

NORTH POINT SCHOOLS

Unlock Potential • Build Confidence • Develop Character



Submitted to
ROCKY VIEW COUNTY

Submitted by
NORTH POINT SCHOOLS



SCHOOL FOR BOYS - Gr. K-9



SCHOOL FOR GIRLS - Gr. K-9



CO-ED HIGH SCHOOL - Gr. 10-12

MASTER SITE DEVELOPMENT PLAN

MARCH 2024

PROJECT CONSULTANT TEAM

N. Darrell Grant

Gibbs Gage Architects

Jubilee Engineering Consultants Ltd

Bunt & Associates Engineering Ltd

CIMA+

Bison Historical Services Ltd

Geo-Pacific Consultants

Tronnes Geomatics

Pinchin

ACRONYMS

ASP	Area Structure Plan	ESA	Environmental Site Assessment
BIA	Biophysical Impact Assessment	MSDP	Master Site Development Plan
CSASP	Central Springbank Area Structure Plan	NP	North Point Schools
County	Rocky View County	RVC	Rocky View County
DP	Development Permit	TIA	Traffic Impact Assessment

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INTRODUCTION

This Master Site Development Plan (MSDP) supports the concurrent land use redesignation application for North Point School's (NP) new campus in the Springbank area of Rocky View County. This school development will provide a unique experience for children to learn and explore in the outdoors, enhancing their educational experience. The intent of this document is to establish expectations regarding how the development will be implemented within the context of Rocky View County's municipal policies and development regulations. This MSDP also outlines North Point's project vision, rationale, and area context, in addition to an explanation of the development's conformance with Rocky View's policy framework. The existing conditions of the property are also described alongside a detailed development concept, discussion of the proposed architectural design and landscaping, technical considerations for the site's development, and community consultation undertaken in the Springbank area for this project.

Policy 1.1: The Applicant shall develop the school campus in accordance with this MSDP.



NORTH POINT SCHOOLS



2.1 VISION

To instill in our students a love of learning, inspire them to reach their full potential, and develop young men and women of character.

2.2 MISSION

To provide an enriched learning environment, with a focus on experiential learning, individual excellence, and character. Our unique learning model will foster independence, creativity, curiosity, and respect for self and others, while teaching the skills required to navigate tomorrow's world.

North Point Schools is an independent school authority located in Calgary, Alberta, designed to educate students from kindergarten to grade twelve. It exists as a non-profit corporation formed under Part 9 of the Companies Act. North Point School for Boys was approved by Alberta Learning in July 2015 and began operating in September 2015 with seven boys between grade 5 to 7. Since that time, North Point has grown to four schools, including a K-9 Boys' school; a K-9 Girls' school; a co-educational High School; and a Designated Special Education Private School (DSEPS). The DSEPS program operates within our regular program and caters to students who have been coded by Alberta Education. DSEPS students may have one or more learning disabilities, may be coded as gifted and talented, and may also be diagnosed with ADHD. Now, in its ninth year, North Point has 196 students. North Point School for Boys is presently in the process of legally changing its name to North Point Schools.

EDUCATIONAL MODEL

We believe that a unique educational experience, tailored to the way each student learns, can make a big difference on academic outcomes and self-esteem. Our education model allows for an academically diverse student population, which instills tolerance and empathy with the understanding that every child has gifts to be valued and a contribution to make. Academic diversity better reflects the real world, creating a social environment, which research has shown, benefits everyone.

An integral part of our approach includes hands-on lessons which engage a child's natural curiosity, and their inclination for experimentation and competition, providing a foundation for lifelong learning. Experiences are designed to challenge and engage learners by focusing on their inclination for practical problem-solving, collaboration and outdoor exploration.



Skilled teachers lead with compassion and empathy, allowing students to develop a real passion for learning and a strong sense of themselves and the world around them. Building up a student's self-esteem is critical to their success in life and relational teaching ensures that students feel heard and respected.

Emphasis on mentorship and character ensures that students know their value and can become the best version of themselves.

Ultimately by the time students graduate, they will have developed a deep and comfortable knowledge of who they are, they will have a clear vision of who they want to become, and they will have the academic, social, and real-world skills needed to get there.



A NORTH POINT CAMPUS IN SPRINGBANK

We are very excited about the potential to build a school campus on our newly acquired 74-acre parcel of land located in Springbank. This rural setting will provide endless opportunities to employ the key elements of the North Point educational model.

Twenty-three acres of forest located on the flood plain that includes Cullen Creek, and the Elbow River will provide an abundance of real-life learning experiences. Connecting the classroom to nature deepens learning and the cross-curricular academic opportunities on this property are unlimited. Approximately 50 acres located on the plateau will provide the ideal setting in which to create a world-class educational facility.

The benefits of outdoor education to child development, socialization, and health and wellbeing are well-documented. Students benefit from time spent in nature as it fosters leadership, collaboration, and independence, building resilience as students can take risks in a safe controlled environment. It puts students in touch with the natural world with the hope that they ultimately become stewards of the land.

This property will provide North Point with the potential to design a campus to fit naturally into this remarkable setting, providing the ability to meet the unique and evolving needs of 21st century learners. North Point is excited to embark on this new journey with Rocky View County.

KEY ELEMENTS

Personalized Learning

Hands-on Learning

Socratic Teaching

Character

Mentorship

Physical Activity

Outdoor Education

Financial Education

STEM Education

Academies



PROJECT VISION & RATIONALE

5R CHARACTER

RESPECT

We put other first.

RESOURCEFUL

We dig deep.

RESILIENT

Failure means we keep trying.

RELENTLESS

We never give up.

RESPONSIBLE

We own our choices.

Located at 101st Street SW, near Lower Springbank Road and Stoney Trail, the site allows access for students coming from surrounding metropolitan and rural regions to access its exceptional programming. With a natural setting and demand for NP's services, Springbank and Rocky View County provide the opportunity to grow that NP has been unable to find in the region's urban municipalities.

NP envisions that this site will afford them the opportunity to design and build a 21st century school from the ground up. Respecting the traditionally lower density and lower intensity uses that exist in the Springbank area, NP is confident its school will be welcomed by the community and would be more desirable than the many alternate uses that traditionally develop alongside arterial transportation corridors. The proposed facility is intended to fit in with its surroundings and NP has ensured, through policies imbedded throughout this MSDP, to address building massing, height, materials, landscaping, lighting, and parking. Being a good neighbour is important to North Point, and they look forward to building a strong relationship with its neighbours.



AREA CONTEXT

As shown in **Figure 1: Contextual Map**, the future school campus is located on the southeastern corner of the Springbank community. While it provides sufficient space to phase the proposed development, it will retain a substantial amount of natural area for potential school programming. North of the site is the Pinebrook Estates country residential community and Pinebrook Golf & Country Club. East of the site is Stoney Trail and the province's Transportation & Utility Corridor (TUC). South of the site is an existing country residential home, vacant land, and Highway 8. To the west lies Elbow River, its valley, and its tributary, Cullen Creek.

The subject property comprises 31.33 hectares (77.42 acres) and is located at the south end of 101st Street SW, presently situated in the City of Calgary.

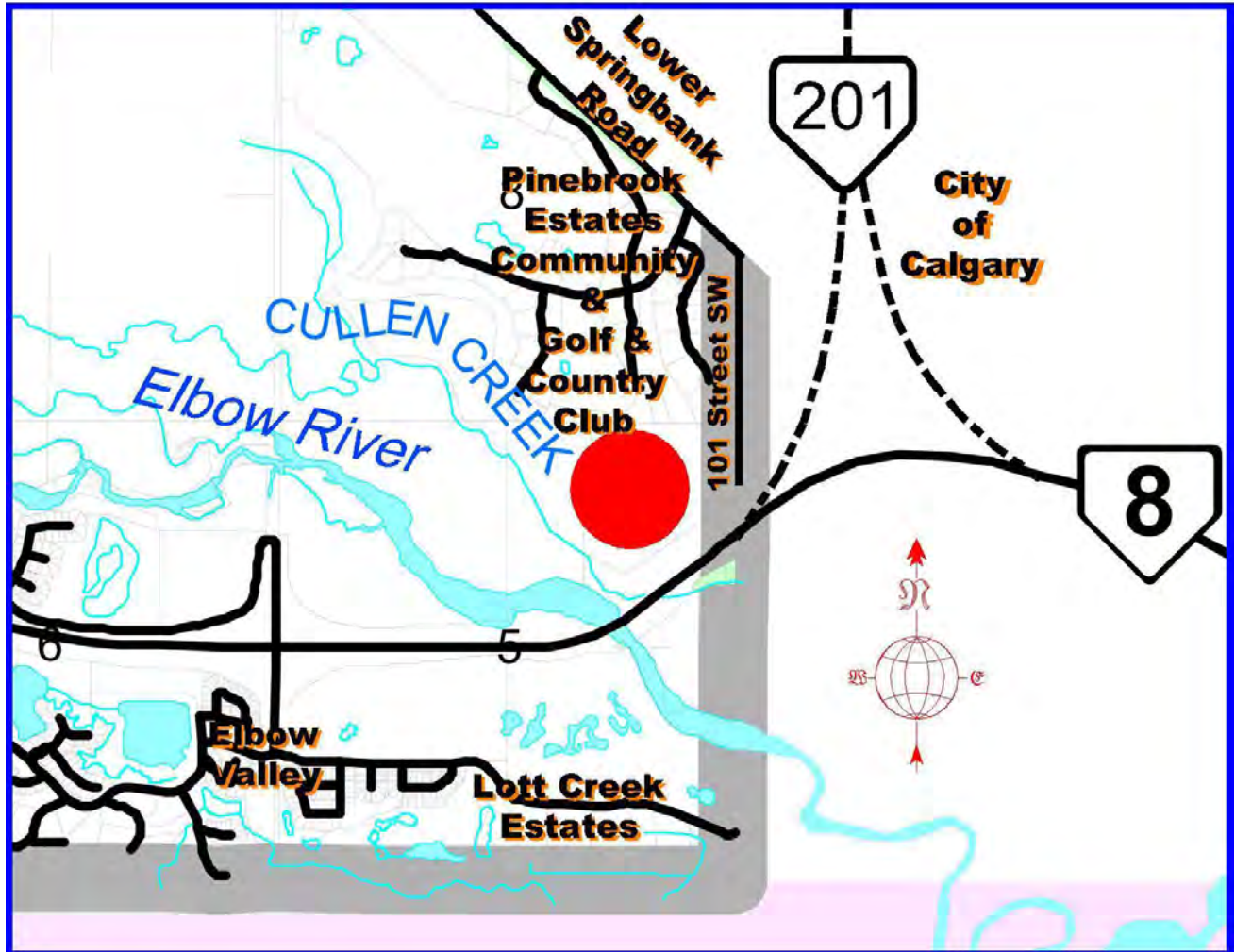
It is legally described as Block A, Plan Twin Bridges 7410082.

Its municipal address is 24022 101 Street SW, Rocky View County.

The site is currently designated as Agricultural, General (A-GEN), and an application for land use redesignation to the Special, Public Use (S-PUB) land use district is submitted, concurrent to this MSDP application, with the new designation to allow for the development of a school campus and associated uses on the site.



FIGURE 1: CONTEXTUAL MAP



MUNICIPAL POLICY FRAMEWORK

5.1 CALGARY METROPOLITAN REGION GROWTH PLAN

NP's school design meets the objectives of the Calgary Metropolitan Region Board's Growth Plan. As proposed, the school conforms to the Regional Vision's key themes, including the Blueprint for Growth, Shared Services Optimization, Water Stewardship, and Amazing Quilt of Rural and Urban. The proposed development achieves these objectives through the efficient use of existing infrastructure, protecting water quality, promoting water conservation, encouraging efficient growth, and contributing to a strong and sustainable Springbank and broader Rocky View County. This development will increase employment density, introduce a new use to the Springbank edge adjacent to the City of Calgary, and make efficient and cost-effective use of existing transportation and servicing infrastructure.

5.2 ROCKY VIEW COUNTY PLAN

Rocky View's County Plan directs development to occur per the local Area Structure Plan, which for this proposal, is the Central Springbank Area Structure Plan. The County Plan identifies institutional uses to be encouraged to locate in primarily country residential communities, provided it demonstrates: "...a benefit to the local area or community; and compatibility with existing land uses". In addition, an MSDP is required and to include: "...an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements...". An institutional use such as the proposed school campus allows for the generation of substantial, concentrated employment opportunities within the Springbank community while largely retaining the existing community character.

The County Plan lays the groundwork for technical requirements and supporting information that must be submitted for various development applications. This MSDP and associated land use redesignation conform with these requirements.

5.3 CENTRAL SPRINGBANK AREA STRUCTURE PLAN

The Central Springbank Area Structure Plan (CSASP) was adopted in 2001, making it older than the usual lifespan of most statutory plans¹. Despite this, the plan remains relevant today and articulates a clear vision for the community's development that supports NP's proposed school campus.

The CSASP identifies the subject land as a Special Planning Area, located within the Rocky View/Calgary Intermunicipal Development Plan area. Refer to Figure x: Central Springbank Area Structure Plan Map 3: Special Planning Areas. As such, any proposed applications must be submitted to the adjacent municipality for review and feedback. The Special Planning Area acknowledges the importance of the area's river basins, and in this case, the Elbow River watershed. Certain conditions for development are necessary to protect this significant entity: maintain drinking water quality; identify and integrate wildlife corridors; limit the removal of vegetation cover; consider flood fringe and floodway areas; determine slope stability; and connect to the river. NP proposes to limit tree removal, retain the river valley and escarpment lands in their natural state, except for sensitively designed trails to access the area for educational purposes. Technical studies outlined in Section 9 – Technical Analyses of this MSDP will provide insight as to how the development can be implemented while respecting and retaining the existing landscape features.



Interface conditions between Rocky View County and the City of Calgary are a requirement of any proposed development in the Special Planning Area: parcel size; site design and building envelopes; visual separation and sound attenuation; integration of open space alternatives; vegetation and building materials; wildlife corridors; transportation links; and sensitivity to existing land uses and community characteristics with the City of Calgary. NP's building infrastructure will be located toward the west side of the property, permitting the east portion, which is adjacent to the city, to be

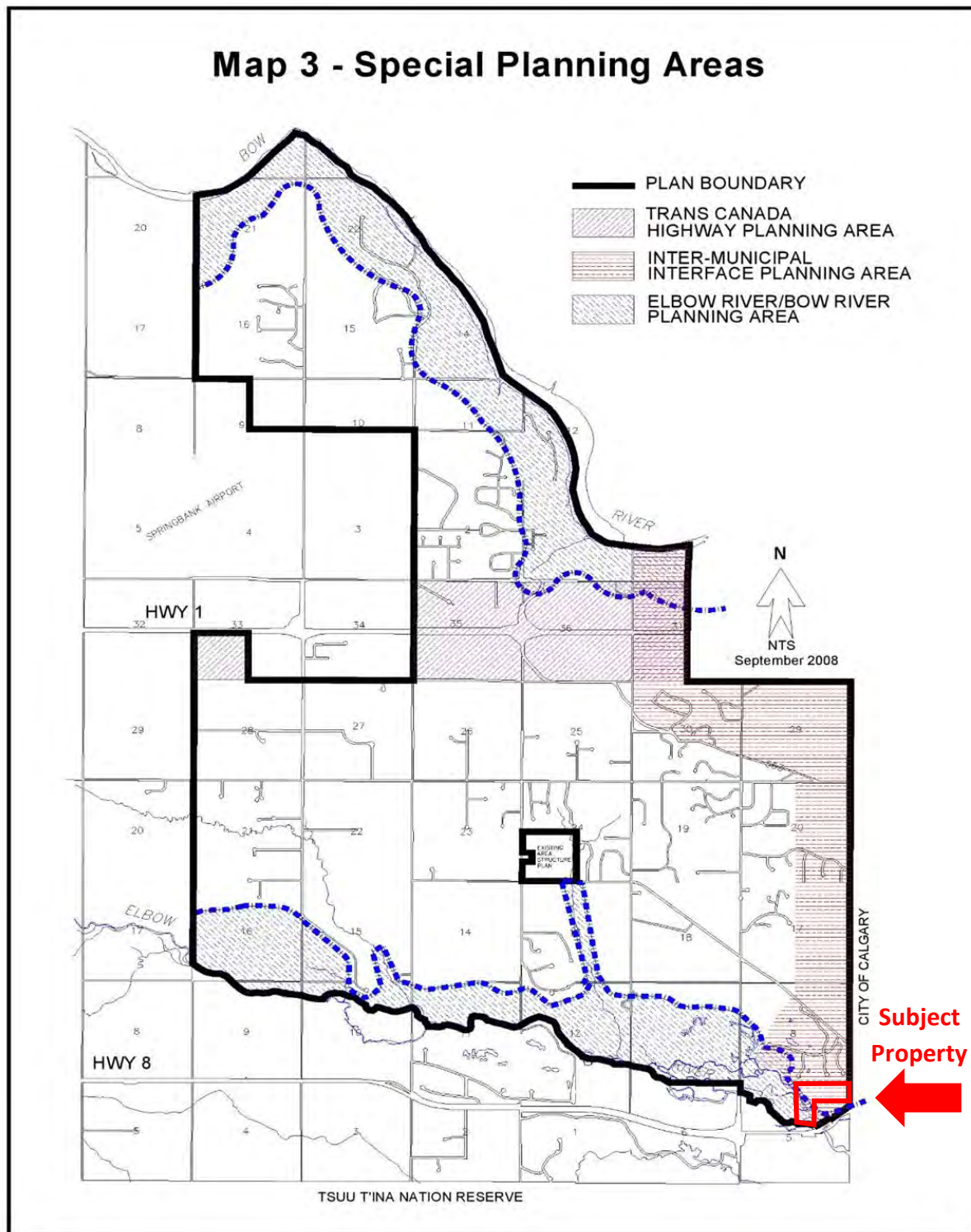
¹ The CSASP, currently under review, is to be replaced by the Springbank Area Structure Plan.

retained in its natural state: there is a natural draw known as May Creek with an overhead power line, to remain in-situ. Most of the tree cover is intended to be retained and buildings will be constructed with natural materials including a strong glazing element. It should be noted that the use of the land adjacent to the subject property, within the City of Calgary, consists of the Stoney Trail/Highway 8 interchange whereby, interface compatibility and gradual transition is not considered as significant as if urban development was present.



Intermunicipal cooperation is a requirement with any development on the subject property. Strong goals and policies are identified as follows: ongoing consultation between the two municipalities to address areas of mutual interests; the protection of the Elbow River watershed; identify, protect, and rehabilitate key natural features; consider edge conditions such as parcel size, site design, site function, visual separation, sound attenuation, open space alternatives, view corridors and vistas, vegetation; and building materials; develop a strategy for regional utilities; protect environmentally sensitive areas; provide appropriate buffers adjacent to or affected by environmental sensitive areas; and recognize the directives as outlined in Rocky View County's *Parks and Open Space Master Plan*. NP identifies these intermunicipal goals and policies as fundamental to its development's success and will address them through policies in this MSDP and implement them at the future Development Permit (DP) stage.

FIGURE 2: CSASP MAP 3: SPECIAL PLANNING AREAS



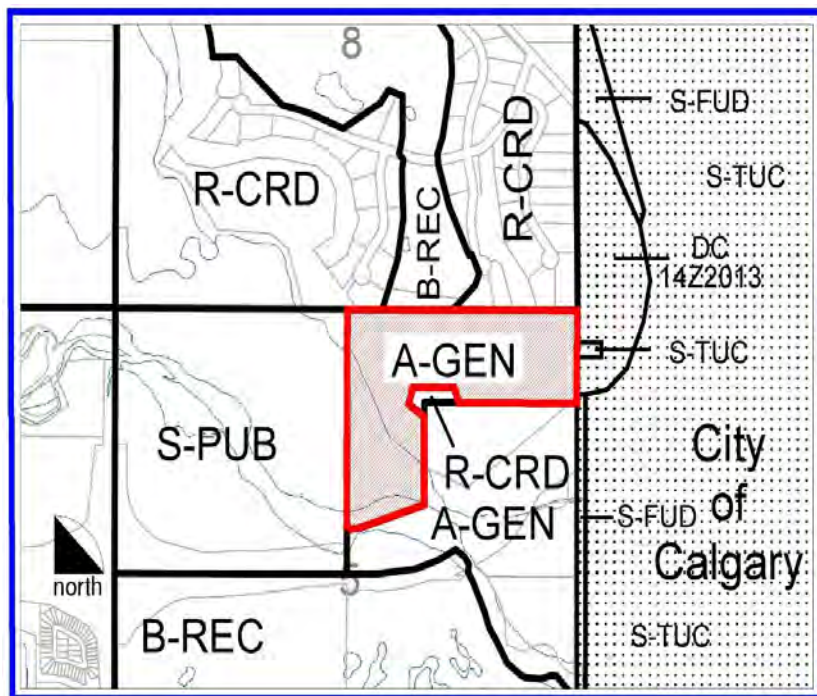
5.4 ROCKY VIEW COUNTY LAND USE BYLAW (C-8000-2020)

The development vision for the site, and by extension, the development form contemplated in this MSDP is for a school. The concurrent land use redesignation application for this site seeks to redesignate the property from its existing Agriculture, General (A-GEN) district to the Special, Public Use (S-PUB) district.

The purpose of the S-PUB district is “to provide for the development of Institutional, Educational and Recreational uses” (Section 452, Rocky View County Land Use Bylaw). Under the S-PUB district, a school is an identified discretionary use.

Although detailed design of the school itself will not be determined until after the land use redesignation and this MSDP are approved, the proposed development broadly complies with the provisions of the S-PUB district, including meeting its minimum parcel size, respecting its maximum building height, setbacks, landscaping, and servicing requirements.

FIGURE 3: LAND USE PLAN



LEGEND

- Existing Land Use Designation
- A-GEN Agriculture General District

EXISTING CONDITIONS

The subject site is currently unoccupied with a residence and arena with horse stables. Tree cover is generally located on the western portion of the property. Preservation of the trees for the entire property is paramount to NP, as they are observed to be healthy and of mature stock. The site is characterized by a main plateau at the centre portion with two natural drainage courses: one major to the west/south and one minor in the eastern portion of the property. The major one accommodates the Elbow River and Cullen Creek river/creek basins, also known as the Twin Bridges area. On the east side, a minor tributary to the Elbow River, May Creek, flows diagonally from north to south. It enters a culvert at the southeast corner of the property (elevation 1107 metres) and traverses Highway 8 where it empties into the Elbow River. The highest elevation on the site is 1125 metres at the north-central area and the lowest elevation is the Elbow River at 1104 metres at the south end of the property. Refer to **Figure 4: Existing Conditions**.

FIGURE 4: EXISTING CONDITIONS



Policy 6.0.1: Preservation of the existing tree cover on the subject property shall be required with details to be determined at the DP stage. A tree inventory of healthy stands to retain may be determined through a professional arborist.

6.1 GEOTECHNICAL INVESTIGATION

Field investigations consisting of seven boreholes on the property, all to depths of approximately 18 metres, were completed by GeoPacific Consultants in May 2023. Three standpipe piezometers were installed in the vicinity of the top-of-slope of the escarpment for groundwater monitoring. The field investigation found that the soil was glacial till composed of silty clay extending to the ends of the boreholes and each of the standpipes was either dry or had groundwater below 11.5 metres when groundwater measurements were recorded approximately two weeks after drilling. While some cuts and fills may be required to bring the site to the final design grade, the final grades are expected to be within 1 metre of the existing grade. It is assumed that relatively minor grading will be required for final grading, and the investigation found that the subsurface conditions at the site are considered suitable for the proposed development. This report is provided to Rocky View County under separate cover.

Policy 6.1.1: A 10-metre building setback shall be required offset from the top-of-slope as defined by a 15% slope grade.

6.2 PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase I ESA was completed by Pinchin in January 2023. Observations for further investigation included two above-ground storage tanks and the potential for asbestos in a residence built in the 1970s. Recommendations include removal of the tanks and remediating any leakage. Asbestos sampling should be conducted before the residence is removed. It should be noted that the tanks were removed in 2023. This report is provided to Rocky View County under separate cover.

Policy 6.2.1: Any recommendation from the Phase I ESA shall be addressed prior to the approval of a DP.

DEVELOPMENT CONCEPT

While the comprehensive development concept for the new school will be incorporated into an upcoming Development Permit (DP) application, certain fundamental aspects of the school are already known. The Applicant places a strong emphasis on delivering an enriched learning environment for children, one that centres on hands-on learning, individual excellence, and character development. Consequently, the school's architectural design requirements deviate from the conventional educational settings.

NP firmly believes in the distinct learning styles and unique academic and social needs of both boys and girls throughout their educational journeys. Therefore, the deliberate segregation and inclusion of outdoor social spaces within and between campus buildings are essential for fostering an active learning environment that promotes exploration and interaction with the world around them. Ensuring safe access throughout the site is a priority and is provided by establishing pathways between buildings for convenient access to fields, buildings, and designated outdoor educational areas. In addition to building requisites, the potential for exceeding the mandated parking capacity, as per local bylaws, is a critical consideration. This flexibility is sought to facilitate public access for sporting events and community social gatherings during non-school hours and weekends.

Given NP's focus on providing an innovative educational experience to its students, there are requirements for the campus-style built form and design that are unique relative to a more traditional school campus. Some of these considerations are more apparent than others: for example, on-site parking for the school's bus fleet needs to be considered; the learning program prescribes the educational experiences to be separated into several buildings (boys, girls, kindergarten, senior high); similarly, the ability for the various buildings to be exposed to the west and southwest viewsheds of the Elbow River valley and mountains beyond can offer solace and peace of mind for students and staff: the full school grounds are required to be fenced due to security purposes; and conversely, flexibility is paramount to enabling the campus' development moving forward, particularly where setbacks are concerned. Above and beyond these specific elements, there are several other components of the facility that are known currently, and these knowns are identified in *Section 11: Operational Plan* of this MSDP.

Policy 7.1: The Applicant shall implement the development concept outlined in Figure 5: Development Concept allowing for minor changes to functional programming as the final school design is determined.

FIGURE 5: DEVELOPMENT CONCEPT



KEY FEATURES:

- Separated buildings with outdoor interventions in between
- Preservation of existing trees
- Views beyond the ridge for each building
- Connected pathways on site
- Campus feel

LEGEND:

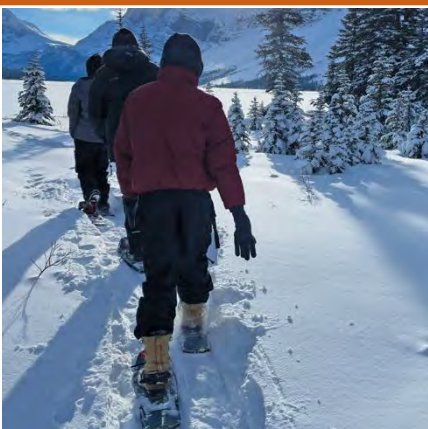
- | | |
|----------------|--|
| 1 Building 'A' | 7 Grassland |
| 2 Building 'B' | 8 Evaporation Pond |
| 3 Building 'C' | 9 County Residence |
| 4 Building 'D' | 10 Proposed Parking Lot
+/-120 stalls |
| 5 Building 'E' | 11 Top of Bank |
| 6 Field | 12 Green House |
-
- | |
|-------------------|
| Road |
| Proposed Building |
| Pathways |
| Promenade |

7.1 INTERIM USE OPPORTUNITY

The development of a campus-style private school has its challenges when addressing the necessary funding to be distributed in a timely manner. Fundraising events are part of that process, and they can occur on an irregular basis. NP is keen to move forward with its educational program on the subject site as soon as all municipal regulatory approvals have been granted. Therefore, it is possible that interim facilities may need to be placed on the property in advance of constructing any permanent buildings. Some infrastructure, for example, access roads, parking, playfields, and limited landscaping, may occur in accordance with the plan as shown on **Figure 5: Development Concept**. However, temporary structures such as portable classrooms and fabric membrane structures for indoor physical activities would provide great assistance to the transition of the site from its existing status to a full-fledged campus-like facility.

***Policy 7.1.1:** Temporary structures, such as portable classrooms, fabric membrane structures, and/or the use of existing structures, to assist in the transition of the subject site to a full-fledged campus-like private school, shall be considered as appropriate uses.*

***Policy 7.1.2:** The temporary uses identified in Policy 7.1.1 shall be compatible with the ultimate land use suggested for the subject property.*



ARCHITECTURAL DESIGN & LANDSCAPING

8.1 OVERVIEW

The overall vision of the Applicant is to design a school that has a campus feel by providing separated buildings throughout the site that have been carefully placed with proximity of interior programs in mind. Based on the unique learning philosophy of the Applicant, each building design will embody the student experience within the building as well as an appreciation of the outdoor environment, enriched learning environment that supports hands on learning, and buildings that foster independence, creativity, and curiosity.

The Applicant's school in Rocky View County aims to offer a diverse array of programs catering to various learning styles for both boys and girls, fostering individualized learning from kindergarten through high school. The facilities will be dedicated to supporting academics, outdoor exploration, technology, athletics, arts, leadership, and community service.

One main building will house the administrative offices, the gymnasium, and a cafeteria area accessible to all students. Smaller learning spaces based on subject matter will include a STEM lab, a learning commons and literacy centre, a business education hub, arts and drama facilities, workshop spaces, and a greenhouse all of which will be housed in various structures near each other. There will be a stand-alone kindergarten.

The new campus design will establish an inviting atmosphere as you enter the site and are immersed in the landscape and welcomed by the captivating vistas beyond the ridge. The use of warm, natural materials for each building is designed to enable natural light to permeate all areas, fostering a strong connection to the surrounding environment as students transition into interior learning spaces. In alignment with the goal of offering outdoor learning opportunities, the campus will have access to the outdoors through pathways, scenic lookout points, greenhouse and garden zones, and outdoor classroom environments.



8.2 ARCHITECTURAL DESIGN CONSIDERATIONS

The overall feeling of the buildings will be transparent, warm, and welcoming. Using a soft material palette that compliments the surrounding landscape and focuses on the views beyond the ridge and out towards the mountains, it celebrates the intentional placement of each of the buildings on the site. The building design concepts are meant to blend with the surrounding natural elements, creating a cohesive language between each building exterior and interior and aim to create an environment where students, staff and visitors can feel immersed in natural landscapes.



To maximize the location and views of the new school, the location, orientation, and massing of buildings have been carefully thought out to develop the optimal flow of students and traffic in and around the site, maximize views towards the mountains, consider neighbouring properties, and account for the proximity to Highway 8.

Design considerations of each building considers the sensitive nature of close proximity to residential neighbours by keeping building heights low, designing the buildings to be integrated within the landscape, and keeping the natural environment that surrounds the site intact as much as possible.

Policy 8.2.1: *The Applicant shall implement the architectural design, landscape, and lighting considerations outlined here in this architectural design and landscaping overview, allowing for minor changes as the final school design is determined.*

Policy 8.2.2: *Recognizing the importance of views to the Elbow River valley and mountains beyond, the school campus shall preserve and not impact existing viewsheds associated with adjacent residents.*

Policy 8.2.2: *The Applicant shall screen critical building infrastructure from adjacent properties and Highway 8, such as the transformer and emergency generator as well as building waste and disposal facilities and maintenance buildings.*

Policy 8.2.3: *The Applicant shall design the buildings to fit with the character and context of the area.*

Policy 8.2.4: *Detailed architectural drawings shall be provided at time of DP application.*

8.3 LANDSCAPING CONSIDERATIONS



Situated in a secluded area, the landscape design of the property is dedicated to preserving the existing natural terrain and trees, creating a private campus. The siting of each of the buildings is intentional to create deliberate adjacencies between the parking lot, the proximity to the main building, the sport fields, access to the pathways down the ravine and access to outdoor learning pockets interspersed throughout the site. Each building is designed with the existing mature trees in mind. Where possible, older vegetation has been preserved and celebrated.

The overall design seeks to encourage both physical and visual connections to the site and surrounding landscapes. To facilitate efficient and safe vehicular circulation throughout the site, the proposed roadways have been strategically designed, while maintaining a clear separation from pedestrian pathways. The main road loops around the sport fields and directs views towards the mountains to create a remarkable entrance onto a private campus while enveloped by nature. A designated bus loading zone is positioned at the front of the main building plaza, allowing students to access various buildings via connecting pathways.

The parking lot is situated on the north side of the site, using the existing forest of trees as a buffer and screen to the neighbours on the north. It is separated from the buildings to be within

closer proximity to the sport fields, the high school building, and the main building, for ease of access.

Outdoor spaces will be placed strategically around the site to encourage students to use during school hours as well as off hours. Pathways along the ridge and around the site will encourage users to be immersed within the landscapes and inspire outdoor exploration. The vast fields beyond the main road serve as a buffer toward 101st Street SW, while existing tree clusters provide screening for properties situated to the north and south of the site.

By incorporating Zone 3b plants from the Calgary Region, the proposed landscape design is positioned to guarantee its sustained vitality. This approach allows the Applicant to endorse a low-maintenance, year-round captivating design. The overarching vision for both the building and landscape components strive to cultivate a timeless, harmonious aesthetic that seamlessly aligns with the site and embodies the pinnacle of design excellence. Though these factors offer a well-defined roadmap for future development compliance, comprehensive architectural drawings and landscaping plans, specifying all plant species, will be submitted as part of the Development Permit (DP) application process.

Policy 8.3.1: Parking shall be appropriately screened from the road and adjacent residences with landscaping and/or fencing that does not obscure sightlines in an obstructive manner.

Policy 8.3.2: Landscape design shall utilize drought tolerant, wind-tolerant, and hardy plants native to Calgary Region Zone 3b.

Policy 8.3.3: Detailed landscaping plans indicating all species shall be provided at time of the DP application.

Policy 8.3.4: Existing tree cover shall be retained, wherever feasible, and in general configuration to Figure 7– Landscape Plan.

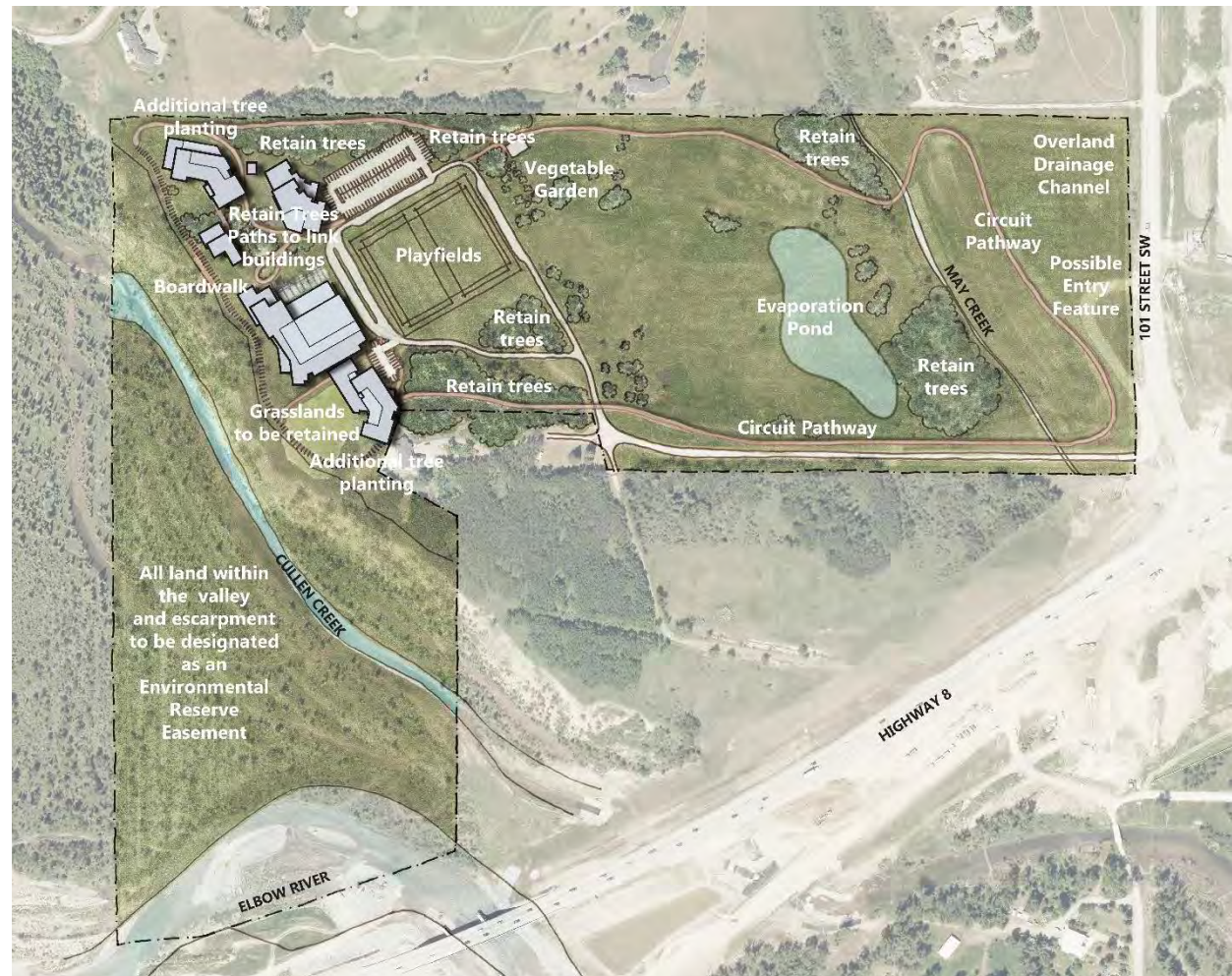
Policy 8.3.5: Where future campus buildings may locate in proximity to existing residences, additional landscaping shall be strategically placed to provide optimal aesthetics to the benefit of the existing residents.

Policy 8.3.6: Notwithstanding Policy 8.3.5 above, campus building facades shall be designed to avoid large, blank surfaces, particularly where they interface with existing residences.

Policy 8.3.5: Landscaping regulations shall adhere to Land Use Bylaw regulations.

Policy 8.3.6: *The Applicant shall incorporate screening and noise buffering from 101st Street SW, Stoney Trail, and Highway 8 as much as possible, given the broader site design.*

FIGURE 7: LANDSCAPING PLAN



8.4 LIGHTING CONSIDERATIONS

The site lighting has been carefully designed to ensure safety throughout the site, including the parking lot, walkways, pathways, and building entrances. Furthermore, additional lighting has been incorporated into the buildings to enhance architectural elements and highlight design features. More details will be available at the Development Permit (DP) stage.



***Policy 8.4.1:** A detailed lighting plan shall be provided at the time of the DP application.*

***Policy 8.4.2:** Lighting shall adhere to Land Use Bylaw regulations.*

***Policy 8.4.3:** All lighting installations shall be Dark Sky friendly.*

TECHNICAL ANALYSES

9.1 UTILITY SERVICING

Jubilee Engineering Consultants Ltd. prepared a Servicing Study for NP in February 2024. Presently, there are no municipal services available for the subject land, and one privately operated water co-operative. A conceptual plan of the proposed utilities' network is shown in **Figure 8: Utility Servicing**.

Policy 9.1.1: The specific configuration and alignment of the services outlined in Section 9.1 shall be confirmed by detailed engineering design and reviewed at the DP stage.

9.1.1 POTABLE WATER

The existing water network, owned by Westridge Water Co-op Ltd., has an adequate water supply to service the proposed school's consumption requirements.

Policy 9.1.1.1: The Applicant shall contact Westridge Water Co-op for connection to its water system for potable water.

Policy 9.1.1.2: If the Westridge Water Co-op is not available for potable water, the developer shall secure a tank storage system to address its consumption needs. Details will be addressed as part of the first DP application.

Policy 9.1.1.3: The possibility of connecting to City of Calgary potable water pipe infrastructure shall be explored when appropriate, after land use approval.

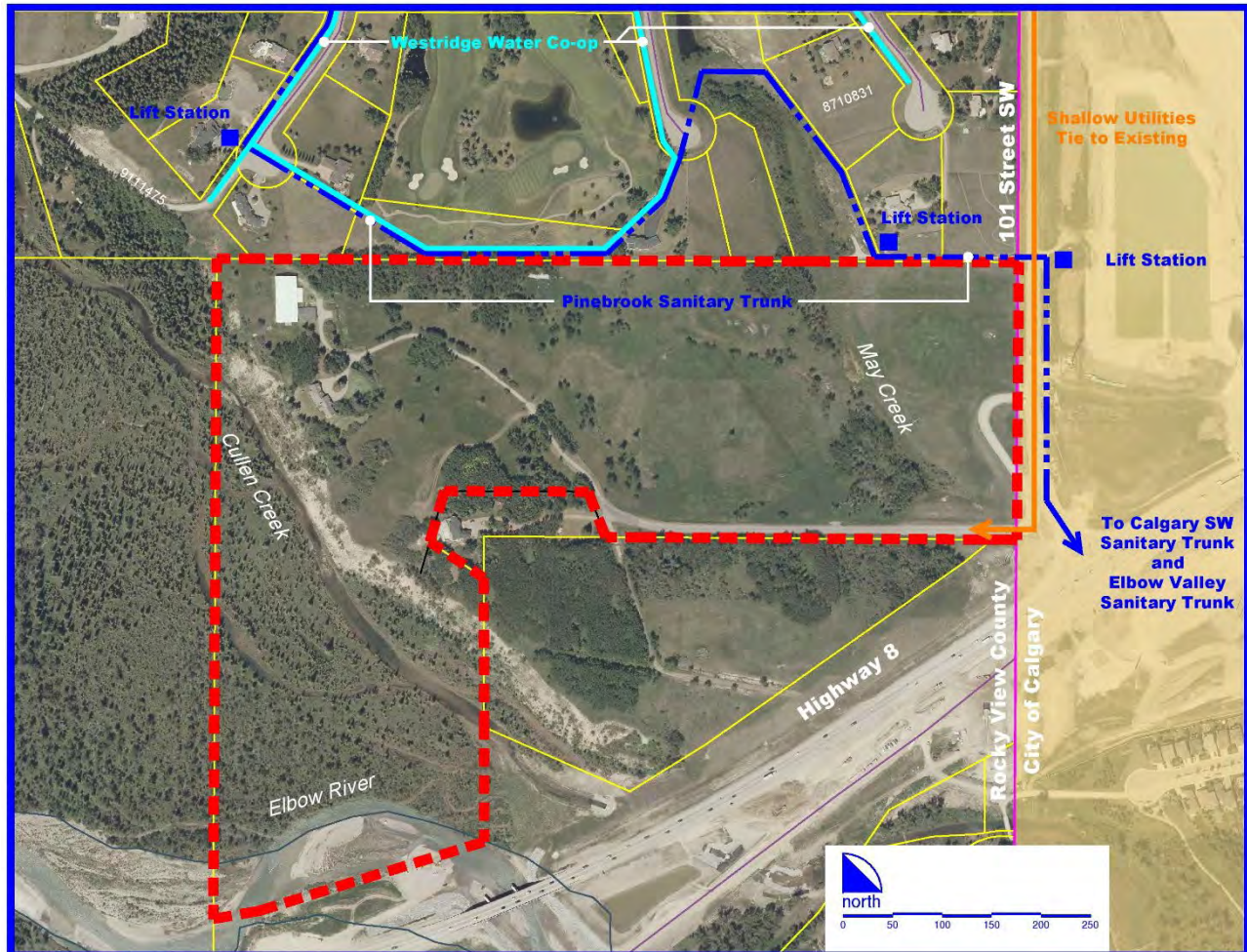
9.1.2 WASTEWATER

A Sanitary Study was conducted by Jubilee Engineering Consultants Ltd. in February 2024. Wastewater will be managed on-site by a holding tank. This system will be designed to meet county specifications and standards and will comply with all regulatory codes. Volumes will be based on the Government of Alberta Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems.

Policy 9.1.2.1: Wastewater shall be managed on-site by a holding tank system, in accordance with Rocky View County Policy C-449.

Policy 9.1.2.2: The possibility of connecting to the City of Calgary wastewater pipe infrastructure shall be explored when appropriate, after land use approval.

FIGURE 8: UTILITY SERVICING



9.1.3 STORMWATER MANAGEMENT

The existing stormwater overland flow discharges into Elbow River/Cullen Creek and May Creek drainage basins. Stormwater management for the subject parcel will be managed on-site, with on-site surface storage to collect overland flows and to discharge treated stormwater into May Creek. Stormwater management facilities will be designed, constructed, and maintained by the developer to ensure consistency between pre- and post-development drainage conditions. Stormwater infrastructure will be positioned in accordance with Alberta Transportation setback requirements. Implementation of complimentary Low Impact Development (LID) strategies such as rain gardens to collect

stormwater flows and control the discharge out to the existing ditch systems would serve to enhance the sustainable function of the overall stormwater strategy. Catch basins in these gardens will be elevated above the bottom of the bioswale to allow for infiltration during minor rainfall events and will only capture rainwater during larger storm events. The use of stormwater (as opposed to potable water) will be considered for irrigation purposes within the overall development footprint. See **Figure 9: Stormwater Management** for stormwater management details.

***Policy 9.1.3.1:** Stormwater management facilities shall be designed, constructed, and maintained by the developer to ensure consistency between pre- and post-development drainage conditions in accordance with the County's Servicing Standards.*

***Policy 9.1.3.2:** Stormwater infrastructure shall be positioned in accordance with Alberta Transportation and Economic Corridors' setback requirements.*

***Policy 9.1.3.3:** The applicant shall prepare an overland drainage plan and associated easement agreement at the DP stage to specify a right for the County to access the lands to maintain the stormwater management facilities if emergency circumstances warrant.*

***Policy 9.1.3.4:** The specific details of the stormwater drainage and management outlined in Section 9.1.3 shall be confirmed by detailed engineering design and reviewed at the DP stage.*

***Policy 9.1.3.5:** Phasing of the storm pond to synchronize with the phasing of development shall be considered at the time of the first DP.*

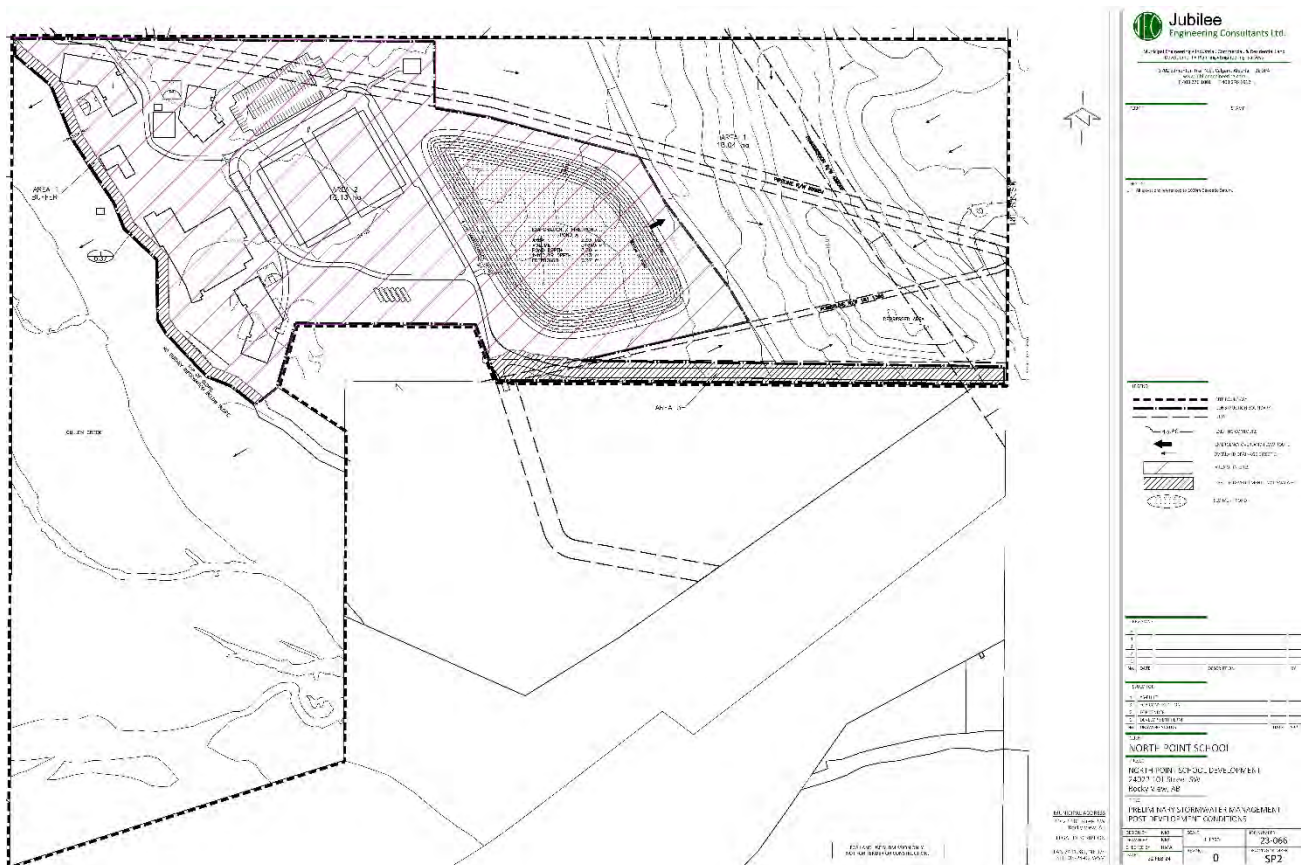
***Policy 9.1.3.6** Retained wetlands and drainage courses should receive treated stormwater through direct or indirect flows to maintain the integrity of the wetlands and the drainage courses.*

***Policy 9.1.3.67:** Best management practices and alternative solutions for the improvement of stormwater quality and reduction of quantity shall be required. Solutions may include:*

- a) design of stormwater facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe treatment facilities;*

- b) use of LID (Low Impact Development) methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;*
- c) reduction of impervious surfaces; and*
- d) the re-use of stormwater in accordance with provincial requirements;*

FIGURE 9: STORMWATER MANAGEMENT



9.1.4 SHALLOW UTILITIES

The development will require extensions of the existing power, gas, and telecommunications infrastructure. These shallow utilities will be installed in consultation with the applicable shallow utility providers. The alignment of the utilities will be in accordance with the Rocky View County Servicing Standards. In general, there is a 3.5-metre easement along the county roads for shallow utilities. Existing on-site utilities may

be utilized for future required infrastructure and this opportunity will be discussed with the respective service providers as part of the development permit process.

Policy 9.1.4.1: Shallow Utilities (electrical, natural gas, telecommunications) shall be provided to the proposed site by the developer.

9.2 FIRE SUPPRESSION

A high-level Fire Suppression Technical Memo was completed by Jubilee Engineering Consultants Ltd. In February 2024. Fire suppression will be serviced through on-site storage and will be designed and maintained in accordance with the National Fire Protection Association (NFPA), the Alberta Building Code (ABC), Rocky View County Standards and Specifications, and the Alberta Fire Code (AFC). Based on the Rocky View County Servicing Standards, the minimum fire flow is 250 Litres/second for 3.5 hours, with a total water volume of 3150 m³. The evaporation pond will maintain the required volume to support the fire flow. Additionally, a dry hydrant will be required, and a water level marker will be present to show the required minimum depth that will be always maintained.

Policy 9.2.1: The applicant shall use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw.

9.3 TRANSPORTATION IMPACT ASSESSMENT (TIA)

A TIA was prepared by Bunt & Associates Engineering Ltd. to Rocky View County specifications and standards to determine whether the transportation network could accommodate the additional traffic that would be generated by this proposal. The subject site is in southeast Springbank with access to 17 Avenue SW from Lower Springbank Road and 101 Street SW and would serve as the primary inbound/outbound access point for the subject site. The development of Stoney Trail in the area has significantly altered local road connections and movement patterns, which has resulted in restricted access. Nevertheless, based on the findings of the transportation study, there is no issue with capacity at the intersection of 17 Avenue SW and Lower Springbank Road or other studied intersections. Refer to **Figure 10: Transportation Context**. The proposed school is expected to generate approximately 474 AM and 102 PM peak hour trips. This is based on standard trip rates for schools as published by the Institute of Transportation Engineers (ITE). The actual number of trips to the subject school will depend on the student count and the proportion of students being bussed or carpooling but is anticipated to be roughly up to ten buses daily in the AM and PM over 188 school days per year. Given the configuration of the road network in the area and the access points, 100 percent of the inbound and outbound trips to the subject site will come from Lower Springbank

Road/101 Street SW. Given the above trip generation and distribution patterns, off-site upgrades to the transportation infrastructure are not anticipated. This report is provided to Rocky View County under separate cover.

FIGURE 10: TRANSPORTATION CONTEXT



Base Map Source: westringroad.ca

9.4 BIOPHYSICAL IMPACT ASSESSMENT (BIA)

A BIA was prepared by CIMA+ in conjunction with standard practices as outlined by the provincial government. Some initial findings were:

1. The east drainage feature has wetland conditions at its base, including water hemlock, which is poisonous;
2. There is a small area of native grassland adjacent the escarpment and the existing home;
3. The escarpment itself is an interesting feature that is highly erosive and may require some protection through access restriction;
4. The flood plain contained a diversity of plant species, providing an excellent subject matter for wetland education.

Potential impacts include loss or alteration of soil and local changes in terrain, changes in hydrology, local loss of vegetation, potential impacts to wetlands and associated waterbodies, wildlife disturbance and wildlife-human conflict.

Mitigation measures to reduce or control these potential impacts are:

- + Erosion and sediment control planning;
- + Environmental construction and operation planning;
- + Natural landscape plan and weed control program;
- + Stormwater management strategies;
- + Wetland replacement, as needed;
- + Educational programming
- + Sensitive timing of construction to avoid wildlife disturbance and damage; and
- + Wildlife-human conflict management strategies.

Educational programming will be a key factor influencing the conservation of the natural character of the school site and surrounding landscape. The concept of “leave no trace” will be emphasized and implemented in programming with special consideration for the native grassland and for wildlife conservation. **Figure 11: Wetlands & Waterbodies** and **Figure 12: Plant Communities** identify these observations. This report is provided to Rocky View County under separate cover.

FIGURE 11: WETLANDS & WATERBODIES





	Legend <div> <div> Project_Site</div> <div> Hydrology</div> <div> Major Rivers</div> <div> Wetland</div> <div> Riparian</div> <div> LSD</div> </div>	Client: NORTH POINT SCHOOL		Date: 12-20-2023
		Project: NORTH POINT SCHOOL NE-5-24-2 W5		Project No.: CA000973
		Title: WETLANDS AND WATERBODIES		Drawn: JLP
		Note: Hydrology layer is National Hydro Network, Government of Canada, digital data and may not be 100% spatially accurate		Scale: 1:5,000
		Imagery Source: ESRI Basemap		FIGURE: 4

FIGURE 12: PLANT COMMUNITIES



	<div><div>Legend</div><div><div><div><div>Project_Site</div><div>Hydrology</div><div>LSD</div><div>Native Grassland</div><div>Pasture/Grassland</div><div>Escarpment</div></div><div><div>Riparian</div><div>Deciduous</div><div>Mixedwood</div><div>Disturbed</div><div>Wetland</div></div></div></div><div>Imagery Source: ESRI Basemap</div></div>	Client:	NORTH POINT SCHOOL	Date:	12-20-2023
		Project:	NORTH POINT SCHOOL NE-5-24-2 W5	Project No.:	CA000973
		Title:	PLANT COMMUNITIES	Drawn:	JLP
		Note: Hydrology layer is National Hydro Network, Government of Canada, digital data and may not be 100% spatially accurate		Scale:	1:5,000
				FIGURE: 3	

- Policy 9.4.1:** *Any disturbances within the wetland area and within six metres from the ordinary high-water mark, shall proceed in accordance with the procedural, technical, and replacement requirements established by the Alberta Provincial Wetland Policy to the satisfaction of the Government of Alberta.*
- Policy 9.4.2:** *The developer shall prepare a Wetland Assessment Impact Report (WAIR) prior to the Development Permit approval 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 9.4.3:** *The developer shall implement the recommended mitigation measures proposed by the Biophysical Impact Assessment (BIA) Report, CIMA+, January 2024.*
- Policy 9.4.4:** *The developer shall retain the identified Wetland 1 from Figure 11: Wetlands & Waterbodies, and its associated setbacks per the Alberta Municipal Government Act.*
- Policy 9.4.5:** *All required setbacks to wetlands shall be respected in determining any form of construction.*
- Policy 9.4.7:** *In the instance that construction does not start prior to the wildlife restricted 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

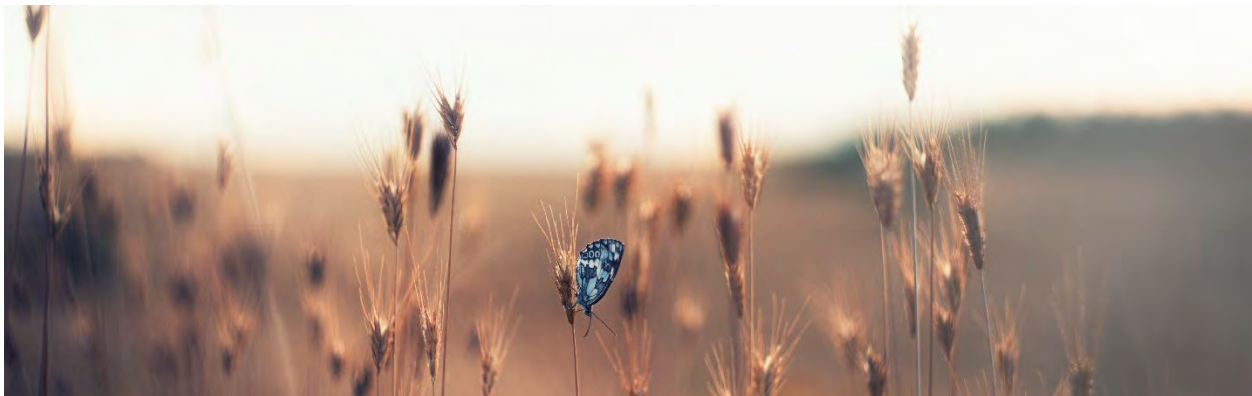
- *Details of the nest sweep will be documented in the field and will include personnel name, date and time, weather conditions, GPS tracks, results, and any recommended mitigation measures.*

Policy 9.4.8: *Bioretention shall be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.*

Policy 9.4.9 *Riparian areas or those areas adjacent to wetlands and intermittent streams shall be encouraged to be planted with woody vegetation, such as aspen, to support the biodiversity of this landform.*

Policy 9.4.10: *Other low-impact development “source control” practices shall be encouraged including rainwater capture, with methods used to be at the proponents’ discretion.*

Policy 9.4.11: *A portion of the area called “Native Grassland” on Figure 12: Plant Communities shall be identified in the Development Permit to be retained in its natural state.*



9.5 EMERGENCY RESPONSE



Primary fire response will be provided from the Rocky View County Fire Station #xxx located at Highway 8 in the Elbow Valley community, approximately five kilometres to the west. Secondary fire response is anticipated from The City of Calgary, subject to the terms of the applicable Intermunicipal Agreement. Policing will be provided by the RCMP Detachment in The Town of Cochrane 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.

9.6 PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase I ESA was prepared by Pinchin in January 2023. The property contains two structures: a residence and heated barn/riding arena. Surface observations included two above-ground storage tanks, used for fuel. While the tanks have since been removed, Pinchin recommends this area be assessed and/or remediated at the time of redevelopment if evidence of subsurface impacts (e.g., staining, stressed vegetation).

Policy 9.6.1: At the time of redevelopment, the area where the ASTs were located as identified in the Phase I ESA, shall be assessed, and remediated if there is evidence of any subsurface impacts.

PUBLIC CONSULTATION

An introductory meeting was held on 09 November 2023 with the Pinebrook Estates community residents in conjunction with their Annual General meeting. Approximately 60 residents were in attendance. As it was an introductory meeting, no comments were expected, although questions arose regarding traffic. Residents were provided with the opportunity to communicate with the applicant and one resident asked about any future development in the central part of the property, as well as if they would see the proposed parking area. Answers were provided to the resident, who appeared satisfied. The community asked to review the Traffic Impact Assessment prepared by Bunt & Associates, and the report was shared. Further questions were raised regarding typical golf course traffic volumes and the associated time-of-year, and the potential need to install all-way stop signs along Lower Springbank Road to permit Pinebrook Estates' traffic better access out of the subdivision. In response, Bunt & Associates confirmed that the analysis used for golf course traffic is national wide and effective for a typical golf season period. In addition, Bunt & Associates concluded that the stop signs would not be recommended as part of its analysis as they would not be warranted.

OPERATIONAL PLAN

It is proposed that the school will generally operate under the following assumptions, subject to change.

1. The school shall operate every weekday, Monday to Friday, usually between 8am and 4pm from September to June.
2. Occasionally the school shall be open outside of these core hours, seven days a week, for extracurricular events related to its function as a school (e.g., school events, parent-teacher interviews, recitals, sports events).
3. At maximum capacity, the school shall operate with approximately 450 – 600 students and 130 staff.
4. Classrooms shall be filled year by year, allowing for a “soft launch” as the school grows to its full intended capacity.
5. Approximately 10 buses will be used to transport students to and from the campus.
6. Approximately 50% of students are expected to arrive by bus.
7. Sufficient on-site parking will be provided to the County’s Land Use Bylaw standards at minimum.

Policy 11.1: A detailed operational plan confirming and expanding on Section 11.0 of this MSDP shall be submitted as part of the forthcoming DP application.

SUPPORTING TECHNICAL INFORMATION

The Applicant has prepared the following supporting technical information. The listed technical information is included under separate cover.

1. Engineering Review (utilities, grading) by Jubilee Engineering Ltd, February 2024
2. Geotechnical Report by Geopacific Consultants, May 2023
3. Traffic Impact Assessment by Bunt & Associates Engineering Ltd, November 2023
4. Phase I Environmental Site Assessment by Pinchin, January 2023
5. Biophysical Impact Assessment by CIMA+, January 2024
6. Boundary & Topographical Survey including Slope Stability by Tronnes Geomatics, August 2023
7. Historical Resources Overview by Bison Historical Ltd, September 2023

Policy 12.1: *The Applicant shall adhere to the findings and recommendations of the supporting technical information outlined in Section 12.0 of this MSDP, as appropriate.*

HISTORICAL RESOURCES OVERVIEW



HRA Number: 4835-23-0067-001

October 11, 2023

Historical Resources Act Requirements

Proponent: North Point School
 2445 - 23rd Avenue SW, Calgary, AB T2T 0W3

Contact: Kim Pirie

Agent: Bison Historical Services Ltd.
 Contact: Stephen Wagner

Project Name: North Point School

Project Components: School

Application Purpose: Requesting HRA Approval / Requirements

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resources Impact Assessment is required for all or portions of those activities described in this application and its attached plan(s)/sketch(es). The Historic Resources Impact Assessment is to be conducted in accordance with the instructions outlined in the following schedule.


 David Link
 Assistant Deputy Minister
 Heritage Division
 Alberta Arts, Culture and Status
 of Women

SCHEDULE OF REQUIREMENTS

ARCHAEOLOGICAL RESOURCES

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resources Impact Assessment for archaeological resources is to be conducted on behalf of the proponent by an archaeologist qualified to hold an archaeological research permit within the Province of Alberta. A permit must be issued by Alberta Arts, Culture and Status of Women prior to the initiation of any archaeological field investigations. Please allow ten working days for the permit application to be processed.

1. The Historic Resources Impact Assessment is to be carried out prior to the initiation of any land surface disturbance activities under snow-free, unfrozen ground conditions. Should the project require field studies under winter conditions, directions in the [Archaeological Survey Information Bulletin: Winter Conditions](#) must be followed.
2. The Historic Resources Impact Assessment must address all areas of high archaeological potential within the project area.
3. A deep testing program is required if areas of significant sedimentation are identified.

Historical Resources Act Requirements

HRA Number: 4835-23-0067-001

October 11, 2023

SCHEDULE OF REQUIREMENTS (continued)

4. Results of the Historic Resources Impact Assessment must be reported to Alberta Arts, Culture and Status of Women and subsequent *Historical Resources Act* approval must be granted before development proceeds.

PALAEONTOLOGICAL RESOURCES

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resources Impact Assessment for palaeontological resources is to be conducted on behalf of the proponent by a palaeontologist qualified to hold a palaeontological research permit within the Province of Alberta. A permit must be issued by Alberta Arts, Culture and Status of Women prior to the initiation of any palaeontological field investigations. Please allow ten working days for the permit application to be processed.

1. The Historic Resources Impact Assessment must address all areas of high palaeontological potential within the project area.
2. The Historic Resources Impact Assessment is to be carried out prior to the initiation of any land surface disturbance activities under snow free, unfrozen ground conditions. Should the project require survey under winter conditions, assessment procedures must be discussed in advance with the Royal Tyrrell Museum of Palaeontology.
3. Results of the Historic Resources Impact Assessment must be reported to Alberta Arts, Culture and Status of Women and subsequent *Historical Resources Act* approval must be granted before development proceeds.

ABORIGINAL TRADITIONAL USE SITES

There are no *Historical Resources Act* requirements associated with Aboriginal traditional use sites of a historic resource nature; however, the proponent must comply with [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#), which are applicable to all land surface disturbance activities in the Province.

HISTORIC STRUCTURES

There are no *Historical Resources Act* requirements associated with historic structures; however, the proponent must comply with [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#), which are applicable to all land surface disturbance activities in the Province.

PROVINCIALY DESIGNATED HISTORIC RESOURCES

There are no *Historical Resources Act* requirements associated with Provincially Designated Historic Resources; however, the proponent must comply with [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#), which are applicable to all land surface disturbance activities in the Province.

SPECIAL CONDITIONS

OPaC HR Application # 025966725

Page 2 of 3

HRM Project # 4835-23-0067

Historical Resources Act Requirements

HRA Number: 4835-23-0067-001

October 11, 2023

SCHEDULE OF REQUIREMENTS (continued)

1. Final development plans must be submitted for review by Alberta Arts, Culture and Status of Women before approval to proceed with construction will be considered. The final plans must be submitted in a new Historic Resources Application prior to the onset of development activities. The application must be accompanied by GIS shapefiles.

ADDITIONAL COMMENTS

1. To obtain contact information for consultants qualified to undertake the assessment work specified above, please consult the list of [Alberta Historic Resource Consultants](#).
2. In addition to any specific conditions detailed above, the proponent must abide by all [Standard Conditions under the Historical Resources Act](#).

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
5	2	24	5	10,15-16

Documents Attached:

Document Name	Document Type
Project Plans (outline)	Illustrative Material

OPaC HR Application # 025966725

Page 3 of 3

HRM Project # 4835-23-0067

LETTER TO PINEBROOK ESTATES COMMUNITY RESIDENTS.... P1

NORTH POINT SCHOOLS NEWSLETTER 1

8 September 2023



Greetings!

On behalf of North Point Schools, we are pleased to launch our first newsletter to our neighbours about the land purchase we made earlier this year.

The Search for Land

North Point Schools presently runs a private school facility out of two buildings in Calgary, on either side of Crowchild Trail SW. Our plan is to consolidate our operations into one low profile, campus-like rural setting. After many years of searching, Ms. Kim Pirie, Founder, discovered the ideal parcel, located along 101st Street SW. Please refer to the map on the next page.



What's the Proposal?

The intent of seeking a rural parcel aligns with the school's philosophy that students need to have a learning continuance through a wide spectrum that includes how to cohabit with nature. The Elbow River valley, located on the property, will provide an excellent educational experience for the students. Ultimately 600 students and 60 teachers will be roaming the grounds, learning in class as well as outdoors. Our school programming will take advantage of the incredible setting through nature-based learning, outdoor education and exploration, environmental research, and the importance of agriculture - gardening/farming.

One of the first design elements Ms. Pirie addressed with her consultants was that the significant tree cover on the property must remain in place, as much as possible. Buildings and parking areas must be placed around the trees, not "through" them. Additional plantings will be considered where necessary to address viewsheds. An extensive pathway system will be field fitted to avoid removing healthy tree stands and vegetation. We are investigating servicing possibilities for potable water and wastewater, in the long term, to tie into Calgary.

What's Next?

Our consultants are working through the various studies required to meet the requirements of the County's



LETTER TO PINEBROOK ESTATES COMMUNITY RESIDENTS.... P2

NORTH POINT SCHOOLS
NEWSLETTER 1

8 September 2023

NORTH POINT
SCHOOL FOR BOYS • SCHOOL FOR GIRLS • HIGH SCHOOL

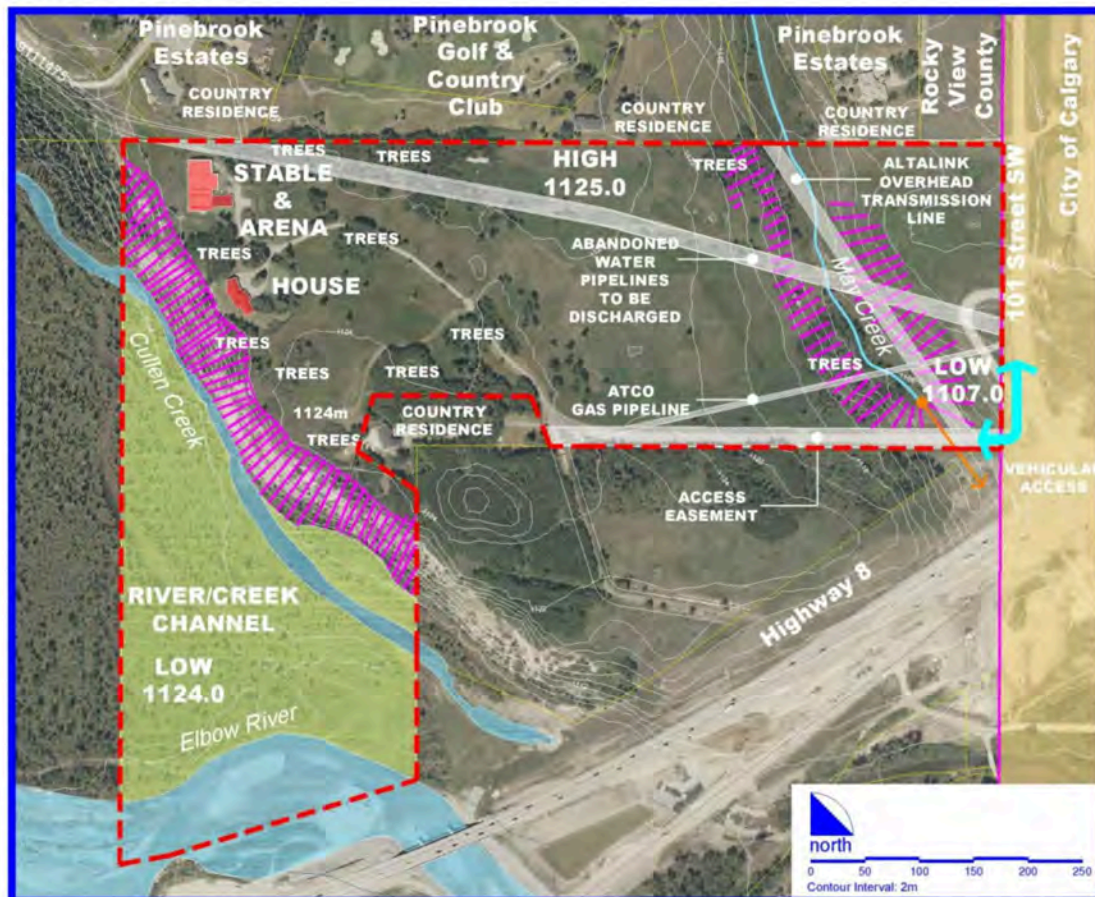
MSDP. We are approximately one month away from having a development concept that is presentable to the public. It is our intent to table this with you through a public forum. This way, we can solicit comments and provide any feedback to address your concerns.

Meanwhile, we would like to hear from you on any initial thoughts or feelings you have about our intent. This may help us in forming the plan. You may reach out to me via email at:

Darrell Grant
Community Planner

For more information on North Point Schools, please visit www.northpoint.school

Thank you for your time!



LAND USE BYLAW COMPLIANCE

Policy	Compliance
454 Minimum Parcel Size a) 0.5 ha (1.24 ac) b) The minimum size of parcels with the letter "p" is the number indicated on the Land Use Map	Complies Not applicable
455 Maximum Building Height (Principal Building) a) 14.0 m (45.93 ft) b) The maximum height on parcels designated with the letter "h" is the number indicated on the Land Use Map	Complies Complies
456 Maximum Building Height (Accessory Building) a) 7.0m (22.97 ft)	Complies
457 Minimum Setbacks (within a Hamlet)	Not applicable
458 Minimum Setbacks (outside a Hamlet) Front Yard 60.0 m (196.85 ft) from Highways 30.0 m (98.43 ft) from County roads 15.0 m (49.21 ft) from other roads Side Yard 60.0 m (196.85 ft) from Highways 30.0 m (98.43 ft) from County roads 15.0 m (49.21 ft) from other roads 6.0 m (19.69 ft) from other parcels Rear Yard 30.0 m (98.43 ft) from any road 15.0 m (49.21 ft) from other parcels	Complies Complies Complies
459 Additional Requirements a) A minimum of 10% of the parcel area shall be landscaped	Complies. Much of the property will remain in its natural state.