



# **WILSON**

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# **CONCEPTUAL SCHEME**



**Bylaw C-6249-2006, Adopted June 26, 2007**

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

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6249-2006**

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

**WHEREAS** the Council deems it desirable to amend the said Bylaw, and

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to provide a policy framework to guide and evaluate future development within the NW ¼ 22-24-3-W5M comprising approximately +/- 160 acres; and

**WHEREAS** the Council deems it desirable to adopt the Conceptual Scheme; and

**WHEREAS** a notice was published on Tuesday, May 2, 2006 and Tuesday, May 9, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, May 30, 2006; and

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

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

1. That the Conceptual Scheme be adopted to provide a framework to guide and evaluate future development within the NW ¼ 22-24-3-W5M comprising approximately ± 160 acres, as shown on Schedule 'A', attached to and forming part of this Bylaw.
2. The Bylaw comes into effect upon the date of its third reading.

**Division: 2**

**File: 04722010-2004-RV-293**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 25, 2006, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 26, 2007, on a motion by Councillor Goode.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, June 26, 2007, on a motion by Councillor Branson.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**BYLAW C-6249-2006**

**SCHEDULE “A”**

A Conceptual Scheme for NW ¼ 22-24-3-W5M comprising approximately ± 160 acres.

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# Wilson Conceptual Scheme

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**Prepared for:**

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

## PART ONE – TABLE OF CONTENTS

---

1.0	Introduction .....	1
2.0	Conceptual Scheme Purpose .....	1
3.0	Conceptual Scheme Objectives.....	3
4.0	Conceptual Scheme Planning Area.....	3
4.1	Municipal Location.....	3
4.2	Planning Area .....	3
4.3	Planning Area – Development Cells.....	3
5.0	Plan Area - Community Context and Land Use.....	6
5.1	Plan Area - Physical Characteristics.....	6
6.0	Conceptual Scheme Conformity to the Central Springbank Area Structure Plan ....	9
7.0	Future Land Use.....	9
8.0	Subdivision & Development Concept .....	10
9.0	Transportation – Improvements, Roadways and Connections .....	13
10.0	Utility Servicing Strategy.....	13
10.1	Shallow Utilities.....	14
10.2	Solid Waste Management.....	14
10.3	Stormwater Management .....	14
11.0	Community Consultation .....	15
12.0	Subdivision and Development Phasing.....	15
13.0	Implementation of the Conceptual Scheme.....	16

## MAPS

---

Location Map.....	2
Map 1 – Wilson Conceptual Scheme Plan Area .....	4
Map 2 – Development Cells.....	5
Map 3 – Adjacent Land Use .....	7
Map 4 – Subdivision & Development Concept.....	11

## **PART TWO – APPENDIX A**

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<b>1.0</b>	<b>Introduction .....</b>	<b>19</b>
1.1	Purpose and Objectives .....	19
<b>2.0</b>	<b>Conceptual Scheme Plan Area .....</b>	<b>19</b>
2.1	Location and Boundary .....	19
2.2	Development Cells .....	19
2.3	Land Use Context and Adjacent Land Uses .....	20
<b>3.0</b>	<b>Conformity to the Central Springbank Area Structure Plan.....</b>	<b>20</b>
<b>4.0</b>	<b>Site Assessment .....</b>	<b>20</b>
4.1	Terrain .....	20
4.2	Biophysical Assessment.....	21
4.3	Vegetation.....	21
4.4	Existing Development .....	21
4.5	Existing Land Use Bylaw Designation.....	21
4.6	Historical Resources .....	21
<b>5.0</b>	<b>Subdivision and Development Concept.....</b>	<b>21</b>
5.1	Visual Impact Analysis .....	22
5.2	Site Development and Architectural Standards .....	24
<b>6.0</b>	<b>Utility Servicing Strategy.....</b>	<b>24</b>
6.1	Potable Water .....	25
6.2	Sewage Treatment .....	25
6.3	Stormwater Management .....	26
<b>7.0</b>	<b>Transportation.....</b>	<b>26</b>
<b>8.0</b>	<b>Community Consultation .....</b>	<b>26</b>
<b>9.0</b>	<b>Subdivision and Development Phasing.....</b>	<b>26</b>
<b>10.0</b>	<b>Implementation of the Conceptual Scheme.....</b>	<b>27</b>

## 1.0 Introduction

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This Conceptual Scheme was prepared at the request and as a requirement of the M.D. of Rocky View No. 44 pursuant to the provisions of the Central Springbank Area Structure Plan, Bylaw C-5354-2001, adopted October 02, 2001 by the MD of Rocky View No. 44. This conceptual scheme applies to land within the NW ¼ 22-24-3-W5M and is comprised two parts:

- Part One identifies the NW ¼ 22-24-3-W5M, as the Wilson Conceptual Scheme Plan Area. Further, Part One identifies four Development Cells (Cell A, B, C and D) within the Plan Area and provides a planning policy framework for the subdivision and development of the individual development cells.
- Appendix A contains the future land use scenarios, subdivision and development concepts, development phasing and illustrates full build out potential of each of the development cells within the conceptual scheme Plan Area and other relevant requirements of this plan and the Central Springbank Area Structure Plan.

## 2.0 Conceptual Scheme Purpose

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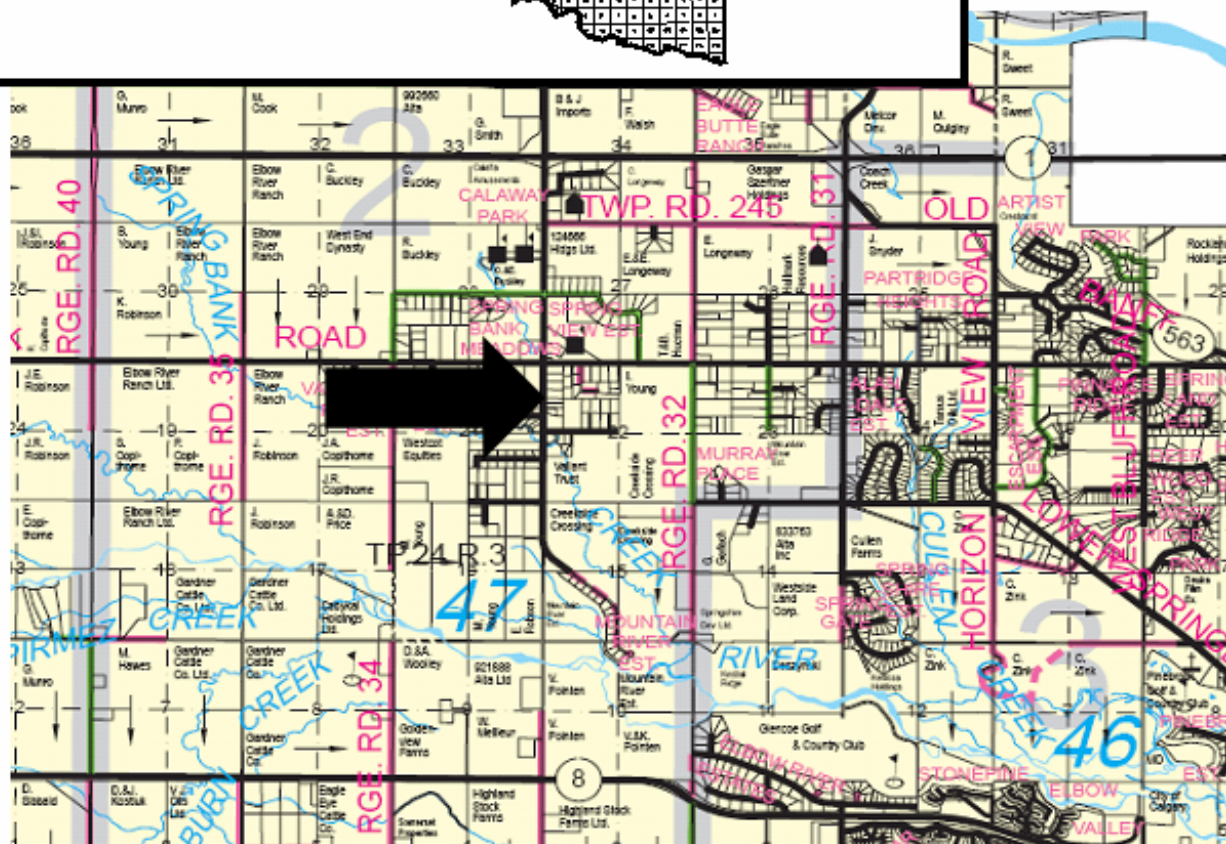
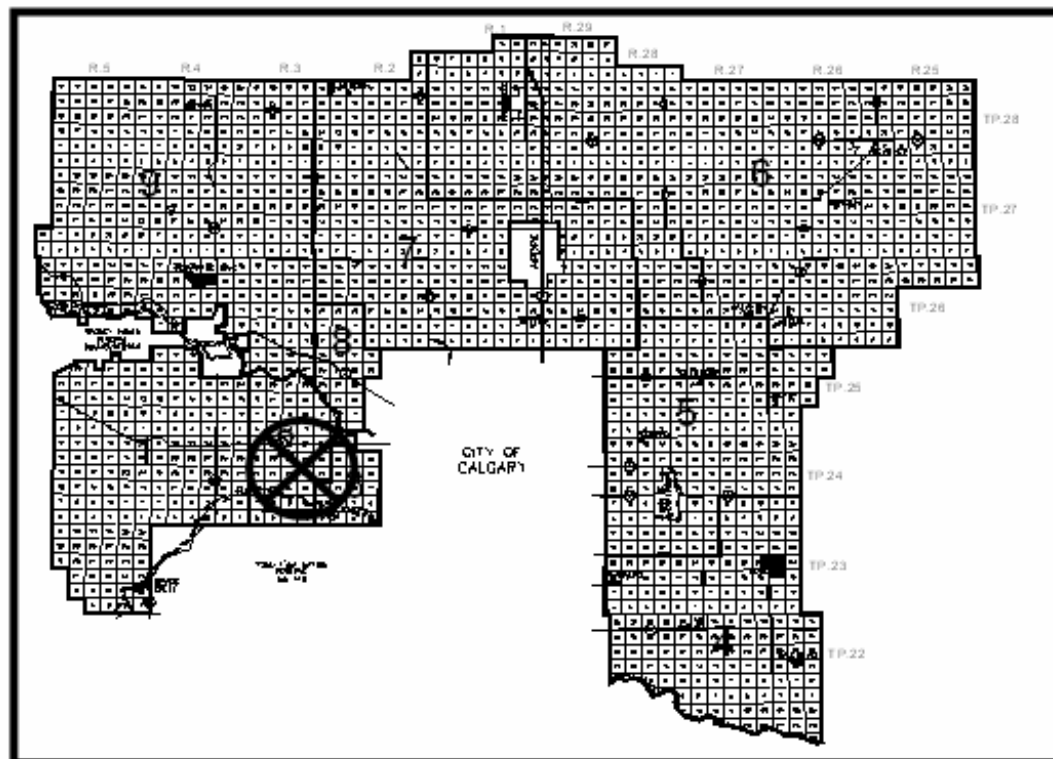
The purpose of this document is to provide a comprehensive policy framework for lands included within the Plan Area. The objective is to ensure orderly and sustainable development within the context of the Central Springbank Area Structure Plan. The intent of this Conceptual Scheme is to provide the overall principles of development and to guide future amendments prepared for individually owned lands within the Conceptual Scheme Plan Area.

- This Conceptual Scheme identifies the Plan Area as appropriate for residential land use.
- This Conceptual Scheme provides a policy framework which will be used to guide and evaluate redesignation, subdivision and development proposals for residential land use within its Plan area.
- This Conceptual Scheme addresses the land use issues identified by the Central Springbank Area Structure Plan and provides specific direction to achieve the Central Springbank Area Structure Plan's objectives.
- Identifies Development Cells within the Plan Area and provides an implementation strategy for the planning and future subdivision and development of these Cells.

Future amendments to this Conceptual Scheme will provide supporting rationale for land use redesignation and subdivision within each Development Cell boundary. The amendments for each Development Cell will be included as an Appendix to this Conceptual Scheme. Cell A has been included as an Appendix A.

*Policy 2.0.1      The Wilson Conceptual Scheme is provided as a guide and framework for future amendments. Applications for future amendment to the Wilson Conceptual Scheme will be required for each Development Cell identified within this Conceptual Scheme.*

*Policy 2.0.2      Application for land use Redesignation may run concurrently with Application for Amendment to the Wilson Conceptual Scheme.*



## Location Plan



### 3.0 Conceptual Scheme Objectives

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- To establish a policy framework to evaluate the appropriateness of residential subdivision and development proposals within the NW ¼ 22-24-3-W5M
- To address existing constraints and opportunities for development while protecting and facilitating subdivision and development opportunities for the NW ¼ 22-24-3-W5M and the adjacent community.
- To identify Development Cells within the Plan Area
- To facilitate appropriate and sustainable subdivision design for individual Development Cells within the NW ¼ 22-24-3-W5M that maximize lot yields, servicing efficiencies and on-site development opportunities within the context of Central Springbank Area Structure Plan and other Municipal statutory policies and procedures.

### 4.0 Conceptual Scheme Planning Area

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#### 4.1 Municipal Location

The Conceptual Scheme Plan Area is located within Division 2 of the M.D. of Rocky View No. 44, approximately 1.5 miles south of the Trans Canada Highway and 4.5 miles west of the City of Calgary. Springbank Road bounds the Plan Area to the north, Range Road 33 to the west and Township Road 243A forms the southern boundary of the Plan Area. The lands to the east are the lands currently contained in agriculture and subject to the boundaries of a New Residential Area as defined by the CSASP

#### 4.2 Planning Area

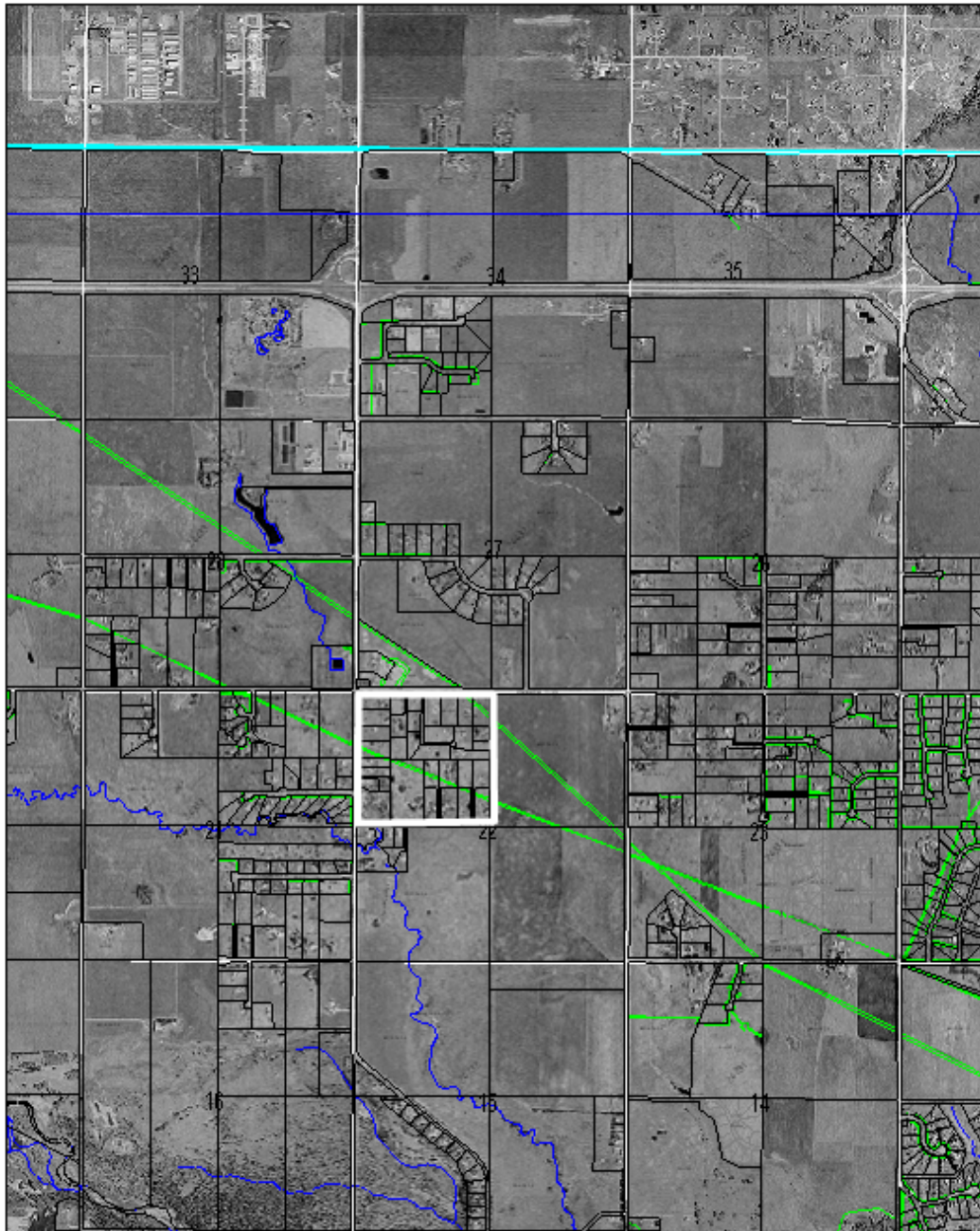
The Plan Area for this Conceptual Scheme is defined by the Central Springbank Area Structure Plan. It contains an area of 160 acres ( 64.75 hectares) and comprises thirty five (35) titled parcels under separate and individual land ownership.

#### Conceptual Scheme Policy: Conceptual Scheme Planning Area

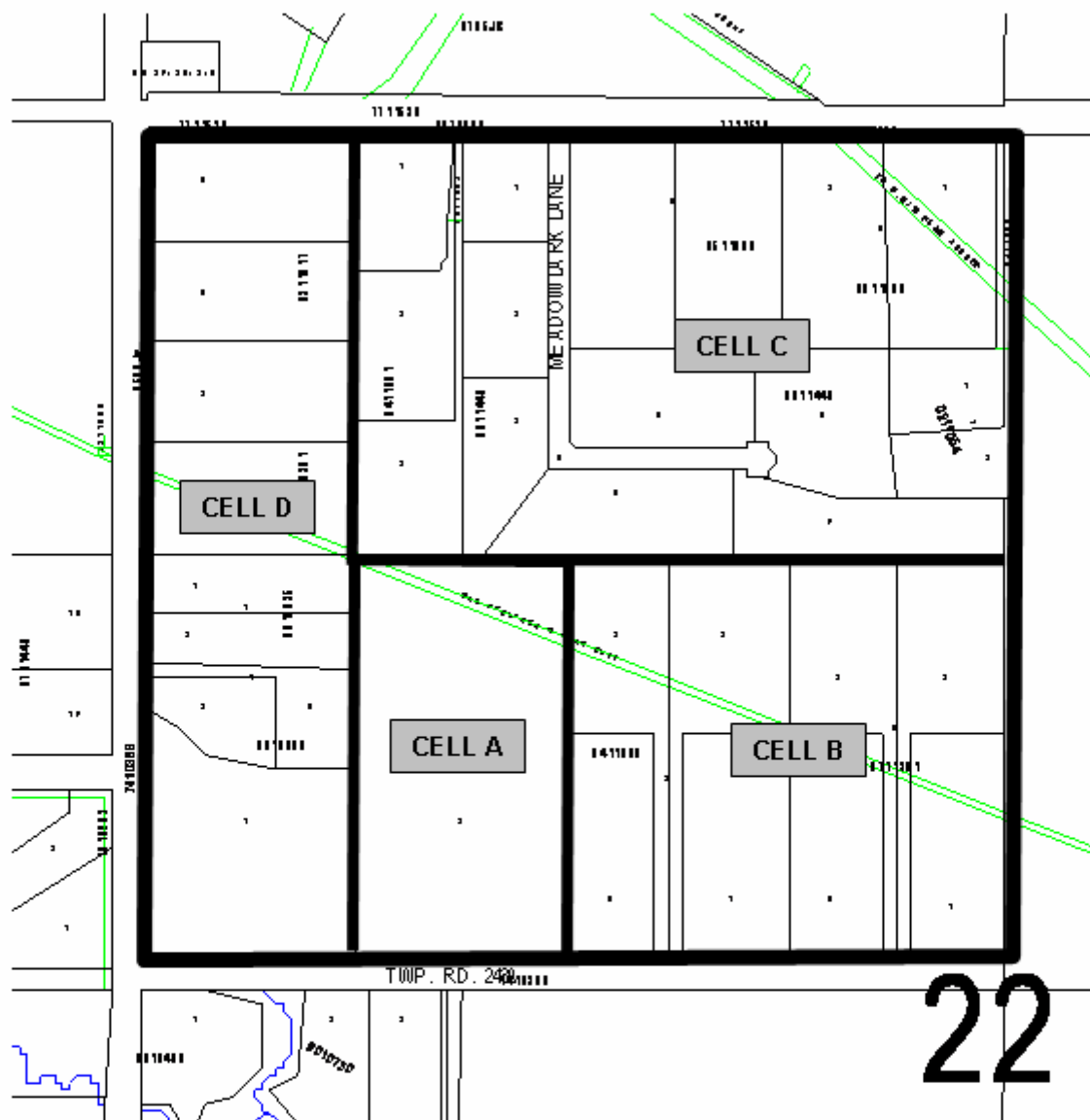
*Policy 4.2.1 Policies contained in the Wilson Conceptual Scheme shall apply to lands identified in*  
**Map 1 – Wilson Conceptual Scheme Plan Area**

#### 4.3 Planning Area – Development Cells

In order to accommodate individual landowner expectations respecting the future subdivision and development of their lands, the Plan Area is divided into four (4) Development Cells. **Map 2 – Development Cells** within the Plan Area provide a description of the Development Cells.



**Map 1 - Wilson Conceptual  
Scheme Plan Area**



22



Map 2 – Development Cells

**Table 2 – Development Cells within the Plan Area**

Development Cell	Number of Private Parcels	Area (acres)	Area (hectares)	% of Plan Area
Dev. Cell A	1	18.62	7.53	11.63
Dev. Cell B	8	37.04	14.98	23.15
Dev. Cell C	17	57.77	23.37	36.10
Dev. Cell D	9	46.66	18.88	29.12
	<b>Plan Area Total</b>	<b>160</b>	<b>64.74</b>	<b>100.00</b>

Table Notes:

1. Table information as per July 2005 Title Searches
2. Total may not be equal due to rounding and metric conversion
3. All areas should be considered more or less

It is intended that this Conceptual Scheme will identify planning issues common to the Development Cells in the Plan Area.

### **Conceptual Scheme Policy: Development Cells**

*Policy 4.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to the Appendix of this Conceptual Scheme as they are completed and adopted by Council.*

## **5.0 Plan Area - Community Context and Land Use**

Lands surrounding the Plan Area include a mix of country residential, institutional and agricultural land uses. The established communities of Hillcrest, Gracewood and Westview Estates are located to the west and south of Range Road 33. These communities are designated a mixture of Residential Two (R-2) and Residential One (R-1) Districts. At the time of Conceptual Scheme preparation the lands to the south and east of the Plan Area were designated Ranch and Farm (RF). Those lands directly across Springbank Road are currently designated Public Services District, and contain the Springbank School and Park for All Seasons.

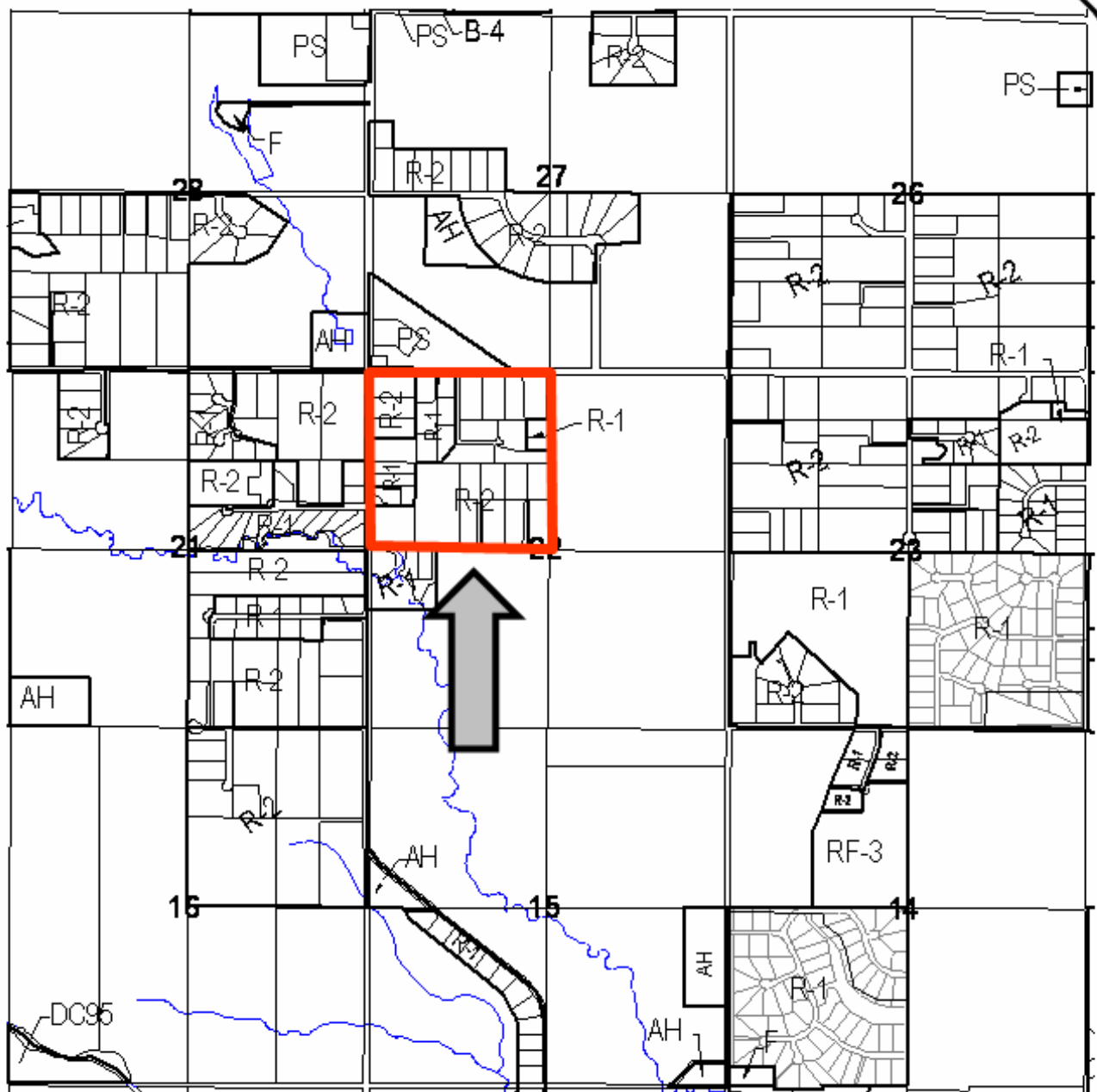
This Conceptual Scheme concludes:

- Residential land uses exist within and on lands adjacent to the Plan Area
- Subdivision and development of the Plan Area for residential land use is consistent with the subdivision and development on adjacent lands. Land use conflicts between proposed and existing residential uses are not anticipated.

**Map 3 – Adjacent Land Use:** identifies the Conceptual Scheme context and land use districts in proximity to the Planning area at the time of Conceptual Scheme preparation.

### **5.1 Plan Area - Physical Characteristics**

An understanding of the physical characteristics of the Plan Area is an important consideration in the preparation of an appropriate subdivision and development concept for each individual development cell. The rural setting, natural beauty, and close proximity to The City of Calgary make Springbank a highly desirable place to live. The serene landscape and the agricultural nature of the area are integral considerations in future design. All proposed subdivision designs should attempt to minimize the impact on adjacent landowners views and maintains the qualities the area currently provides.



**Map 3 - Adjacent Land Use**

### **Conceptual Scheme Policy: Terrain**

- Policy 5.1.1 All future land use scenarios, tentative plans of subdivision prepared for the individual Development Cells should be prepared in response to the existing terrain. Lands containing excessive slopes or other terrain conditions considered hazardous to residential development should be evaluated by a qualified professional engineer in order to establish design principles that when implemented will mitigate or avoid areas of high risk development.*
- Policy 5.1.2 Alterations in the existing terrain of the Plan Area proceed in accordance with a stormwater management plan and an attendant grading plan*

### **Conceptual Scheme Policy: Existing Predevelopment Stormwater Catchment Areas**

- Policy 5.1.3 Alterations in the existing surface hydrology of the Plan Area in order to accommodate subdivision and development should proceed in accordance with a stormwater management plan and an attendant grading plan prepared in accordance with M.D. of Rocky View guidelines.*

### **Conceptual Scheme Policy: Subsurface Conditions**

- Policy 5.1.4 The Municipality, at its discretion, may require an owner within a Development Cell located in the Plan Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by the MD of Rocky View No.44*

### **Conceptual Scheme Policy: Environmental Assessment**

- Policy 5.1.5 The Municipality, at its discretion, may require an Owner within a Development Cell located in the Plan Area to undertake an "Environmental Assessment or Overview" for individual Development Cells within the Plan Area prior to their development to the satisfaction of the Municipality.*
- Policy 5.1.6 Where an "Environmental Assessment or Overview" is required by the Municipality, it shall be at a minimum of a Phase One Environmental Assessment or Overview.*

### **Historical Resources**

The Plan Area is believed to contain no important historical resources. Notwithstanding, where sties of historical importance are identified during the subdivision and development of individual Development Cells within the Plan Area, it is important that these sties are identified and removed, preserved or avoided prior to development.

### **Conceptual Scheme Policy: Historical Resources**

- Policy 5.1.7 A "Historical Impact Assessment" may be required for the Plan Area for individual Development Cells within the Plan Area prior to any surface disturbance that may a result from subdivision or development occurring on the lands.*

## 6.0 Conceptual Scheme Conformity to the Central Springbank Area Structure Plan

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This Conceptual Scheme has been prepared to conform to and in recognition of the policies of the Central Springbank Area Structure Plan.

## 7.0 Future Land Use

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Central Springbank Area Structure Plan, Policy 2.3.2.2 requires the preparation of a "Future Land Use Scenario".

### Future Land Use

Country residential land use is proposed within each of the Development Cells within the Plan Area:

### Land use Change

The Central Springbank Area Structure Plan identifies the Plan Area as an 'Infill Residential area.' As an 'Infill Residential Area', the subdivision and development of the Plan Area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas – Policies.

CSASP policy notes that through the conceptual scheme planning process, areas that have been previously fragmented will be re-subdivided in a comprehensive manner from larger parcels into 2-4 acre country residential parcels, with special interface considerations between existing and proposed residential parcels.

### Conceptual Scheme Policy:

#### ***Land Use Changes and Subsequent Subdivisions***

*Policy 7.0.1      Proposals for the redesignation of lands within the Plan Area to Residential One District (R-1) are consistent with land uses found on lands throughout the Central Springbank Community and on land within this Conceptual Scheme.*

*Policy 7.0.2      Pursuant to the provisions of the Central Springbank Area Structure Plan, land use changes and subsequent subdivision will be guided by Part One and Appendix A of this Conceptual Scheme (as adopted) and the Central Springbank Area Structure Plan.*

*Policy 7.0.3      Proposals for the redesignation of lands within the Plan Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:*

- a)   Recognizes and responds to the physical characteristics and attributes of the plan area;*
- b)   Results in a sustainable residential community at a scale appropriate and sensitive to the Central Springbank community;*
- c)   Accommodates the full potential of these lands for residential subdivision and development; and*
- d)   Conforms to the policies of this Conceptual Scheme, the Central Springbank Area Structure Plan and other relevant policies and regulations of the M.D. of Rocky View*

*No. 44*

## 8.0 Subdivision & Development Concept

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**Map 4 – Subdivision and Development Concept** is a conceptual subdivision design for the Plan Area. The Subdivision and Development Concept is comprised of four Development Cells. (Development Cells A to D)

Detailed Subdivision and Development Concepts for these Development Cells are contained as Part Two of this Plan. Part Two is a refinement of this Conceptual Scheme's Subdivision and Development Concept for each Cell.

### Development Cell A

Development Cell A comprises 18.62 acres (7.53 ha) contained under a single title. Table 4 – Subdivision and Development Concept contemplates the subdivision of this Cell into eight +/- 2 acre parcels in order to accommodate residential land use and development.

### Development Cell B

Development Cell B comprises 37.04 acres (14.98 ha) contained under eight separate titles. Table 4 – Subdivision and Development Concept contemplates the subdivision of this Cell into sixteen two acre parcels in order to accommodate residential land use. Access to these lots in the Subdivision and Development Concept is via two internal subdivision roads that connect with Township Road 243A.

### Development Cell C

Development Cell C comprises 67.39 acres (27.27 ha) contained under seventeen separate titles. Table 4 – Subdivision and Development Concept contemplates the subdivision of this Cell into twenty one parcels in order to accommodate residential land use. Access to these lands would be via two internal subdivision roads that connect with Springbank Road.

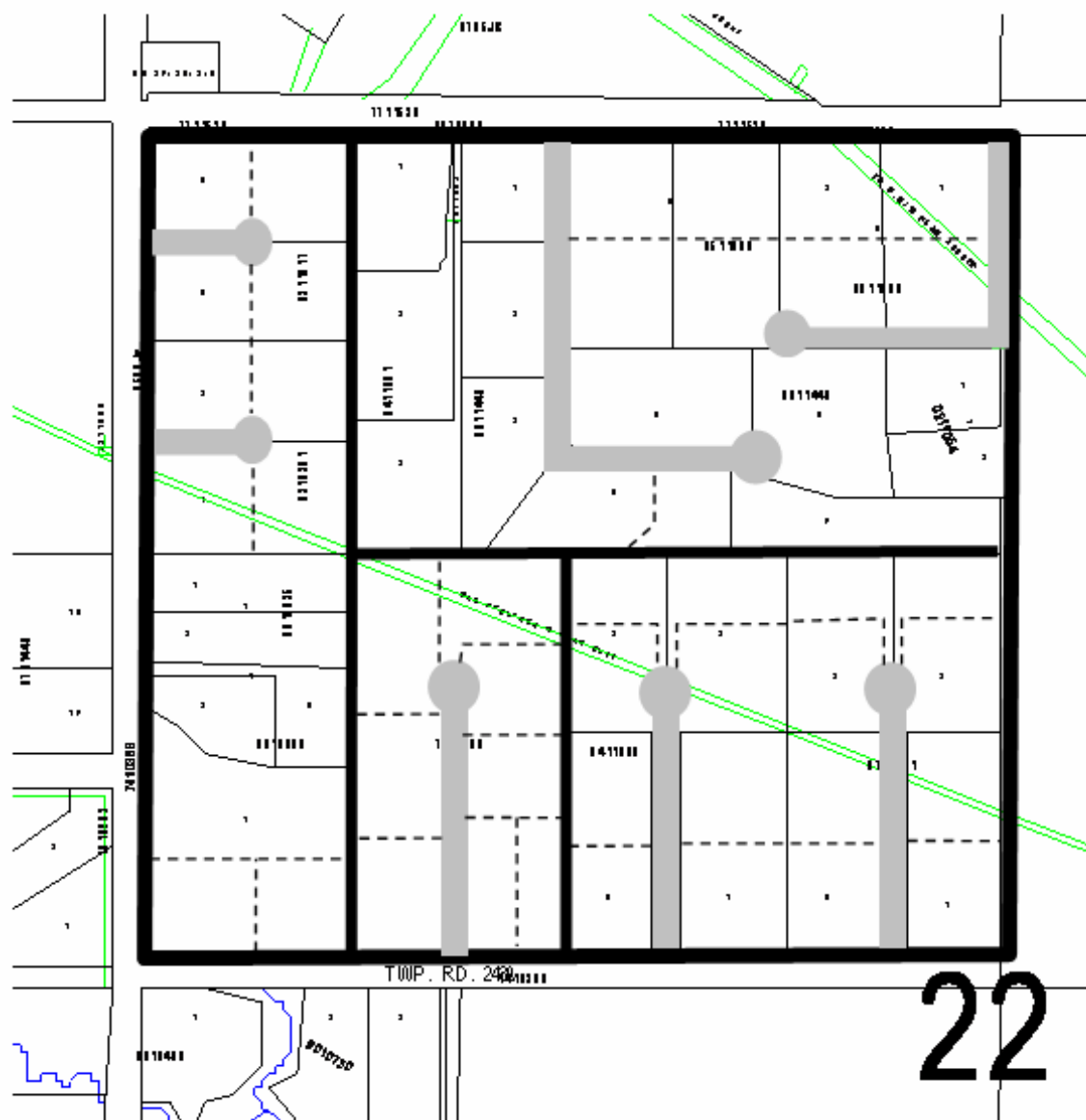
### Development Cell D

Development Cell D comprises 36.95 acres (14.95 ha) contained under nine separate titles. Table 4 – Subdivision and Development Concept contemplates the subdivision of this cell into fifteen parcels in order to accommodate residential land use. Land to these land would be achieved via two internal subdivision roads from Range Road 33 and a mutual approach from Township Road 243A.

### Conceptual Scheme Policy: *General Subdivision Design*

- Policy 8.0.1      Proposals for the subdivision of land within the Plan Area shall be generally in accordance with the Conceptual Subdivision Design prepared of Table 4 – Subdivision and Development Concept.*
- Policy 8.0.2      Lot layouts of this Plan are conceptual only and may not reflect the final subdivision design, number or sizes of the lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Central Springbank Area Structure Plan and shall be detailed in the Appendix for each Development Cell.*





## Map 4 - Subdivision & Development Concept

### **Conceptual Scheme Policy: Subdivision Design Principles**

*Policy 8.0.3      The following subdivision design principles should be applied to subdivision proposed for the Plan Area:*

- a) Design a low density residential community which “accommodates growth and change in the Municipality in accordance with sound land use planning.”*
- b) Design a low density residential community which “facilitates residential developments which create safe and liveable environments.”*
- c) Design a low density residential community which “encourages and facilitate the development, maintenance and expansion of a sound and economical transportation and utility infrastructure.”*
- d) Design a low density residential community which “facilitates the preservation and/or conservation of significant and/or sensitive natural environments.”*

### **Conceptual Scheme Policy: Lot Size**

*Policy 8.0.4      Lots provided within the plan area should be designed to be two (2) acres or greater in size (more or less)*

### **Conceptual Scheme Policy: Lot Density**

*Policy 8.0.5      Pursuant to the Central Springbank Area Structure Plan policy, the number of lots allowed is 64 units on a quarter section.*

### **Conceptual Scheme Policy: Municipal Reserve**

*Policy 8.0.6      Where Municipal reserves are owing as a result of subdivision approvals for parcels within the Plan Area, the provision of these reserves shall be in accordance with Policy 2.6.4 (b) and (g) of the Central Springbank Area Structure Plan which states:*

*‘In Infill Residential Areas, Municipal an/or school reserves may be provided by either land or cash-in-lieu of the land. Cash-in-lieu funds should be utilized to purchase land for municipal and/or school reserve sites in alternative, more suitable locations or for pathways.’*

*And*

*‘In Infill Residential Areas, cash-in lieu funds, in combination with outstanding reserve lands should be utilized to purchase land for pathways for the continuation of a community walkway system, as outlined in the Rocky View West Recreation Board Master Plan.’*

### **Conceptual Scheme Policy: Pedestrian Pathways**

*Policy 8.0.7      No internal pedestrian pathways should be developed within the Plan Area to accommodate the need for, and preserve, a quiet and safe inner core of the quarter section.*

*Policy 8.0.8      Where appropriate, external pedestrian pathways should be developed in consultation with the Rocky View West Recreation Board within each Development Cell of this Conceptual Scheme, thereby providing pedestrian linkages to the municipal reserve parcels and the developing regional pathway network.*

## 9.0 Transportation – Improvements, Roadways and Connections

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The Plan Area is accessible to the MD of Rocky View municipal road network where the Central Springbank ASP refers to both Range Road 33 and TWP 243 A as Minor Collectors. There is a 4-way stop being installed by the M.D. at the intersection of Range Road 33 and Springbank Road that would accommodate the needs of future residents of the Plan Area.

### **Conceptual Scheme Policy: Road System Design**

- Policy 9.0.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Transportation Impact Analysis (TIA) should be prepared in support of applications for land use changes within the Plan Area with the objective of improving safety and reducing land use conflicts for review and to the satisfaction of the Municipality.*
- Policy 9.0.2 All development shall be subject to the Transportation Off Site Levy Bylaw as established by the Municipality.*
- Policy 9.0.3 All internal roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.*
- Policy 9.0.4 Pathways and trails, other than crossings, shall not be permitted within a municipal road allowance, unless otherwise approved by Council*
- Policy 9.0.5 Where appropriate, proposed subdivision within the individual Development Cells should utilize mutual approaches for lots to gain ingress and egress to the internal local road system*

## 10.0 Utility Servicing Strategy

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The Municipality is developing a regional servicing strategy for lands within its Municipal jurisdiction which includes the Plan Area. When implemented, the regional servicing strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment and stormwater management.

Costs associated with the provision of utility infrastructure will be recovered by the Municipality from lands proposed for subdivision and development within the Springbank service area in accordance with the Springbank Interim Servicing Strategy.

### **Conceptual Scheme Policy: Utility infrastructure**

- Policy 10.0.1 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future subdivision on and development of the Plan Area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan. The timing of such infrastructure improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.*
- Policy 10.0.2 All subdivision and development within the Plan Area shall be subject to the provisions of the Springbank Interim Servicing Strategy.*

- Policy 10.0.3 Each Owner shall register a caveat on each new lots regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Municipal piped water and wastewater systems at their cost when such services become available.*
- Policy 10.0.4 At the subdivision stage, each Owner shall provide the necessary easements for future water and sewage lines*

## **10.1 Shallow Utilities**

The Plan Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with all the policies included in section 2.8.4 of the Central Springbank Area Structure Plan.

- Policy 10.1.1 Shallow utilities will be provided by the appropriate utility company providing service to the Plan Area at the sole expense of the Owner. The Owner of the lands will provide easements to any utility company requiring them to provide services to the Wilson Conceptual Scheme Plan Area.*

## **10.2 Solid Waste Management**

Solid waste management within the Wilson Conceptual Scheme will be implemented by contract with a private service provider. The management of this contract will be the responsibility of the homeowners' association. Solid waste management shall be implemented to the satisfaction of the Municipality.

- Policy 10.2.1 A solid waste management plan should be considered at the first phase of subdivision approval. Implementation of the solid waste management plan shall be the responsibility of the Owner and/or the homeowners' association. Solid waste management shall be implemented to the satisfaction of the Municipality.*

## **10.3 Stormwater Management**

**Conceptual Scheme Policy:** *Drainage strategies*

- Policy 10.3.1 All new development shall address the implementation of Best Management Practices for water quality in accordance with the Report on Drainage Strategies for Springbank as adopted by the Municipality. The Owner as part of the tentative plan of subdivision shall prepare detailed Staged Master Plans and Site Implementation.*
- Policy 10.3.2 Swales and ditches within the road allowance alongside municipal roadways shall only be used for the conveyance of storm water and not for storage purposes.*
- Policy 10.3.3 The maintenance and operation of storm water management facilities may or must be funded by the landowners residing in the benefiting areas. Maintenance and upkeep responsibilities relative to storm water management facilities will be established in agreement between the Municipality and the Owner as part of the tentative plan of subdivision.*

## 11.0 Community Consultation

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Consultation with the directly and indirectly affected property Owners within the Conceptual Scheme Plan Area is an important component of the development process and critical to its overall success. Therefore, in accordance with the Central Springbank Area Structure Plan, Open Houses should be conducted for each phase of development proposed within the Plan Area.

### **Conceptual Scheme Policy: Public Consultation**

*Policy 11.0.1 Consultation with property owners adjacent and other affected stakeholders within the Central Springbank community should occur at the detailed subdivision planning stage for individual Development Cells within the Plan Area.*

## 12.0 Subdivision and Development Phasing

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The phasing of subsequent subdivision and development of the each Development Cell within the Plan Area can proceed independently of each other and adjacent lands. Similarly, adjacent lands are not dependent upon subdivision and development within the Plan Area.

**Phase One** – Subdivision and development of eight +/- 2 acre parcels within Development Cell A. Phase will comprise approximately 12% of the Plan Area.

**Phase Two** – Subdivision and Development of the remaining Development Cells within the Plan Area may occur in any order in accordance with the aspirations of the Registered Owners of lands within each Development Cell.

### **Conceptual Scheme Policies: Phasing**

*Policy 12.0.1 The potential for future subdivision is limited by the densities and policy provisions of the Conceptual Scheme, the Central Springbank Area Structure Plan and the provisions of the MD of Rocky View Land Use Bylaw as it applies to individual Development Cells within the Plan Area.*

**Policy 12.0.2** Subdivision and development of the Plan Area should be matched to a logical progression of servicing. Subdivision and development within individual Development Cells may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

## 13.0 Implementation of the Conceptual Scheme

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The purpose and intent of this document is to guide future development application prepared on behalf of individual land Owners located within the Plan Area. Conceptual Scheme Amendments will be prepared for each Development Cell and will be amended as appendices to this document. The Wilson Conceptual Scheme has been submitted as Appendix A, and will be adopted by Municipal Council as an amendment to the Conceptual Scheme.

*Policy 13.0.1 Pursuant to the provisions of the Central Springbank Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan.*

*Policy 13.0.2 The MD of Rocky View shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.*

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# Appendix A

## Cell A

### Conceptual Scheme

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#### Prepared for:

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

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# Appendix A

## Cell A

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**Prepared for:**

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



## 1.0 Introduction

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### 1.1 Purpose and Objectives

The purpose of the Conceptual Scheme for Development Cell A is to establish a comprehensive planning framework which will guide for future land use redesignation and subdivision of Cell A within the Wilson Conceptual Scheme Plan Area.

The proposed Conceptual Scheme for Development Cell A attempts to achieve the following objectives:

- Compatibility of land use, road network and open space in consideration of the existing development and proposed development within the Conceptual Scheme Plan Area
- Facilitate compatibility with existing development in consultation with the established residents within the Plan Area
- Establish broader guidelines for the creation of a planning cell, designed to foster a sense of place and respect the rural setting of Central Springbank
- Address the existing site characteristics
- Conduct a comprehensive public consultation process with adjacent residents and landowners

## 2.0 Conceptual Scheme Plan Area

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### 2.1 Location and Boundary

Development Cell A of the Wilson Conceptual Scheme consists of +/- 18.58 acres, constitutes Appendix A of the Wilson Conceptual Scheme, and is legally described as Block 2 Plan 7410368 within the NW ¼ 22-24-3-W5M.

The Plan Area is bounded by:

- Range Road 33 to the west
- Springbank Road to the north
- Township Road 243A to the south
  - Existing agricultural development to the east

### 2.2 Development Cells

The areas of the Development Cells within the Plan Area, as illustrated in Map 2 are as follows:

**Map 2 – Development Cells within the Plan Area**

Development Cell	Number of Private Parcels	Area (acres)	Area (hectares)	% of Plan Area
Dev. Cell A	1	18.62	7.53	11.63
Dev. Cell B	8	37.04	14.98	23.15
Dev. Cell C	17	57.77	23.37	36.10
Dev. Cell D	9	46.66	18.88	29.12
	<b>Plan Area Total</b>	<b>160</b>	<b>64.74</b>	<b>100.00</b>

Table Notes:

4. Table information as per July 2005 Title Searches
5. Total may not be equal due to rounding and metric conversion
6. All areas should be considered more or less

## **2.3 Land Use Context and Adjacent Land Uses**

The existing land use for the subject parcel is Residential Two District (R-2). The existing land uses within balance of the Plan Area is a mixture of Residential Two District and Residential One District. Those lands surrounding the Plan Area include a mix of country residential and agricultural land uses. The established communities of Hillcrest, Gracewood and Westview Estates are located to the west and south of Range Road 33. These communities are zoned a mixture of Residential Two (R-2) and Residential One District (R-1). At the time of Conceptual Scheme preparation the lands to the east of the Plan Area were designated Ranch and Farm RF.

### **Map 3 – Adjacent Land Use**

## **3.0 Conformity to the Central Springbank Area Structure Plan**

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The Conceptual Scheme conforms to the Central Springbank Area Structure Plan, adopted by the MD of Rocky View on October 2, 2001 as per Bylaw C-5354-2001.

The Central Springbank Area Structure Plan identifies the plan area as an 'infill residential area.' As an 'infill residential area', the subdivision and development of the plan area is subject to the Central Springbank Area Structure Plan Policy 2.9.3 Infill Residential Areas – Policies.

The proposed Conceptual Scheme is in response to Section 2.3.2.2 which states:

*'In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, Conceptual Schemes will be required to guide future land use changes and subdivision within predetermined Conceptual Scheme boundaries shown on Map 11 and Map 12.'*

This Conceptual Scheme also conforms to the policies contained within the Wilson Conceptual Scheme and is to be adopted and appended to the Central Springbank Area Structure Plan.

## **4.0 Site Assessment**

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### **4.1 Terrain**

The Plan Area varies approximately 1.5 meters from its highest point to its lowest point. The property has ephemeral/seasonal wetlands, some very shallow valleys and a permanent water body, a man made pond. There are no steep/shallow ravines thus erosion is not a major consideration.

Master Drainage Plans-Policies outlines a concern for short, medium and long range storm drainage plans.

The short-range plan for storm water management will use ditches and/or swales to divert storm water to the permanent water body in the south east quadrant of the property.

The medium range plan for storm water management would drain the storm water into the Springbank creek, which crosses Range Road 33 immediately South of the Wilson Property.

The long-range drainage plan for storm water management would direct the storm water into the Elbow River.

#### **4.2 Biophysical Assessment**

The Plan Area is located in the Okotoks Upland Sub-region of the Parkland Eco-region. The property is well outside any Wildlife, or Environmentally Sensitive Areas. There is a “Weak Connection” Wildlife Movement Corridor (Map 6 ASP) that crosses Range Road 33 directly South of TWP 243A that we respect and will not be impacted by development on the site.

#### **4.3 Vegetation**

The Plan Area is believed to contain no environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land use. However, the maintenance of existing vegetation will be enhanced by the preparation of a Landscaping Plan at the time of the development of individual lots within Development Cell A. Thereby, maintaining views and general sensibility of the area.

#### **4.4 Existing Development**

Development Cell A contains an existing residence which is proposed to be contained within one of the proposed +/- 2 acre parcels to be created through the development of these lands.

#### **4.5 Existing Land Use Bylaw Designation**

Development Cell A is currently designated as Residential One District (R-2) by the M.D. of Rocky View Land Use Bylaw. The purpose of this District is to:

*“to provide for a residential use on a small parcel of land which accommodates minor agricultural pursuits and required accessory buildings.”*

The minimum parcel size in the Residential Two District (R-1) is 4.0 acres (0.8 hectares). All lots proposed for development are proposed for a land use amendment to Residential One District (R-1) with a minimum parcel size of 2.0 acres (0.4 hectares) and all proposed lots shall conform to this minimum.

*Policy 4.5.0      Each lot shall conform to the minimum parcel size of the Residential One District (R-1) as described in the Land Use Bylaw, Bylaw C-4841-97.*

#### **4.6 Historical Resources**

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the subdivision and development of individual lots within the Development Cell, it is important that these sites are identified and removed, preserved or avoided prior to development.

*Policy 4.6.0      Where sites of historical importance are identified during the subdivision and development of each individual lot, the Owner shall ensure that these sites are identified and removed, preserved or avoided prior to development.*

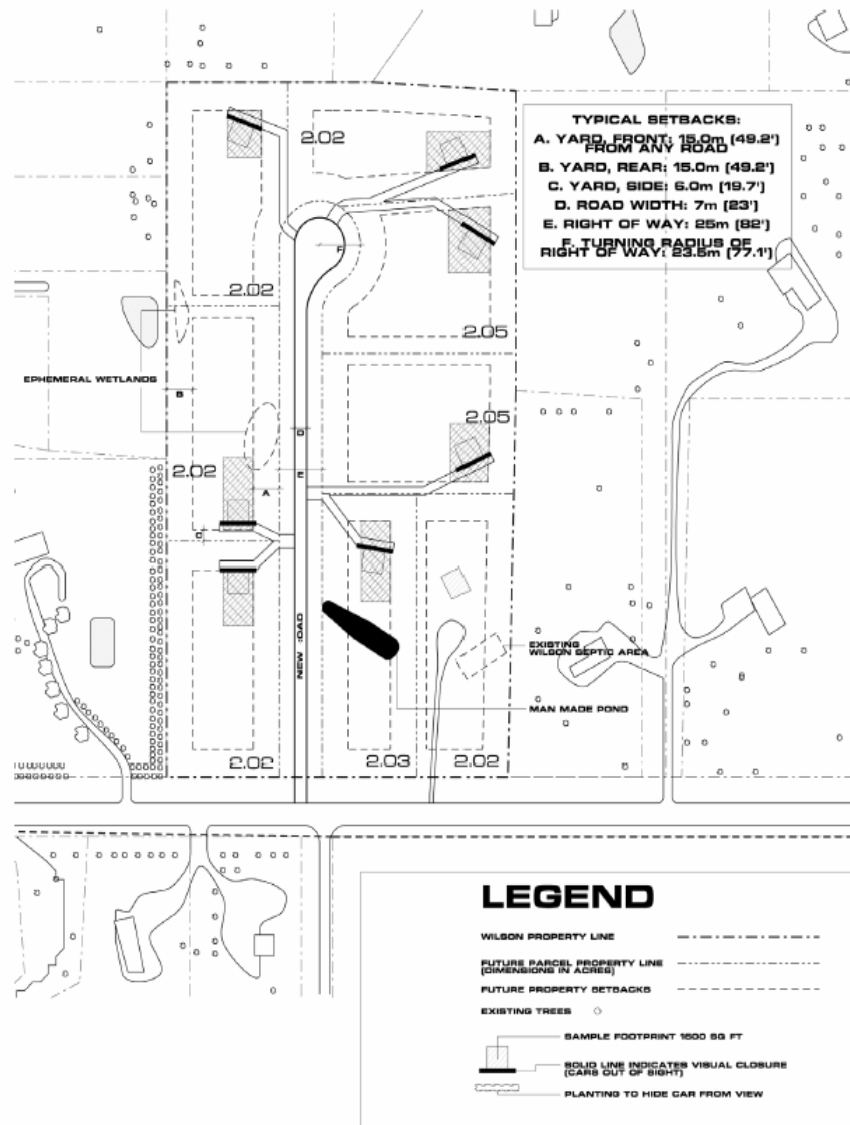
### **5.0 Subdivision and Development Concept**

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Development Cell A is proposed for subdivision and development for residential land use. The proposed subdivision designed is shown on the proposed layout for Development Cell A.

*Policy 5.0.1      At the subdivision stage, the subdivision of Cell A shall be done in accordance with the layout provided in Exhibit A – Development Cell A Subdivision and Development Concept*

## Exhibit A – Development Cell A – Subdivision and Development Concept



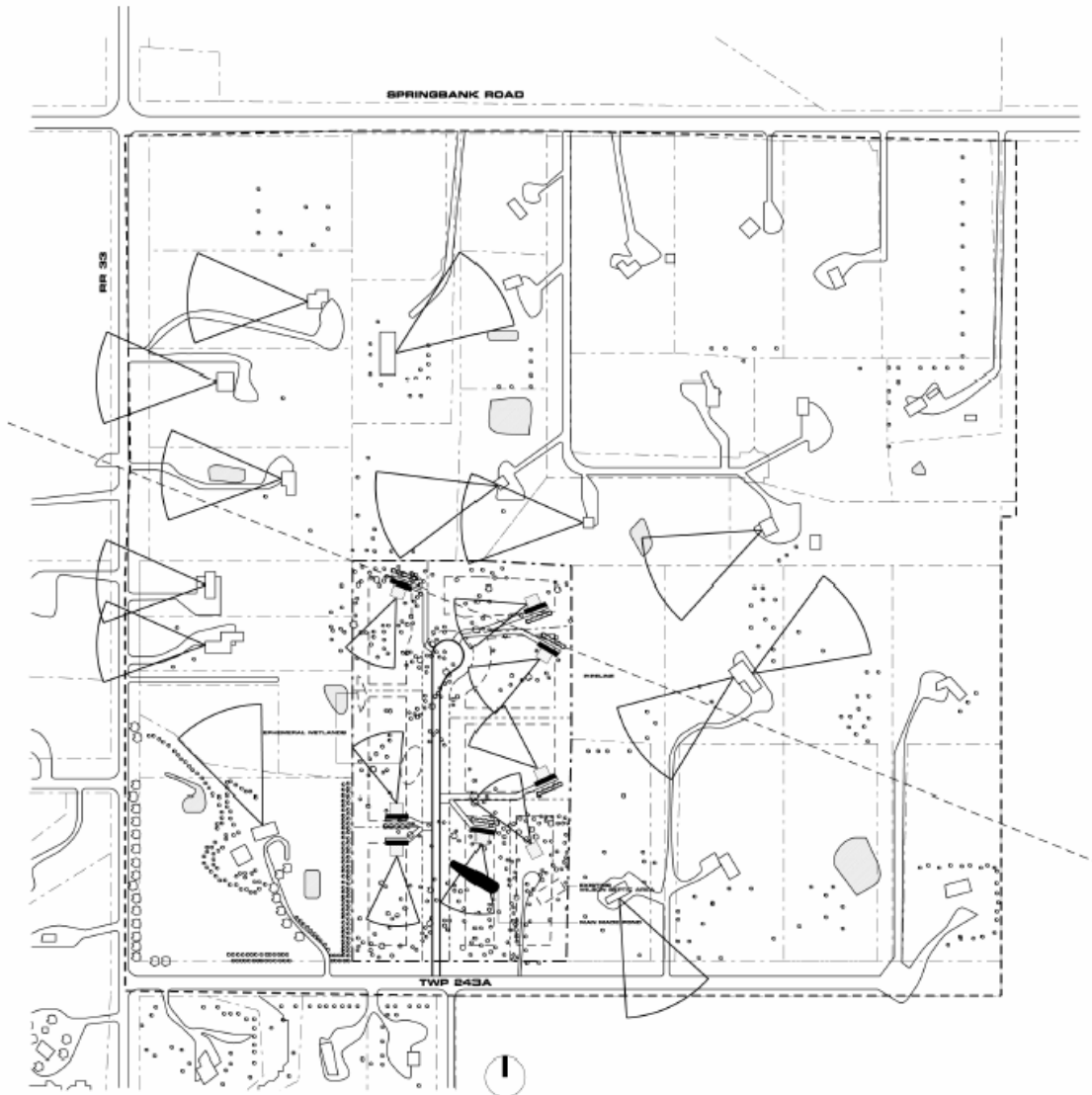
### 5.1 Visual Impact Analysis

This development strategy minimizes impact on the views enjoyed by current residents while giving new residents the same views that make the Central Springbank area a desirable place to live. Views of the foothills and the Rocky Mountain horizon are important to residents of Central Springbank.

In this regard, the view cones drawn in the VISUAL IMPACT ANALYSIS (Exhibit 2) demonstrate how the current surrounding residents would be minimally impacted by subdivision and development of Cell A. The cars owned by the new residents of Cell A are hidden behind a hedge to minimize the developments visual impact on the existing neighbours. One side of a house on the new development would be visually opaque, or literally it would have few windows. The rest of the house would open itself up to the views of pastoral landscape and the Rocky Mountains.

Existing developments to the South and West of Cell A are shielded by a row of trees on the adjacent property to the West. Thus any developments across from these trees will not be effected by development within Cell A. The development should be set up as shown so that the existing residents to the West (those not shielded by the trees) and the East have only marginal impact to their existing views. This arrangement will also allow the new residents to appreciate the same qualities that current residents now enjoy.

### **Exhibit 2 – Visual Impact Analysis**



## 5.2 Site Development and Architectural Standards

Architectural standards will be developed at the time of subdivision of the Development Cell and registered against individual titles by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer and subsequent homeowners within Development Cell A.

- Policy 5.2.1 At the time of subdivision, the Owner of Development Cell A shall develop architectural standards, which shall be registered as a restrictive covenant against the title of each lot. It is the responsibility of the Developer to implement these standards.*
- Policy 5.2.2 All buildings shall meet minimum LEED standards. A professional engineer qualified to make such assessments shall confirm this.*
- Policy 5.2.3 Any future buildings shall be of excellent design, using quality finishes.*
- Policy 5.2.4 All designs shall be contemporary and designed by a professional licensed architect.*
- Policy 5.2.5. All architectural designs and concepts shall be approved by or carried out by Lang Wilson PAC Inc. of Vancouver, British Columbia, Canada*

## 5.3 Municipal Reserve

Disposition of Municipal reserves for Development Cell A are proposed to be by cash in lieu Payment in accordance with the Municipal Government Act.

- Policy 5.3.1 The provision of Reserve in the amount of 10% of Development Cell A, to be provided by payment of cash-in-lieu in the amount of the appraised dollar value per acre on account of the land that otherwise would have been provided as Reserve pursuant to Section 666(3) of the Municipal Government Act.*

## 6.0 Utility Servicing Strategy

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The Municipality is developing a regional servicing strategy for lands within its municipal jurisdiction which includes the Plan Area. When implemented, the regional servicing strategy will provide sustainable and appropriate service levels of potable water treatment and distribution, wastewater collection and treatment and stormwater management.

Costs associated with the provision of utility infrastructure shall be recovered by the Municipality from lands proposed for subdivision and development within the Springbank service area in accordance with the Springbank Interim Servicing Strategy..

- Policy 6.0.1 Utility infrastructure (potable water treatment and distribution, wastewater collection and treatment and stormwater management) which is required to sustain future subdivision on and development of the planning area shall be in accordance with the Springbank Interim Servicing Strategy for the Springbank service area and the provisions of the Central Springbank Area Structure Plan. The timing of such infrastructure improvements shall be at the Municipality's discretion and shall be determined as part of the tentative plan of subdivision.*
- Policy 6.0.2 All subdivision and development within the planning area shall be subject to the provisions of the Springbank Interim Servicing Strategy.*

- Policy 6.0.3 Each Owner shall register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to Municipal piped water and wastewater systems at their cost when such services become available.*
- Policy 6.0.4 At the subdivision stage, each Owner shall provide the necessary easements for future water and sewage lines*

## **6.1 Potable Water**

The provision of potable water to Development Cell A is to be provided by either individual water wells on each parcel or by connection to the piped water system, until such time as a Regional Solution becomes available.

- Policy 6.1.1 Pursuant to the Water Act, the Developer is to provide a Phase One Groundwater Assessment to prove that the development proposed within Development Cell A can be supported and sustained in accordance with Provincial requirements.*
- Policy 6.1.2 At the subdivision stage, the Owner is to prepare and submit a Groundwater Evaluation Report, which is to include aquifer testing and the location of the well of each new lot, prepared by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Water Wells Section of the Servicing Standards for Subdivision and Road Construction as approved by Council on June 1, 1999, as amended. If the results of the testing do not meet the requirements of the Water Act, the subdivision shall not be endorsed nor registred.*
- Policy 6.1.3 At the subdivision stage, the Owner of each lot is to provide all documentation indicating they have obtained confirmation that an adequate and continuous water supply is available and will be installed from a piped water distribution system for the proposed lots as shown on Exhibit A in accordance with the Water Systems and Waterworks Section of the Servicing Standards for Residential Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended.*

## **6.2 Sewage Treatment**

Sewage treatment for the eight lots within Development Cell A is proposed via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and the adopted Springbank Utility Servicing Strategy. Further, a "Deferred Servicing Agreement" will be registered by caveat against the proposed lots within the Development Cell in order to facilitate the future connection to a Springbank Regional Utility System at such time as it may be available.

- Policy 6.2.1 Percolation and near surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate "private sewage disposal systems". The Municipality may require this testing as a condition of subdivision approval and it may also be required prior to approval of the final plan of subdivision*

### 6.3 Stormwater Management

Pre, during and post development storm water will be managed on-site in accordance with a "Storm Water Management Plan" which comprises best management practices and standards of the M.D. of Rocky View and the adopted Springbank Utility Servicing Strategy.

*Policy 6.3.1 The Developer is to provide a Storm Water Management Plan for the pre during and post development of each lot, prepared by a qualified professional licensed to practice in the Province of Alberta, prior to the stripping and grading of any portion of the site, to the satisfaction of the Municipality.*

## 7.0 Transportation

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A single internal subdivision road is required to provide access to lots proposed for subdivision within Development Cell A.

*Policy 7.0.1 Pursuant to the policies of the Central Springbank Area Structure Plan, a Traffic Impact Assessment should be prepared in support of a Tentative Plan of Subdivision within Development Cell A. Any off-site improvements identified as a result shall be implemented to the satisfaction of the Municipality.*

*Policy 7.0.2 All roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivisions and Road Construction.*

*Policy 7.0.3 All development shall be subject to the Transportation Off-site Levy Bylaw as established by the Municipality.*

*Policy 7.0.4 Where appropriate, proposed parcels within Development Cell A should utilize mutual approaches to gain access to the internal subdivision road and greater Municipal road network.*

## 8.0 Community Consultation

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Consultation with directly and indirectly affected property Owners within the Conceptual Scheme Plan Area is an important component of the development process and critical to its overall success. Therefore, in accordance with the Central Springbank Area Structure Plan, an Open House for Development Cell 'A' was held on February 22<sup>nd</sup>, 2006. Furthermore, Community Consultation should be conducted for each phase of development proposed within the Plan Area.

*Policy 8.0.1 Consultation with adjacent property owners and other affected stakeholders within the community should occur at the subdivision design stage for each individual Development Cell within the Conceptual Scheme Planning Area.*

## 9.0 Subdivision and Development Phasing

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In accordance with Map 2 – Development Cells of the Wilson Conceptual Scheme, the subdivision and development of Development Cell 'A' is to be completed as a single phase. Subdivision phasing within Cell 'A' will not be supported. Although it is expected that Development Cell 'A' will be the first of the four development cells to be considered for subdivision and development, subdivision may occur out of sequence based on the individual timing of landowners within the Conceptual Scheme planning area.



*Policy 9.0.1 Development Cell 'A' shall be completed as a single phase of development, to the satisfaction of the Municipality. Subdivision phasing within Cell 'A' will not be supported.*

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## **10.0 Implementation of the Conceptual Scheme**

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The purpose and intent of this Appendix 'A' is to guide future subdivision and development of Development Cell 'A' in accordance with Map 2 – Development Cells and Map 4 – Subdivision & Development Concept of the Wilson Conceptual Scheme.

*Policy 10.0 1 The Municipality shall implement the policies of the Wilson Conceptual Scheme and Appendix 'A' / Cell 'A' of this Conceptual Scheme through the land use and subdivision approval process.*