
1.0 Introduction

1.1 PURPOSE OF THIS APPENDIX

Appendix A – Strawberry Hills (Strawberry Hills) applies to lands identified in the SE27 Conceptual Scheme (SE27CS) and is shown in Figure 1: Local Area Context of this document. Strawberry Hills provides supporting land use rationale for the redesignation of the subject property and conforms to the comprehensive policy framework set forth in the SE27CS. The objective of this amendment is to ensure orderly and sustainable development within the context of Rocky View County's County Plan, Balzac East Area Structure Plan (BEASP), and the SE27CS. The individual policies of the SE27CS and the requirements for conceptual schemes identified in the County Plan and BEASP have been addressed in the preparation of this document. As is the case for SE27CS, the policies of Strawberry Hills address:

- complimentary and compatible future land uses,
- minimization of impacts relative to water quality, stormwater flows, and development potential on properties adjacent and within SE27CS,
- transportation and infrastructure connections,
- the dedication of public roadways as land, municipal reserve as a combination of land dedication and cash-in-lieu,
- an acceptable density, and
- minimum requirements for amendments to the SE27CS.

1.2 DEVELOPMENT RATIONALE

The proponent of the Appendix A – Strawberry Hills development concept or "Concept", owns one parcel located within a portion of the SE27-26-29-W4M, containing 32.17 hectares (79.49 acres). The landowner wishes to redevelop their property for: 28 country residential lots, featuring a minimum ± 0.8 ha (± 1.98 ac) parcel size, public open space, and a storm pond. They have prepared a detailed redevelopment scheme to justify infill development within the subject site. Technical reports completed in support of this Concept conclude that the subject site does not contain any significant development constraints. Subsequently, the policies establish a



strategy moving forward for the landowner to provide the necessary transportation, utility servicing, and stormwater management infrastructure at the subdivision stage. The proposed Concept does not impede the developability of any parcels within the SE27 Conceptual Scheme. As such, the Concept's implementation framework suggests this development can proceed and the remaining landowners within the Conceptual Scheme area will have the opportunity to pursue similar proposals to redevelop their lands in accordance with their own individual development aspirations and timelines.

Figure 1: Local Area Context



2.0 Plan Area Description

2.1 LOCAL DEVELOPMENT CONTEXT

As shown in Figure 1: Local Area Context, Strawberry Hills is bound on the east and west by existing country residential parcels; on the north by a full quarter-section in pasture; and on the south by Twp Road 264, an existing farmstead and pasture beyond.

2.2 LEGAL DESCRIPTION

As shown in Figure 1: Local Area Context, the Strawberry Hills area includes one parcel within SE27-26-29-W4M, and is legally described as follows:

MERIDIAN 4 RANGE 29 TOWNSHIP 26 SECTION 27
THE EAST HALF OF LEGAL SUBDIVISIONS 7 AND 2 AND
THE WEST HALF OF LEGAL SUBDIVISIONS 8 AND 1
IN THE SOUTHEAST QUARTER

CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS

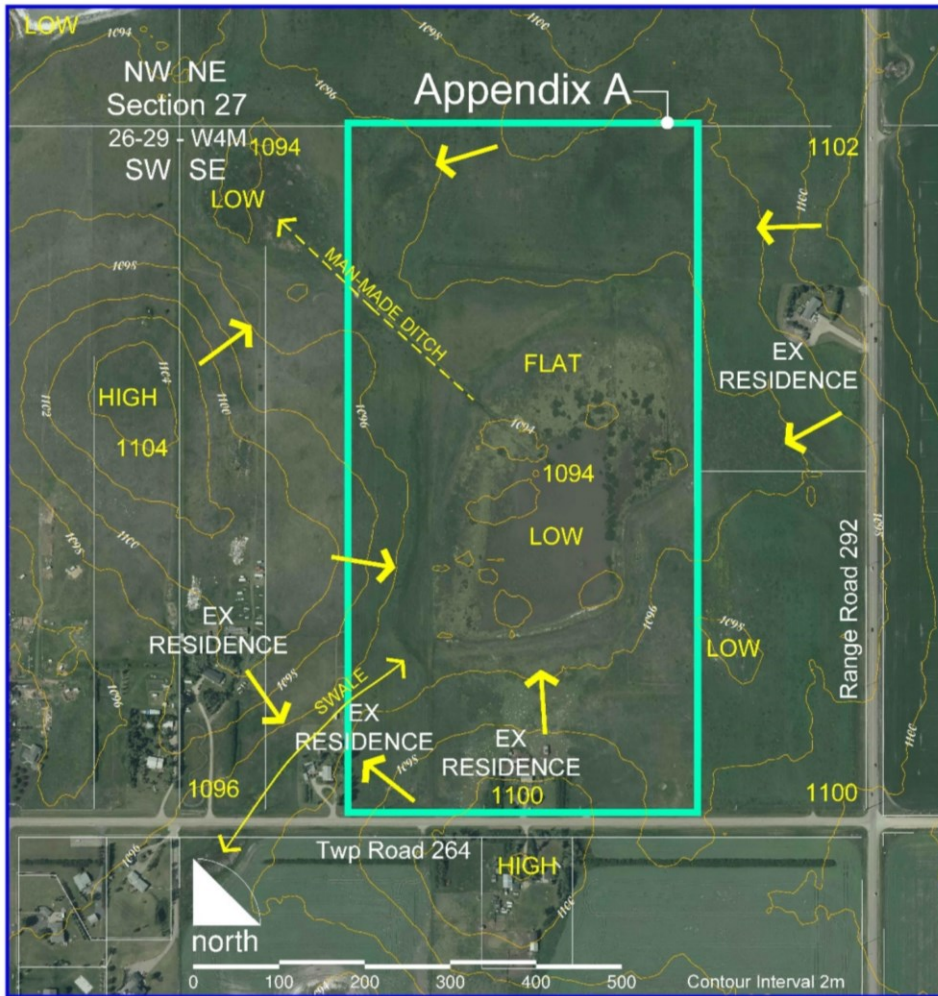
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 0112043 ROAD 0.208 0.51

2.3 EXISTING SITE CONDITIONS

Figure 2: Existing Site Conditions illustrates the current site conditions for Strawberry Hills. It includes one existing farmstead with a private driveway and accessory buildings. The topography is relatively flat with an elevation variance up to 6.5 metres and 8% slope. A low-lying area is in the centre with natural and man-made drainages to the southwest and northwest, respectively. One water body is in the centre and is drained by a man-made ditch to the northwest. Treed vegetation is limited to surrounding the farmstead, serving as windbreak, with the balance of the plan area characterized by short grasslands.

Figure 2: Existing Site Conditions



2.4 GEOPHYSICAL CONSIDERATIONS

In November 2023, Englobe Corp. prepared Geotechnical Report for the Strawberry Hills area. No development setbacks are required within the property to meet a 1.50 Failure of Slope (FOS) against global instability.

Policy 2.4.1 *The owner of each parcel may be required to provide a more detailed Geotechnical Investigation at the subdivision stage to verify sub-surface conditions are favourable for development, in terms of both slope stability and groundwater depth, to the satisfaction of the County.*

2.5 BIOPHYSICAL CONSIDERATIONS

CIMA+ was retained to prepare a Biophysical Impact Assessment (BIA) for the proposed development. The BIA was prepared referring to available standards from the City of Calgary BIA Framework (City of Calgary, 2010) and Alberta Wetland Assessment and Impact Report Directive 2015, No. 8 (Alberta Environment and Parks, 2017).

2.5.1 Existing Conditions

The Project Site is located within the Grassland Natural Region and the Foothills Fescue Natural Subregion. Terrain conditions within the Project Site are relatively uniform exhibiting a flat to undulating landscape (Alberta Agriculture and Rural Development, 2019). Orthic Black Chernozems of the Academy and Rockyview soil series are the dominant pre-disturbance soil type, with Orthic Humic Gleysols occurring in depressions (Alberta Agriculture and Rural Development, 2019).

A review of historical aerial photographs indicates that the Project Site has been used primarily for agricultural purposes. Upland plant communities are cultivated and disturbed. Overall, the Project Site has relatively low diversity of plant species and plant communities given the history of agricultural practices. CIMA+ completed an Alberta Conservation Information Management System (ACIMS) database search in November 2023, which did not identify any past observations of provincially listed plant species on or in the vicinity of the Project Site.

Two (2) wetlands were found within the Project Site classified as Seasonal Graminoid Marsh. The total wetland area is 9.64ha / 23.82acs, with no overlap to adjacent properties under existing conditions.

All Project Site waterbodies were submitted for review at the Water Boundaries Division of Public Lands 1 December 2023. A response from Alberta Public Lands is pending; however, no Crown waterbodies are anticipated.

Wildlife species are identified that may potentially occur within the Project Site based on species distribution and habitat preferences. A coyote was observed during the field survey while no other wildlife species were recorded. The Fisheries and Wildlife Management Information System (FWMIS) database documents one species recorded in the broader region: the plains garter snake (*Thamnophis radix*). The species is listed as Sensitive and is considered common but localized; there is a public perception of long-term declines (Alberta Environment and Parks, 2020). The snake has the potential to be encountered within the Project Site.

The Environmentally Significant Areas (ESAs) in Alberta: 2014 Update report identifies ESAs on a provincial scale (Fiera Biological Consulting Ltd., 2014). CIMA+ overlaid this map on the Project Site and found no pre-determined areas that the province identifies as an ESA. CIMA+ also applied field data to assess the Project Site's wetlands using the provincial criteria for identifying AESAs (Fiera Biological Consulting Ltd. 2010). No Aquatic Environmentally Significant Areas (AESAs) occur within the Project Site.

We overlaid the most recent Listing of Historic Resources on the Project Site in ArcGIS. The Listing shows the west half of the Project Site, LSDs 2 and 7 in 27-26-29 W4 to have a Historical Resource Value of 5a, meaning these areas may contain or have high potential to contain historic resources.

2.5.2 Potential Impacts and Mitigations

CIMA+ identifies the predicted impacts of the proposed Strawberry Hills development with reference to the Conceptual Scheme prepared by N. Darrell Grant, Community Planner, Urban Designer in August 2023. These include potential loss of native soil through stripping, erosion and admixing, terrain modifications, and loss or damage to vegetation, wetlands, wildlife, and wildlife habitat. Recommended mitigation measures for these potential impacts are:

- Erosion and Sediment Controls;
- Environmental Protection Planning Best Practices;
- Stormwater management strategies;
- A wetland mitigation (replacement) strategy; and
- Timing of construction to avoid damage or loss of wildlife;

A monitoring program will be initiated during construction to document the implementation and success of the erosion and sediment controls and environmental construction operation best practices.

2.5.3 Residual Impacts and Significance

CIMA+ predicts that the proposed development will have residual impacts after the above mitigation measures are implemented. These residual impacts are the loss of wetlands and individual wildlife.

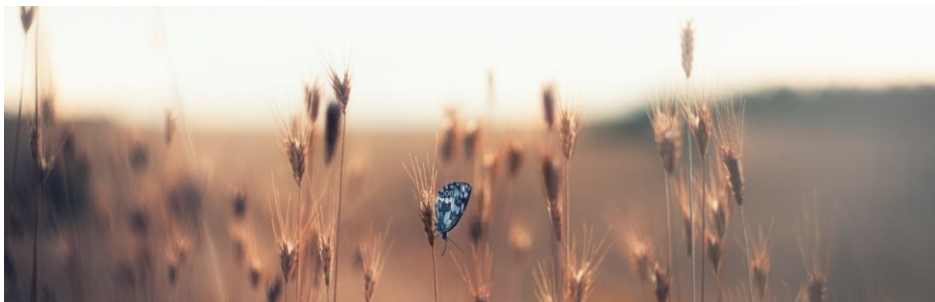
Wetlands will be permanently lost because of the proposed development. CIMA+ concludes this residual impact to wetlands is not expected to be significant provided wetland loss is offset through applying Alberta Wetland Policy replacement strategies.

Timing of stripping and grading activities to occur outside the sensitive breeding season for most wildlife will significantly reduce the risk of wildlife fatality but will not eliminate it. For the Project Site, it is expected there will be no significant adverse impacts provided stripping and grading occur outside the breeding season or only after active nest/burrow sweeps are completed and associated Best Management Practices are implemented.

2.5.4 Description of Cumulative Effects

CIMA+ describes potential cumulative impacts referring to Valued Ecosystem Components (VECs) that we expect may be sensitive to these impacts, in this case, wetlands. We anticipate that the cumulative effects on wetlands in this region will be managed through the retention of priority wetlands outside the Project Site coupled with the application of provincially approved wetland replacement measures.

Policy 2.5.5 *The developer shall prepare a Wetland Assessment Impact Report (WAIR) at the subdivision stage to confirm the specific wetland area to be disturbed*



and/or lost and establish replacement requirements to the satisfaction of Rocky View County and the Government of Alberta.

Policy 2.5.6 *The developer shall prepare a Biophysical Impact Assessment (BIA) to the satisfaction of the County.*

Policy 2.5.7 *The developer shall avoid construction activities inside the wildlife restricted activity period (RAP), which is the peak nesting and breeding season between April 1st and August 20th.*

Policy 2.5.8 *In the instance that construction does not start prior to the restricted wildlife activity period and nesting habitat exists within or adjacent to the construction area, then a nest sweep shall be required prior to construction commencing:*

- *The objective of the nest sweep is to detect any occupied nests present, and if found provide specific mitigation measures to prevent the damage, destruction or disturbance, or removal of the nest of a bird, protected under the Migratory Birds Convention Act or under the Alberta Wildlife Act.*
- *An occupied nest is defined as a nest that is currently being used by birds as confirmed through the visual presence of a bird or viable egg, or evidence of territorial displays, fresh bird feces and/or feathers.*
- *A Professional Biologist must conduct a nest sweep by cautiously and systematically surveying the ground, shrubs, and treed areas.*
- *If no occupied nests are encountered during the sweep the activity can commence, subject to other regulatory requirements,*
- *Construction must commence within ten days of completing the sweep, and*
- *Details of the nest sweep will be documented in the field and will include personnel name, date and time, weather conditions, GPS tracks, results, and any recommended mitigation measures.*

Figure 3: Wetlands & Waterbodies



2.6 ARCHEOLOGICAL & HISTORICAL RESOURCE CONSIDERATIONS



A Historical Resource Overview (HRO) was prepared by Bison Historical Resources Ltd. (Bison) in October 2023. It concluded that a Historical Resources Impact Assessment (HRIA) would be required before any soil disturbance occurred.

Policy 2.6.1 The developer shall prepare a Historical Resources Impact Assessment (HRIA) before or at the subdivision stage, to the satisfaction of the Government of Alberta.

3.0 Development Concept

As conceptually illustrated in Figure 4: Strawberry Hills Development Concept, the proponents of these parcels wish to create 28 new country residential parcels. Access to the subject site will be via Twp Rd 264 that runs east-west through the East Balzac area. Each new lot will be serviced by the Rocky View Water Co-op and individual Private Sewage Treatment Systems (PSTS). Stormwater management will be provided by overland drainage swales and roadside ditches designed to convey surface flows to a storm pond. Architectural guidelines will ensure the built form of new housing reflects a high-quality standard and unified design theme.

3.1 OBJECTIVES

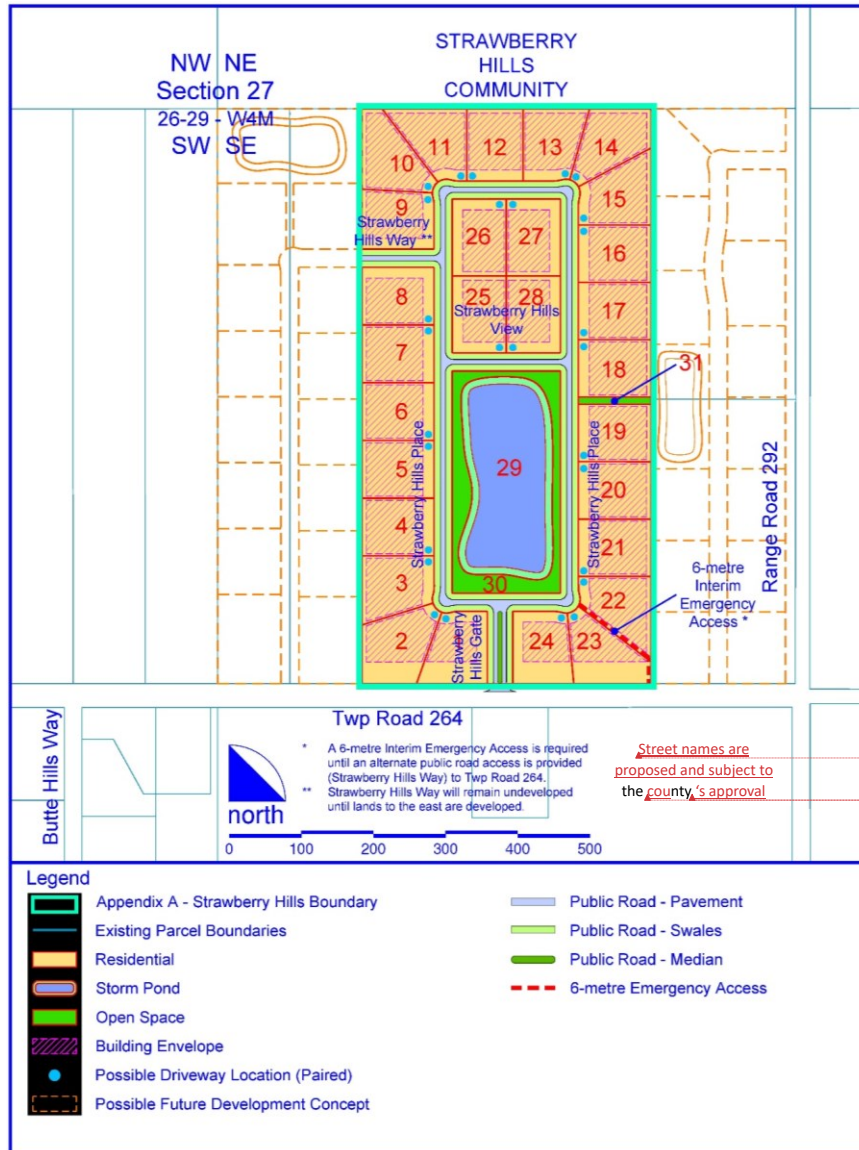
With careful respect and consideration of these design objectives, the proponents are proposing a new residential neighbourhood with the following objectives:

- 1) Create a country residential enclave with 28 new parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.
- 2) Construct an internal subdivision road network designed in accordance with the County Servicing Standards.
- 3) Accommodate the extension of the Rocky View Water Co-op's potable water distribution network to provide potable service for each new lot.
- 4) Establish a comprehensive stormwater management system that promotes best management practices with low impact development methods in accordance with the requirements of the Nose Creek Watershed Management Plan.
- 5) Establish architectural and landscaping guidelines at the subdivision stage to ensure the future building sites are developed with appropriately designed architectural finishes and landscaping is abundant and appropriate for greenhouse gas emission capture.

Policy 3.1.1 *The Strawberry Hills plan shall generally align with Figure 4: Development Concept.*



Figure 4: Development Concept



Street names are proposed and subject to the county's approval

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3.2 STRAWBERRY HILLS STATISTICS

Table 1: Strawberry Hills Development Concept Statistics highlight area calculations and site density. Refer to Figure 4: Development Concept for the location of each parcel listed in Table 1.

PARCEL NUMBER	PARCEL USE	GROSS AREA hectares	BUILDING ENVELOPE hectares	BUILDING ENVELOPE OVER AREA percent	PERCENTAGE OF TOTAL AREA
1	Residential	0.80	0.32	40%	
2	Residential	0.90	0.55	61%	
3	Residential	0.80	0.59	74%	
4	Residential	0.80	0.58	73%	
5	Residential	0.80	0.58	73%	
6	Residential	0.80	0.58	73%	
7	Residential	0.80	0.58	73%	
8	Residential	0.80	0.50	63%	
9	Residential	0.80	0.49	61%	
10	Residential	0.80	0.63	79%	
11	Residential	0.79	0.60	76%	
12	Residential	0.79	0.57	72%	
13	Residential	0.79	0.58	73%	
14	Residential	0.80	0.64	80%	
15	Residential	0.80	0.60	75%	
16	Residential	0.80	0.59	74%	
17	Residential	0.80	0.59	74%	
18	Residential	0.80	0.59	74%	
19	Residential	0.80	0.59	74%	
20	Residential	0.80	0.59	74%	
21	Residential	0.80	0.59	74%	
22	Residential	0.80	0.57	71%	
23	Residential	0.80	0.39	49%	
24	Residential	0.80	0.34	43%	
25	Residential	0.80	0.49	61%	
26	Residential	0.80	0.49	61%	
27	Residential	0.80	0.49	61%	
28	Residential	0.80	0.49	61%	
SUB-TOTAL		22.47	15.19	68%	70.4%
29	Public Utility Lot	3.27			10.2%
30	Municipal Reserve	1.35	1.45		4.5%
31	Municipal Reserve	0.10			
ROADS		4.72			14.8%
TOTAL		31.91			100.0%
* The balance of 10% MR dedication or 1.74 hectares to be provided as cash-in-lieu					
DENSITY		28	lots	0.88	units per hectare
				0.36	units per acre

Table 1: Development Concept Statistics

PARCEL NUMBER	PARCEL USE	GROSS AREA hectares	BUILDING ENVELOPE hectares	BUILDING ENVELOPE OVER AREA percent
1	Residential	0.80	0.32	40%
2	Residential	0.90	0.55	61%
3	Residential	0.80	0.59	74%
4	Residential	0.80	0.58	73%
5	Residential	0.80	0.58	73%
6	Residential	0.80	0.58	73%
7	Residential	0.80	0.58	73%
8	Residential	0.80	0.50	63%
9	Residential	0.80	0.49	61%
10	Residential	0.80	0.63	79%
11	Residential	0.79	0.60	76%
12	Residential	0.79	0.57	72%
13	Residential	0.79	0.58	73%
14	Residential	0.80	0.64	80%
15	Residential	0.80	0.60	75%
16	Residential	0.80	0.59	74%
17	Residential	0.80	0.59	74%
18	Residential	0.80	0.59	74%
19	Residential	0.80	0.59	74%
20	Residential	0.80	0.59	74%
21	Residential	0.80	0.59	74%
22	Residential	0.80	0.57	71%
23	Residential	0.80	0.39	49%
24	Residential	0.80	0.34	43%
25	Residential	0.80	0.49	61%
26	Residential	0.80	0.49	61%
27	Residential	0.80	0.49	61%
28	Residential	0.80	0.49	61%
SUB-TOTAL		22.47	15.19	68%
29	Storm Pond	3.27		
30	Open Space	1.35		
31	Open Space	0.10		
ROADS		4.72		
TOTAL		31.91		
DENSITY		28	lots	0.88
				units per hectare
				0.36
				units per acre

Strawberry Hills is not located within a Preferred Growth Area and the density of 0.89 dwelling units/hectare (0.36 dwelling units/acre) falls within the maximum density as described in the CMR Growth Plan of 1.24 dwelling units/hectare (0.50 dwelling units/acre).

Municipal Reserve (MR) is provided in the form of linear open spaces, that include active (pathways) and passive (seating) recreational uses. A portion of MR is proposed as land and a portion is proposed as cash-in-lieu. See Table 1 Development Concept Statistics.

One Public Utility Lot (PUL) is proposed for the local storm pond. This facility is strategically located south-central to the site, to capture storm runoff in a most efficient manner.

Policy 3.2.1 The developer shall dedicate one (1) Public Utility Lot (PUL) at the subdivision stage as generally illustrated on Figure 4: Development Concept.

Policy 3.2.2 *The developer shall construct stormwater management infrastructure within the PULs in accordance with the applicable requirements of the County.*

3.3 TRANSPORTATION

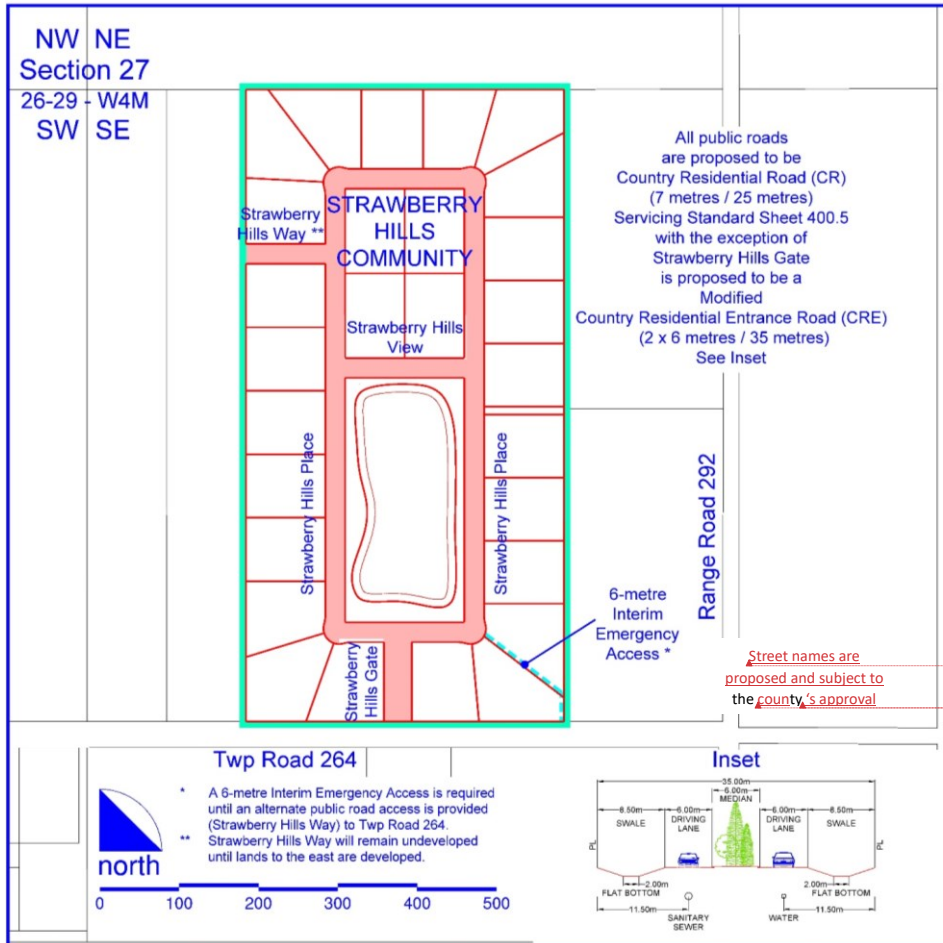
Vehicular access for Strawberry Hills will be via the County's grid road, Twp Road 264 on the south. On an interim basis, an emergency access easement will be provided from the internal road system to Twp Road 264, until such time as development occurs elsewhere within SE27 Conceptual Scheme, providing alternate access to the County grid road system, whereby the emergency access



will no longer be required. Strawberry Hills Way will ultimately serve as a secondary access to Twp Road 264 and can remain undeveloped until such time as it is required in association with a future subdivision linking this road to the County's grid road system.

A Traffic Impact Assessment (TIA) was prepared by Bunt and Associates Engineering Ltd in October 2023. It concluded that no off-site infrastructure improvements are required because of this proposal. The internal subdivision road system, as illustrated in Figure 5: Internal Road System, will be designed and constructed at the subdivision stage in accordance with the County Servicing Standards.

Figure 5: Internal Road System



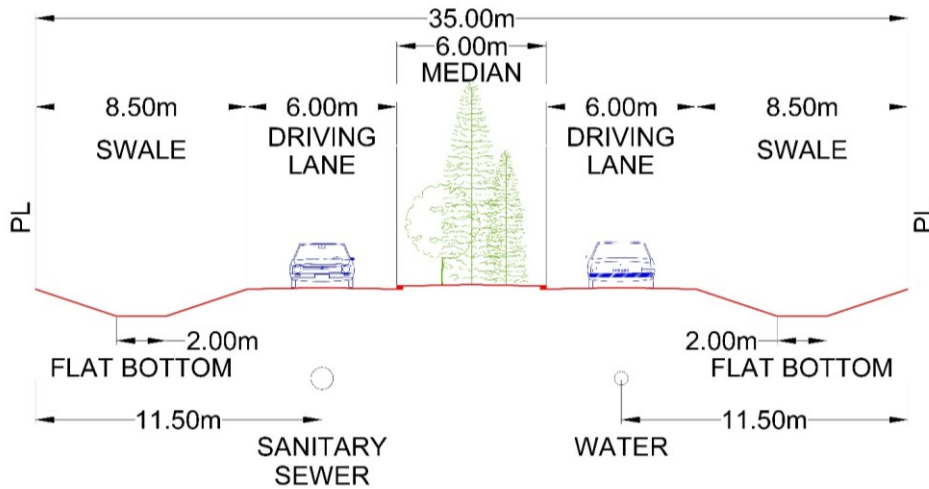
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Figure 6: Proposed Modified Road Cross Section for Strawberry Hills Gate



Policy 3.3.1: All internal roads shall be designed as A Country Residential Standard (7 metres / 25 metres) or Sheet 400.5 in the County's Servicing Standards.

Policy 3.3.2: Notwithstanding Policy 3.3.1 above, a Modified Country Residential Entrance (CRE) Road as generally shown on Figure 6: Modified Road Cross Section for Strawberry Hills Gate, shall be designed to the satisfaction of the County.

Policy 3.3.3: A 6-metre Interim Emergency Access shall be constructed as a condition of subdivision and designed to County Servicing Standards. It shall remain in place until such a time as alternative public road access is provided to connect to the County's road grid system, that is, either Twp Road 264 or Range Road 292.

Policy 3.3.4: Strawberry Hills Way shall remain undeveloped until such time as is required in association with another subdivision that would link it to Twp Road 264.

3.4 UTILITY SERVICING

3.4.1 POTABLE WATER

Country residential development within Strawberry Hills will be serviced with potable water via the Rocky View Water Co-op. A Memorandum re: Residential Water Supply was prepared to establish an estimated volume of water required to support the redevelopment with country residential lots involving parcels sized at a minimum of 0.8 ha (1.98 ac). Confirmation of this allocation has been provided and is in Appendix 1 of this document. The construction of the potable water infrastructure will be provided by the proponents, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications. The proponents will extend the Rocky View Water Co-op's distribution network which presently terminates approximately 165 metres south of Twp Road 264 on Butte Hills Way, located southwest of Strawberry Hills, as generally shown on Figure 7: Strawberry Hills Connection to Rocky View Water Co-op. It is expected that the County will apply a cost recovery agreement at the subdivision stage, affecting any future subdivision or development within the SE27 Conceptual Scheme area that benefits from this water line extension.





Figure 7: Connection to Rocky View Water Co-op



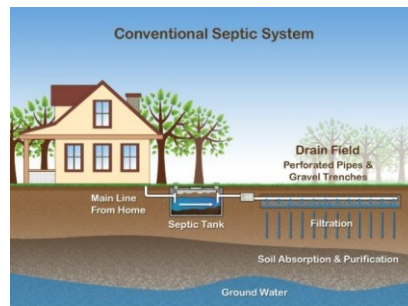
Policy 3.4.1.1: *The developer shall use Rocky View County Water Co-op water line connection for a potable water source.*

Policy 3.4.1.2: *Costs associated with connecting to the Rocky View Water Co-op system shall be the sole responsibility of the developer.*

Policy 3.4.1.3: *The County shall prepare a cost recovery agreement such that any future developer wishing to tie into this line shall share in its cost, in accordance with a prescribed formula.*

3.4.2 WASTEWATER

As this subdivision does not have access to a municipal or other community wastewater collection system, wastewater will be treated and dispersed within each lot consistent with the relevant provincial safety codes and county policies. As the lots are smaller than four acres, county policy stipulates that each lot have a packaged wastewater treatment plant as part of their private sewage system.



Policy 3.4.2.1: *Wastewater treatment shall be via the county's standard PSTS system and designed to the required provincial and county specifications.*

Policy 3.4.2.2: *Strawberry Hills proponents shall consider engagement should a wastewater collection system become available to Strawberry Hills.*

3.4.3 STORMWATER MANAGEMENT

Topography within the Strawberry Hills area is gently undulated with slopes generally ranging from 0% to approximately 6.5%.

Jubilee Engineering provide a stormwater management report as required by Rocky View County for Conceptual Scheme applications. The analysis was performed using the Water Balance Spreadsheet for the City of Calgary. This is a continuous simulation analysis using hourly precipitation data from 1960 to 2010 inclusive. The output is maximum annual volumes that are used in a statistical analysis to calculate the expected 1:100-year and 1:500-year volumes. The 1:100-year storm event is defined as having 1% chance of being equaled or exceeded in any single year or 0.2% chance for 1:500-year. The evaporation pond is designed with no emergency escape route therefore, the pond has been designed for 1:500-year storm event. A data frequency statistical analysis was completed to obtain the continuous 1:500-year storm water levels.



This water balance spreadsheet is designed by the City of Calgary and Westhoff Engineering. The model was designed to accurately simulate stormwater facilities based on a precipitation record over 51 years, 1960-2010. The simulation allows for a water balance of stormwater storage facilities receiving runoff produced by a catchment area, based on a daily time step. The model incorporates the average monthly lake evaporation data, published by Alberta Environment, as well as sublimation losses related to snowpack. The Water Balance Spreadsheet also aids in the design of LID features including rainwater gardens, bioswales, etc. The model computes surface runoff and abstraction losses abiding to the following parameters:

- Soil or Media Depth
- Porosity

- Field Capacity
- Wilting Point
- Saturated Hydraulic Conductivity
- Sub-soil Hydraulic Conductivity
- Ponding Depth
- Catchment areas – in hectares as per delineated catchments
- Impervious Ratios – as per individual catchment area

Since the proposed development endorses no additional runoff compared to the existing condition, this report is in accordance with Rocky View County. The following conclusions and recommendations have been made from this report:

- The analyzed subdivision area is 49.36 hectares. The evaporation pond area is 3.27 hectares. The building/driveway areas is 3.42 hectares. The paved road area is 2.07 hectares. The gravel area is 0.31 hectares (maintenance roads). There is an offsite area of 17.47 ha to the east that is contributing to the evaporation pond in the undeveloped condition. The remaining 22.82 hectares is landscape area on the lots and the roadside ditches. These areas will drain to the evaporation pond via overland drainage.
- An evaporation pond is designed for a 1:100-year and 1:500-year storm event with zero discharge. Through Water Balance and statistical analysis, the 1:100-year and 1:500-year storm ponding depths in the evaporation pond is 3.75m and 4.00m respectively which gives freeboards of 0.75m and 0.50m respectively.
- All details conform to the City of Calgary Stormwater Management Design Manual and the Rocky View County Servicing Specifications.
- A more detailed Subdivision Stormwater Management report will be provided at the detailed design stage.

Policy 3.4.3.1: *Strawberry Hills will be developed to ensure, as much as is practical, existing natural surface drainage features and topography are preserved. Buildable areas within the lots will consider this. Grading shall consider existing topography and surface drainage routes to minimize impacts.*

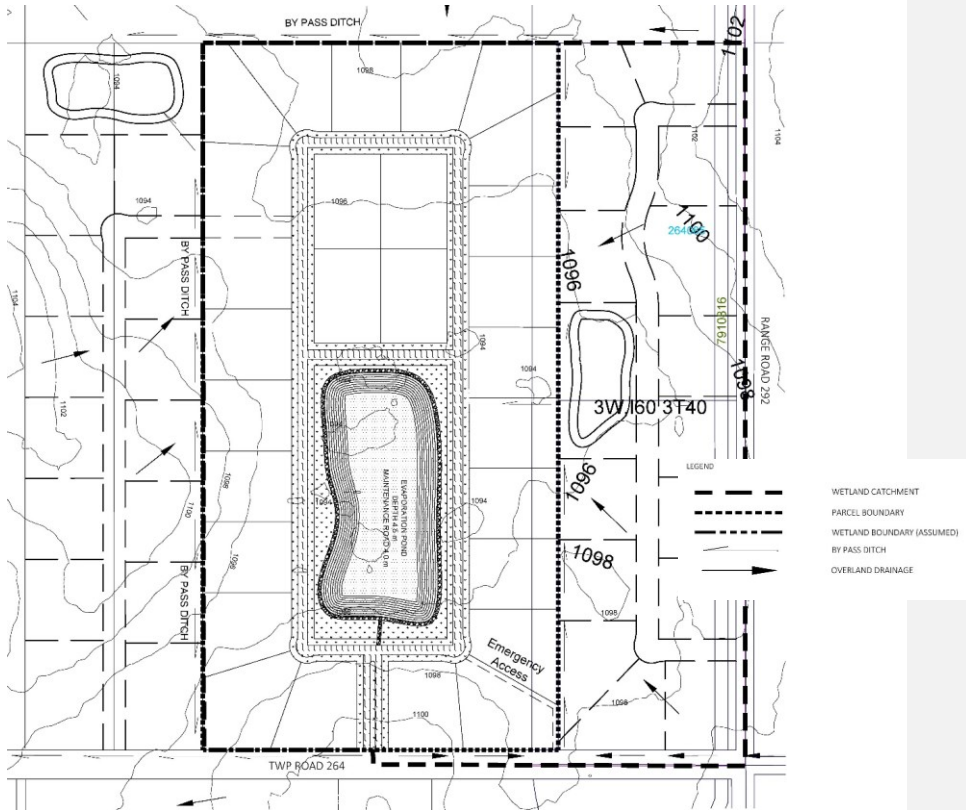
Policy 3.4.3.2: *Lot access, as much as practical, shall minimize driveway lengths required to access building envelopes.*

Policy 3.4.3.3: *Bioretention within the residential lots shall be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.*

Policy 3.4.3.4: *Other low-impact development “source control” practices shall be encouraged including rainwater capture, with methods used to be at the proponents’ discretion.*

Policy 3.4.3.5: *Stormwater runoff from the land located to the east within SE27 Conceptual Scheme shall temporarily drain into Strawberry Hills’ storm pond, via an overland swale as shown on Figure 8: Strawberry Hills Stormwater Management Plan. Once the land to the east has its own operating storm pond as part of a future redevelopment plan, the overland swale shall be removed, and the parcel of land can function as a linear open space link between subdivisions.*

Figure 8: Stormwater Management Plan



3.4.4 SHALLOW UTILITIES

Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the developer at the subdivision stage in consultation with all applicable shallow utility providers.

Policy 3.4.4.1: *All shallow utility installation costs shall be the responsibility of the developer.*

3.5 SOLID WASTE MANAGEMENT

Provision of solid waste management will be provided for each subdivision by a qualified solid waste management operator to be managed through a contract.

Policy 3.5.1: *A solid waste management plan shall be prepared at the subdivision stage, to the satisfaction of the County.*



3.6 FIRE SUPPRESSION



It is acknowledged that the Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as utilizing the stormwater management facilities to provide a water supply with a drafting hydrant, and/or ensuring each country residential parcel's building site maintains a nominal

separation of greater than 30.48 metres (100 feet) in accordance with the County's Fire Suppression Bylaw C-7259-2013.

Policy 3.6.1: *The developer shall either use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw or adhere to a minimum of 30.48 metres (100 feet) habitable building to building separation in accordance with the County's Fire Suppression Bylaw C-7259-2013.*

3.7 EMERGENCY RESPONSE

Primary fire response will be provided from Rocky View County Fire Station #107 located at 291015 Rocky View Drive, approximately 5.5 kilometres to the southeast and within ten minutes response time. Policing will be provided by the RCMP Detachment in the City of Airdrie with support from the Rocky View County Community Peace Officers. Emergency Response will be addressed by the 911 system with dispatch of ambulance service from EMS facilities within the Cities of Calgary and Airdrie.



3.8 PUBLIC OPEN SPACE



The landowner is required to provide the outstanding Municipal Reserve (MR) against each certificate of title, at the subdivision stage, either by land dedication, cash-in-lieu of land, and/or deferral of land or a combination of all three, in consultation with the County and in accordance with the requirements of the Municipal Government Act. It is noted that dedication of MR for the Appendix A –

Strawberry Hills development is proposed via land dedication. Maintenance of the MR is to be provided through the establishment of a Homeowner's Association (HOA) with the future landowners of Appendix A – Strawberry Hills.

Aspirations for the central MR is for it to be multi-purpose by serving residents of all ages. Components under consideration are a perimeter pathway to encourage residents to be mobile; a children's play area, a community garden/greenhouse(s) for vegetables, fruits, and flowers; and a social gathering space. Details will be provided at the subdivision stage.

Policy 3.8.1: *The developer shall provide outstanding MR against each certificate of title, at the subdivision stage, by a combination of land dedication and cash-in-lieu, in accordance with the requirements of the Municipal Government Act.*

Policy 3.8.2: *The developer will be required to establish a Homeowner's Association (HOA) to be responsible for the perpetual maintenance of the land dedicated as MR.*

Policy 3.8.3: *The MR shall be designed as multi-purposed to allow for all ages to enjoy, based on their respective activity preferences.*

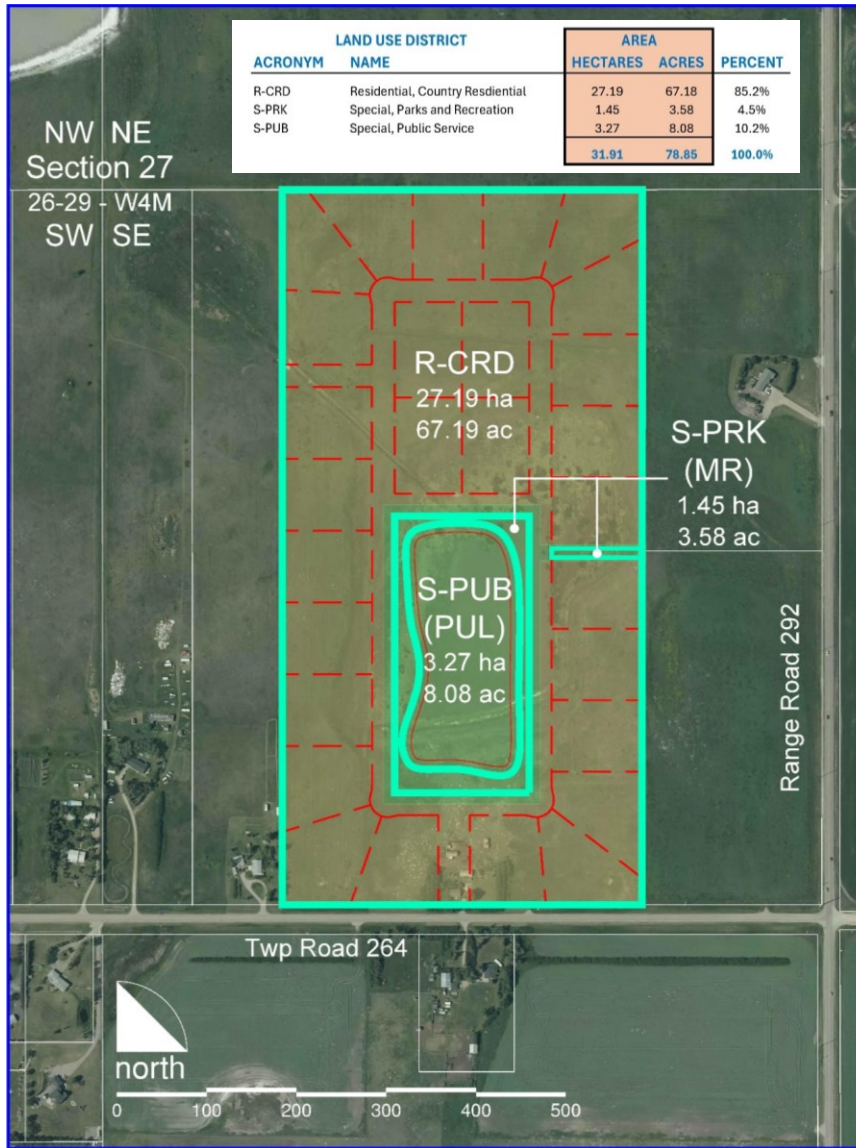


4.0 Implementation

4.1 PROPOSED LAND USE REDESIGNATION

A land use redesignation application for Strawberry Hills seeks to redesignate the property from its existing Agricultural, Small Parcel District (A-SML p8.1) District to Residential, Country Residential District (R-CRD) to accommodate minimum 0.8-hectare country residential parcels, Special, Parks and Recreation to accommodate public open space with trails and seating, and Special, Public Service District (S-PUB) to accommodate a stormwater facility. See Figure 9: Proposed Land Uses.

This application is being made concurrent to the adoption of the SE27 Conceptual Scheme.



4.2 PROPOSED SUBDIVISION

The subdivision of Strawberry Hills is expected to occur within the short term according to design criteria described as follows:

- Minimum residential parcel sizes to be in accordance with the requirements of the County's applicable land use designation.
- Any outstanding Municipal Reserves (MRs) to be addressed as land dedication up to 10% of the gross developable area, or cash-in-lieu, or a combination of both.
- Implementation of required transportation, utility servicing, and stormwater management infrastructures, as contemplated by the SE27 Conceptual Scheme, in accordance with the provisions of the County's Development Agreement Process and the County Servicing Standards.
- Creation and implementation of Architectural Guidelines and Landscaping Plan as described by Section 4.3 of this appendix.

Figure 10: Proposed Subdivision Plan



4.3 ARCHITECTURAL & LANDSCAPING GUIDELINES



The developer will establish and implement specific Architectural & Landscaping Guidelines at the subdivision stage to ensure all residential development reflects a consistent style and coordinated theme.

Policy 4.3.1: The developer shall establish Architectural & Landscape Guidelines at the subdivision stage to regulate specific residential building criteria as identified in Section 4.4 Architectural Considerations of the SE27 Conceptual Scheme.



4.4 SUBDIVISION & STREET NAMES

Both the subdivision name and the street names are proposed to be themed in line with existing adjacent names premised on the “Hills” theme: the existing Sharp Hills and Butte Hills communities to the west and southwest, respectively, and the proposed Butte Hills East to the south. The prefix “Strawberry” was chosen as the proponents of this application wish to promote this plant through its community gardens’ program, to be established on the MR property and maintained by a future Homeowners’ Association. Refer to Figure 11: Proposed Community & Street Names.

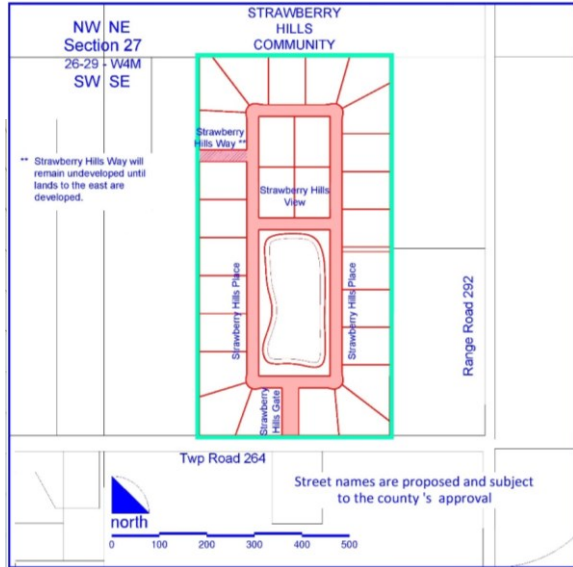
Policy 4.4.1: All proposed subdivisions and respective street names shall be submitted to the County for approval prior to subdivision endorsement.

Policy 4.4.2: If a sign to identify the subdivision name is located on private property a maintenance agreement shall be registered on the affected title to be maintained in perpetuity.

Policy 4.4.3: Notwithstanding Policy 4.4.2 above, if a sign to identify the subdivision name is located on MR, it shall be maintained by a future Homeowners’ Association, in perpetuity.



Figure 11: Proposed Community & Street Names



5.0 Public

Consultation

A letter of introduction was mailed to all SE27 Conceptual Scheme landowners on August 23, 2023, asking for their input regarding the development concept for the Conceptual Scheme (Figure 2: Future Developability Considerations for SE27-26-29-W4M). The results produced one resident's email of clarification. See Appendix 2.

A public open house was held on Wednesday, February 22, 2024, at the Balzac Community Hall from 430pm until 730pm. An advertisement was placed in the *Rocky View Weekly* for two consecutive weeks: February 13th and 20th. An invitation letter was also mailed to the SE27 Conceptual Scheme landowners on January 22, 2024, personally inviting them to the open house. See Appendix 2.



There were approximately 25 attendees, including all SE27 Conceptual Scheme landowners. The following comments were registered via conversations and comment sheets (answers, where necessary, are shown in red):

- *No concerns.... very excited about this community.*
- *Not concerned but happy to see Rocky View County is growing.*
- *Excited to see new developments coming up.*
- *Super excited about this development.*
- *Excited to have a new green space.*
- *Would like opportunities for your plan to support and complement our plans.*
- *Everything was clarified and answered well.*
- *Looking forward to seeing new lots in the area, new homes, and development.*
- *Bypass truck traffic from Highway 2, avoiding the weigh scale station. This is unfortunate and would suggest contacting Rocky View County to see if any mitigative measures can be introduced.*
- *More traffic through Sharp Hills. The traffic analysis indicated that adjacent roads, and intended routes, can handle the increased volumes.*
- *Will you connect to Rocky View Water Co-op? Yes – already approved.*
- *Where did the name Strawberry Hills come from? Named by the landowners' affection for strawberries with "Hills" in alliance with adjacent communities' names: Sharp Hills, Butte Hills, Hays Hills, and the proposed East Butte Hills.*

In addition, as part of the county's formal circulation process, three letters of opposition were received. Their concerns ranged from traffic, sewerage, wildlife, and wetland. All three letters were provided with appropriate responses.

6.0 Supporting Technical Reports

The following technical reports are submitted under separate cover.

- 1) Phase One Environmental Site Assessment, JAD Environmental Services Inc (September 2023)
- 2) Geotechnical Report, Englobe Corp. (November 2023)
- 3) Biophysical Impact Assessment, CIMA+. (January 2024)
- 4) Traffic Impact Assessment, Bunt & Associates Engineering Ltd. (October 2023)
- 5) Preliminary Stormwater Management Report, Jubilee Engineering Inc. (January 2024)
- 7) Historical Resources Overview, Bison Historical Services Ltd. (October 2023)