

NORTH POINT

SCHOOL FOR BOYS • SCHOOL FOR GIRLS • HIGH SCHOOL

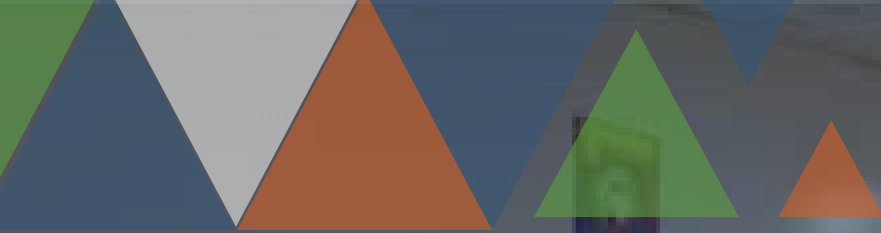


MASTER SITE DEVELOPMENT PLAN

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ACRONYMS

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



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Note: All technical studies have been provided under separate cover.

SECTION 1.0

INTRODUCTION

This Master Site Development Plan (MSDP) is being applied for concurrently with an Area Structure Plan Amendment and land use redesignation application (from Ag-Gen to S-PUB and S-PRK) to accommodate North Point Schools' (NPS) new educational campus in the Springbank community of Rocky View County. This school development will provide a unique experience for children offering opportunities to learn and explore outdoors, enhancing their overall educational experience.

The intent of an MSDP is to provide an overarching approval framework for an entire site to guide the comprehensive development over time rather than seeking separate approvals for individual buildings.

An MSDP allows local government agencies (Planning and Development, Engineering, Fire Department, etc.) to evaluate the overall project for compliance with zoning ordinances, land use policies, environmental standards, infrastructure requirements (roads, utilities, drainage), and other regulations all at once. Once approved, the MSDP sets the guidelines, standards, and conditions for the site. Subsequent Development Permit(s) will be submitted to provide additional details for the development of the entire site. Individual building permits, site-specific plans, or phased construction can then be processed more quickly and efficiently, often with reduced review time and fewer redundant submissions.



The MSDP outlines 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 and what the institutional use can provide in terms of amenity to the community at large.

Policy 1.0.1: The Developer shall develop the school campus in accordance with the strategy and phasing as outlined in this MSDP.

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. In this document “the Developer” means North Point Schools.



SECTION 2.0

NORTH POINT SCHOOLS

2.1 WHO WE ARE

An independent school authority creating student success through an experiential, relational approach to learning.

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 in the Province of Alberta. North Point School for Boys was accredited by Alberta Education in July 2015 and began operating in September 2015 with seven boys between Gr. 5 to 7. Since that time, North Point has grown to include a K–9 Boys' school, a Gr. 4–9 Girls' school, a co-educational High School, and a Designated Special Education Private School (DSEP) operating within its regular programs. Now in its twelfth year, North Point Schools has approximately 225 students across its schools.

2.2 PURPOSE

Creating self-reliance and character to prepare today's youth for a rapidly changing world.

We believe that boys and girls learn differently and have unique needs. North Point Schools offers distinct and exciting programs. Our School for Boys serves boys in Gr. K–9 and taps into boys' natural curiosity and energy as a foundation for life-long learning as we teach boys the way boys learn. Our Gr. K–9 School for Girls strives to build self-confidence in all aspects of their academic and social journey, cultivating a strong culture of belonging that empowers girls to become leaders and pursue their passions with purpose. In our co-educational High School we bring our girls and boys together to create a dynamic social environment as we launch leaders prepared to successfully navigate the opportunities and challenges ahead. Overarching all of our programs is our Designated Special Education Private School (DSEP), which supports our students with diverse learning needs.



2.3 EDUCATION MODEL

North Point Schools believes that a unique educational experience, tailored to the way each student learns, can make a big difference in 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.



2.4 A NORTH POINT CAMPUS IN SPRINGBANK

North Point is excited about the potential to build a school campus on the 74-acre parcel of land that they own, located in Springbank.

Approximately twenty-nine (29) 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. The lower portion of land is protected by the S-PRK (Special, Parks and Recreation District) land use designation and a proposed Environmental Reserve Easement. This is to allow for ongoing learning opportunities while respecting and protecting this valuable regional watershed.

Connecting the classroom to nature deepens learning and the cross-curricular academic opportunities on this property are unlimited. Approximately 45 acres located on the plateau to be designated S-PUB (Special, Public Service District) provides 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 within, and supporting, Rocky View County and its residents.

KEY ELEMENTS OF THE NPS EDUCATION MODEL

Personalized Learning

Hands-on Learning

Socratic Teaching

Character

Mentorship

Physical Activity

Outdoor Education

Financial Education

STEM Education

Academies



SECTION 3.0

PROJECT VISION & RATIONALE

Located at 101st Street SW, near Lower Springbank Road and Stoney Trail, North Point's campus will be located adjacent to major transportation routes on the border of the City of Calgary and Rocky View County. This location makes the site easily accessible for students coming from the local region to benefit from its exceptional programming. With a natural setting and demand for North Point's services, Springbank and Rocky View County provide the opportunity to grow that North Point has been unable to find in the region's urban municipalities.

North Point envisions that this site will afford them the opportunity to design and build a modern school from the ground up. Respecting the traditionally lower density and lower intensity uses that exist in the Springbank area, North Point is dedicated to creating a campus that sensitively integrates with the community and offers community amenities. A school campus offers a less intense use than many of the alternatives that are typically developed along busy primary arterial transportation corridors. Mitigation by design is critical to the interface with the existing community. Mitigation techniques include carefully considered building locations, dark sky compliance, outdoor bell reduction, resolving overland drainage and stormwater concerns, and ensuring a sustainable servicing strategy.

An important part of the campus design is ensuring the amenities benefit the community as well through features such as gym space, playing fields, and protected park space. Being a good neighbour is important to North Point, and they look forward to building a strong relationship with its neighbours.

5R CHARACTER

RESPECT

We put others first.

RESOURCEFUL

We dig deep.

RESILIENT

Failure means we keep trying.

RELENTLESS

We never give up.

RESPONSIBLE

We own our choices.



SECTION 4.0

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 future educational programming in the form of outdoor education, with no additional structures than those proposed as part of this MSDP. 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. Contiguous to the west is Clearwater Park, and further west lies the Elbow River, its valley, and its tributary, Cullen Creek.

The site is legally described as Block A, Plan Twin Bridges 7410082. The site's municipal address is 24022 101 Street SW, Rocky View County. The subject property comprises of 29.98 hectares (73.91 acres) and is located at the south end of 101st Street SW. It is accessed via the grade separated overpass at 101 Street SW and Stoney Trail.

The site is currently designated as Agricultural, General (A-GEN), and an application for land use redesignation to the Special, Public Service District (S-PUB) and Special, Park and Recreation District (S-PRK) is submitted, concurrent to this MSDP application. The land use designations have been chosen to allow for the development of a private school campus and associated uses on the site and to perpetually maintain and protect important and vital ecological areas and watersheds.



FIGURE 1: CONTEXTUAL MAP



- Subject Site
- City of Calgary Boundary



MUNICIPAL POLICY FRAMEWORK

5.1 ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

The IDP identifies the subject property as part of the Rocky View County Growth Corridor, and includes policies to protect open spaces and vital watershed areas, and encourages coordination of amenities between municipalities. Applications for land use redesignations, local area plans, development permits, and other studies, are referred to the adjoining municipality for comment. The Rocky View County's Growth Corridor indicator (Rocky View/Calgary IDP, Map 4 Growth Corridors/Areas, p24), provides the following policy guidance:

"Rocky View County Growth Corridors should be developed in accordance with Rocky View 2060 Growth Management Plan and other Rocky View County statutory and local area plans, as they may be updated from time to time."

Aspects of the IDP that are pertinent to this MSDP submission include:

Objectives

- 1. To facilitate appropriate and logical intermunicipal connections between existing and future parks for active and passive recreation purposes.**
- 2. To coordinate a contiguous intermunicipal open space system for ecosystem viability and sustainability.**
- 3. To promote coordination of recreational amenities and services between municipalities.**



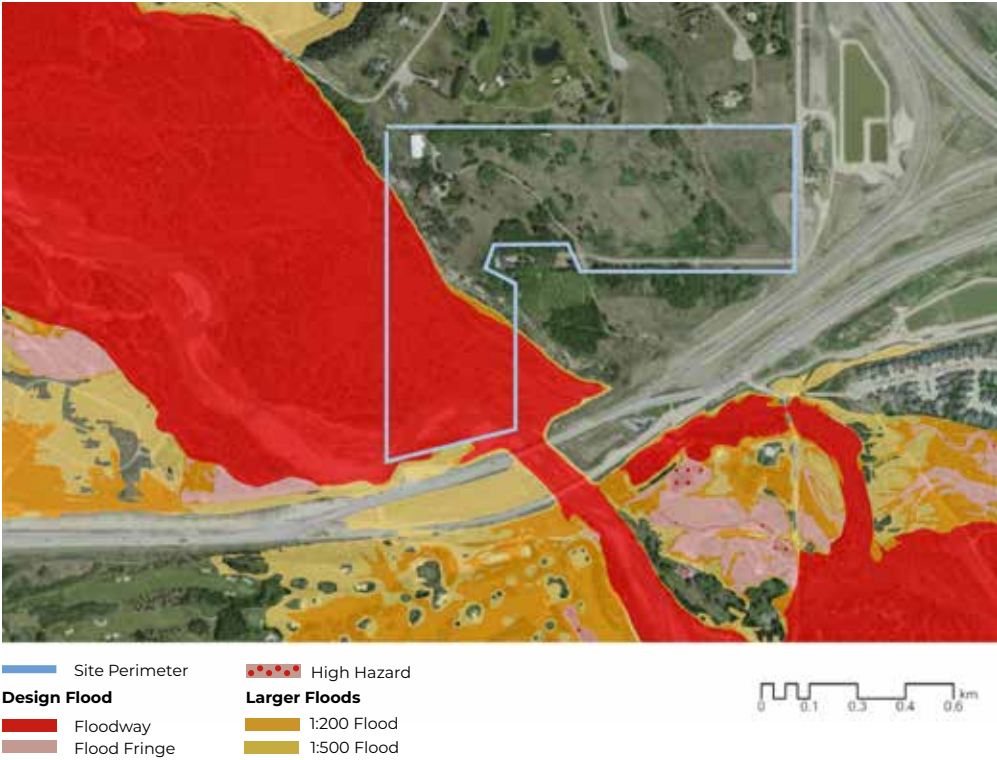
In conjunction with the S-PRK land use area, a registered Environmental Reserve Easement (ERE) is proposed for the environmentally significant area, forming part of the Elbow River/Cullen Creek valley system. This easement will be registered on title, with opportunities for limited activities to be undertaken, outside the floodway area at the discretion of the province and Rocky View County. The Elbow River/Cullen Creek valley systems run through the subject property. Over 38% of the plan area will be transitioned into an Environmental Reserve Easement (ERE) under the S-PRK designation to protect the environment as well as to protect life and property, in the event of a flood. It is important to North Point that the ERE document be crafted in such a way that the S-PRK site is left in its natural state in perpetuity and that educational activities are the only activities allowed on this portion of the subject site. To support the intent of the S-PRK portion of the site, we are

requesting that “School” be removed from the list of permitted uses to ensure the area is protected and maintained in its natural state.

Policy 5.1.1: The Developer shall register an Environmental Reserve Easement on the areas within the subject property zoned S-PRK containing the identified floodplain, which consists of a portion of the Elbow River/Cullen Creek valley system to the satisfaction of Rocky View County.

Policy 5.1.2: The ERE shall protect the site in perpetuity and allow only for educational activities by North Point Schools.

FIGURE 2: FLOOD MAP



5.2 WATERSHED MANAGEMENT AND REGIONAL SERVICING

The IDP describes the need to manage the Bow River and Elbow River watersheds as critical components to the City's drinking water system. The upland portion of the subject property will be developed to include the school facilities; the lower portion escarpment and watershed will be protected with a corresponding S-PRK land use designation and Environmental Reserve Easement. To protect the watershed from potential septic leachate or other negative impacts that may occur as a result of stand-alone septic or pump out septic servicing, a request has been made to the City of Calgary to review this project in light of the Regional Servicing Policy and to connect the North Point campus to the City's wastewater system.

There is an existing wastewater line in the 101 Street SW Right-of-Way (ROW) that is used to receive the wastewater from the Pinebrook community. In the same manner, North Point has requested wastewater service connection to this wastewater line. Given the proximity of the subject site to the Elbow River, connecting to the regional sanitary infrastructure would also support the policies and objectives of the City's Source Water Protection Policy and would be a more suitable and sustainable long-term solution for developing this property.

With regard to the City's Policy on Regional Water, Wastewater and Stormwater Servicing, the proposed development aligns with several of the criteria necessary to embark on a regional servicing request, including being a regionally significant project that will provide educational services to Rocky View County and Calgary as well as offer a community amenity for after-hours use by the surrounding neighbourhoods.

It is expected that the property will be subject to a Master Service Agreement for wastewater with the City of Calgary.

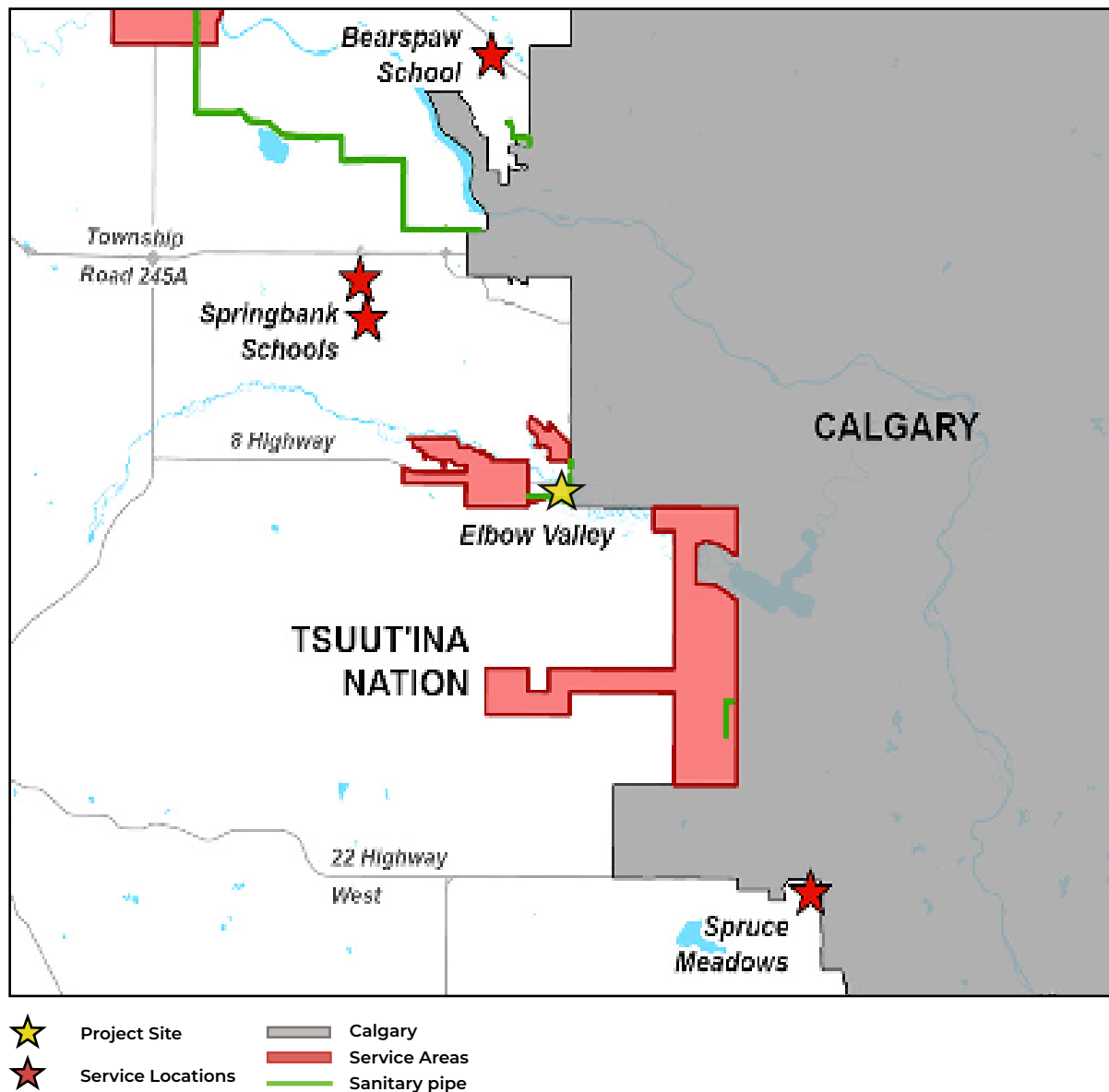
In accordance with IDP requirements, a TIA was prepared for the MSDP proposal, identifying the irregular traffic patterns of a school facility: light traffic in the summer months; high activity in the morning and mid-afternoon periods with little to no traffic at other times. The report concluded no infrastructure improvements were necessary, other than a geometric realignment at 101 Street SW and Lower Springbank Road.

An approval for an emergency egress for 101 Street SW to Highway 8 has been approved by Alberta Transportation and Economic Corridors (ATEC).

Policy 5.2.1: Due to its location in a critical watershed, the Developer shall connect to the City of Calgary wastewater service at their sole expense and to the satisfaction of the City of Calgary and Rocky View County.

Policy 5.2.2: The Developer shall execute a Master Servicing Agreement (MSA) with the City of Calgary for wastewater service in accordance with the direction from, and to the satisfaction of, the City of Calgary and Rocky View County.

FIGURE 3: REGIONAL WASTEWATER MAP



5.3 ROCKY VIEW COUNTY'S MUNICIPAL DEVELOPMENT PLAN

Rocky View County's Municipal Development Plan (MDP) was adopted in September 2025. The MDP directs development to occur as outlined in an applicable Area Structure Plan, which for the subject property, is the Springbank Area Structure Plan. The MDP describes this kind of application as an institutional use, and it directs that institutional uses are intended to support county residential communities (Section 8). MDP Policy 7.7 suggests institutional uses can be supported where identified in an ASP and there is a demonstrated compatibility with existing land uses. The Springbank ASP adoption process suggested additional "new residential" land use as appropriate for this site. However, the institutional use has a much smaller physical footprint and protects a significantly larger amount of land from future development, includes a sustainable servicing strategy, and is compatible with the existing uses in the area. As a result of this MDP policy, a corresponding amendment to the Springbank ASP is required to allow for an institutional use on the subject site.

MDP Policy 8.8 indicates that institutional uses should be located along major roadways and limit traffic on local roads. The subject property is located immediately adjacent to the Stoney Trail and uses 101 Street SW, a municipal collector road, to gain direct access. No neighbourhood is driven through to attend this site. MDP Policy 14.16 identifies a need to connect institutional uses to the greater community by way of pathway. The Master Site

Concept includes a significant pathway system that will connect to the adjacent community.

MDP Section 15 suggests that institutional uses be strategically located and use thoughtful design, offer community land uses, and support partnerships with neighbouring municipalities to address land needs efficiently. The MSDP application for North Point's new school achieves those targets offering a design that perpetually protects environmental features, provides community amenities and local partnerships, and seeks collaboration with a municipal partner in order to protect an identified critical upland watershed.



Though not located in a growth hamlet, the site is within immediate proximity of the shared boundary with an urban center. Institutional uses are 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 MDP lays the foundation 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.



5.4 SPRINGBANK AREA STRUCTURE PLAN

The Springbank Area Structure Plan (SASP) was adopted in March 2025, and articulates a clear vision for the community's development that is capable of supporting North Point's proposed school campus. The Institutional and Community Uses section of the ASP suggests:

"Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion" (pg 36).

To support the institutional use on the subject site, the SASP needs to be amended to identify this site for institutional use. The existing Clearwater Park, located adjacent to the subject property to the west and below the escarpment, is identified as supporting institutional and community uses.

This MSDP and associated ASP Amendment and Land Use Redesignation applications provide the policy guidance to establish a contextually appropriate institutional use that will benefit the surrounding community and protect environmentally significant land.

The subject property is identified under Special Planning Area #2 (SASP Map 16: Special Planning Areas pg 74), which suggests joint planning between the City of Calgary and Rocky View County needs to occur here as there are several shared considerations relating to matters including storm water, utility service, transportation, and open space that provide for compatible development and promote a coordinated and cooperative approach to planning.

Collaborative planning goals

- 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.
- Recognize the directives as outlined in Rocky View County's Parks and Open Space Master Plan.



Servicing Requirements in the SASP

Connections to piped water and wastewater servicing for the North Point school proposal are necessary to protect the Elbow River/Cullen Creek eco-systems, 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. North Point proposes to limit tree removal, retain the river valley and escarpment lands in their natural state, while permitting the area to be accessed for educational purposes.

Technical studies outlined in Section 9 – Technical Analyses of this MSDP will provide additional details regarding how the development can be implemented while respecting and retaining the existing landscape features, and continuing to seek piped solutions for water and wastewater infrastructures, either with connections to Calgary via the RVC Master Servicing Agreement or through local co-operative connections.

MSDP Requirements in the SASP

Under Table 3 of Appendix B of the SASP, Local Plan requirements, Master Site Development Plans for Institutional and Community Uses are expected to address the following matters, which are provided herein:

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal.
2. A master site plan addressing:
 - a) building placement and setbacks;
 - b) building height and general architectural appearance;
 - c) parking and public lighting;
 - d) landscaping for visual appearance and/or mitigating measures;
 - e) agriculture boundary design guidelines; and
 - f) anticipated phasing.
3. A summary of the Applicant's community consultation and results.
4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts.

And where MSDPs are located within Special Planning Area #2, they are expected to address the following points:

- ✓ Attention to site design and building envelope;
- ✓ Visual separation and sound attenuation;
- ✓ Acknowledgment of existing land uses and community characteristics within the City of Calgary;
- ✓ Demonstration that City of Calgary residents have been involved in planning stage while preparing local plan.

5.4 SPRINGBANK AREA STRUCTURE PLAN (CONTINUED)

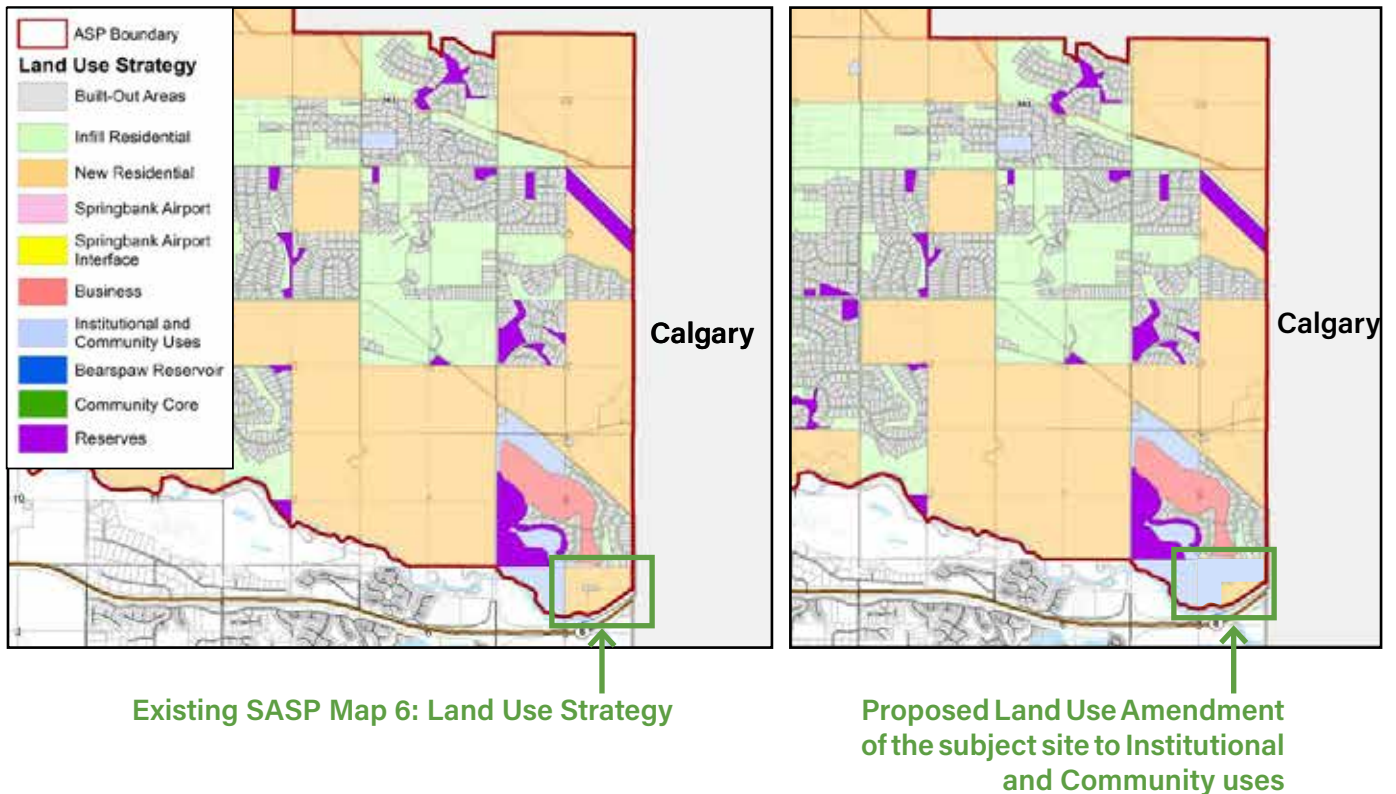
In response to the MSDP Requirements noted above, North Point's building infrastructure will be located toward the west side of the property, permitting the east portion, which is adjacent to the city, to be retained in its natural state. There is a natural draw known as May Creek with an overhead power 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 is noted that the use of the land adjacent to the subject property, within the City of Calgary, comprises the Stoney Trail/Highway 8 interchange whereby interface compatibility and gradual transition is not considered as significant as if urban development was present. Furthermore, a private school is generally considered compatible with residential uses.



5.5 AMENDING THE SPRINGBANK AREA STRUCTURE PLAN

The proposal for a private school and associated uses requires an amendment to the SASP by modifying the SASP Map 6 Land Use Strategy to change it from the current New Residential land use to the Institutional and Community Uses land use. See **Figure 4: Existing SASP Land Use Strategy Map & Proposed Amendment**.

FIGURE 4: EXISTING SASP LAND USE STRATEGY MAP & PROPOSED AMENDMENT



The application to amend Map 6 of the SASP will be made concurrently with the land use and MSDP applications. The proposed land use of Institutional and Community Uses is contextually appropriate and aligns with the surrounding character and land use context. There are institutional uses on adjacent parcels to the west and north of the subject site.

SECTION 6.0

EXISTING CONDITIONS

The subject site is currently unoccupied and contains a residence and riding 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 North Point, 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 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 from the north-central area and the lowest elevation is the Elbow River at 1104 metres at the south end of the property.

The site is diverse topographically and contains available upland area for the institutional uses, inclusive of playfields and additional community amenities. The May Creek Crossing, Cullen Creek, and the Elbow River are all protected by policy and this plan from any future development.

Refer to **Figure 5B: Existing Conditions Pt.2**

FIGURE 5A: EXISTING CONDITIONS PT.1

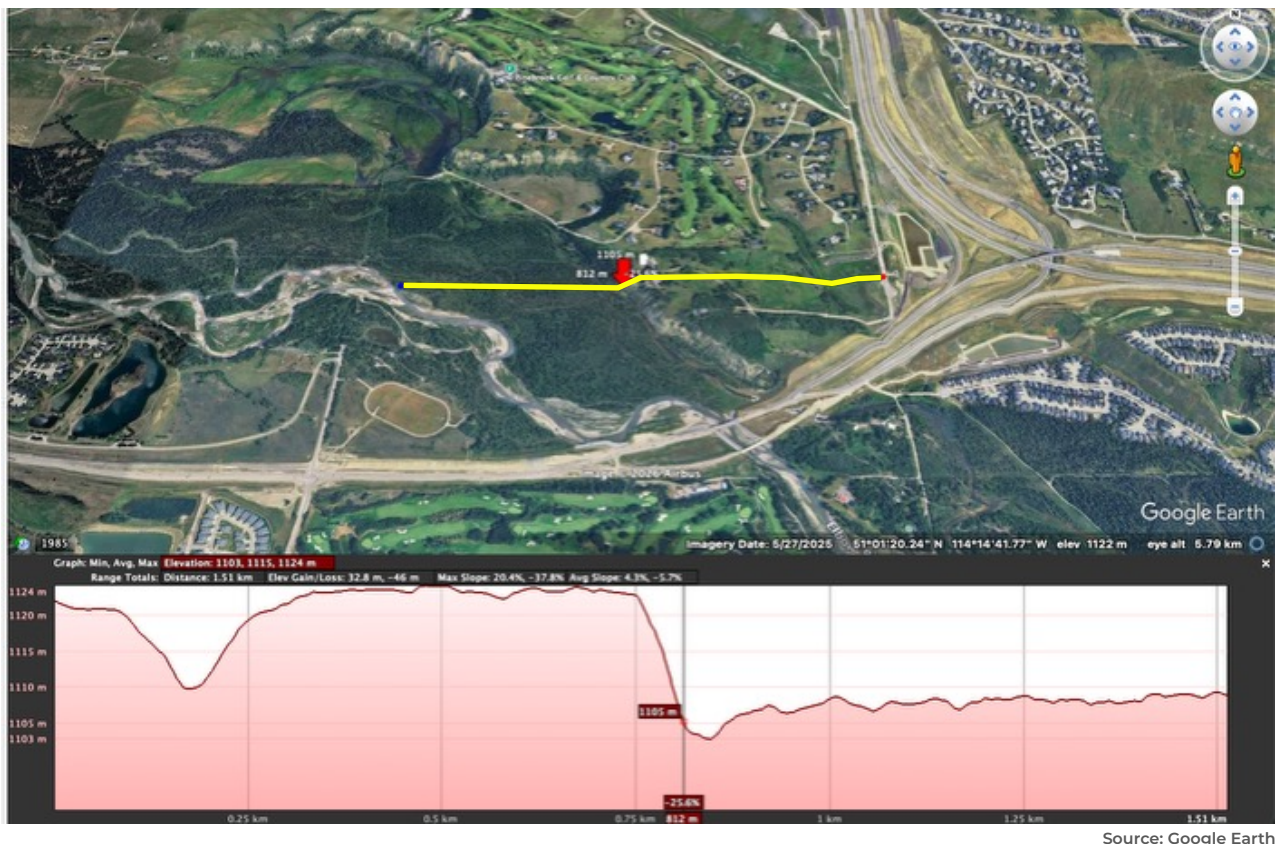
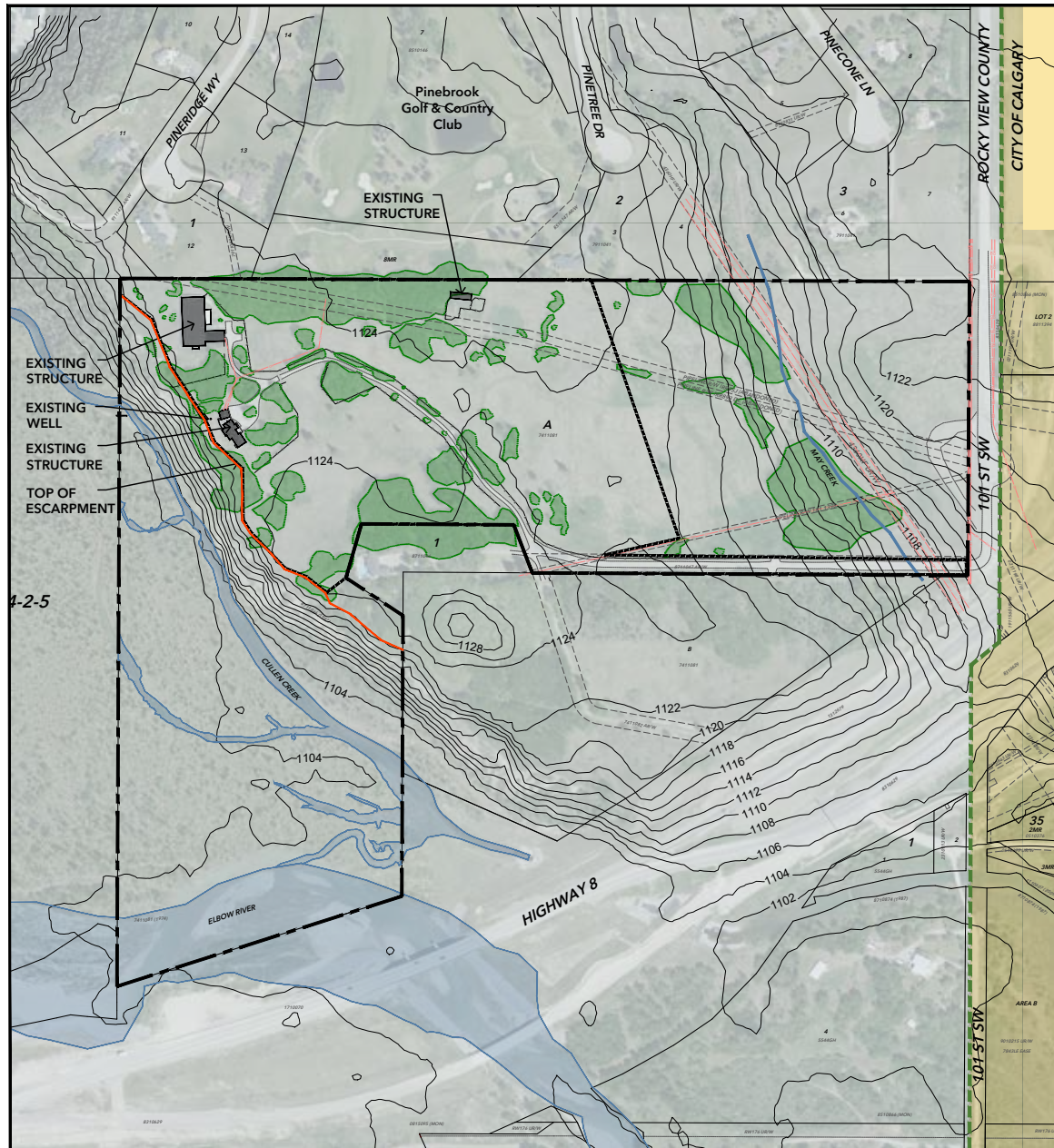


FIGURE 5B: EXISTING CONDITIONS PT.2



- Subject Boundary
- - - City of Calgary Limits
- 2.0m Contour Interval
- - - Existing Easement
- Existing Vegetation
- OH OH OH Existing Overhead Power line
- Existing Fence

Policy 6.0.1: The Developer should preserve as much of the existing tree cover on the subject property as possible in accordance with details of a future Development Permit application.

Policy 6.0.2: A tree inventory of healthy stands to remain may be determined through a professional arborist.

SECTION 7.0

DEVELOPMENT CONCEPT

While the comprehensive development concept for the new school will be incorporated into a Development Permit that will be submitted following Land Use and MSDP approval, certain fundamental aspects of the school are already known. The Developer, North Point School, 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.

North Point 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 North Point'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 simultaneously, 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 13: Operational Plan** of this MSDP.

As required, the school grounds will be completely fenced to ensure the safety of students and staff. Access to the parcel will be controlled by a gate located on the driveway from 101 Street SW. This gate will secure the site during non-operational hours while allowing after-hours use for approved community groups. The safety and security of the students and staff as well as protection of neighbouring properties, is of primary importance to North Point, and students will be supervised during school hours inside and outside of the school buildings. They will be accompanied by at least one staff member when exploring the natural features of the site during instructional hours to ensure the safety of students and the environment.

One main building will house 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.

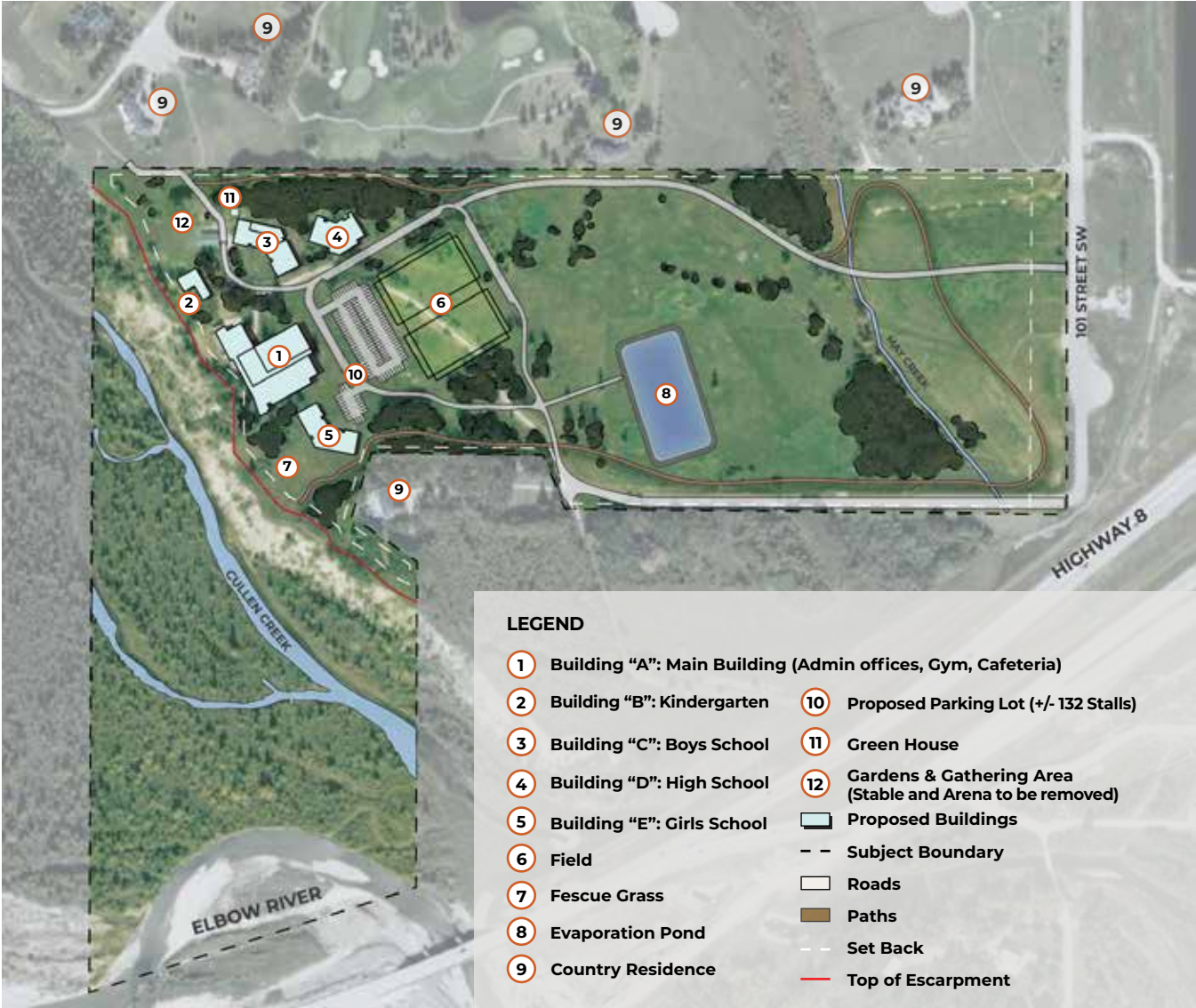
Features of site design include:

- **Architectural style, landscaping and materiality**
- **Utilization of Xeriscaping and drought tolerant plant species**
- **Learning gardens to provide students with hands-on learning, connecting science, math, stewardship, entrepreneurship, collaboration, and social skills.**

Policy 7.0.1: The Developer shall implement the development concept outlined in Figure 6: Development Concept, with minor changes allowed to the functional programming without requiring an amendment to this MSDP.

Policy 7.0.2: To maintain the safety and security of staff and students, public access shall be controlled through pre-approved arrangements with the appropriate school staff.

FIGURE 6: DEVELOPMENT CONCEPT



KEY FEATURES:

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

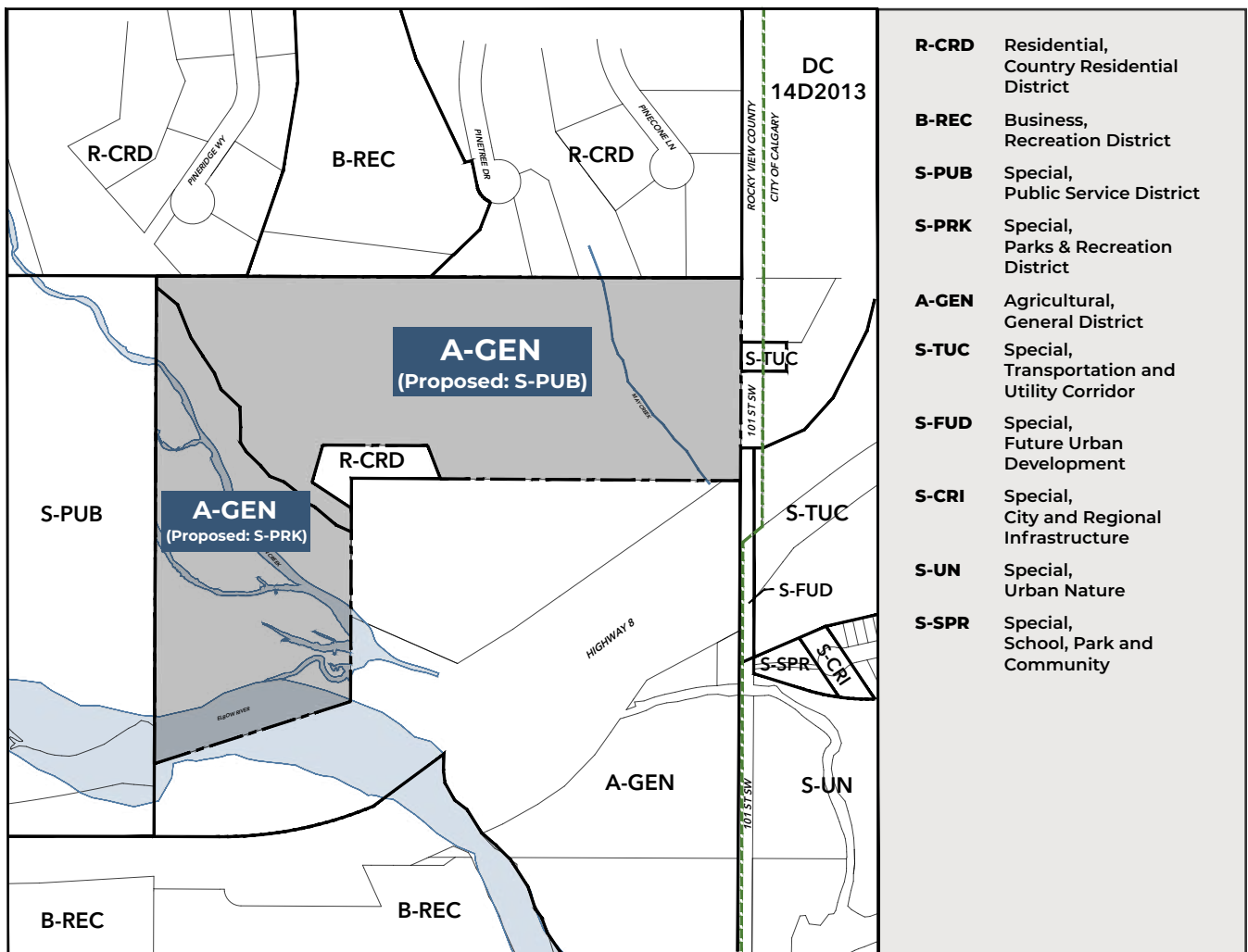
SECTION 8.0

LAND USE BYLAW

8.1 PROPOSED LAND USES

The Master Site Development Plan for the site is for a private 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 and Special, Parks and Recreation (S-PRK).

FIGURE 7: AREA LAND USE MAP



Source: Rocky View County Atlas

8.1 PROPOSED LAND USES (CONTINUED)

The purpose of the S-PUB (Special, Public Service) 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 a discretionary use. As it is a discretionary use, this allows adjacent area landowners the opportunity to review the development permit plans submitted and there is an opportunity to appeal a discretionary use approval. Only the upper portion of the site above the escarpment (approximately 45 acres) would be S-PUB to support the school uses.

The area below the escarpment would be used only by North Point School and their students for educational purposes given it is a sensitive area. As such, this area (approximately 30 acres) will be designated S-PRK. North Point School would only support their students in the lower terrace for educational purposes given it is a sensitive ecological area. As such, the S-PUB zoning is not being considered for the lower terrace and river valley.

The purpose of the S-PRK (Special, Parks and Recreation) District is “to provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.” (Section 469, Rocky View County Land Use Bylaw). Under S-PRK, school is a permitted use; however, it is not the intention to place a school in this area, and we have requested that the use

be removed from the district for the subject site. The intention of the S-PRK district is to provide a large open area to support North Point’s hands-on learning philosophy by offering a space for outdoor education that is tied to the Alberta Education curriculum. Given that the entire area to be designated as S-PRK is within the 1:100 year floodway, no structures or permanent installations are permitted to be constructed. North Point has no objection should Rocky View County request the applicant undertake a site-specific amendment to this district at this location to remove School as permitted use in S-PRK.

Policy 8.1.1: Development Permit drawings shall be submitted at a future Development Permit stage and shall adhere to Rocky View County’s Land Use Bylaw C-8000-2020.

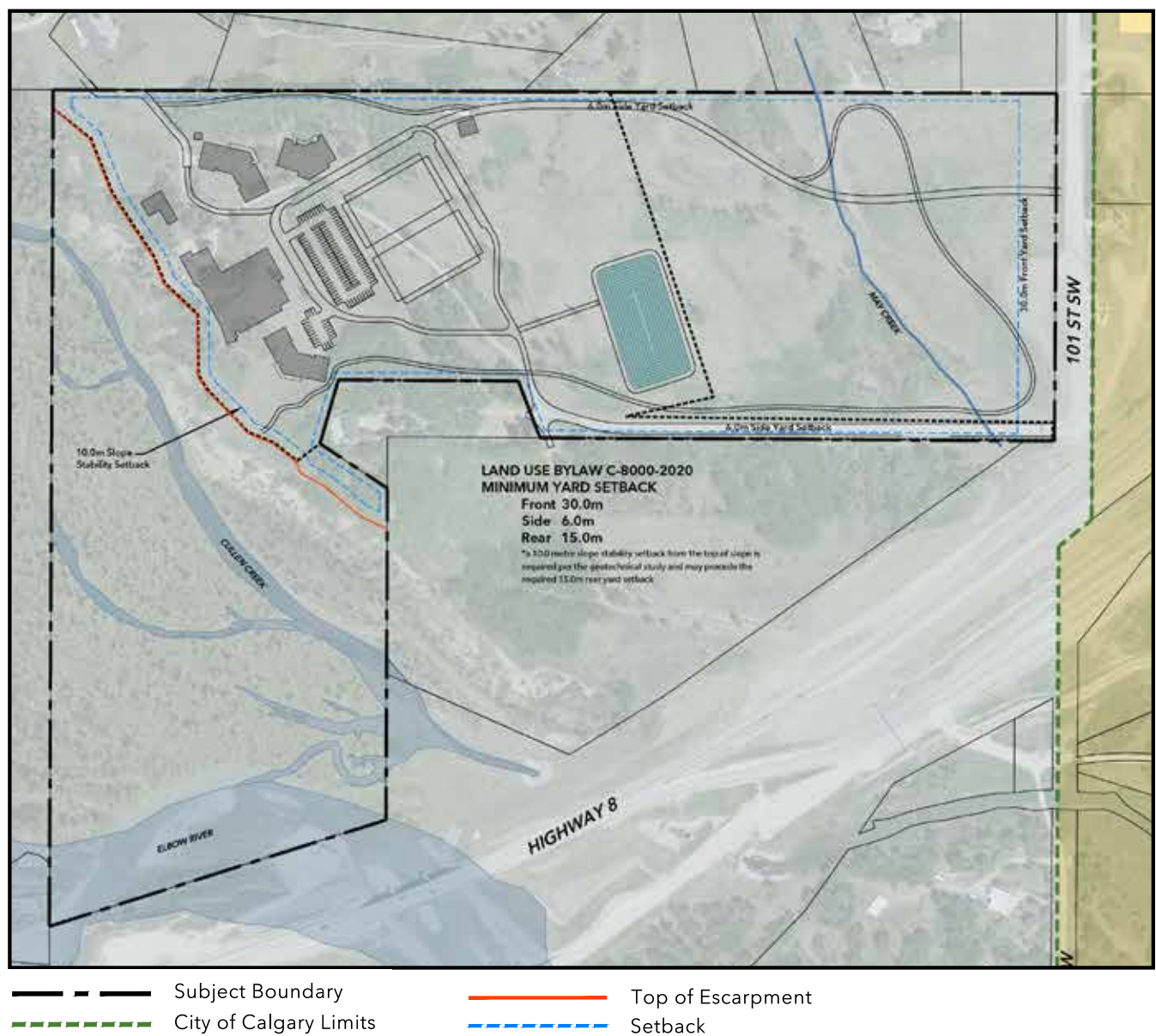
Policy 8.1.2: While not contemplated at this time, variances may be permitted at the discretion of the Approving Authority.

Policy 8.1.3 The S-PRK lands shall not support any permanent buildings or structures and are to remain in their natural state. These lands are subject to 1:100 year flood inundation and are intended only to allow for learning and exploration by North Point students.

8.2 LAND USE BYLAW COMPLIANCE

Although detailed design of the school itself will not be determined until after the land use redesignation and this MSDP are approved, the upland institutional development 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. Full details will be provided at the time of a future Development Permit. An overview of regulation compliance is provided in Appendix C. **Figure 8: Land Use Bylaw - Minimum Building Setbacks** illustrates how all required minimum building setbacks can be accommodated within the development concept, with exact building placement to be addressed at a future Development Permit.

FIGURE 8: LAND USE BYLAW - MINIMUM BUILDING SETBACKS



SECTION 9.0

ARCHITECTURAL DESIGN & LANDSCAPING

9.1 OVERVIEW

The Developer's vision is to design a school that has a campus feel by providing separate buildings throughout the site that have been carefully placed on site to respond to the educational function of each building and support synergies between programs where possible. Based on the unique learning philosophy of North Point, each building design will embody the student experience within the building as well as an appreciation of the outdoor environment and will offer an enriched learning environment that supports hands on learning and buildings that foster independence, creativity, and curiosity.

North Point'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.



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.

9.2 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 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 mass 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 consider the sensitive nature of 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.

North Point School will reflect nature by design. The structures will include rural architectural elements, high degrees of glazing, wood, stone and articulation.



Architectural Examples:



Policy 9.2.1: The Developer shall implement the architectural design, landscaping, and lighting considerations outlined in **Section 9.0 Architectural Design & Landscaping**, allowing for minor changes as the final school design is determined.

Policy 9.2.2: Recognizing the importance of views to the Elbow River valley and mountains beyond, the school campus should preserve existing viewsheds associated with adjacent residents where possible.

Policy 9.2.3: Further to **Policy 9.2.2**, no building shall be constructed further west or north than the building labeled 12 Stable & Arena as shown on **Figure 5B: Existing Conditions**.

Policy 9.2.4: The Developer shall screen critical building infrastructure from adjacent properties and Highway 8, such as the transformer and emergency generator as well as building waste / disposal facilities and maintenance buildings, in accordance with Rocky View County screening requirements.

Policy 9.2.5: The Developer shall design the buildings to blend with the character and context of the area.

Policy 9.2.6: Detailed architectural drawings shall be provided at the time of a future Development Permit.



9.3 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 escarpment 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 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, retaining and utilizing 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 Developer 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 9.3.1: 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 9.3.2: Landscape design shall utilize drought tolerant, wind-tolerant, and hardy plants native to Calgary Region Zone 3b.

Policy 9.3.3: Detailed landscaping plans indicating all species shall be provided at time of a future Development Permit.

Policy 9.3.4: Existing tree cover shall be retained, wherever feasible, and in general configuration to **Figure 7: Landscape Plan**.

Policy 9.3.5: The campus shall align with Rocky View County screening standards.

Policy 9.3.6: Campus building façades shall be designed to avoid large, blank surfaces, particularly where they interface with existing residences.

Policy 9.3.7: Landscaping shall adhere to Land Use Bylaw regulations.

Policy 9.3.8: The Developer 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 9: PROPOSED CHANGE TO EXISTING VEGETATION



9.4 DARK SKY & 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. Dark Sky compliant features will be utilized in all cases.

Policy 9.4.1: A detailed lighting plan shall be provided at the time of a future Development Permit.

Policy 9.4.2: Lighting shall adhere to Land Use Bylaw regulations.

Policy 9.4.3: All lighting installations shall be Dark Sky compliant.





SECTION 10.0

TECHNICAL OPERATIONS

10.1 HOURS & CAPACITY

HOURS:

MONDAY - FRIDAY

8:00 am - 4:00 pm

SEPTEMBER - JUNE

SCHOOL CLOSURE

JULY - AUGUST

Occasionally the school will be open outside of regular hours for extracurricular activities such as school events, parent-teacher interviews, recitals, and sports events.



PROJECTED SCHOOL CAPACITY:

450 - 600 STUDENTS

130 STAFF

(at full build out)

10.2 PHASING

North Point is planning to phase the campus development so the school can gradually and organically grow to its maximum capacity. Phase 1 will consist of the Main Building and High School, the timing of the other buildings is dependent on fundraising efforts. North Point will only allow enrollment to the number of students that can be accommodated within the buildings constructed at the time enrollment begins and will not exceed the capacity of the completed buildings. As new buildings are completed, enrollment rates can grow as well. As such, no temporary structures (i.e. portables or trailers) are proposed.

10.3 PROPOSED BUILDINGS BY PHASE

PHASE 1

- ① Building "A": Main Building (Offices, Gym, Cafeteria, Interim High School) | 100 Students
- ② Building "B": Kindergarten | 30 students
- ③ Building "C": Boys School | 200 students
- ⑥ Field
- ⑧ Evaporation Pond
- ⑩ Proposed Parking Lot (+/- 132 Stalls)
- ⑪ Green House and Gardens

PHASE 2

- ④ Building "D": High School | 100 students

PHASE 3

- ⑤ Building "E": Girls School | 130 students

Policy 10.3.1: The Proposed Buildings by Phase list has been included for information purposes only and the actual construction of buildings in each phase may vary from the list provided here without amending the MSDP.

FIGURE 10: PROPOSED BUILDINGS BY PHASE



TECHNICAL ANALYSES

11.1 UTILITY SERVICING

Jubilee Engineering Consultants Ltd. prepared a Servicing Study for North Point dated December 2025. Presently, one privately operated water co-operative is in the area and a city operated wastewater line is adjacent to the site. A conceptual plan of the proposed utilities' network is shown in **Figure 11: Utility Servicing**.

An alternative to connecting to local, Rocky View County utilities, may be requesting a regional one from the City of Calgary. When The City receives a Regional Servicing request, at The City's discretion, the potential regional customer may be asked to submit additional information, at the applicant's expense and to the satisfaction of

The City, to enable administration to evaluate the request. The request for additional information may include an assessment of the impacts to the aquatic environment, natural areas, environmentally sensitive areas, and source water quality upstream of Calgary. In consideration of the City of Calgary's Source Water Protection Policy (CP2020-04) Section 1.4 and 1.5 quoted below, a connection request for wastewater will be made to the City of Calgary, as the North Point development meets the criteria of the policy for being a regional consideration.

"1.4. Continued growth and development in the Calgary region requires proactive management of cumulative risks to protect the quality of Calgary's water sources prior to withdrawal from reservoirs and rivers for city and regional customers."

"1.5. Effective implementation of this Council policy shall be achieved by integrating and aligning land use and watershed planning within City and regional plans and administrative processes."

North Point intends to request wastewater service from the City of Calgary. This site contains land that comprises the upland watershed to the City of Calgary via Elbow River and Cullen Creek; therefore, the City's regional servicing policy would suggest that this area would benefit from City of Calgary wastewater services to protect the watershed. At the date of approval of this MSDP, North Point is currently in discussion with the City of Calgary and Rocky View County to review a regional wastewater connection. There is existing wastewater infrastructure immediately adjacent to the site within the 101 Street right-of-way, and the Pinebrook community is already connected to the City's wastewater system.

Policy 11.1.1: The specific configuration and alignment of the services outlined in **Section 9.1** shall be confirmed by detailed engineering design and reviewed through a future Development Permit process.

Policy 11.1.2 A formal request for wastewater connection will be made by North Point to the City of Calgary in order to comply with policies as outlined in the Rocky View County MDP, the SASP, The City of Calgary and RVC IDP, and to recognize, and comply with, the City' Source Water Protection Policy.



11.1.1 POTABLE WATER

An existing piped water network operated by Westridge Water Co-op, located adjacent to the property, has an adequate water supply to service the proposed school's consumption requirements. North Point has collaborated with Westridge to conduct a system-wide capacity analysis to confirm that the Westridge Water Co-op system has adequate water capacity to service the school. The estimated water use requirements for North Point's operations have been determined by Jubilee Engineering through a preliminary capacity analysis, and are outlined below. Westridge has confirmed through a letter provided under separate cover, that the Westridge Water Co-op has the capacity to provide the water required to support the school.

WATER CAPACITY

	Full Capacity (675 S+S)	Phase 1 (250 S+S)
Maximum Day Demand	66825 L/d	24750 L/d
Average Day Demand	37125 L/d	13,750 L/d
Average Seasonal Demand	44799 L/d	16596 L/d
Average Week Demand	51975 L/d	19,250 L/d
Peak Hour Demand (24 hrs)	6952 L/d	2578 L/d

*S/S = Staff and Students

Total Site Area = 31.32 ha

Building Area (7 structures) = 8625 m²



Policy 11.1.1.1: At the future Development Permit stage, the Developer shall provide confirmation from a local water co-operative for connection to its water system for potable water, and shall provide information regarding:

- a. Documentation proving the water supply has been purchased for the proposed development; and
- b. Documentation proving that water supply infrastructure requirements, including servicing the property have been installed, or installation is secured between the Developer and water supplier, to the satisfaction of the supplier and the county.

Policy 11.1.1.2: If a local water co-operative is not available for potable water, the Developer shall secure a tank storage system to address its consumption needs, with details to be addressed as part of a future Development Permit.

Policy 11.1.1.3: The Developer shall be required to secure all necessary easements and rights-of-way for all proposed potable water infrastructure, at a future Development Permit stage.

11.1.2 WASTEWATER

A Sanitary Study was conducted by Jubilee Engineering Consultants Ltd. in February 2024. Preferably, wastewater is managed by a piped connection to the City of Calgary. Alternatively, wastewater may 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.

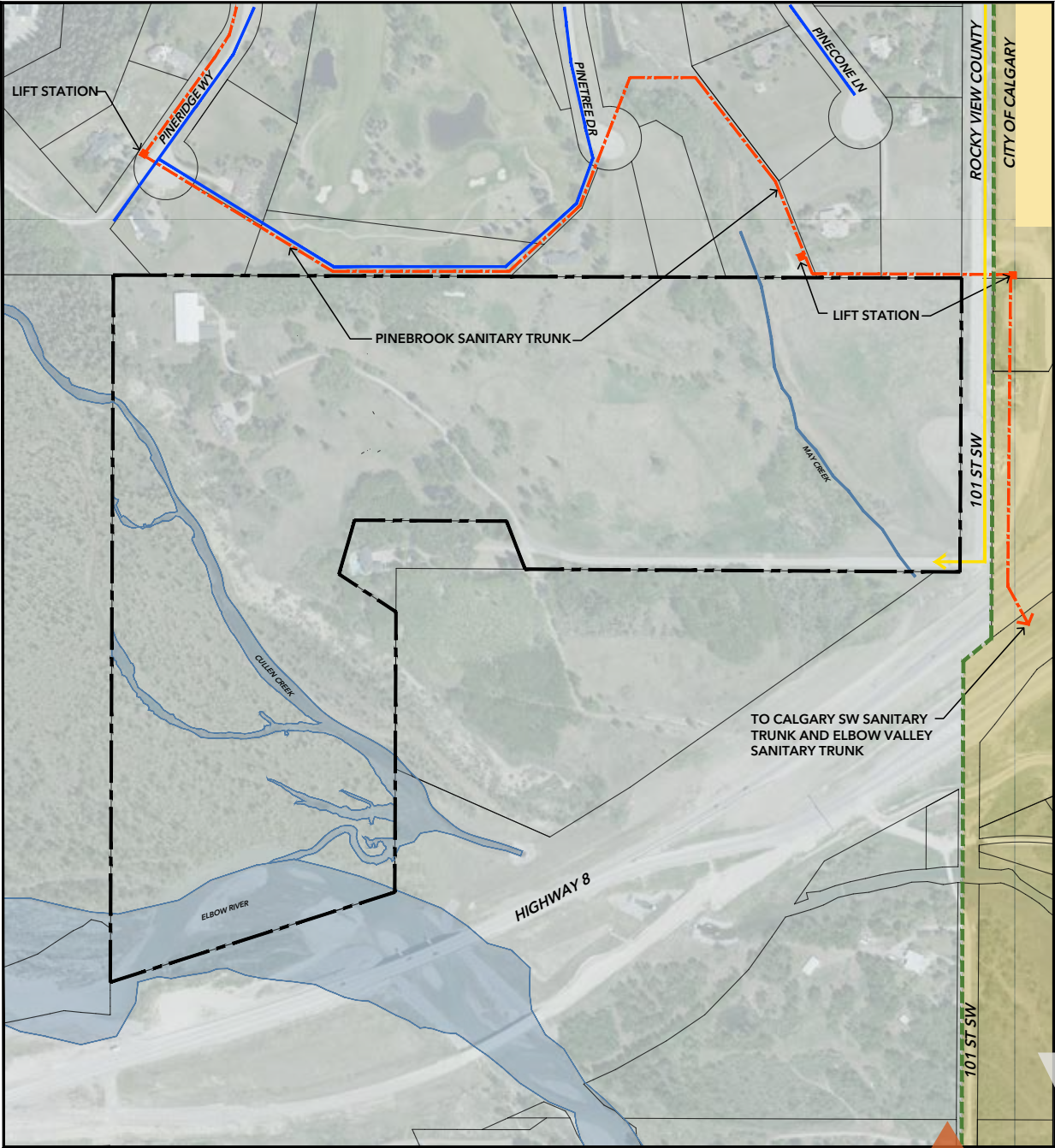
Policy 11.1.2.1: Wastewater shall be managed by connection to the City of Calgary's available wastewater infrastructure, or utilization on-site by a holding tank system, in accordance with Rocky View County Policy C-449.

Policy 11.1.2.2: The possibility of connecting to the City of Calgary wastewater pipe infrastructure, through the Master Servicing Agreement (MSA), shall be explored when appropriate, after land use approval.

Policy 11.1.2.3: The Developer shall be required to secure all necessary easements and rights-of-way for all proposed wastewater infrastructure, at a future Development Permit.



FIGURE 11: UTILITY SERVICING



- Subject Boundary
- City of Calgary Limits
- Sanitary Trunk
- Westridge Water Co-Op
- Shallow Utilities

11.1.3 STORMWATER MANAGEMENT

The existing stormwater overland flow discharges into the Elbow River/Cullen Creek and May Creek drainage basins. Stormwater management for the subject parcel will be managed 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 complementary 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 12: Stormwater Management** for stormwater management details.

Policy 11.1.3.1: 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 11.1.3.2: The Developer shall ensure that the proposed stormwater infrastructure aligns with the accepted Stormwater Management Report and Geotechnical Report.

Policy 11.1.3.3: Stormwater infrastructure shall be positioned in accordance with Alberta Transportation and Economic Corridors' setback requirements.

Policy 11.1.3.4: The Developer shall prepare an overland drainage plan and associated easement agreement, at a future Development Permit stage, to specify a right-of-way for the County to access the lands, and to maintain the stormwater management facilities, if emergency circumstances warrant.

Policy 11.1.3.5: The specific details of the stormwater drainage and management plan shall be confirmed by detailed engineering design submitted and reviewed at a future Development Permit stage.

Policy 11.1.3.6: An Erosion & Sediment Control Plan shall be submitted at the development permit application stage in support of each operational phase.

Policy 11.1.3.6: Phasing of the storm pond to synchronize with the phasing of development shall be considered at the time of the first Development Permit.

Policy 11.1.3.7: Retained wetlands and drainage courses should receive stormwater treated through direct or indirect flows to maintain the integrity of the wetlands and the drainage courses.

Policy 11.1.3.8: Best management practices and alternative solutions for the improvement of stormwater quality and reduction of quantity shall be required. Solutions may include:

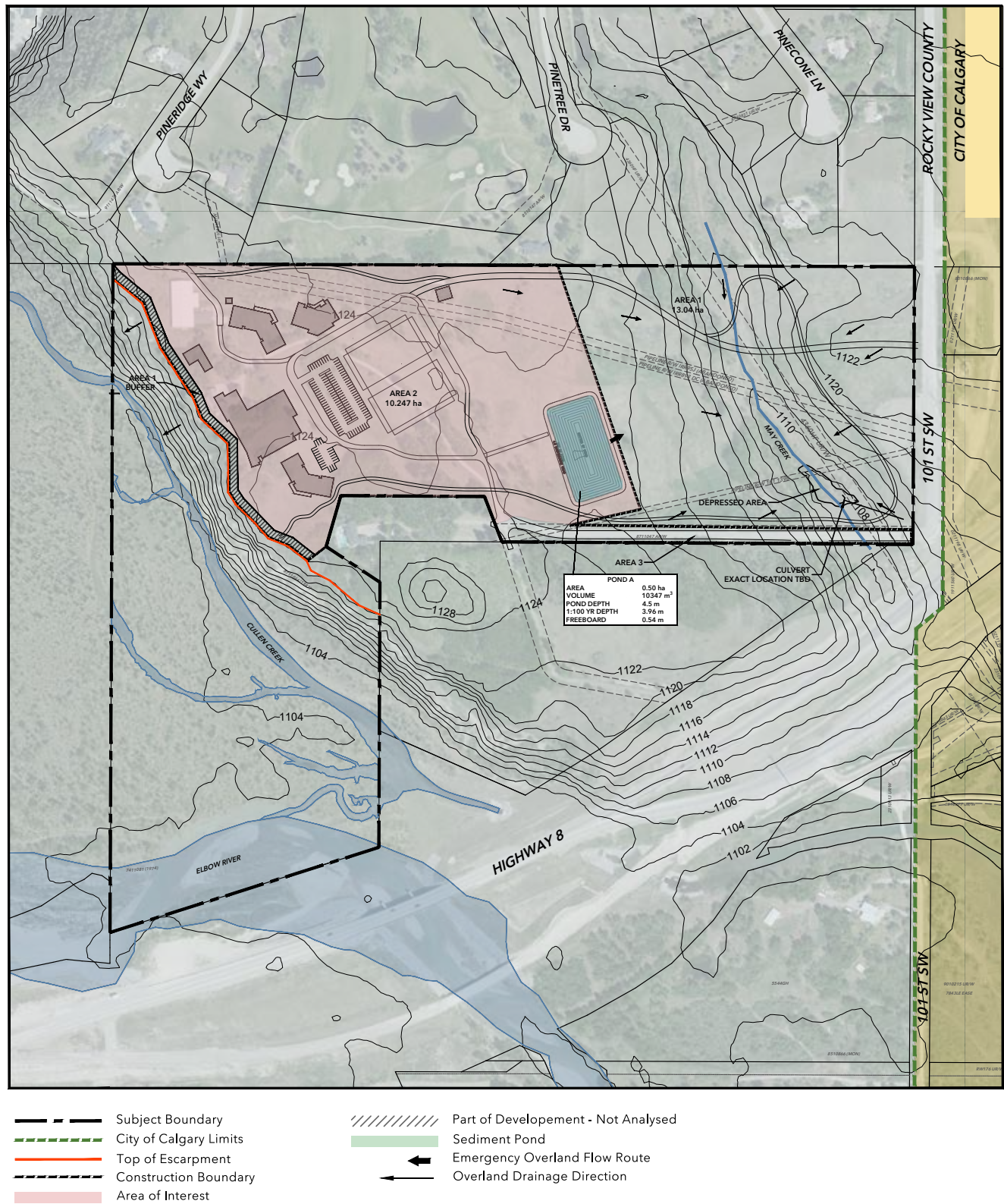
- a. design of stormwater facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end-of-pipe treatment facilities;
- b. use of LID (Low Impact Development) methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;
- c. reduction of impervious surfaces; and
- d. the reuse of stormwater in accordance with provincial requirements.

Policy 11.1.3.9: The Developer shall prepare an Erosion and Sedimentation Control (ESC) plan, providing ESC measures to be implemented onsite during the construction of the storm pond, at the time of a future Development Permit, in accordance with this MSDP and the County Servicing Standards.

Policy 11.1.3.10: The Developer shall be required to secure all necessary easements and rights-of-way for all proposed stormwater ponds, escape routes and all other related infrastructure, at a future Development Permit.

Policy 11.1.3.11: The Developer shall provide a detailed stormwater implementation plan providing an onsite stormwater management strategy for the development, at a future Development Permit, in accordance with the County Servicing Standards.

FIGURE 12: STORMWATER MANAGEMENT



11.1.4 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 11.1.4.1: Shallow Utilities (electrical, natural gas, telecommunications) shall be provided to the proposed site by the developer and to the satisfaction of the utility providers and Rocky View County..

11.2 FIRE SUPPRESSION

A high-level Fire Suppression Technical Memo was completed by Jubilee Engineering Consultants Ltd. In February 2024. Fire suppression will be provided 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 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 11.2.1: The Developer shall use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw.

Policy 11.2.3: A dry fire hydrant shall be installed to allow a connection to firefighting apparatus during a fire event, with details regarding size and location to be determined at a future Development Permit.

Policy 11.2.2: The Developer shall be responsible for the construction of an on-site storm evaporation pond that will provide a minimum volume of stormwater, as determined by the Fire Suppression Technical Memo, to suppress a fire event.

11.3 TRANSPORT 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. 101 Street SW 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 12: 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 bused or carpooling but is anticipated to be up to ten buses daily in the AM and PM over 188 school days per year. Student bussing is a current practice with North Point's two campuses and will continue with the operation of this facility. Based on a survey of existing parents that was conducted by North Point in December 2024 it is expected that between 50-60% of the students will be transported to and from the school via bus. The TIA was modeled using the assumption that 50% of the students will be bussed to the site.

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.

Policy 11.3.1: As is the current practice with NPS, student bussing shall be a major component of the operational programming for its future school.

Policy 11.3.2: The Developer shall provide an updated Traffic Impact Assessment, at a future Development Permit stage, to address onsite parking and loading in accordance with the requirements outlined in the Rocky View Land Use Bylaw.

FIGURE 13: TRANSPORTATION CONTEXT



11.4 EMERGENCY ACCESS

An Emergency Access is required for the site due to the fact that 101 Street only has one egress location and it serves the Pinebrook Community, the existing Country Residential lots south of the subject site, as well as the proposed school. The Emergency Access is required as a result of the construction of Stoney Trail which removed connections to the adjacent transportation network and left Pinebrook and the residences with only one access. The County has directed that an access off the south end of 101 Street is required to provide an alternative route in the event of an emergency along 101 Street. North Point will be coordinating and constructing the Emergency Access at their expense for the benefit of the school and Pinebrook Community at a location approved by Alberta Transportation.

The locations for a suitable emergency access are limited due to the Elbow River valley escarpment, no access to Highways 1 and 201, existing Pinebrook residences, and the Pinebrook Golf Course. **Figure 14: Proposed Emergency & Secondary Access** identifies the best onsite solution. The proposed Emergency Access extends south from 101 Street and connects to Highway 8. The Emergency Access is a private road that will only be accessible during an emergency. The road is required to be built to a minimum of 6m wide and is to be gated at both ends. At the time of writing, Bunt has submitted a Design Exemption to ATEC for an approval for the Emergency Access at the location as shown in Figure 13, and this approval will be provided to the County once available. Any additional approvals will be submitted and provided to the County once they are available.

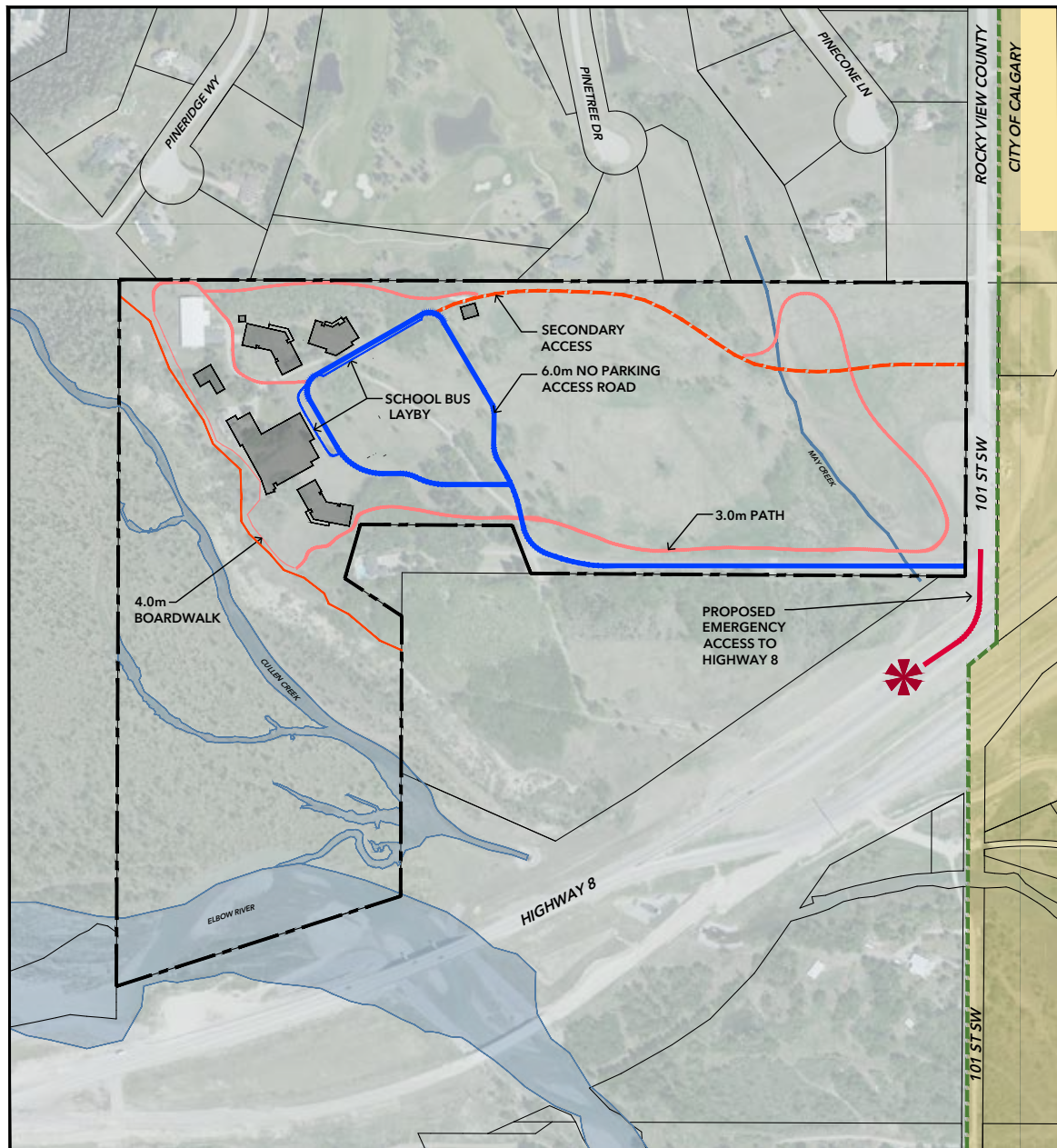
Alberta Transportation and Economic Corridors (ATEC) has already approved an Emergency Access at an alternate location, and a Roadside Development Permit was issued. However, this is not the ideal location for an emergency access due to the topography and landownership in the area.

Policy 11.4.1: The developer shall construct an Emergency Access at their cost and as shown on Figure 14: Proposed Emergency and Secondary Access, in accordance with the County Servicing Standards and Alberta Transportation and Economic Corridors requirements.

Policy 11.4.2: The developer shall apply to Alberta Transportation and Economic Corridors for the appropriate approvals for the Emergency Access.

Policy 11.4.3: The developer shall construct and maintain the Emergency Access in accordance with ATEC requirements and County Servicing Standards.

FIGURE 14: PROPOSED EMERGENCY & SECONDARY ACCESS



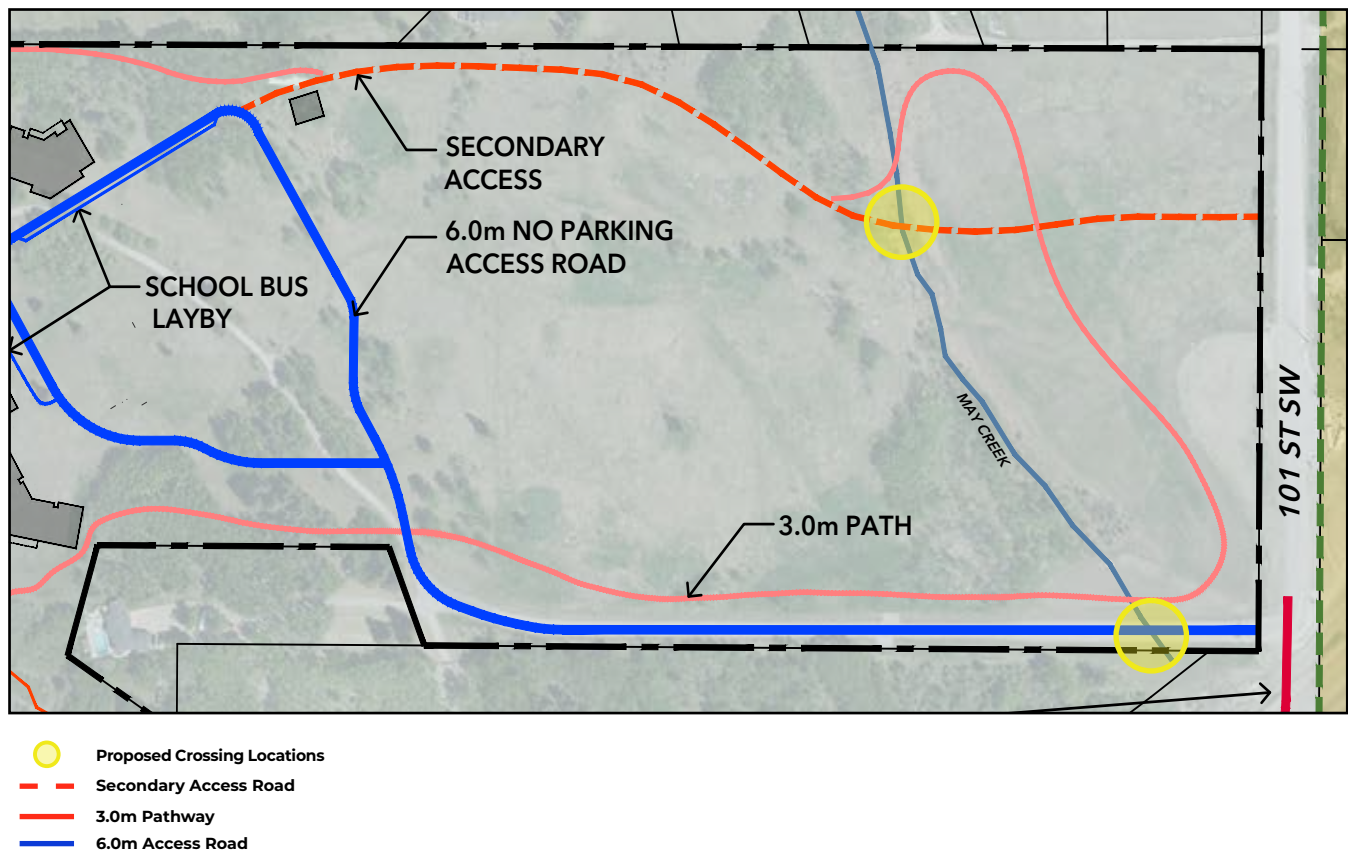
- Subject Boundary
- - - City of Calgary Limits
- 9.0m Emergency Access
- 6.0m Access Road
- 6.0m Secondary Emergency Road
- 3.0m Pathway
- 4.0m Boardwalk

11.5 SECONDARY ACCESS

The Rocky View County Servicing Standards, Section 408, requires a Secondary Access for institutional uses when the primary access route is over 200m in length. Due to the long driveway from 101 Street to the proposed campus, a secondary access is required to provide an alternate route back to 101 Street in the event that the existing southern route is blocked. Therefore, we have proposed a secondary access that loops from the parking lots around the north end of the property and back to 101 Street. The Secondary Access will be available for use at all times and will be built to the County's standards for Secondary access in accordance with the County Servicing Standards.

The Secondary Access route will require the need for a road crossing of the wetland associated with May Creek (Wetland 1 shown on **Figure 17: Wetlands & Water Bodies**). The proposed location is based on best management practices where there is existing disturbance for the county's flood mitigation in the Pinebrook community. Approximately 0.04ha/0.10ac of disturbance is expected and will be minimized through earthworks and an appropriately sized culvert. The province will be engaged in accordance with provincial regulations. **Figure 15: Proposed Crossing of May Creek** identifies the generally disturbed area.

FIGURE 15: PROPOSED CROSSING OF MAY CREEK



Policy 11.5.1: The developer shall construct a secondary access at their cost that is generally aligned as shown on **Figure 15: Proposed Crossing of May Creek**, in accordance with the County Servicing Standards.

Policy 11.5.2: The design of the crossing shall take into account the following: a minimum surface elevation such that the bottom of the subgrade is above the 1:100- year upstream flood elevation; culverts of adequate size head- and tailwater depths to ensure a minimum 1:100-year design storm event can pass without the water level exceeding the lowest elevation of the road subgrade; resist erosion due to overtopping in more extreme storms; consideration for channel erosion; and adherence to provincial guidelines and wetland policies, all to the satisfaction of the County.

Policy 11.5.3: The Secondary Access as shown in **Figure 15**, shall be defined as an Overland Drainage Right-of-Way (ODRW) and shall secure and adhere to any provincial and municipal approvals, as required.

11.6 PARKING

Parking will be provided on-site. The main parking lot is situated on the north side of the site in proximity to the sports fields, the high school building, and the main building for ease of access. A smaller, secondary parking area is located adjacent to the proposed girls school to provide parking closer to the buildings on the south-side of the campus. Approximately 132 parking stalls are proposed on site in compliance with the Rocky View County Land Use Bylaw for an institutional use of this size. The parking lots are not only intended to accommodate staff and students, but also to facilitate public access for sporting events and community social gatherings during non-school hours and weekends. The parking and internal road surface is intended to be asphalt. Parking for the bus fleet is also included as an important consideration in the MSDP.

Policy 11.6.1: The park areas location and configuration may change at the Development Permit stage without requiring amendment of this MSDP.

FIGURE 16: PARKING CONTEXT



11.7 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 water bodies, 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 17: Wetlands & Water bodies** and **Figure 18: Plant Communities** identify these observations. This report is provided to Rocky View County under separate cover.

FIGURE 17: WETLANDS & WATER BODIES



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

FIGURE 18: PLANT COMMUNITIES



Policy 11.7.1: The Developer shall retain the identified Wetland 1 from **Figure 17: Wetlands & Water Bodies**, and its associated setbacks per the Alberta Municipal Government Act.

Policy 11.7.2: Notwithstanding Policy 11.4.1, any infrastructure, for example, a trail, path, or secondary emergency access, required to cross this wetland, shall be addressed 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 11.7.3: All required setbacks to wetlands shall be respected in determining any form of construction.

Policy 11.7.4: The Developer shall prepare a Wetland Assessment Impact Report (WAIR) prior to a future 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 11.7.5: The developer shall implement the recommended mitigation measures proposed by the Biophysical Impact Assessment (BIA) Report, CIMA+, January 2024.

Policy 11.7.6: 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 and 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 seven 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 11.7.7: Bioretention shall be encouraged to reduce runoff volumes and enhance soil moisture for plant growth, while reducing reliance on limited potable water.

Policy 11.7.10: A portion of the area called “Native Grassland” on **Figure 12: Plant Communities** shall be identified in a future Development Permit to be retained in its natural state.

Policy 11.7.8: Riparian areas or those areas adjacent to wetlands and intermittent streams shall be left intact or, if subject to temporary impacts, be planted with woody vegetation, such as aspen, to support the biodiversity of this landform.

Policy 11.7.11: The Developer shall be required to prepare or update all necessary documentation, permitting, and approvals under the Water Act and Public Lands Act for any loss of wetlands, at a future Development Permit.

Policy 11.7.9: Other low-impact development “source control” practices shall be encouraged including rainwater capture, with methods used to be at the proponents’ discretion.



11.8 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 one 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.

A slope stability report was prepared by GeoPacific Consultants in June 2023. The subject slope requiring assessment consists of firm to stiff silt and clay, firm to stiff silt, underlain by dense silty sand. Drained conditions were assessed as they result in a more conservative analysis than undrained conditions and are most appropriate for the time scale of the slope's stress history. The slopes have been in place for a sufficiently long time such that the soil stresses have become in equilibrium with the existing stress system. The results indicate the post construction slopes have adequate stability against failures and have negligible affect onto the slopes compared to the pre-construction condition. The line of stability is contingent on the following recommendations, which is a limitation and restriction on the development due to the slope stability of the site. Due to the loads exerted by the proposed development, a setback distance of 10 metres is recommended from the crest of the slope to the edge of the proposed development.

Policy 11.8.1: The slope stability report prepared by GeoPacific Consultants dated 15 June 2023 shall be referenced with respect to a geotechnical setback from the top-of-crest, to be 10 metres.

Policy 11.8.2: The Developer shall provide an update geotechnical report that addresses, at the least, the stormwater evaporation pond liner design and how it will mitigate the risk of groundwater levels restricting pond performance and function, at a future Development Permit stage.

11.9 PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase I ESA was completed by Pinchin in January 2023 and an addendum letter in October 2024. Nothing was identified that warrants further investigation on the subject property at this time. As such, no subsurface investigation work is recommended. These reports are provided to Rocky View County under separate cover.

Policy 11.9.1: Any recommendations from the Phase I Environmental Site Assessment report by Pinchin dated January 2024 and addendum letter dated October 2024 shall be addressed at the time of a future Development Permit.

11.10 EMERGENCY RESPONSE



The primary fire response will be provided from Rocky View County's Elbow Valley Fire Station No. 101, 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. Police support 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.

11.11 ARCHAEOLOGICAL & HISTORICAL RESOURCES

An Historical Resources Overview (HRO) was prepared by Bison Historical Services Ltd. in September 2023. Its findings were submitted to the province for recommendation, with the province concluding that an Historical Resources Impact Assessment (HRIA) is required. The province's response is identified in **Appendix A**.

Policy 11.11.1: Prior to proceeding with any surface disturbances, the Developer shall submit its finding of an Historical Resource Impact Assessment (HRIA) and complete any required mitigative actions, to the satisfaction of Alberta Arts, Culture, and Status of Women.



SECTION 12.0

PUBLIC ENGAGEMENT

NPS initiated community engagement with neighbouring property owners and other community members almost immediately after acquiring the subject lands. Stakeholders engaged during the early phases of the project included neighbours who share a property line with the site (“fence line neighbours”), the Pinebrook Homeowners’ Association (HOA), Pinebrook Golf Course, the Area Councillor, and a representative from the Special Committee for the 150L Transmission Line Rebuild.

A meeting was held on 9 November 2023 with the Pinebrook Estates community residents in conjunction with their Annual General meeting, giving a ten-minute presentation intended to introduce themselves and the project. Approximately 60 residents were in attendance. As it was an introductory meeting, no comments were expected, although questions arose regarding when the school would be open for enrollment and 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 to whether they would see the proposed parking area. Answers were provided to the residents, who appeared to be 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 a national standard and effective for a typical golf season period. In addition, Bunt & Associates concluded that the stop signs would not be recommended as part of their analysis as they would not be warranted.



In June 2023, NPS and the technical team were introduced to a representative from the HOA that would be the liaison between the HOA and NPS. Between then and September 2024 NPS and the committee liaison worked together, sharing information and working to schedule broader community engagement opportunities. The HOA liaison facilitated discussions between the Project Team and neighbours regarding questions about traffic, potential building placement, and project timing.

Township Planning + Design Inc. (TWP) was retained in October 2024 to continue with NPS' ongoing engagement with the area-wide community and gather feedback on the plan before the MSDP is resubmitted to the County. TWP created a formal Engagement Plan to build on the engagement that had already been completed by NPS. The Engagement Plan was implemented in October 2024.

TWP, the technical team, and NPS (hereafter referred to as the "Project Team") hosted an Open House Event on 28 November 2024 from 5:00pm – 8:00pm at the Springbank Heritage Club in Rocky View County. The event also included a formal presentation and Question-and-Answer session at 6:00pm. The technical team were also in attendance to provide information about the technical components of the project such as the Transportation Impact Assessment and Biophysical Impact Assessment completed for the application. The Project Team invited community members and interested stakeholders to drop in to meet the Project Team, learn more about the proposed development, and provide their feedback.

OPEN HOUSE

Join us to learn more about North Point Schools' proposal to develop a new campus in Rocky View County.



Thursday, November 28th

5:00 pm - 8:00 pm

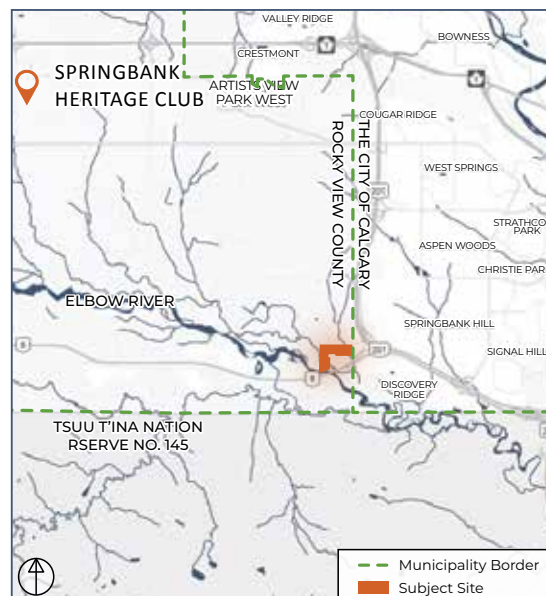
*Presentation @ 6:00



Springbank Heritage Club

244168 Range Rd 33, AB

T3Z 2E7



Landowners within a one-and-a-half-mile radius of the subject site were sent mail invitations to the Open House and a detailed letter summarizing the application. The letter contained contact information for a TWP representative, who was available to have one-on-one conversations with interested community members or to respond to email inquiries about the project. The Open House was also advertised in the 12 November 2024 edition of Rocky View Weekly, roadside signage advertising the event was installed at key intersections in adjacent Calgary communities, and emails were sent to adjacent City of Calgary Community Associations (Discovery Ridge, Springbank Hill, and The Slopes). A project website was created and shared at all engagement sessions to encourage an additional method for sharing feedback and gathering information.

In September 2024 NPS and the technical team were informed that a group of Pinebrook residents had formed a committee with the aim of representing the Pinebrook community and communicating directly with the project team. There was ongoing correspondence between the Project Team and the Pinebrook Committee. TWP hosted a meeting on 9 December 2024 at TWP's office, and two representatives from TWP, two representatives from the technical team, and three representatives from the Pinebrook Committee were in attendance. The intent of the meeting was to follow-up on the information that was shared at the Open House, to determine what information was still required for the Committee to review the project, and to discuss the Committee's desired engagement moving forward.

A fulsome summary of the engagement completed, feedback received during the community engagement program and Project Team responses are contained within a What We Heard Report, which was submitted in support of this MSDP under separate cover.



12.1 ONGOING ENGAGEMENT AND COMMUNITY INVOLVEMENT

During community engagement, the Project Team received questions about construction timing and expressed a desire to understand how construction on-site will be managed to mitigate any impacts to neighbouring properties. The Project Team also received questions about the servicing strategy, site access and emergency access. The Project Team has committed to continue to share information with the community as it becomes available throughout the project. Furthermore, there is a desire to provide social interaction between NPS and the adjacent communities. Land situated adjacent to 101 ST SW may be allocated for uses that will be determined at a future development permit stage, in collaboration with the adjacent communities. School property security and student safety will remain NPS' top priority when addressing community integration.

Policy 12.1.1: Land and facilities to share with the adjacent communities should be explored at the time of a future Development Permit.



SECTION 13.0

OPERATIONAL PLAN

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

1

The school will operate every weekday, Monday to Friday, usually between 8am and 4pm from September to June, with the exception of statutory and school holidays.

2

Occasionally the school will 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 will be able to operate with approximately 450 – 600 students and 130 staff.

4

Classrooms will 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 60% of students are expected to arrive by bus.

7

Sufficient on-site parking will be provided for the county’s Land Use Bylaw standards.

8

It is understood that the proposed development will be phased, on an as-needed basis: for example, the first phase will consist of a core of a main building, parking, emergency access, storm pond, and playfield. Subsequent phases will develop the building program, and additional parking requirements.

9

Use of site facilities (e.g. playfield/s, playground, gardens, dining hall, gymnasium) by the community at large will be encouraged.

Policy 13.0.1: A detailed operational plan confirming and expanding on **Section 11.0** of this MSDP shall be submitted at the time of a future Development Permit.



SECTION 14.0

SUPPORTING TECHNICAL INFORMATION

The Developer 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, December 2025
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 and Addendum Letter by Pinchin, October 2024
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
8. Confirmation of Water Capacity from Westridge Water Co-op, August 2026

Policy 14.0.1: The Developer shall adhere to the findings and recommendations of the supporting technical information outlined in **Section 12.0** of this MSDP, as appropriate.



LETTERS TO PINEBROOK ESTATES COMMUNITY RESIDENTS PT.1

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



LETTERS TO PINEBROOK ESTATES COMMUNITY RESIDENTS PT.2

NORTH POINT SCHOOLS NEWSLETTER 1

8 September 2023



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:

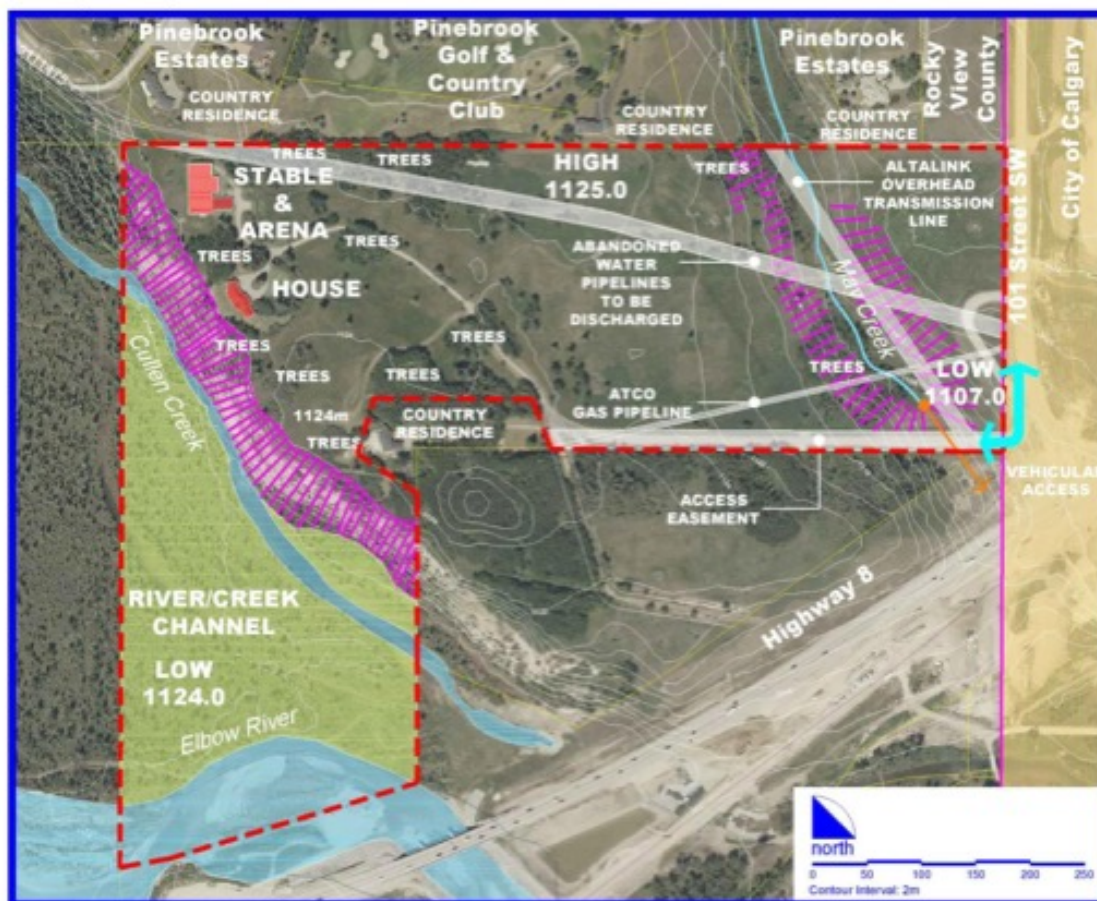
Darrell Grant

Community Planner

grantndarrell@gmail.com

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

Thank you for your time!



PINEBROOK NPS COMMITTEE GUIDING PRINCIPLES

“When the Pinebrook NPS Committee was formed to represent a unified voice for Pinebrook residents on this matter, we also established 4 guiding principles to help inform our position and engagement with stakeholders. The committee is not opposed to education or school development. We support schools and other institutional projects, provided they:

1. Align with the recently approved Springbank Area Structure Plan (ASP);
2. Are located in appropriate areas that prioritize public safety and responsible infrastructure use;
3. Do not negatively impact neighbouring communities or sensitive environmental areas; and
4. Demonstrate clear benefits to Springbank residents.”

APPLICATION ALIGNMENT WITH PRINCIPLES

1. Align with the recently approved Springbank Area Structure Plan (ASP)

The concurrent ASP Amendment application proposes the policy framework for the application to comply with the ASP. The proposal for an institutional use in this location is compatible with the existing land uses and meets many of the objectives of the Springbank ASP.

2. Are located in appropriate areas that prioritize public safety and responsible infrastructure use;

The proposed North Point school utilizes existing regional and municipal infrastructure and proposes intermunicipal servicing and collaboration as supported by the MDP and SASP.

3. Do not negatively impact neighbouring communities or sensitive environmental areas; and

The proposed school is compatible with the surrounding community by providing a thoughtfully designed school campus located on a large piece of land and situated away from residents and out of their existing viewsheds. The application proposes that half of the site be designated S-PRK with an Environmental Reserve Easement to protect and preserve the environmental features as well as the critical watershed.

4. Demonstrate clear benefits to Springbank residents.”

The application offers several benefits including a new school with an innovative educational model, community playing fields, garden area, gymnasium space.

APPENDIX C

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.