowners is required, where applicable.
- Subject to the SASP, panhandles should be avoided.

Figure 10 - Potential Development Cells.



9.0 Public Engagement

The engagement process for The Heights Conceptual Scheme aimed to gather stakeholder perspectives and address their inquiries. Several outreach initiatives and consultations were conducted including:

- a) information letter distributed to all neighbouring properties
- b) subdivision website with key details and updates www.manhattangroup.ca/the-heights
- c) preliminary Escarpment Park neighbour introductions
- d) follow up Escarpment Park neighbour meeting with 7 of 9 neighbouring homes represented,
- e) several 1-on-1 neighbour meetings, and
- f) an open house, hosted at the Springbank Park for All Seasons on Aug. 14, 2024 which was advertised in print and digitally in the Rocky View Weekly and on the Developer's website.
- g) An email invitation for all Escarpment Park Homeowners Association residents to attend a meeting on January 31, 2025, at the Signal Hill Public Library Conference Room to review and discuss their comments submitted to the County.

Subject matter experts promptly responded to queries. Outreach efforts included mailouts to all directly neighboring stakeholders, and several in-person meetings with individuals and groups. All participants received acknowledgment and responses to their questions, as outlined in Table 5 - What We Heard.

9.1 First Consultation

A letter was hand delivered to each neighbouring landowner on March 8, 2024, in the Plan Area, outlining high-level plans and Developer contact information. As a result of these letters, several subsequent meetings and discussions have been held with numerous parties interested in the planning process.

9.2 Secondary Consultations

One of the primary considerations coming out of the initial public consultations, including in-person meetings on March 21,2024 with six homeowners from Escarpment Park, and June 2, 2024 with 7 homeowners from Escarpment Park was the preservation of the existing Rocky Mountains sightlines. This consultation resulted in several developer compromises including fewer lots adjacent to their properties, expanded rear and side yard setbacks, building height limits, and landscaping restrictions.



		Proposed Setbacks (meters)			
Proposed Lots	Lot Area	Front (15m min.)	Rear (6m min.)	Side 1 (3m min.)	Side 2 (3m min.)
Lot 10*	± 4.50 ac	15	18 (+12m)	6 (+3m) West	9 (+6m)
Lot 11*	± 2.10 ac	15	18 (+12m)	9 (+6m)	12 (+9m) East
Lot 12*	± 2.10 ac	15	18 (+12m)	9 (+6m)	9 (+6m)
Lot 13*	± 2.10 ac	15	18 (+12m)	9 (+6m)	9 (+6m)



See Map 9 - Neighbour Sightline Considerations (pg. 44) for full image



9.3 Third Consultation

Public notices for the Open House were advertised in the Rocky View Weekly and on www.manhattangroup.ca/the-heights. An Open House was held at the Springbank Park for All Seasons on August 14, 2024. Of the individuals that attended the Open House, 5 lived directly adjacent to the Plan Area. Written comments were encouraged via the website in addition to verbal inquiries regarding the proposed Conceptual Scheme.

9.4 Fourth Consultation

An email was sent on January 18, 2025, notifying recipients of an upcoming meeting, which was later confirmed via email on January 24. The meeting was held on January 31 at 4:00 PM at the Signal Hill Public Library Conference Room.

Of those who attended the meeting, only one resident from the EPHA was present, along with one non-EPHA resident interested in learning more about the water servicing for the Plan Area.

A follow-up email was sent to all EPHA residents, inviting feedback within two weeks. However, only one comment was received, regarding Architectural Control color palettes, which has since been addressed.

Table 5: What We Heard

THEME	RESPONSES
Traffic Shortcut - Neighbours in Escarpment Park were concerned about increased traffic if internal roads connect to Lower Springbank Road	Developer minimized number of lots off internal road closest to Escarpment Park, eliminating requirement for connection to Lower Springbank Road.
Traffic Volume - Other neighbours preferred access to development from Lower Springbank Road, to minimize traffic on Escarpment Drive	Developer conducted a Traffic Impact Assessment as instructed by the County, which found the development will have no impact on traffic patterns. Additionally, access from Lower Springbank Rd and/or Horizon View Rd was highly discouraged by County Planning and Engineering.
Mountain Views - Neighbours on Escarpment Park expressed concerns about reduced sightlines to the Rocky Mountains	The Developer implemented several mitigations to be enforced by Restrictive Covenants (Architectural Controls) to address concerns, including: Elevation standards exceeding those in the Escarpment Park development (~10m average drop). Reduced the number of lots backing onto Escarpment Park from 5 to 4 to improve sightlines. Widened lots backing onto Escarpment Park to decrease structural density. Reduced allowable building height limits by 1m, enforced with footing checks. Tripled the rear yard setbacks (3x the Bylaw minimum). Tripled the side yard setbacks (3x the Bylaw minimum). Limited tree heights, with majority low growth trees planted in natural clusters in the rear yard setback area for lots adjacent to Escarpment Park.
Water Infrastructure Concerns - Concerns about utlizing existing water infrastructure (Westridge Utilities) due to capacity limitations.	Developer has entered into a reservation agreement with Westridge Utilities with the intention to supply piped water to the Development
Water Well Concerns - Neighbour concerns about aquifer capacity if wells are primary source of water	Wells will not be utilized with a Westridge Utilities agreement in place. Otherwise, a Groundwater Assessment will be supplied by a licensed Hydrologist to confirm water yield.
Maintain Natural Contours - Desire to maintain natural rolling hills	Grading and cut-fill plans were intentionally designed to minimize earthwork changes to maintain natural drainage patterns and aesthetic of rolling hills.
Light Pollution - Neighbours concerned about light pollution from adjacent lots	The Developer agreed to implement "Dark Sky Friendly" lighting standards in the Architectural Controls.
Tree Barriers/Hedge Rows - Neighbours were concerned about larger trees being planted in unnatural linear configurations to create windbreaks	For lots adjacent to Escarpment Park, majority low-growth/canopy trees will be planted in natural clusters within the rear yard setback area. Natural tree cluster plantings will be encouraged.
Fire Break - Neighbours were concerned about wildfires and suggested a 25-m firebreak be dedicated as Municpal Reserve adjacent to their properties	The Developer recommended that private lands are more likely to be maintained then MR lands and that a more effective fire mitigation strategy is to create defensible spaces around homes and enforcing landscape maintenance polices via Architectural Controls.

10.0 Development Guidelines

10.1 Architectural Guidelines

Architectural design guidelines will be established before subdivision, aligning with the development vision and lot design principles outlined in this Conceptual Scheme. These guidelines will emphasize creative, site-specific design solutions, ensuring a consistently high standard for home, amenity, and landscaping construction throughout the development's lifespan. The spirit is to harmonize the essence of nature with contemporary living.

Each site will adhere to the following preliminary design principles:

- Home and amenity designs will be tailored to each site, considering topography, view lines, landscaping, and sun angles to integrate buildings, structures, and courts seamlessly into the site's natural features while minimizing disruption.
- Having larger building lots, building styles will be varied, blending rustic mountain-inspired elements with modern design principles, fusing natural materials, rugged textures, and abundant natural light with sleek lines and minimal embellishments.
- Both hard and soft landscaping features and finishes will complement building designs, ensuring a cohesive aesthetic throughout the development.
- Outdoor living spaces and internal lot landscaping, including berms and plantings, will be professionally designed and play a significant role in enhancing each lot's development.

Further, all parcels subdivided by way of the Minor Subdivision process supported by the County will have to comply with the established Architectural Control Guidelines.

Policy 10.1.1

Architectural Design Guidelines shall be prepared at the subdivision application stage by the Developer and be registered as a restrictive covenant against individual titles at the time of plan of subdivision registration.

Policy 10.1.2

Architectural Design Guidelines will enforce building setbacks and height restrictions where required.

Policy 10.1.3

Architectural Design Guidelines should encourage and recommend the owners to adopt environmentally sustainable technologies including solar power and heating, grey water recycling, and the use of environmentally friendly waste management solutions.

Policy 10.1.4

All future building sites within the Plan Area including any lands previously subdivided from the Plan Area, before or after the adoption of this Conceptual Scheme, will be subject to the same architectural and landscaping guidelines governing the Plan Area.

10.2 Landscaping Guidelines

The Developer aims to promote environmental sustainability and enhance the natural landscape and charm of the surrounding community by encouraging the planting of native plant and tree species. Trees and shrubs serve various functions beyond adding to the aesthetic of an area, including providing a habitat for birds, offering shade and privacy, and acting as air purifiers by absorbing pollutants and producing oxygen. While the Plan Area currently lacks trees and shrubs, the surrounding parcels boast a variety of deciduous and coniferous trees that significantly contribute to the overall landscape. The Developer acknowledges the value of these trees and is committed to planting mature trees throughout the Plan Area. Additionally, the Developer will implement a matching program to incentivize the planting of native tree species by future homeowners.



10.3 Home Owners Association (HOA)

The Developer shall establish a Home Owners Association (HOA) at the subdivision stage to manage architectural controls, stormwater, solid waste, open space, and other duties that may be required by the County.

Policy 10.2.1

For every native species tree planted by a homeowner within their property boundaries, the Developer will match the planting with an additional tree, up to a maximum of 10 trees per building site.

Policy 10.2.2

Each homeowner will be required to plant a minimum of 20 mature trees, in accordance with the Architectural Design Guidelines

Policy 10.2.3

Trees should be planted in natural clusters avoiding the planting of long, linear windbreaks or hedge-walls.

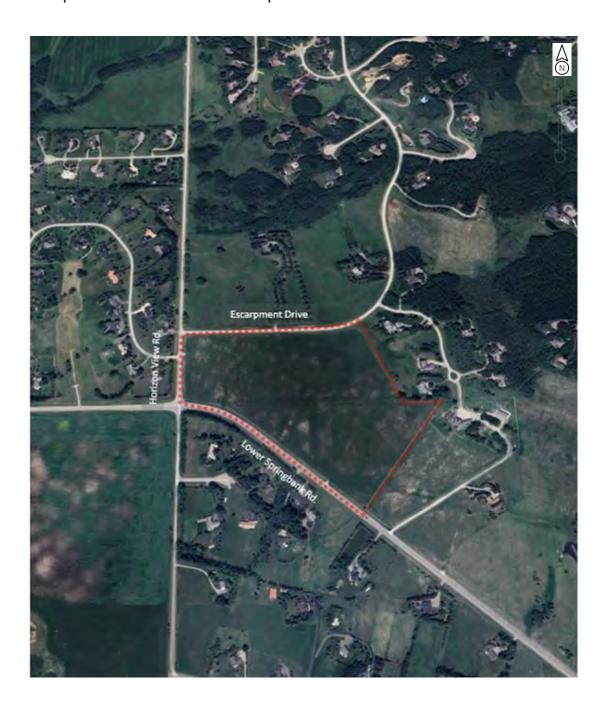
Policy 10.3.1

A Home Owners Association will be established to manage architectural design guidelines, community landscaping, storm water pond, residential solid waste collection, and trails.

11.0 List of Supporting Technical Studies

- 1. Phase 1 Environmental Assessment, Englobe Corp. March 2023
- 2. Geotechnical Investigation, Englobe Corp. March 2023
- 3. Conceptual Storm Water Assessment, Scheffer Andrew, July 2024
- 4. Traffic Impact Assessment, Watt Consulting Group, July 2024
- 5. Level IV PSTS Assessment, Osprey Engineering Solutions, August 2024
- 6. Groundwater Assessment, Arletta Water Resources, August 2024

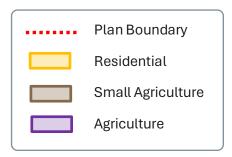
The Heights Conceptual Scheme Map 1 - Plan Area Map



Plan Boundary

Map 2 - Current Land Use

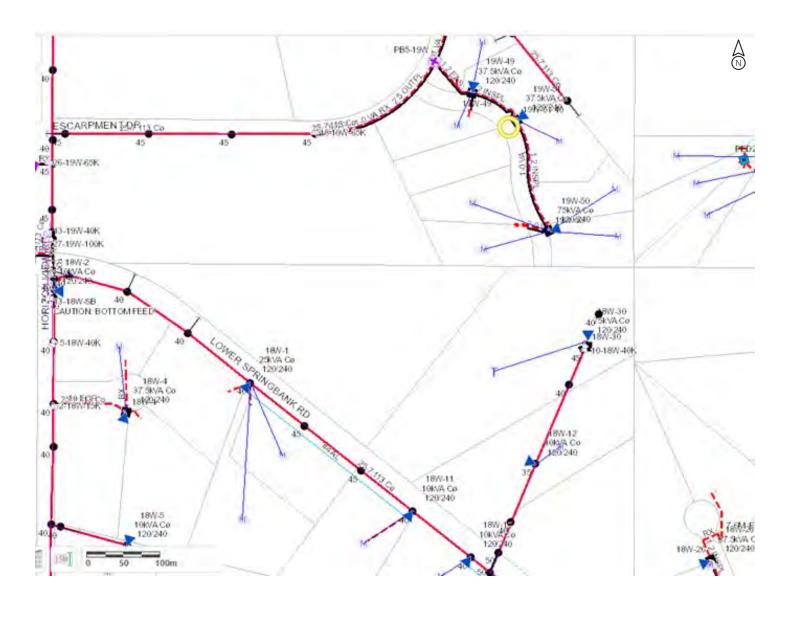




Map 3 - Grade Contours (LIDAR 1m Intervals)

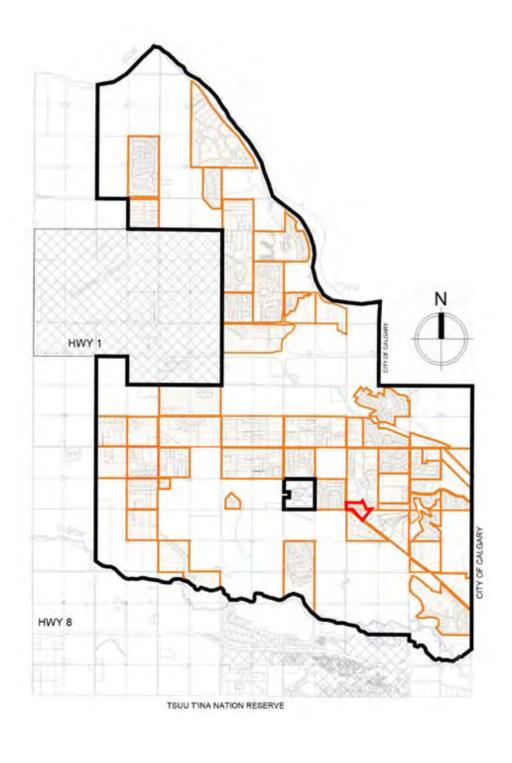


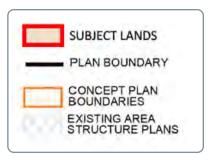
Map 4 - Electrical Services



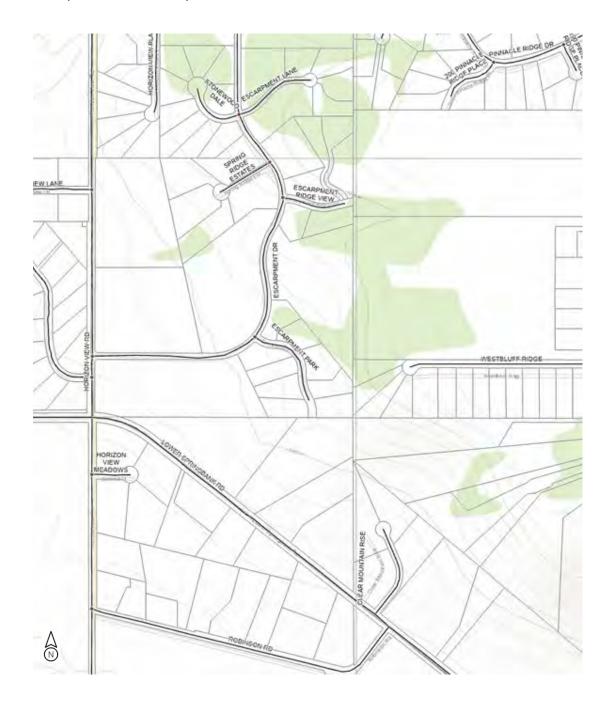
---- Main Power Line
---- Residential Service

Map 5 - SASP Infill Residential Map



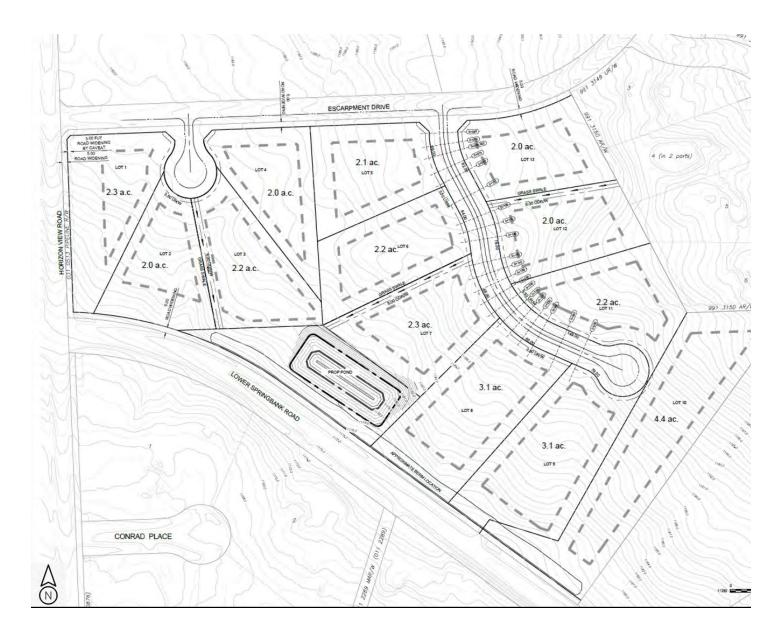


Map 6 - Transportation Network



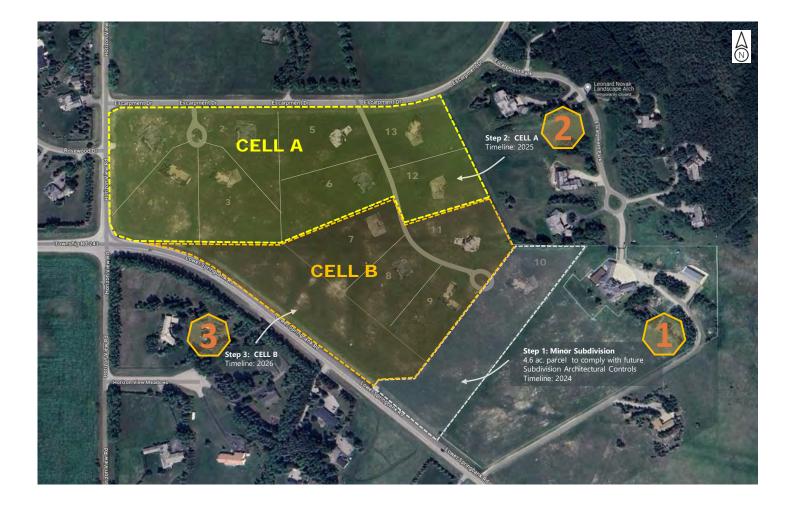
---- Plan Area Boundary

Map 7 - Proposed Land Use



---- Plan Area Boundary

Map 8 - Development Cells



Map 9 - Neighbour Sightline Considerations



Neighbour Sightline Considerations

MD Bylaw for R-CRD (below)

329 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft)
- b) All others: 12.0 m (39.37 ft)
- Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the Land Use Map

330 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other roads

Side Yard

45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other roads 3.0 m (9.84 ft.) from all other

Rear Yard

30.0 m (98.43 ft.) from County roads 30.0 m (98.43 ft.) from Highways 30.0 m (98.43 ft.) from other roads 6.0 m (19.69 ft.) from all other



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