

Introduction

1.1 DEFINITIONS

The following definitions help to understand the complexities of Appendix A – Strawberry Hills Development Concept as it is related to the SE27 Conceptual Scheme. See Figure 1: ~~SE27~~; SE27 Conceptual Scheme & Appendix A - Strawberry Hills for a graphic representation.

SE27 Conceptual Scheme The total area of the SE¼ 27-26-29-W4M comprising ±64.33 hectares or ±158.96 acres, located in the Balzac East Area Structure Plan (BEASP).

Proponents Landowner of 292064 Twp Road 264, who wishes to immediately redesignate and subdivide their respective properties.

Appendix A - Strawberry Hills Development Concept The land owned by the proponents for immediate land use redesignation and subdivision of 32.17 hectares (79.49 acres). The Appendix A - Strawberry Hills Development Concept application will include the necessary reports to support its developability as an appendix to the SE27 Conceptual Scheme area.



1.2 GENERAL

The SE27 Conceptual Scheme is in the general Balzac community, east of Highway 2 and 0.80 kilometre south of the City of Airdrie. Sharp Hills and Butte Hills are the current, neighbouring, country residential communities. The Conceptual Scheme is physically accessed from Twp Road 264. There are five parcels identified in the Conceptual Scheme area: two long, narrow 20-acre parcels, one 80-acre parcel and two rectangular parcels of 20-acres each.

Subdivision in the area is variable, with long, narrow 20-acre parcels to the west, and 08-hectare two-acre residential lots further west, and southwest. Unsubdivided quarter-sections existing to the east, north, southeast, and northwest, and a parcel-out quarter-section to the south.

- Formatted: Font: 14 pt
- Formatted: Font: 14 pt, Bold
- Formatted: Font: 14 pt, Bold, Font color: Red



Legend

 SE27 Conceptual Scheme Boundary

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Policy 1.1.1: *Each ~~landowner~~ ~~developer~~ within the SE27 Conceptual Scheme area who wishes to apply for a land use redesignation and subdivision shall append this Conceptual Scheme with its respective Development Concept as a sequentially numbered Appendix.*

Policy 1.1.2: *Each application submitted to the County, ~~per~~ according to Policy 1.1.1 above, shall address the following criteria:*

- 1. A plan showing the proposed parcel configuration and orientation of the subdivision.*
- 2. A plan showing how lands containing identified wetlands ~~and~~ and historic resources can be mitigated prior to surface disturbances occurring in accordance with the applicable regulatory authorities.*
- 3. Technical ~~reporting that~~ reporting demonstrates how the required transportation, utility servicing, and stormwater management infrastructure will be provided in accordance with the County Servicing Standards, and the requirement of any applicable regulatory authority.*
- 4. A plan showing the proposed disposition of outstanding Municipal Reserve to be provided at the subdivision stage through dedication of land, cash-in-lieu, or a combination of both.*
- 5. A plan showing any Environmental Reserve as defined and implemented in accordance with the Alberta Municipal Government Act.*
- 6. Criteria for the proposed architectural style, form and character of new dwellings, proposed building placement, and landscaping criteria for all new residential lots.*

1.3 PURPOSE OF THIS PLAN

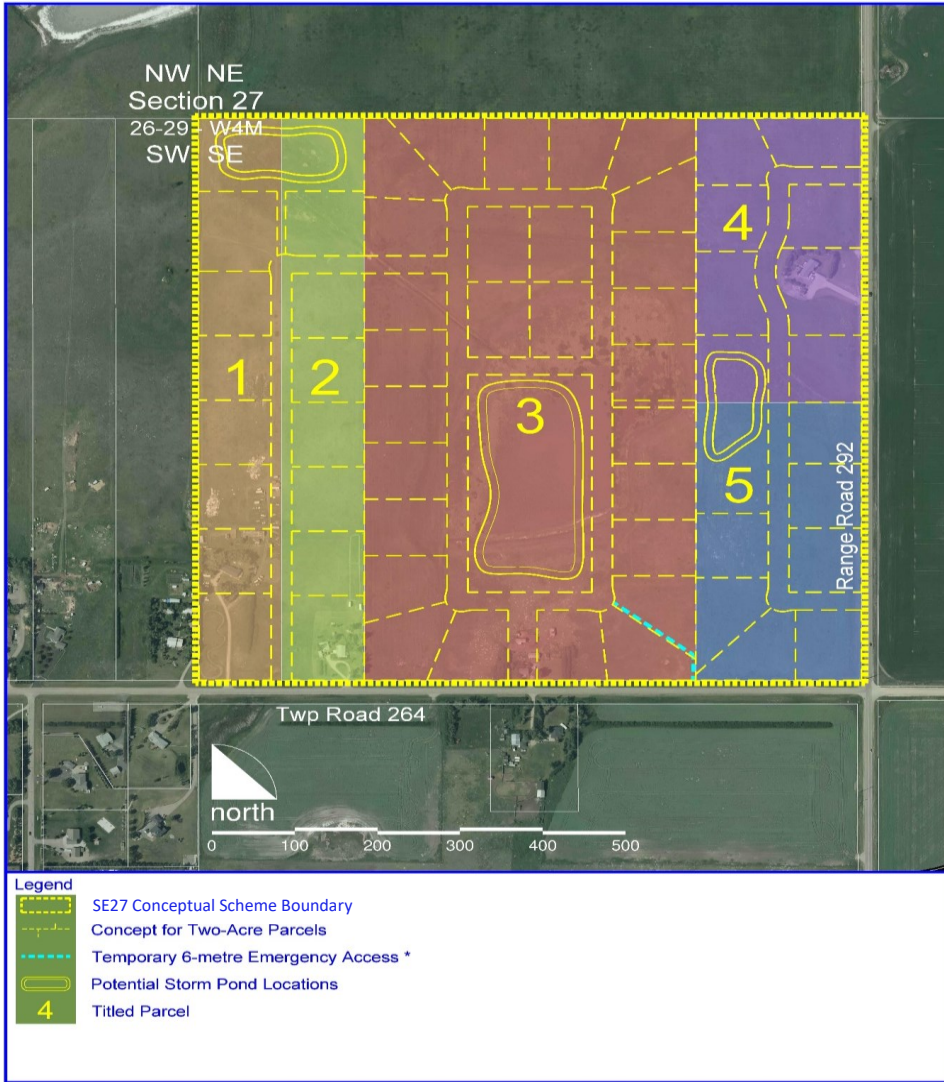
SE27 Conceptual Scheme establishes a comprehensive development vision, rationale, and implementation framework to support the development of a comprehensively planned country residential area in accordance with the Balzac East Area Structure Plan (BEASP). The Conceptual Scheme's policies are intended to facilitate the immediate subdivision of a portion of the 27-26-29-W4M, in addition to establishing a framework for the 'potential' future redevelopment of the other parcels within the subject area. The Plan's implementation framework is intended to guide the County's decision-making process regarding future applications for land use redesignation and subdivision.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Figure 2: Future Developability Considerations for SE27 Conceptual Scheme



Policy 1.2.1: If Figure 2: Future Developability Considerations for SE27-26-29-W4M is altered, it shall be replaced in this document with the newer version.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

1.4 PROJECT GOALS

The SE27 Conceptual Scheme contemplates a comprehensively planned country residential neighbourhood in accordance with the following goals:

- Establish a policy framework that ensures future country residential subdivision respects the existing site conditions within the plan area including the configuration of existing building sites, topography, surface drainage, and vegetation patterns.
- Ensure new residential development is supported by appropriate improvements to the municipal transportation network.
- Ensure the new residential subdivision is supported by an appropriate potable water supply.
- Ensure the suitability of the site to accommodate Private Sewage Treatment Systems (PSTS) in accordance with provincial and municipal requirements.
- Establish a strategy to maintain a positive stormwater management plan in accordance with government regulations.
- Establish a phasing strategy that accommodates future redevelopment in an orderly and sequential manner, in accordance with the aspirations of each landowner within the plan area, based on the availability of required infrastructure and market demand.

1.5 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the SE27 Conceptual Scheme are to:

- a) Summarize existing conditions within the plan area to identify development opportunities and constraints,
- b) Establish a future development concept supported by an integrated land use framework designed to facilitate country residential development within the Conceptual Scheme area in accordance with the Balzac East Area Structure Plan (BEASP) and Rocky View County Servicing Standards,
- c) Establish a strategy to implement transportation, utility services, and stormwater management infrastructure as required to support country residential development and related uses,
- d) Establish expectations for the provision of Emergency Response within the Plan area, and
- f) Summarize a community consultation program implemented to inform and educate affected landowners and interested stakeholders.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

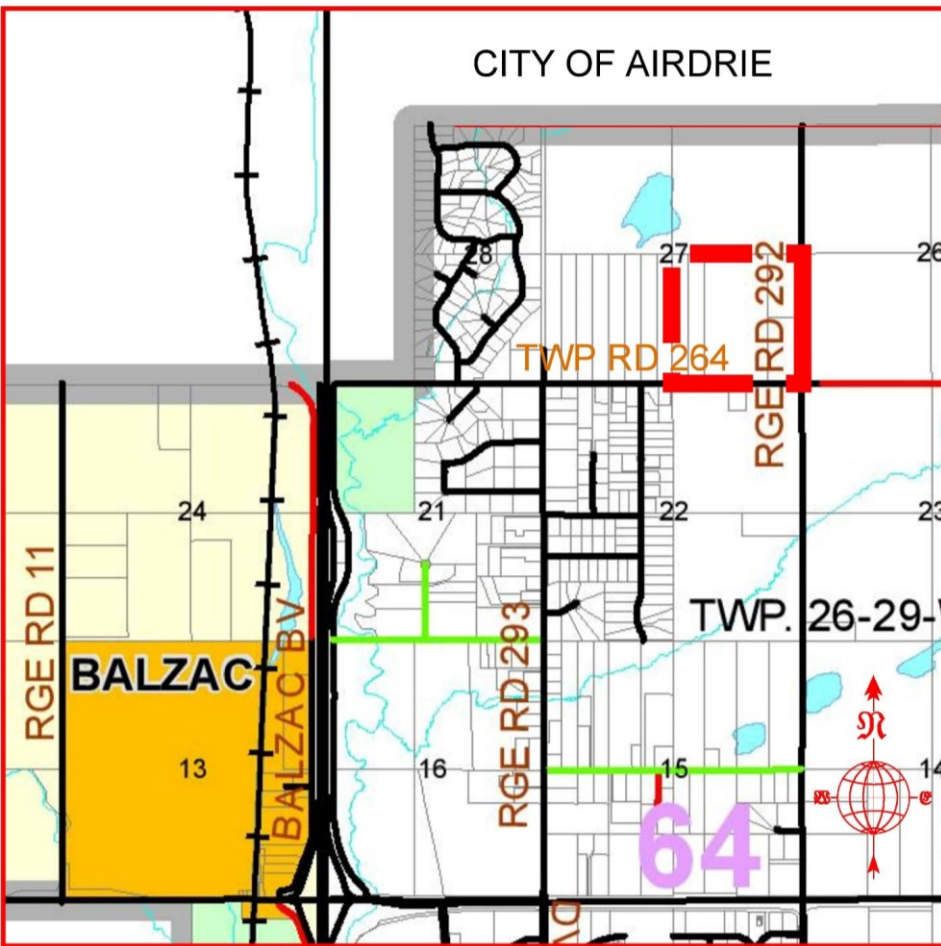
Formatted: Font: 14 pt, Bold, Font color: Red

Conceptual Scheme Description

2.1 LOCATION

As shown on Figure 3: Regional Context, the SE27 Conceptual Scheme area is shown within the broader context of the surrounding Balzac East community.

Figure 3: Regional Context



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

2.2 LEGAL DESCRIPTIONS

There are a total of five parcels in the SE27 Conceptual Scheme. Table 1: SE27 Conceptual Scheme Parcel Details summarizes their respective legal descriptions, areas, and addresses, where applicable, while Figure 5: SE27 Conceptual Scheme Legal Parcels identifies the location of each numbered parcel referenced in the table.

Table 1: SE27: SE27 Conceptual Scheme Parcel Details

PARCEL	LEGAL DESCRIPTION	ADDRESS	APPROX AREA *	
			hectares	acres
1	SE27-26-29-W4M	292124/292128 Twp Rd 264	8.04	19.87
2	SE27-26-29-W4M	292102 Twp Rd 264	8.04	19.87
3	SE27-26-29-W4M	292064 Twp Rd 264	32.17	79.49
4	SE27-26-29-W4M	264085 Range Road 292	8.09	20.00
5	SE27-26-29-W4M	n/a	7.99	19.74
TOTAL			64.33	158.96

* Areas extracted from the online Rocky View County Atlas link

Figure 4: SE27: SE27 Conceptual Scheme Legal Parcels



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

2.3 LOCAL DEVELOPMENT CONTEXT

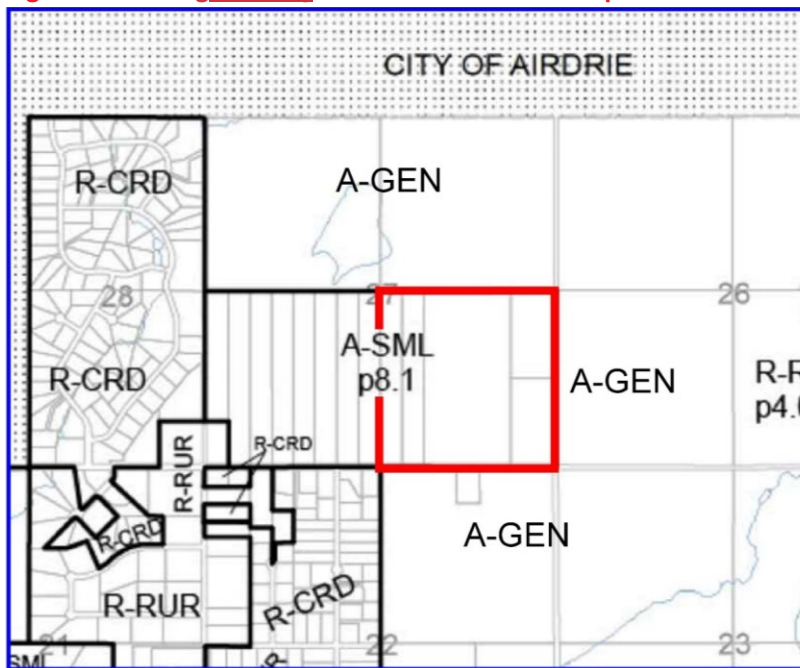
The existing character pattern surrounding SE27 Conceptual Scheme includes an evolving mix of rural residential lots and small holdings' agricultural parcels, generally characterized as follows:

- Lands situated to the west and southwest include subdivided parcels and supporting small-scale agricultural uses and country residential dwellings.
- Lands situated to the south, east, and north are characterized by unsubdivided quarter-sections, as well as to the north, the City of Airdrie beyond.

2.4 EXISTING LAND USES

The existing land uses for SE27 Conceptual Scheme are Agricultural, Small Parcel District (A-SML p8.1). The purpose of the A-SML land use district is to provide for a range of mid-size parcels for agricultural use to accommodate traditional and emerging trends in agriculture. It is noted that all lands within the Conceptual Scheme area are anticipated to accommodate country residential subdivisions in accordance with the provisions of the Balzac East Area Structure Plan (BASP), 1994.

Figure 5—Existing: Existing Land Use for SE27 Conceptual Scheme



SE27 CONCEPTUAL SCHEME

MARCH 2024 - APRIL 2025

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

2.5 EXISTING SITE CONDITIONS

The SE27 Conceptual Scheme area includes flat to gently sloping lands and is located within the Grasslands Natural Region and the Foothills Fescue Sub-Region for the most part, with wetland material evident in the centre, and trees areas surrounding the existing residential and accessory buildings. The plan area includes five parcels, of which four are presently developed with country residential dwellings and accessory buildings. A water body is centrally located with another one to the northwest, connected by a man-made ditch and draining to the northwest.

SE27 Conceptual Scheme is accessed via the County's road grid system, Twp Road 262, running east/west and Range Road 292, running north-south.



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Formatted: Font: 14 pt

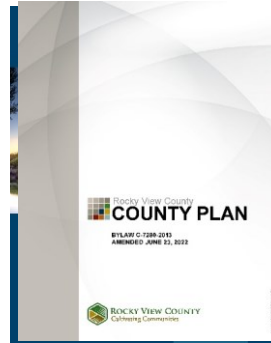
Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Government Policy Framework

3.1 — CALGARY METROPOLITAN REGIONAL BOARD (CMR) GROWTH PLAN

Under Section 3.1.5 Rural and Country Cluster Placetype of the CMR Growth Plan, the following policies are found:



3.1.5.1 The Rural and Country Cluster Placetype should be characterized by larger lot sizes, lower density, and single-detached housing. This Placetype may include country cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

3.1.5.2 Rural and Country Cluster Placetype, when it is not clustered shall comply with the following:

(a) the development shall not be located within a Preferred Growth Area; and

(b) the maximum Density is 1.2 dwelling units / hectare (0.5 dwelling units/acre).

Policy 3.1.1: The maximum density for any proposed phase of development within SE27 Conceptual Scheme shall be 1.2 dwelling units / hectare (0.5 dwelling units/acre).

3.21 THE COUNTY PLAN

The County Plan includes the ~~following vision~~ following statement:

Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business development opportunities.

The County Plan establishes planning principles which all future developments within the municipality are expected to consider including:

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

- Growth and Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The County Plan’s Residential Policies seek to facilitate moderate residential growth within preferred designated areas. The Country Plan encourages country residential development to continue to locate within existing communities where Area Structure Plans are adopted.

3.32 BALZAC EAST AREA STRUCTURE PLAN (BEASP)



BALZAC EAST
AREA STRUCTURE PLAN



Robert G. 1977-2001. Adapted September 26, 2009.
MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development

The SE27 Conceptual Scheme includes an implementation strategy to facilitate a country residential subdivision which is consistent with Figure 2: Balzac East Area Structure Plan’s Conceptual Vision. As illustrated on Figure 3: Balzac East Area Structure Plan Land Use Strategy, the Conceptual Scheme area is situated within the BEASP’s Residential Phase 2 district, which allows: *two-acre lot development provided it is adjacent to the same subdivision format, has direct access to a developed road, and has access to a potable water supply.* ~~It is noted that SE27SE27 Conceptual Scheme is presently not adjacent to any two-acre subdivisions.³ However, the located north of the East~~ ~~East Butte Hills Conceptual Scheme that proposes is proposed and located directly south of SE27 Conceptual Scheme two-acre country residential parcels.~~ ~~Introduction~~The introduction of a comprehensively planned country residential development is proposed by this Conceptual Scheme within a location that can be readily serviced by the Rocky View Water Co-op and has direct access to Twp Rd 264. This Conceptual Scheme has been prepared pursuant to the future land use and development phasing provisions of the BEASP, and addresses the specific policies described in Section 2: Plan Vision and Goals.

³The Butte Hills community of two-acre country residential parcels is located southwest of this Conceptual Scheme.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

3.4.3 ROCKY VIEW COUNTY LAND USE BYLAW

The development vision for SE27 Conceptual Scheme is for a country residential development.

The purpose of the R-CRD district is “to provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits” (Section 322, Rocky View County Land Use Bylaw). Under the R-CRD district, a *Dwelling Single Detached* is identified as a permitted use.

Although detailed design of the lots and dwellings themselves will not be determined until after the land use redesignation and this Conceptual Scheme are approved, the proposed development broadly complies with the provisions of the C-CRD land use district, including meeting its minimum parcel size, respecting its maximum building height, setbacks, landscaping, and servicing requirements.

Policy 3.4.1: For all phases of this Conceptual Scheme, any proposed land use district shall adhere to the rules and regulations of the County Land Use Bylaw.

Rocky View County
Land Use Bylaw



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Implementation

4.1 THE IMPLEMENTATION PROCESS

The SE27 Conceptual Scheme’s policy framework is intended to guide the implementation of a comprehensive country residential subdivision for the entire Conceptual ~~Scheme~~,Scheme over time, as generally contemplated by the Balzac East Area Structure Plan, 1994. While the illustrated scenario in Figure 2: Future Developability Considerations for SE27-26-29-W4M, suggests country residential subdivision will occur throughout the Conceptual Scheme area, the policies of this Conceptual Scheme do not obligate any of the landowners to redevelop their lands with a prescribed land use or within a prescribed timeline. Instead, it is anticipated that each landowner will pursue the redevelopment process of their lands, ~~subject to their own individual development aspirations and associated timelines~~in accordance with the vision of this Conceptual Scheme.

Policy 4.1.1: *Each ~~landowner~~developer within this Conceptual Scheme shall prepare the necessary documentation in accordance with County requirements, to seek land use redesignation and subdivision approvals according to its own aspirations and timelines.*

4.2 PROPOSED LAND USES

The ultimate configuration of land uses within the SE27 Conceptual Scheme area is expected to be dominated by the Residential, Country Residential Land Use District (R-CRD) as illustrated in Figure 2: ~~Future~~:Future Developability Considerations for SE27-25-03-W5M. When ready to redevelop, each landowner will apply for a land use amendment to pursue country residential development on their property, in accordance with the provisions of this Conceptual Scheme, the requirements of the Balzac East Area Structure Plan, and the County Servicing Standards. If the intent is not for country residential development, then the County will evaluate the proposal on its own merits.

Policy 4.2.1: *Prior to redeveloping their lands, each ~~landowner~~developer within the Conceptual Scheme area shall apply for a Land Use Amendment to the County to satisfy the relevant policies described in this Conceptual Scheme, to the satisfaction of the County.*

Policy 4.2.2: *~~Should~~If a landowner~~developer wishes~~ to pursue a land use district other R-CRD, the County shall evaluate it in context with this Conceptual Scheme and on its own merit.*

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

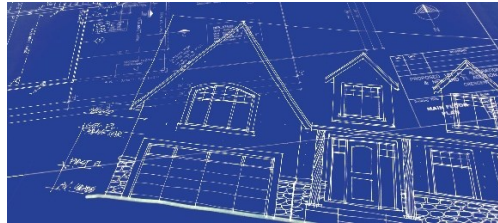
4.3 FUTURE SUBDIVISION WITHIN SE27 CONCEPTUAL SCHEME

Subdivision of the remaining parcels within the SE27 Conceptual Scheme area is expected to occur as generally illustrated by Figure 2: Future Developability Considerations for SE27-26-29-W4M, according to design criteria described as follows:

- Minimum residential parcel sizes shall be in accordance with the requirements of the County’s applicable land use designation.
- Dedication of required Public Utility Lots (PULs), Municipal Reserve (MR), and Environmental Reserve (ER) as contemplated by this Conceptual Scheme.
- Implementation of required transportation, utility servicing, and stormwater management infrastructure, as contemplated by this Conceptual Scheme, in accordance with the provisions of the County’s Development Agreement Process and the County Servicing Standards.

4.4 ARCHITECTURAL CONSIDERATIONS

As previously described in this Conceptual Scheme, the configuration of residential lots shall be in accordance with the parcel size and specific development regulatory requirements as established by the Land Use Bylaw. Each landowner is expected to establish and implement Architectural Guidelines, at the subdivision stage, to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building and property criteria will be established to consider design elements such as:



- Exterior material finishes and colours should match the dominant palette of natural landscaping.
- The use of natural material finishings such as stone, wood siding, and timber is encouraged.
- Rooflines with variable peaks, gables, and dormers are encouraged.
- Front entrances should be the dominant feature of the front building façade.
- Garage doors should be situated to minimize visual impact ~~from~~on any public street.
- Roofing materials should reflect a natural colour palette.
- Exterior illumination should be minimized, and where implemented, must be in accordance with the County’s ‘Dark Sky’ requirements.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

- Areas of extensive ‘manicured’ exterior landscaping should be minimized in favour of establishing more natural ‘drought-resistant’ plantings that require minimal irrigation and maintenance.
- Use of fencing should be minimized.
- A covenant that requires development within each lot to maintain a nominal building separation greater than 30.5 m (100 ft) as per the County’s Fire Suppression Bylaw.
- The developer will register the Architectural Guidelines on all titles for each residential property at the subdivision stage to advise the future landowners of their specific development requirements.



Policy 4.4.1: Each landowner/developer shall establish Architectural Guidelines at the subdivision stage, to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination.

Policy 4.4.2: The Architectural Guidelines shall ensure each residential lot maintains a nominal building separation of 30.48 metres (100 feet), in accordance with the County’s Fire Hydrant Water Suppression Bylaw C-7259-2013.

Policy 4.4.3 The developer will register the Architectural Guidelines against the certificate of title of each residential property via Restrictive Covenant against at the subdivision stage to advise the future owners of their specific development requirements relative to the Architectural Guidelines.

Formatted: English (Canada)

4.5 HOMEOWNERS’ ASSOCIATION (HOA)

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

A Homeowners' Association (HOA) is necessary at the subdivision stage to manage a contract with a waste management provider, maintain the pathway system, and to administer other duties as may be required.

Policy 4.5.1: The developer shall establish a Homeowners' Association (HOA) at the subdivision stage.

Policy 4.5.2: The HOA shall manage a contract with a waste management provider engaged to provide service within the Plan area.

Policy 4.5.3: The HOA shall maintain all MR, and PUL parcels, and any infrastructure, e.g. seating, children's play equipment, pathways, within these parcels.

4.6 SUBDIVISION PHASING

Subdivision phasing in the SE27 Conceptual Scheme will occur as each landowner chooses to develop. The sequence of future subdivisions and development phases will enable each landowner to pursue Land Use Amendment and Subdivision applications according to their own individual aspirations and associated timelines. As described in this Conceptual Scheme, each landowner will be required to construct the required transportation, utility servicing, and stormwater management, in accordance with the over-arching policies of this Conceptual Scheme and the terms of the County's Development Agreement process.

Policy 4.56.1: Each ~~landowner~~ developer within this Conceptual Scheme shall proceed with each phase subject to receiving required approvals from Rocky View County provided the required transportation and utility servicing infrastructure can be provided in accordance with the County Servicing Standards.

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Indent: Left: 0", Hanging: 0.98"

Formatted: English (Canada)

Formatted: Font: 12 pt, Not Bold, Font color: Auto, Not All caps

Formatted: Font: 14 pt

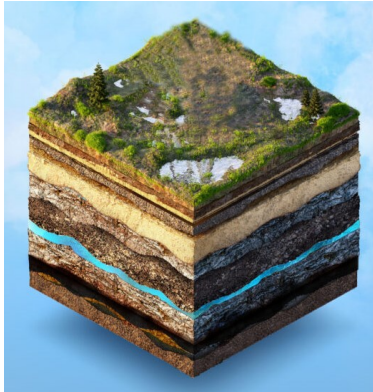
Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

4.67 GEOTECHNICAL CONSIDERATIONS

It is important that the land upon which development is to occur is geotechnically stable, particularly where there are slopes greater than 15%. All landowners wishing to develop their respective properties require this analysis and any recommendations to be completed prior to subdivision.

Policy 4.67.1: The ~~landowner~~developer shall provide a detailed geotechnical investigation, at or prior to the subdivision stage, to demonstrate that sub-surface conditions are favourable for the intended development, to the satisfaction of the County.



4.7.8 BIOPHYSICAL CONSIDERATIONS



Acknowledgement of biophysical considerations ~~are~~^{is} paramount to ~~understand~~^{understanding} how the overall ecosystem operates on a local basis, recognizing water bodies, drainage courses, sloped lands, vegetation, flora, and fauna. Each landowner wishing to develop requires knowledge of the above prior to moving forward with their development.

Policy 4.87.1: The ~~landowner~~developer shall prepare a Biophysical Impact Assessment (BIA) in accordance with the County Servicing Standards (2013), which would identify valued ecosystem components (VECs), such as rare/protected wildlife and waterbodies (includes watercourses, intermittent streams, and wetlands), potential project interactions with VECs, mitigation recommendations, anticipated residual impacts, and additional environmental regulations and processes that may apply.

Policy 4.78.2: The ~~landowner~~developer shall retain qualified professionals to complete required biophysical analyses and documentation in accordance with requirements detailed in the County Servicing Standards (2013), provincial Wetland Policy (2013), and any other regulations/standards that may apply, based on biophysical conditions and type of land use activities proposed.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Policy 4.78.3: *Activities associated with potential impacts a waterbody shall proceed only once authorization(s) from the Government of Alberta (GoA) have been received.*

4.89 ARCHAEOLOGICAL & HISTORICAL RESOURCE CONSIDERATIONS

Archeological and historical considerations, when land is to be disturbed, must be addressed through provincial regulations. This includes, at least, a Historical Resource Overview (HRO). In turn, a HRO may require further work to be completed, via a Historical Resource Impact Assessment (HRIA), prior to the commencement of physical activity on the land.



Policy 4.89.1: *For development to proceed, each ~~landowner~~ developer shall submit a Historical Resource application to the province through Alberta Arts, Culture, and Status of Women's online Permitting and Clearance System (OPaC), prior to proceeding with any surface disturbances, to the satisfaction of the province.*

Policy 4.89.2: *If required, the developer of each parcel shall prepare a Historical Resource Impact Assessment (HRIA) and complete any required mitigative actions, to the satisfaction of the province.*

4.910 TRANSPORTATION



Understanding road connectivity for the SE27 Conceptual Scheme area is important when considering redevelopment. A Traffic Impact Assessment (TIA) may be required for large applications or a simple letter report for smaller ones. Consultation with the County is required to establish the terms of reference.

Policy 4.910.1: *When a development is proposed within the Conceptual Scheme area, the County shall be consulted by the proponent to establish what level of transportation reporting may be required based on the significance of the proposal.*

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Policy 4.910.2: *The outcome(s) of any transportation report shall be addressed prior to subdivision or development permit stages, whichever comes first.*

4.1011 UTILITIES

4.1011.1 Water

Country residential development in ~~SE27~~the SE27 Conceptual Scheme will be serviced with potable water via the Rocky View Water Co-op. Any construction of the potable water infrastructure will be provided by the landowner, in accordance with the applicable provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications. The landowner will extend the Rocky View Water Co-op's distribution network to its respective subdivisions. It is expected that the County will apply a cost recovery agreement at the subdivision stage, affecting any future subdivision/development within the SE27 Conceptual Scheme area that benefits from this water line extension.



Policy 4.1011.1.1: *The ~~landowner~~developer shall use Rocky View County Water Co-op water line connection for a potable water source.*

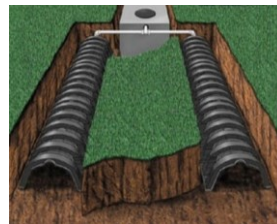
Policy 4.1011.1.2: *Costs associated with connecting to the Rocky View Water Co-op system shall be the sole responsibility of the ~~landowner~~developer.*

Policy 4.1011.1.3: *Notwithstanding Policy 4.10.1.2 above, the County shall prepare a cost recovery agreement such that any future ~~landowner~~developer wishing to tie into a line shall share in its costs, in accordance with a prescribed formula.*

4.1011.2 Wastewater

As per County Council Policy C-449, the County encourages the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so.

As the proposed development exceeds 60 lots within 600 metres and each lot is less than 4 acres, connection is required to a Regional Wastewater Treatment System or Decentralized Wastewater Treatment System.



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

To meet Balzac East ASP and Policy C-449, this development proposes to connect with Rocky View County's East Rocky View Wastewater system. Connection points will be determined at the future subdivision stage.

4.11.2.1: All residential lots falling within the Strawberry Hills Conceptual Scheme area shall connect to and be serviced by Rocky View County's East Rocky View Wastewater system.

4.11.2.2: All upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery would apply in accordance with County Policy.

4.11.2.3: The Applicant will be required to confirm capacity requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

4.11.2.4: The Applicant will be required to provide payment of the Rocky View County Water and Wastewater Off-Site Levy (Bylaw C-8009-2020), as amended.

4.11.2.5: The Applicant will be required to enter into a Capacity Allocation Agreement for servicing allocation to the lots created in each phase.

The provision of wastewater service within the SE27 Conceptual Scheme area will be provided via individual private sewage treatment systems (PSTS). The landowner of each parcel within the plan area will be required to provide a Level IV PSTS Evaluation Report at the subdivision stage to that verify soil conditions are suitable to accommodate private sewage systems in accordance with County Servicing Standards. Each new lot must be provided with a packaged private sewage treatment system that meets the requirements of the County Servicing Standards.

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

4.1011.3 Stormwater

Topography within the SE27 Conceptual Scheme area is gently undulating with slopes generally ranging from 0% to 8%. The entire Conceptual Scheme area is within the Nose Creek basin. New developments within the plan area must follow existing Municipal and Alberta Environment requirements for on and off-site stormwater management. This area lies within the boundaries of the Nose Creek Basin Master Drainage Plan and a restricted discharge rate of 1.257 L/s/ha is required.



Formatted: Indent: Left: 0"

4.1011.4 Shallow Utilities

Shallow utilities (i.e., electricity, telecommunications, natural gas) will be provided by the landowner at the subdivision stage in consultation with all applicable shallow utility providers. Tie-ins will be from the existing infrastructure for each service.

Policy 4.1011.4.1: The landowner/developer, at the subdivision stage, shall provide shallow utilities to each proposed lot at the landowner/developer's expense.

Policy 4.11.4.2: The County shall determine if it is eligible for the cost recovery program if the proposed stormwater services contribute to the regional drainage system.

Formatted: Font: 14 pt

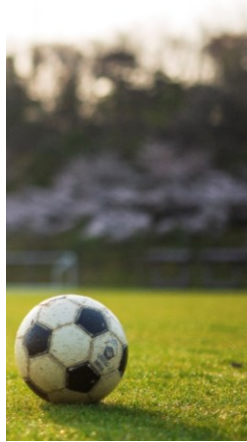
Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

4.1112 PUBLIC OPEN SPACE

The landowner, should they wish to subdivide, is required to provide any outstanding Municipal Reserve (MR) at the subdivision stage, either by land dedication or cash-in-lieu in accordance with the requirements of the Municipal Government Act. It is noted that the County may consider taking cash-in-lieu, dedication of land, or deferral of land, or a combination of all three for MR dedication.

Environmental Reserve (ER) is identified in the Municipal Government Act as those lands that are generally considered unsafe to the public and undevelopable due to containing waterbody and/or steep slope landforms. This is determined through the Conceptual Scheme and subsequent subdivision processes and provided as either titled property (ER) or an easement to the municipality (ERE).



Policy 4.121.1: The ~~landowner~~ developer shall determine prior to the subdivision stage whether MR is ~~owed~~ owing on their respective property.

Formatted: Indent: Left: 0", Hanging: 0.98"

Policy 4.121.2: If MR is owing, the ~~landowner~~ developer shall provide the outstanding MR, at the subdivision stage, by dedication of land and/or cash-in-lieu and/or deferral of land, in consultation with the County and in accordance with the requirements of the Municipal Government Act.

Formatted: English (Canada)

4.1213 EMERGENCY RESPONSE

Fire response will be provided from the Rocky View County Balzac Fire Station #107 located at 291015 Rocky View Drive, approximately 5.5 kilometres to the southeast. This response time falls within the 10-minute period, considered as an acceptable, industry service level.



~~Policing~~Police will be provided by the RCMP Detachment 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 City of Calgary.

4.14 PHASED DEVELOPMENT

Development within SE27 Conceptual Scheme is expected to proceed in two phases as illustrated in Figure 6: Anticipated Phasing. The developer of each phase will be required to install the

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

necessary transportation, utility servicing, and stormwater management infrastructure as required in accordance with the terms of the County's Development Agreement process.

Notwithstanding the phasing plan illustrated in Figure 6, each developer may construct their development with an alternate phasing strategy, without a requirement to amend the SE27 Conceptual Scheme, provided that appropriate infrastructure can be provided to support the requested development phase.

Policy 4.14.1: Implementation of a subdivision is expected to proceed in phases as generally illustrated by Figure 6: Anticipated Phasing.

Policy 4.14.2: Each developer may proceed with their respective development phase subject to receiving approval from the county and providing the required transportation and utility servicing infrastructure can be provided.

Formatted: Indent: Left: 0", Hanging: 0.98"

Figure 6: Anticipated Phasing



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Public Engagement

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



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~~ invitation letter was also mailed to the SE27 Conceptual Scheme landowners, personally inviting them to the open house.

There were approximately 25 attendees at the open house, with all residents within the SE27 Conceptual Scheme are in attendance. ~~and~~ 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. **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 to the west, Butte Hills to the southwest, and ~~East the proposed East-Butte Hills to the south.~~***

Formatted: Font: 14 pt

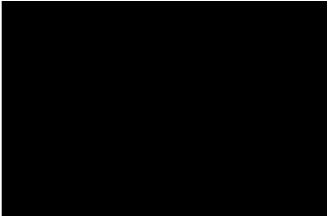
Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Appendix 1

Public Consultation – August 2023 Introduction Letter

23 August 2023



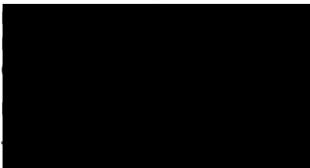
I am representing your new neighbour to the west of your Balzac lands in SE27-26-29-W4M (see map on the reverse side). They wish to develop their property and subdivide it into two-acre parcels, with public open space, and a storm pond. We are working on the design at this time and will share it with you once it is firmer.

We met with the Rocky View County development team today and they suggested we reach out to you to see if you have interests in developing your land in the immediate future and if so, would you want to be included in our process of seeking approval for a similar type of development, that is, two-acre parcels, with open space and a storm pond? The county was to be assured that what we are proposing does not jeopardize your opportunity to develop. As a result, I will be preparing a concept plan for the entire quarter-section, including your property, to assure this.

I would very much like to hear from you regarding the above matter. You may contact me via regular mail, email, or telephone, to discuss this further. I will assume no response is a NO.

Thank you for your time.

A handwritten signature in black ink, appearing to read "Tramell Smart".



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Appendix 2

Public Consultation – January 2024 Open House Letter

22 January 2024

LANDOWNER

RE: PROPOSED SE27 CONCEPTUAL SCHEME PROPOSED & APPENDIX A - STRAWBERRY HILLS

Hello Again,

As a follow up to my August 23rd letter, I wish to advise you that we are holding an open house in February with the following details:

Date

WEDNESDAY, FEBRUARY 21ST

Time

430PM TO 730PM

Place

BALZAC COMMUNITY HALL (10075 Township Road 262)

My client wishes to subdivide their 80 acres into country residential lots – see the reverse side – area in red. Rocky View County requires a Conceptual Scheme area to be a quarter-section in size. Since our client does not own the entire quarter-section, we would include your lands, located on either side of the red area, in the application area. ***Please note, you are not obligated to do anything at this time and your property taxes will not change because of this proposal.*** However, if you do wish to subdivide sometime in the future, for example, into two-acre parcels, some of the planning work will have been completed for you.

We will be happy to explain what is being proposed at the open house or you can call, email, or mail me if you have any questions.

Thank you.



Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Appendix 3

Public Consultation – Rocky View Weekly Advertisement

OPEN HOUSE

**PROPOSED
SE27 CONCEPTUAL SCHEME
for two-acre residential lots**

WEDNESDAY, FEBRUARY 21st
4:30pm to 7:30pm (Come and Go Format)

BALZAC COMMUNITY HALL
10075 Township Road 262,
Balzac AB T4B 2T3

Formatted: Font: 14 pt

Formatted: Font: 14 pt, Bold

Formatted: Font: 14 pt, Bold, Font color: Red

Appendix 4

Public Consultation – Sample Comment Sheet

OPEN HOUSE – 21Feb2024 430pm to 730pm
Balzac Community Hall (10075 Township Road 262)



PROPOSED SE27 CONCEPTUAL SCHEME APPENDIX A – STRAWBERRY HILLS

We would appreciate if you would take some time to provide us with any comments you may have. You may complete the form here and drop it off in the blue box or you may take it away to complete and mail or email it to the following addresses:

[Redacted] or [Redacted]

WERE YOUR QUESTIONS ANSWERED SUFFICIENTLY? IF NOT, PLEASE EXPLAIN.

ARE YOU CONCERNED ABOUT ANY ASPECT OF THIS PROPOSAL – WHAT IS IT?

ANY OTHER COMMENTS?

WOULD YOU LIKE TO BE KEPT INFORMED OF THE ACTIVITIES OF THESE APPLICATIONS? IF YES, HOW SHOULD WE COMMUNICATE WITH YOU?

Please use the reverse side to continue. Thank you for your time.

Formatted: Font: 14 pt
Formatted: Font: 14 pt, Bold
Formatted: Font: 14 pt, Bold, Font color: Red