



SERENITY

CONCEPTUAL SCHEME



Bylaw C-5938-2004, Adopted September 28, 2004

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning, Development & Building Services

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5938-2004

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 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, of within the NW 28-25-28-W4M; and

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

WHEREAS a notice was published on Tuesday, June 29th, 2004 and Tuesday, July 6th, 2004 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 27th, 2004; 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 as Schedule "A", to provide a policy framework to guide and evaluate future residential development within the NW 28-25-28-W4M.
2. The Bylaw comes into effect upon the date of its third reading.

File: 05328003/024 - 2003-RV-311

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 22, 2004, on motion by Councillor Cameron.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on September 28, 2004, on a motion by Councillor Cameron.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on September 28, 2004, on a motion by Councillor Cameron.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

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1.0 MESSAGE FROM THE OWNERS

We would like to take this opportunity to tell you a little about the group of Owners who applied for redesignation and who were then directed to first complete this Conceptual Scheme, prior to Council considering the redesignation application. We consist of seven Owners. Within that group there is a businessman who owns one of the most progressive farms in central Alberta, having harvested in excess of 8,000 acres of crop this year. Another member has spent over 20 years dealing with local farmers selling farm equipment. To us Agriculture is a dedication, a passion, a way of life that needs to be protected. Density has a different meaning to us, when compared to most of our city counterparts. So we tried to strike a balance with this proposal letting many very important issues guide our planning and us. We have felt throughout this whole Conceptual Scheme Process, that the Municipal District of Rocky View No. 44 also knows the importance of density where it seems prudent. We learned about some of the new tools that Council has added to help facilitate subdivision proposals, such as Conceptual Schemes, Endeavor to Assist Agreements and Deferred Service Agreements. These made it much more realistic for Owners such as us to subdivide our land. We also know that in reality for the original Owners to start a development, specifically on a quarter section comprising of 20 acre Agricultural Holding strips of land, they face many financial and logistical hurdles. Keeping this in mind we found the only way to justify all the inputs was to apply for a density combination of 2 acre and 4 acre parcels. The Community of Delacour is very proud to be home of one of the oldest Girl Guide Chapters and Buildings in the Province, combined with a state of the art Community Center where we meet and share, and of course the new golf course opening this year. The added pressure to live here is already upon us, and the pressure for density can be justified further by the fact that this is simply going to be the fastest growing community in the Municipal District of Rocky View No. 44. We are both proud and excited to add our land to the growing community of Delacour.

2.0 INTRODUCTION

On March 20, 2003 the Owners made a formal application to the Municipal District of Rocky View No. 44 for the redesignation of Block 1 & 2, Plan 1781LK in the NW 28-25-28 W4M. On June 27th, 2003, a Transmittal of Decision from Council communicated what should be included in the Conceptual Scheme, for the NW 28-25-28 W4M, prior to Council considering the redesignation application. The Conceptual Scheme was to address the following matters:

- a) A description of all the lands and future land use scenario including reserves and phasing for the Conceptual Scheme Area;
- b) A Storm Water Management Plan for the Conceptual Scheme Area and the establishment of appropriate and comprehensive mitigation measures;
- c) A description of the internal road hierarchy including its relation to main transportation routes and adjacent lands;
- d) A description of public water supply, treatment and delivery for the Conceptual Scheme Area;

- e) A description of waste water disposal;
- f) Any other matter the Municipality deems necessary.

Block 1 & 2, Plan 1781LK, in the NW 28-25-28 W4M are located in the O'Neill Ranchettes subdivision. The subject land has multiple Owners who desire Council to consider the creation of a distinct Country Residential Subdivision.

2.1 Conceptual Scheme Purpose

The Conceptual Scheme provides supporting documentation giving rationale to the proposed redesignation and subdivision of the NW 28-25-28 W4M. The Conceptual Scheme will provide a policy framework to help guide and evaluate redesignation, subdivision and development proposals within the designated Area of the Conceptual Scheme, in accordance with the following goals:

- Recognize and respond to the physical characteristics and attributes of the Conceptual Scheme Area;
- Strive to create a sustainable residential community at a scale appropriate to the surrounding community;
- Accommodate the full potential of these lands for residential subdivision and development.

2.2 Conceptual Scheme Objectives

- To establish the appropriateness of the NW 28-25-28 W4M for the residential land use.
- To establish a Conceptual Scheme that addresses existing constraints and opportunities while protecting and enhancing subdivision and development opportunities for the entire NW 28-25-28 W4M and the adjacent lands.
- To facilitate a sustainable subdivision on the NW 28-25-28 W4M within the context of the plans, policies and procedures of the Municipal District of Rocky View No. 44.
- To accommodate the redesignation and phased subdivision and development of the NW 28-25-28 W4M.
- To address storm water management and to develop recommendations for mitigation.
- To conceptualize water solutions, that will deal with both the short and long term opportunities and the tie-in potential to existing and future service lines.
- To ensure that the most appropriate sewer management practices are used and that the long-term opportunities i.e.: tie-ins are factored in.

- To create a road hierarchy for the subject lands, as this will allow the remainder of the NW 28-25-28 W4M, the best possible future tie-in solutions, while minimizing the number of approaches on Rge Road 284.

3.0 LOCATION OF THE CONCEPTUAL SCHEME CONCEPTUAL SCHEME AREA

The Conceptual Scheme Area includes the entire NW 28-25-28 W4M. Within this Conceptual Scheme Area, the outline plan of Block 1 & 2, Plan 1781LK will form the first phase of the proposed development.

The NW 28-25-28 W4M is located two miles east of the City of Calgary boundary, 1 mile north of Twp Road 564, also known as Highway 564 (an extension of Country Hills Blvd.) and adjacent to and on the east side of Rge Road 284 (referred to as Conrich Road).

This proposed residential development is within close proximity to the Hamlet of Delacour, located \pm 5 miles east of the Conceptual Scheme Area.

4.0 CURRENT LAND USE AND DESIGNATION

4.1 Land within the Conceptual Scheme Area

According to the Land Use Bylaw C-4841-97 of the Municipal District of Rocky View No. 44, the land within the Conceptual Scheme Area is designated Agricultural Holdings. In 1973, the entire NW 28-25-28 W4M was subdivided in eight \pm 20 acre small farms. Thirty years ago 20 acres were considered agriculturally viable and was the smallest parcel size allowed at the time.

Improvements within the Conceptual Scheme Area:

- Proposed Phase One consists of the northerly two 20 acre Agricultural Holdings parcels. There is a house and outbuilding on each parcel.
- The remainder of the Conceptual Scheme Area consists of six 20 acre Agricultural Holdings parcels, with a house on each parcel.

4.2 The Adjacent Lands

Adjacent lands consist of both residential and agricultural land use designations. The following is found around the Conceptual Scheme Area

- North: Prairie Royale, a high-density residential subdivision.
- West: west of Rge Road 284, Georgian Estates.
- South: a continuation of the 20 acre Agricultural Holdings. (O'Neill Ranchettes).

- East: an unsubdivided quarter section (160 acres) designated Ranch and Farm.

Residential parcels to the north and west of the subject land vary between 2 acre and 4 acre parcel sizes. These parcels are primarily used as principal residences, with various home-based businesses. 50% of the adjoining land is residential and is zoned Residential One District and Residential Two District.

Agriculture parcel sizes to the south and east of the subject land range from 20 acres to 160 acres. The 20 acre parcels are used as small hobby farms, pasture and hay fields.

5.0 REDESIGNATION OF LANDS WITHIN THE CONCEPTUAL SCHEME AREA

A redesignation application was submitted to redesignate the subject land from Agricultural Holding District to Residential One District and Residential Two District, to facilitate the creation of 15 new residential parcels. The existing two residences will be located on the proposed 4 acre parcels and there will be 13 new 2 acre parcels.

Policy 5.1 *The Owner shall redesignate the subject land pursuant to the Land Use Bylaw.*

6.0 MUNICIPAL RESERVES

Municipal Reserves have been directed to benefit the local community and its park infrastructure.

Municipal Reserve owing is 10% of the parent parcel under consideration for subdivision; the form, which Municipal Reserves will be provided in, will be determined at the subdivision stage.

Policy 6.1 *Where Municipal Reserves owing as a result of subdivision approvals for parcels within the Conceptual Scheme Area, the Owner shall provide these reserves by the payment of cash-in-lieu or by the dedication of land.*

7.0 PHASING

The quarter section consists of eight long narrow 20 acre parcels, which present unique challenges when designing the re-subdivision of the land.

The proposed Phase One consists of the northerly two 20 acre parcels.

Subsequent phases will be determined by the next Owner or Owners of land within the Conceptual Scheme Area when they propose to develop their land and start with the redesignation and subdivision processes.

Policy 7.1 *Subdivision and development within Phase One is intended to proceed in a single 40 acre phase, however the Owners may proceed with the development of Phase One according to the three distinct cells indicated on the Proposed Phase One Development Map (attached) as follows:*

- *Cell One includes the westerly two 4 acre residential properties being subdivided from the balance of the land.*
- *Cell Two includes the development of the next adjoining six 2 acre parcels.*
- *Cell Three includes the development of the last seven easterly-located lots in Phase One.*

Policy 7.2 *The Owners of the remaining 20 acre lots, lying south of Phase One may proceed with redesignation and subdivision in multiple phases or out of phase, providing they amend into this Conceptual Scheme, their proposed Development Plan. The Owners shall also be required to provide the extension of infrastructure referred to in this plan. In doing so the Owners shall be required to follow the planning processes necessary to obtain approvals for redesignation and subdivision and carry the cost for the development of the required infrastructure to sustain the planned subdivision of their lands.*

8.0 ROAD HIERARCHY

Current

The two main regional roads providing accesses to the Conceptual Scheme Area are Twp Road 254, also known as Secondary Highway 564 (an extension of Country Hills Blvd.) and Rge Road 284 (referred to as Conrich Road). Both of these highways fall under the jurisdiction of Alberta Transportation.

Proposal for Future Road Hierarchy

The development of the Conceptual Scheme Area (Phase One and Future Phases) is illustrated on the Future Land Use Scenario Map. Proposed development must respect provincial policy where proposed points of access onto Rge Road 284 must be limited.

- **Phase One**

Road 1: The existing approach, which currently serves both properties in Cell 1, will be used to access the further subdivision of land within this phase. The approach will be enlarged and Road 1 will be constructed to the satisfaction of the Municipality.

Road 2: When the property to the north of Phase One was subdivided it included a condition that the Owner would sell the 25 m wide panhandle for a municipal road, should the Owner to the south require it. Because there are more than 15 lots on the proposed

cul-de-sac (shown as Road 1 on the Future Land Use Scenario Map), the panhandle is required for emergency access.

- **Future Phases**

For the future development of the Conceptual Scheme Area, Road 3 parallel with Rge Road 284 is proposed to provide service and access to the parcels lying south of the proposed Phase One. Approval of this proposed future land use scenario is critical to supporting this subdivision. This parallel road was engineered to cross the whole NW 28-25-28 W4M at the optimal location to utilize proper future density needs and to be equal to all landowners in the quarter.

Future planning also included an additional tie-in, to Rge Road 284, at the south end of the NW 28-25-28 W4M to match the access that will be constructed on the north end of the NW 28-25-28 W4M, in Phase One. It should be noted that an extension joining to the south of the Conceptual Scheme Area could be considered in the future as the development proceeds into the southwest corner of 28-25-28 W4M.

Policy 8.1 *Subdivision and development within Phase One is intended to proceed in a single 40 acre phase, however the Owners may proceed with the development of Phase One according to the three distinct cells indicated on the Proposed Phase One Development Map (attached). The standards of the roads will be specified at the subdivision stage and will meet the Municipal District of Rocky View No. 44 Servicing Standards for Subdivisions and Road Construction as approved June 1, 1999, as amended.*

- *Cell One: the construction of Road 1 with a temporary turn around until the next phase is build.*
- *Cell Two: the development of the emergency access, Road 2, and the continuation of the first portion of Road 1, with a temporary turn around at the end of the road until the final stage is built.*
- *Cell Three: finishing the construction of Road 1 with a standard cul-de-sac bulb, and the start of the construction of Road 3 for the extension into future residential development south of Phase One.*

Policy 8.2 *The 25 m panhandle shall be purchased at fair market value for use as an emergency access by the Owners of Phase One. In the event an alternative second access is provided and is in accordance with Municipal Policy it may be accepted in lieu of purchasing the panhandle to the north. This cost would be included in an Endeavor to Assist Agreement as it is provided for the benefit of the whole Conceptual Scheme Area.*

Policy 8.3 *The Owners of land, lying south of the proposed Phase One, shall be responsible to provide a road network system meeting the Municipal District of Rocky View No. 44 Servicing Standards for Subdivisions and Road Construction as approved June 1, 1999, as amended.*

- Policy 8.4** *The Owners shall be required to dedicate land and may be required to construct a minor collector road, running parallel to Rge Road 284, from the Phase One development area, to a future point that has to be determined at the point of further development of land south of the Phase One Area. This road indicated as Road 3 on the Future Land Use Scenario Map, will enable further development in the NW 28-25-28 W4M and will meet the Municipal District of Rocky View No. 44 Servicing Standards for Subdivisions and Road Construction as approved June 1, 1999, as amended.*
- Policy 8.5** *The Owners of land, lying south of the proposed Phase One, shall provide one additional intersection onto Rge Road 284. The location of such a road will be made at a future point in time, when further development is proposed and included in future phases. The road alignment showing the Future Land Use Scenario may be altered to the south to accommodate the Owners of future plans.*
- Policy 8.6** *All Owners within NW 28-25-28 W4M shall each prepare a Traffic Impact Assessment at their subdivision stage, to the satisfaction of the Municipality.*
- Policy 8.7** *Upon the approval of further development south of the Conceptual Scheme Area, a traffic monitoring study may be required from the landowners interested in the development of their land and may be required to address the results with mitigating policy.*
- Policy 8.8** *All Owners interested in the development of their land shall provide a street, block-numbering system with clearly indicated address/house number visible from approach road (Municipal Address).*
- Policy 8.9** *Endeavors to Assist will be provided to Owners who construct roads, which provide benefit to adjacent lands and shall be calculated in accordance with Municipal Policy.*
- Policy 8.10** *The Owners may be required to enter into an Agreement with the Municipality regarding its road widening right-of-way requirements respecting the provision of 17ft (5.2m) of road widening along the western boundary of their properties and carry a proportionate contribution of the cost for the upgrade of Rge Road 284.*
- Policy 8.11** *At the future subdivision stage of Block 6, a Road Acquisition Agreement shall be registered over the panhandle access of Lot 6 and Lot 7 to facilitate the future construction of a 25 metre wide Municipal Road. Road Acquisition Agreements shall be registered for consideration of \$1.*
- Policy 8.13** *At the future subdivision stage of Block 6, a Road Acquisition Agreement shall be registered over the easternmost 12.5m of Lot 4 westernmost 12.5m of Lot 5 to facilitate the future construction of a 25 metre wide Municipal Road. Road Acquisition Agreements shall be registered for consideration of \$1.*

Policy 8.14 *At the future subdivision stage of Block 6, the County will enter into an Infrastructure Cost Recovery Agreement with the Owner of Block 6, Plan 675LK to determine the proportionate recovery of infrastructure money spent by the Owner to construct the Municipal Road in Phase 2.*

Policy 8.15 *At the future subdivision stage of Block 6, an access right of way shall be used to protect the temporary cul-de-sac turnaround to be constructed as part of Phase 2.*

9.0 SEWAGE MANAGEMENT

Current

The current sewage management practice in the area is through the use of septic tank and tile field. The use of percolation tests and near surface water test shall determine the suitability of the septic tank and tile field method of sewage disposal.

Proposal

Preliminary testing and soil sampling to support the Conceptual Scheme Proposal were conducted and submitted to the Municipal District of Rocky View No. 44. The use of individual septic tanks and fields is considered the best option for this Conceptual Scheme Proposal. Near surface test and percolation test will become conditions of subdivision. Through the use of an on-title Deferred Service Agreement for wastewater servicing at the subdivision stage, future lots will be required to connect to a Municipal piped system when it becomes available. In the case of sewer treatment, the tile fields must be removed and reclaimed.

Conclusion

The results at the time of testing would support a standard tile field or infiltrator type system in this particular location pursuant to the 1999 Alberta Private Sewage Systems Standard of Practice currently in effect. The topography of the property appears to pose no constraints to future installation; however site specific testing would be required.

Policy 9.1 *Each new lot shall provide for sewage disposal in accordance with the 1999 Alberta Private Sewage Systems Standard of Practices. Individual septic tank and tile fields in accordance with the Municipal District of Rocky View No. 44, Subdivision and Development Standards adopted by Council on June 1, 1999, as amended are the preferred method of sewage disposal.*

Policy 9.2 *The Owner is to undertake percolation and near-surface water table testing on each newly created lot to verify the suitability of the soil to accept tank effluent and to ensure that a septic field can be installed on each new lot; to be conducted by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Wastewater Disposal Section of the Servicing Standards for Subdivisions and Road Construction as approved by*

Council on June 1, 1999, as amended. If the results of the testing do not fall within the guidelines of the Servicing Standards, the proposed subdivision shall not be endorsed nor registered.

Policy 9.3 *The Owner of each lot is to register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot Owner of the requirement to connect to piped wastewater systems at their cost when such services become available. This Agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services and the requirements for their decommissioning once Municipal Servicing becomes available, all to the satisfaction of the Municipality.*

10.0 GROUNDWATER FEASIBILITY ASSESSMENT

Summary of Findings

Quantity

Based on existing information, theoretically there exists sufficient groundwater to serve the existing and proposed parcels of land in the NW 28-25-28 W4M.

Quality

The quality of water is discussed in the individual water drill reports and will be required to meet standards.

Policy 10.1 *Future residential developments will only proceed if the availability of water for domestic purposes does not negatively affect existing well users.*

Policy 10.2 *The Owner to register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot owner of the requirement to connect to regional water line at their cost when such services become available. This Agreement is to outline the location of existing services within each parcel.*

11.0 PUBLIC WATER SUPPLY, TREATMENT AND DELIVERY

Current

Water is a primary consideration. During the investigation of the water co-op adjoining the west boundary, the 2 acre Georgian Bay Estates parcels, it was found that the system was in need of upgrading and under a Boil Water Order by Alberta Environment. Based on those findings, it was not considered an option to join the co-op.

To the north is Prairie Royale's water co-op, built in 1997 and designed to accommodate a limited amount of homes. At present the estate is experiencing water pressure problems. Allowing any more connections to that system will move it into a new bracket contained in Alberta Government Requirements. This will require the whole system to be upgraded to a more sophisticated system that is licensed and regulated. This co-op would obviously not want this proposed

new subdivision to connect to their system and cause such a change; unless a cost sharing agreement can be negotiated to produce a cost effective system.

To the northeast is a licensed private for profit water co-op that could be expanded to accommodate future development. However the price quoted is very prohibitive and forced the applicant to consider other alternatives.

Proposal

After consulting with Staff, it was understood that a public piped water supply owned and operated by the Municipal District of Rocky View No. 44 may become available in future. An on-title Deferred Service Agreement, which states that if and when piped services become available from the Municipal District of Rocky View No. 44, the Owner must tie-in. A Deferred Services Agreement for potable water servicing will be required at the subdivision stage.

Policy 11.1 *Prior to occupancy of newly created lots, the Owner shall construct a communal treated piped water system that shall be designed to:*
a) *be expanded over time for additional lots if necessary;*
b) *provide water saving devices; and,*
c) *be approved by the appropriate regulatory authority and the municipality.*

Water diversion permits and licenses from Alberta Environment are the responsibility of the Developer.

Further, if access to an existing treated water system can be managed to the satisfaction of both Developer and the Municipality, the Developer will provide the necessary infrastructure to facilitate the connection and pay the associated cost.

Policy 11.2 *The Owner to register a caveat on each new lot regarding a Deferred Services Agreement and notifying each future lot owner of the requirement to connect to piped water and wastewater systems at their cost when such services become available. This Agreement is to outline the location of existing services within each parcel, the operation and maintenance of these services and the requirements for their decommissioning once Municipal Servicing becomes available, all to the satisfaction of the Municipality.*

12.0 STORM WATER MANAGEMENT

The Storm Water Management Plan attached is based on the results of Jubilee Engineering Consultants Ltd, with a study done on Block 1 & 2, Plan 1781LK. The following quotes are referenced Storm Water Management Study:

- “The Conceptual Scheme Area within the property boundaries has been subdivided into 4 sub-catchments at pre-development and 5 at post-development based on the existing topography and subdivision development”.

- “Best Management Practices have been used to control and properly manage the storm water runoff conveyed via road ditches, swales and natural drainage channels to adequately sized ponds as follows:

Catchments	Pond	Total Capacity (m³) 1:100 year requirement (m³)	
1A	1A	2897	2716
1B	1B	3232	2844
2	2	6509	4784
3	3	2666	2269
4		No ponding”	

- “This Country Residential Subdivision will have insignificant impact on the adjacent properties and catchment-areas since runoff is contained on site.”
- “Erosion and sediment transfer is restricted primarily to onsite locations, thereby protecting the downstream areas.”

As a direct result of the recommendations in the study, the following policies shall apply:

Policy 12.1 *Subdivision and development within Phase One is intended to proceed in a single 40 acre phase, however the Owners may proceed with the development of Phase One according to the three distinct cells indicated on the Proposed Phase One Development Map (attached) as follows:*

- *Cell One: The construction of Storm Water Ponds 1A and 1B.*
- *Cell Two: The construction of Storm Water Pond 2.*
- *Cell Three: The construction of Storm Water Pond 3.*

Policy 12.2 *The Owners of Block 1 and 2, Plan 1781 LK (Phase One) within NW 28-25-28 W4M, shall implement Storm Water Management through the use of Best Management Practices as guided by the Storm Water Management Study prepared by Jubilee Engineering Ltd. previously accepted by the Municipal District of Rocky View No. 44.*

Policy 12.3 *The Owners of Block 1 and 2, Plan 1781 LK (Phase One) within NW 28-25-28 W4M, shall ensure that building sites and the associated septic tanks and tile fields do not impact on or are not impacted by the various storm ponds during the spring runoff in particular.*

Policy 12.4 *Owners of land developing their land shall ensure that all ditches, approved culverts, and cross-grade road culverts must meet the requirements outlined in Section 400.0 of the of the Municipal District of Rocky View No. 44 Servicing Standards for Subdivisions and Road Construction as approved June 1, 1999, as amended.*

Policy 12.5 *The Owners of land, lying south of the proposed Phase One, are to provide a Storm Water Management Plan, prepared by a qualified professional licensed to practice in the Province of Alberta, in accordance with the Storm Water Issues Section of the Servicing Standards for Subdivisions and Road Construction as approved by Council on June 1, 1999, as amended and the Owner is to provide for the implementation of the recommendations of the Storm Water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan, prior to the stripping and grading of any portion of the site, all to the satisfaction of the Municipality.*

13.0 OPEN HOUSE

An open house was held on October 23rd 2003 at the Delacour Community Center from 7:00 pm to 9:30 pm. The open house was advertised in the Rockyview Times and invitations were also hand delivered to all the adjacent neighbors. Twenty-two people attended the open house. The following is a summary of the discussions and concerns raised at the open house:

Concern One - There was a concern raised regarding the impact on traffic at the intersection of Secondary Highway 564 and Rge Road 284. A discussion followed and it was agreed by all that the intersection is well equipped to handle the proposed increase in traffic.

Action: A policy was added in Section 8.0 Road Hierarchy, which all felt addressed this concern in the manner best suited for the current and future situations caused by further development.

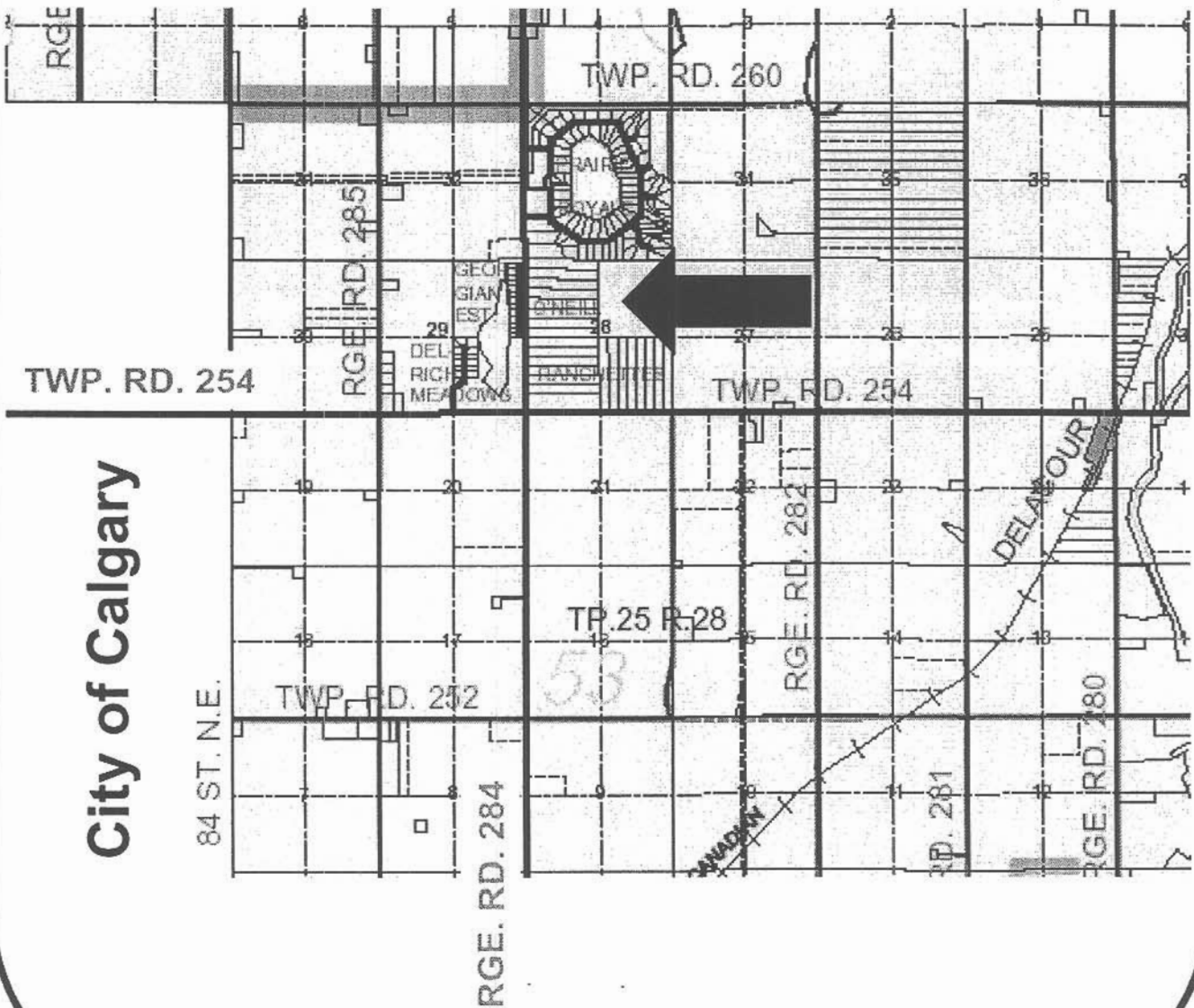
Concern Two - There was a concern raised about the location of emergency access in relationship to an adjoining neighbor's personal driveway.

Action: A discussion followed and the location of the access was adjusted to the satisfaction of the individual.

Concern Three – A serious concern was raised about the impact of wells and how it would affect the water supply of the surrounding area. During a subsequent discussion, it was determined that the individual concerned resided more than six miles from the proposed development, and that the chances of being on the same water aquifer were minimal.

Action: The farmer was comforted by the fact that the Municipality and the Provincial Regulatory have very definite rules that protect existing wells. Everyone was satisfied that the rules imposed by the Municipal District of Rocky View No. 44 were aimed at protecting the existing wells and were adequate if a full water assessment was to be done at the development stage. The potential of future tie-ins was also discussed and it was agreed that if and when the Municipal District of Rocky View No. 44 took control of the water co-ops, it would be a huge step closer to preventing any water disputes.

GENERAL LOCATION **NW 28-25-28-W4M**



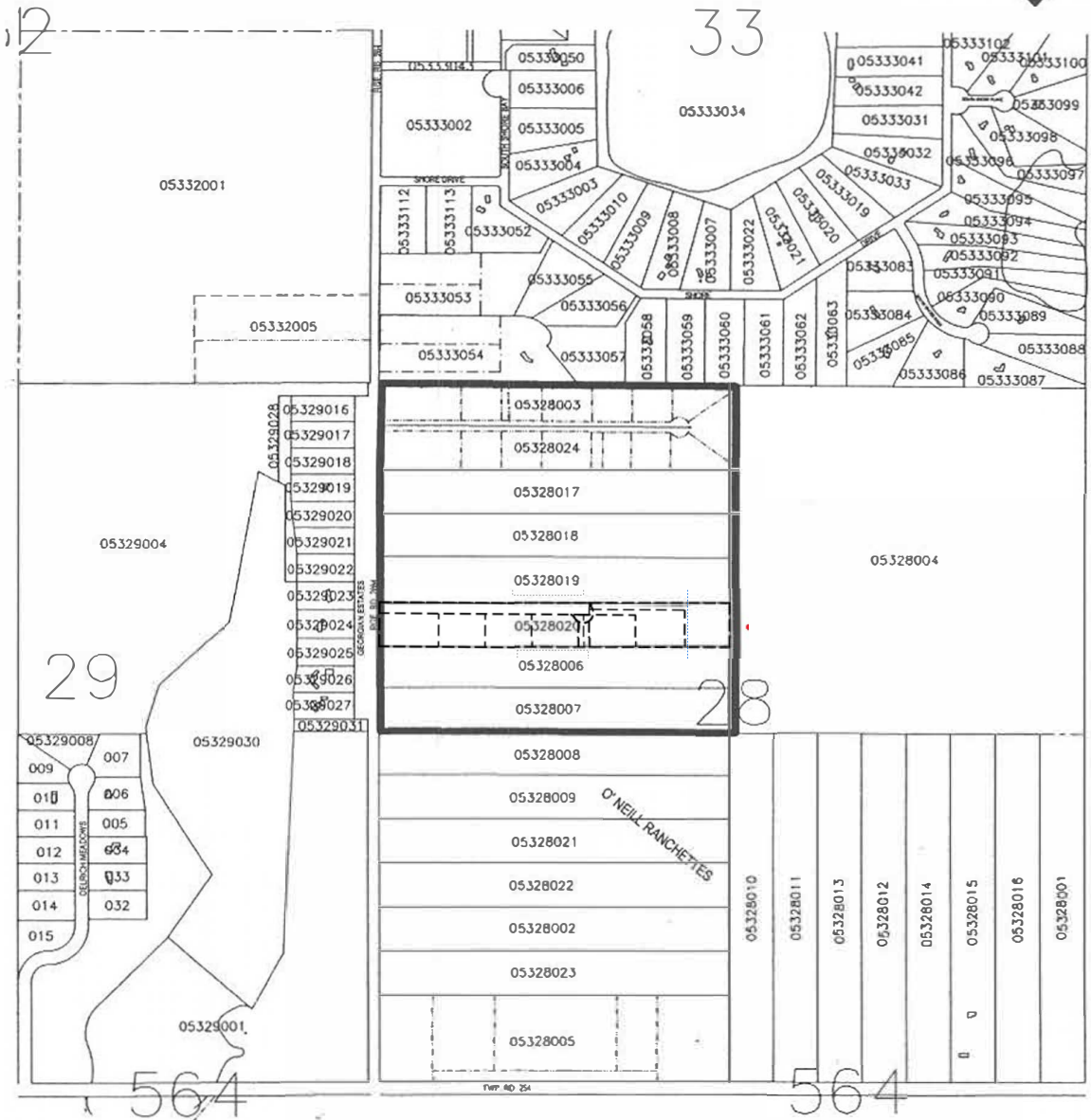
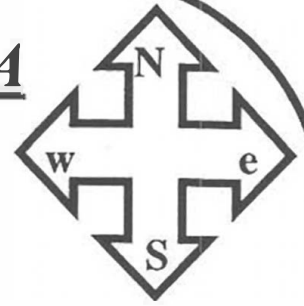
NW 28-25-28-W4M

Date: Oct-04

Municipal File: 05328003/024

CONCEPTUAL SCHEME AREA

NW 28-25-28-W4M

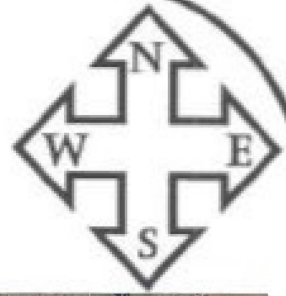


NW 28-25-28-W4M

Date: October 2022

Municipal File: 05328003/024/020

AIR PHOTO



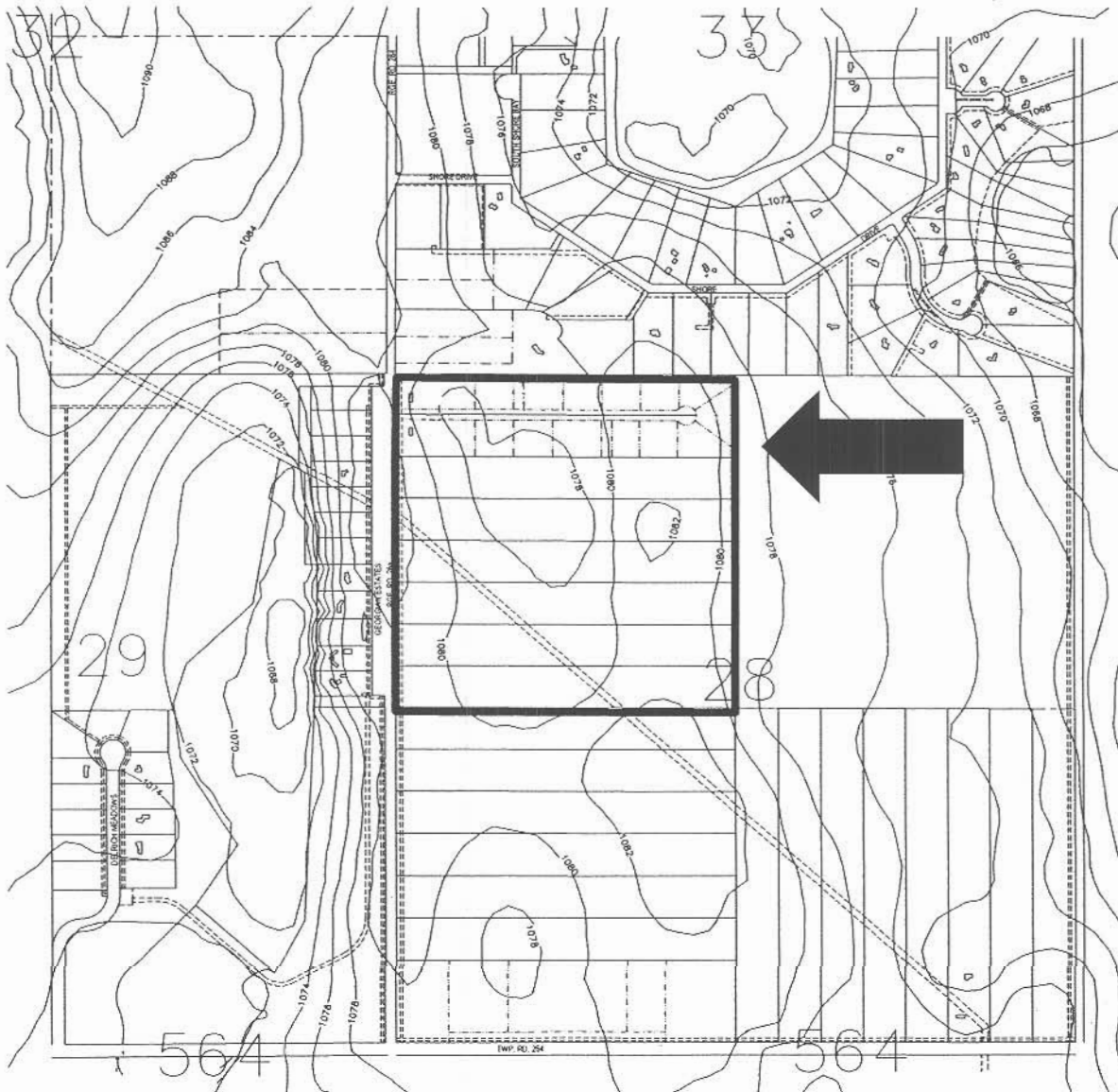
NW 28-25-28-W4M

Date: October 2022

Municipal File: 05328003/024/020

TOPOGRAPHY

Contour Interval 2 M

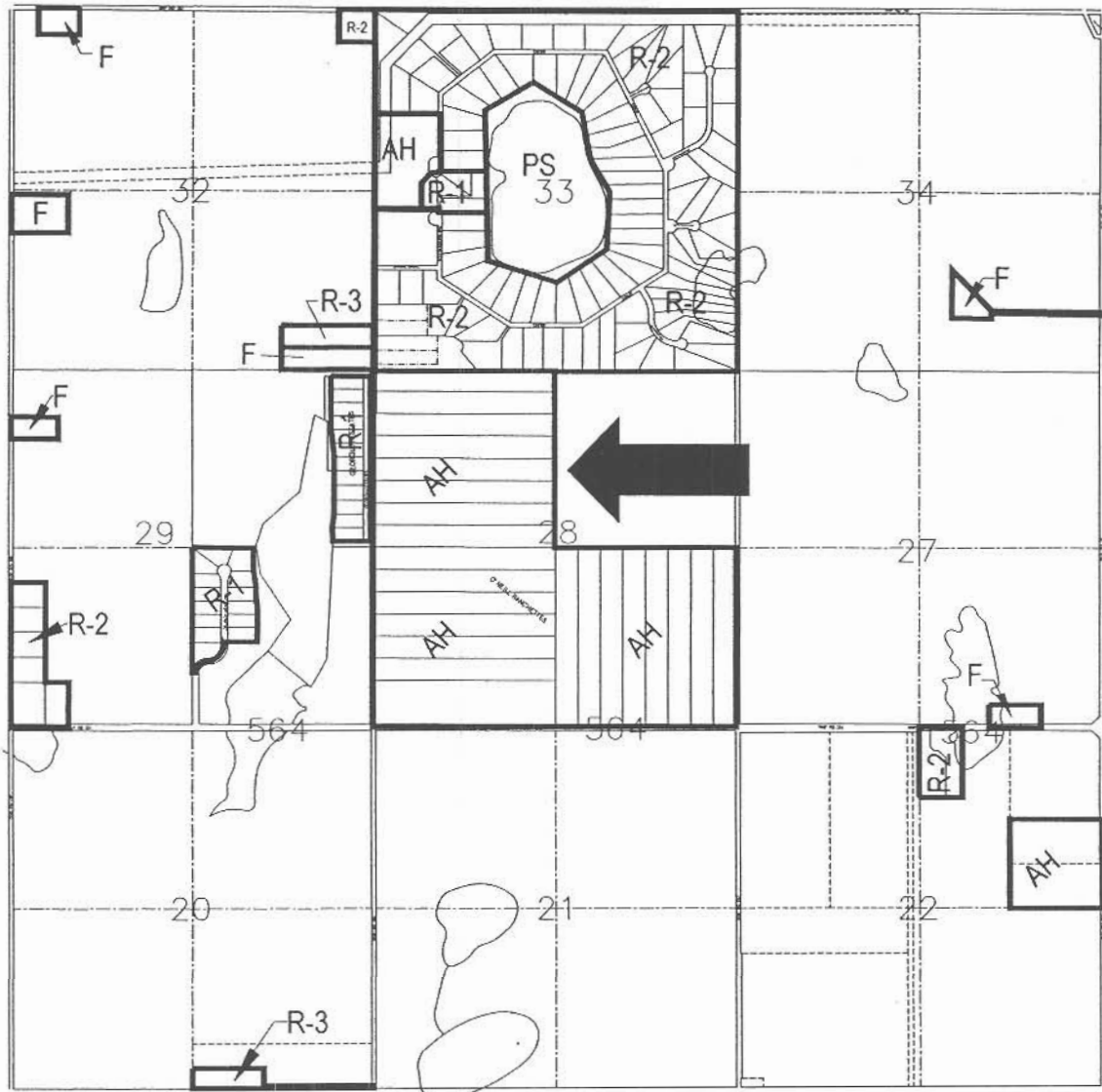


NW 28-25-28-W4M

Date: Oct-04

Municipal File: 05328003/024

EXISTING LAND USES

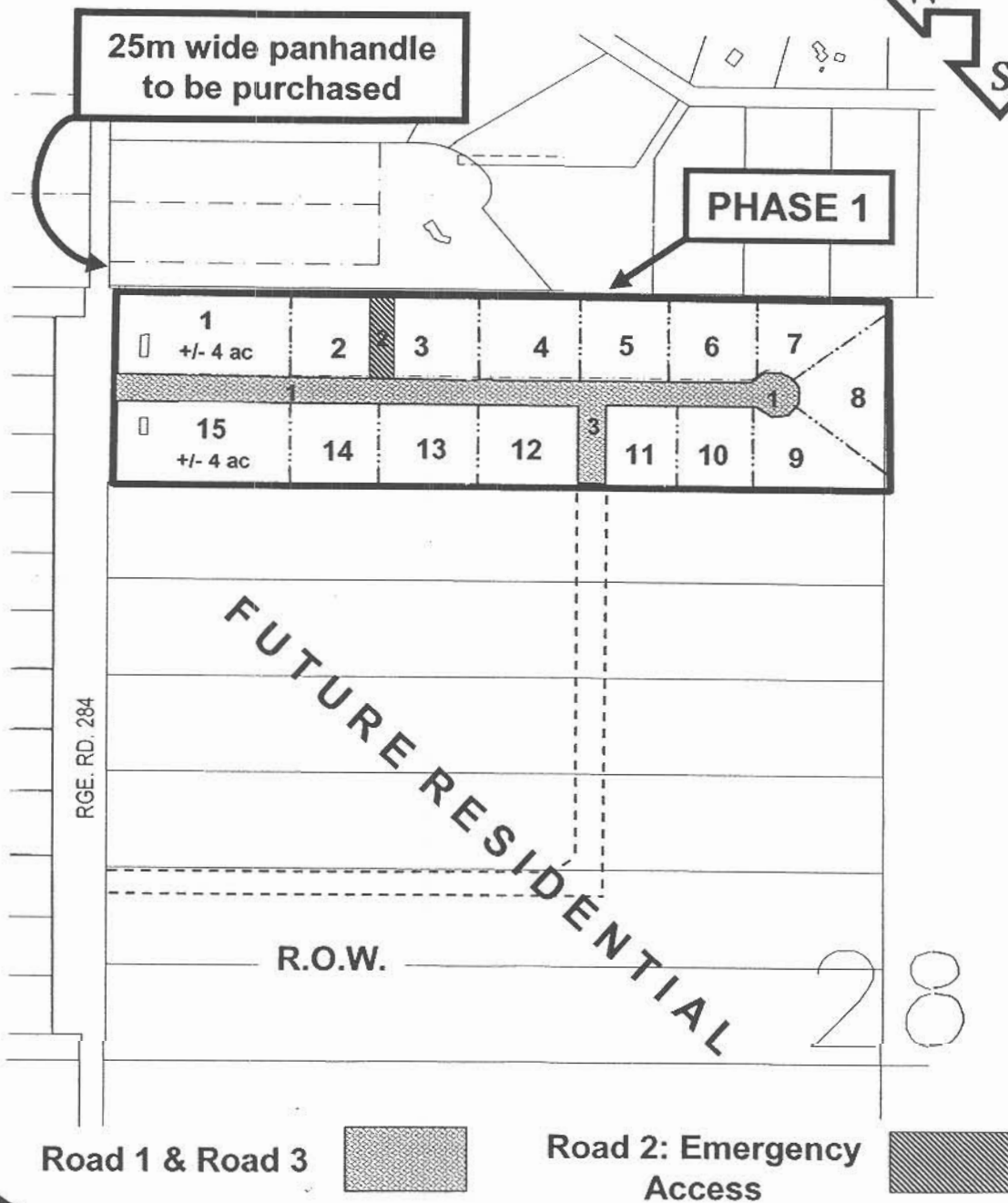
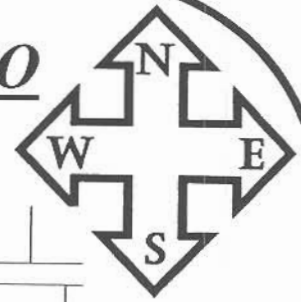


NW 28-25-28-W4M

Date: Oct-04

Municipal File: 05328003/024

FUTURE LAND USE SCENARIO

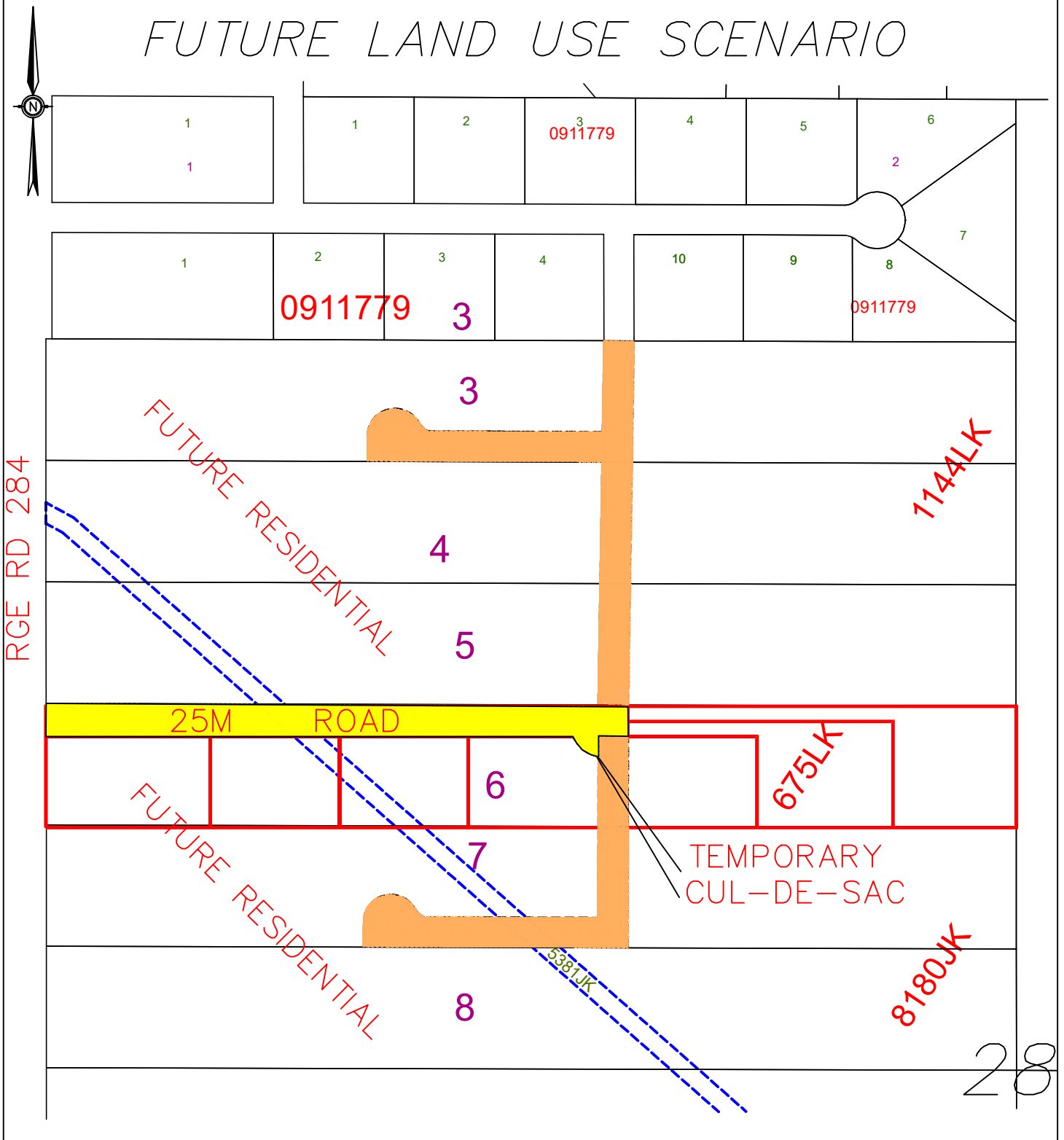


NW 28-25-28-W4M

Date: Oct-04

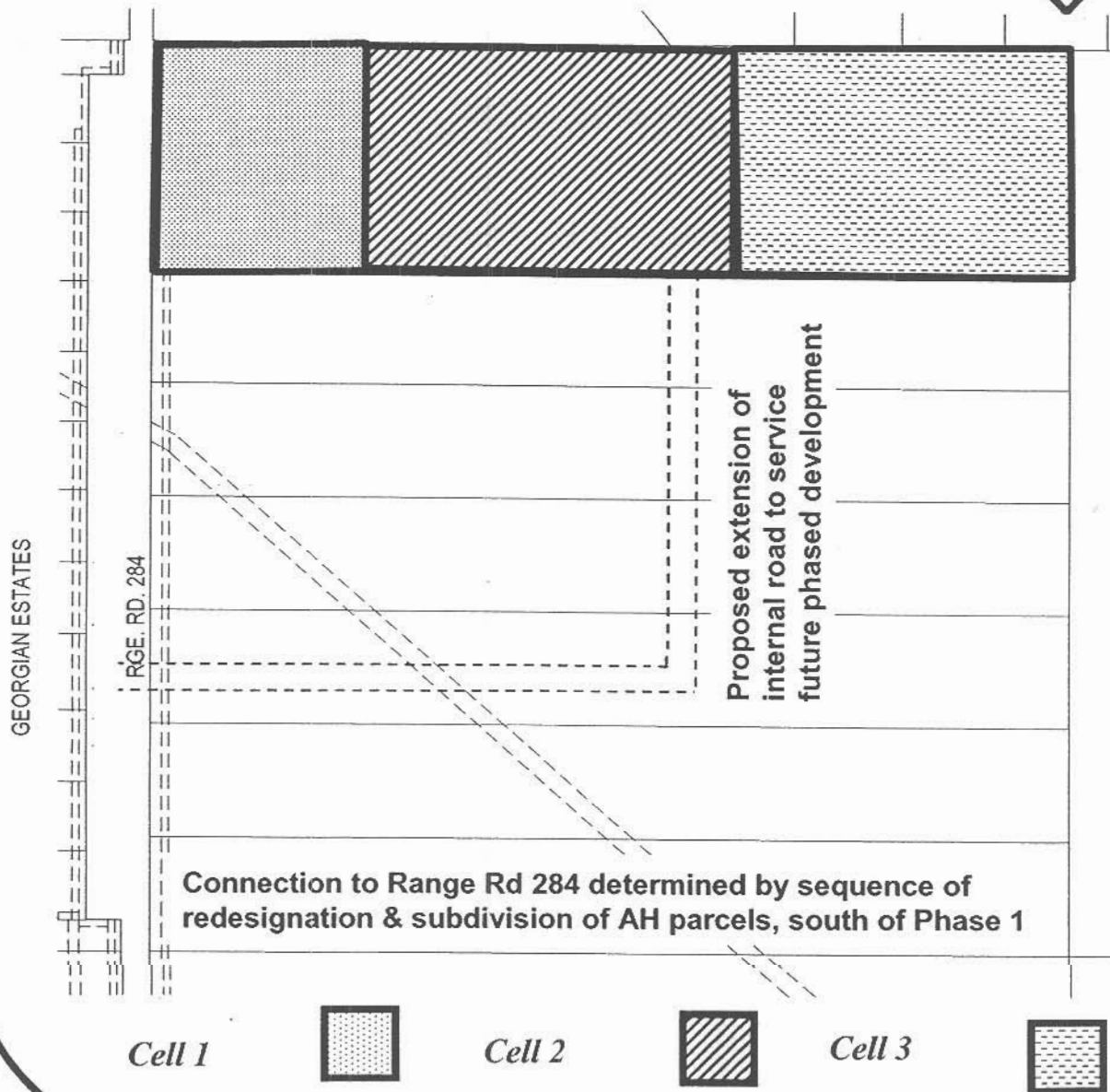
Municipal File: 05328003/024

FUTURE LAND USE SCENARIO



NW 28-25-28-W4M

PROPOSED PHASE 1 DEVELOPMENT



NW 28-25-28-W4M

Date: Oct-04

Municipal File: 05328003/024

Four drainage areas and ponds for Block 1 & 2, Plan 1781LK

[illegible]