



HARMONY[®]

Stage 6 Neighbourhood Plan



DRAFT FOR SUBMISSION

APRIL 29, 2026

Harmony
Stage 6 Neighbourhood Plan

Appendix F to the Harmony Conceptual Scheme
Bylaw _____
Adopted _____, 20__

Prepared for:

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Planning & Development Services
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Version: **DRAFT FOR SUBMISSION**

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1.0 Plan Context

1.1 Location & Regional Context

The community of Harmony is located in the western Rocky View County within the area of Springbank, comprised of ~707.6 ha (~1,748.5 ac), illustrated in **Figure 1.0**.

Historically used for farming and ranching operations, over time the Springbank area has evolved to also include residential, educational and regional business nodes. For the last decade, Harmony's approved Conceptual Scheme has helped to consolidate development pressure for the region to a smaller footprint, and by doing so, alleviated development pressure on the active ranching operations. Harmony is situated in close proximity to other regional business nodes, including the Springbank Airport, local schools, and various country residential communities. Some of the key and notable businesses, services, and commercial uses surrounding the community include:

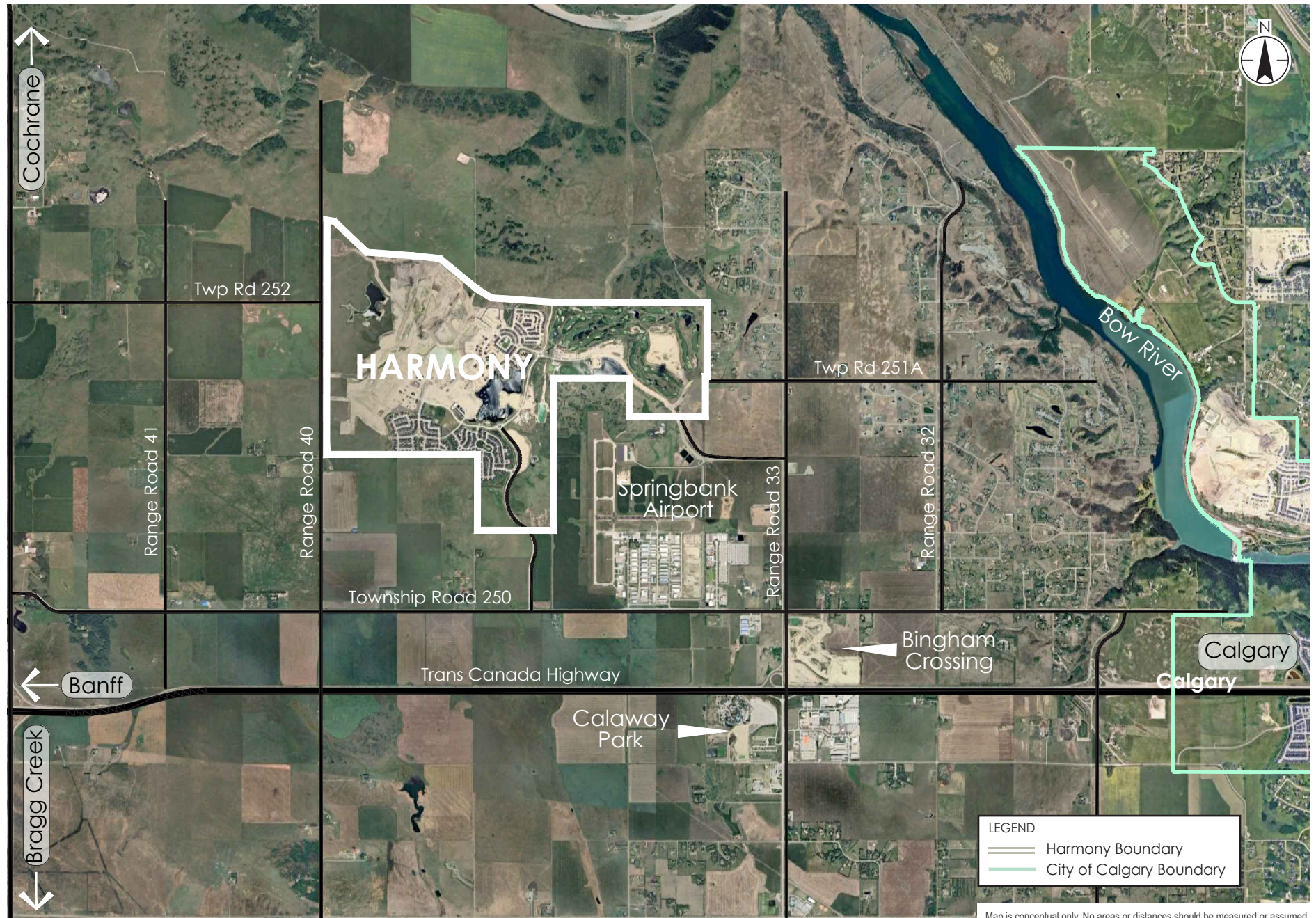
- Springbank Airport to the southeast;
- Ranch and farm operations to the north, west, and southwest;
- A future major commercial district (Bingham Crossing) to the southeast;
- Calaway Park amusement park, commercial developments, and school to the southeast.

Harmony is within a short driving distance to world-renowned natural areas of the Rocky Mountains where people can sightsee, hike, camp, and visit. The proximity of these areas to Harmony establishes the community as a true base camp to the Rockies.

From a regional perspective, Harmony is also in close proximity to Calgary (30 km west of downtown), as well as a number of Alberta's premiere travel and tourism destination locations including:

- Bragg Creek (28 km to the southwest);
- The Kananaskis region (75 km to the southwest);
- Canmore (82 km to the west);
- Banff (100 km to the west).

Figure 1.0 Location & Regional Context



Map is conceptual only. No areas or distances should be measured or assumed.



1.2 Ownership

All lands within the Stage 6 Neighbourhood Plan boundary are owned by Harmony Developments Inc. (HDI); a partnership led by Bordeaux Developments and Qualico Communities. HDI is passionately committed to the process of developing an inclusive, sustainable community that appreciates the past, enriches the present, and preserves the future by enhancing the emotional, physical, and financial well-being of all residents of Harmony.



1.3 Stage 6 Context

As outlined in the approved Conceptual Scheme, development of Harmony will occur in a series of stages, defined by Neighbourhood Plans. The Stage 6 Neighbourhood Plan represents the final stage of development in east Harmony, integrating compatible uses with the adjacent golf course and considering the interface with the existing rural development to the east.

The Plan Area is located within portions of the NW and SW quarter sections of Section 9, and NE Section 8, all of 25-3-W5M, and consists of ~46ha (~112 ac). The Stage 6 Plan area consists of four development cells, a north western, a north eastern, a south western and a south eastern cell, illustrated in **Figure 2.0**.

These cells, located north of East Harmony Trail, are described as follows:

North-West Cell (Village K)

- Located within NE-8-25-3-W5M
- ~9 ha (22 ac) of land
- Currently designated as Employment Campus Development (E-1) within the DC-129 District

North-East Cell (Village L)

- Located within NW-9-25-3-W5M
- ~16 ha (39 ac) of land
- Currently designated as Future Development (FD) within the DC-129 District

South-West Cell (Village M)

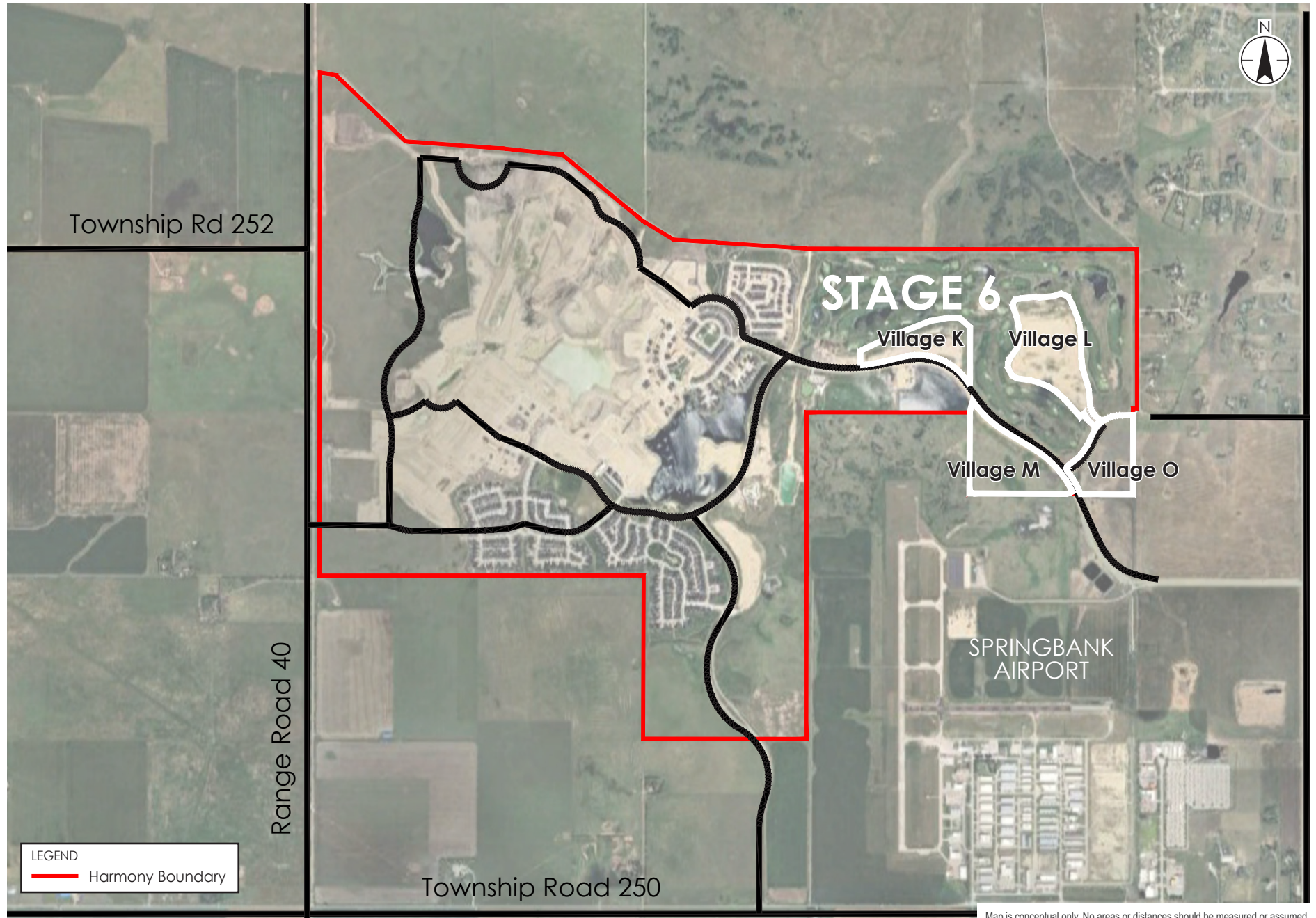
- Located within SW-9-25-3-W5M
- ~13 ha (32 ac) of land
- Currently designated as Employment Campus Development (E-1) within the DC-129 District

South-East Cell (Village O)

- Located within SW-9-25-3-W5M
- ~10 ha (24 ac) of land
- Currently designated as Employment Campus Development (E-1) within the DC-129 District

Stage 6 lands are currently utilized as staging areas for surrounding development. Redesignation of the lands will occur as outlined in **Section 5.2** in order to facilitate future development within Harmony.

Figure 2.0 Stage 6 Plan Area



1.4 Neighbourhood Plan Purpose & Intent

The purpose and intent of the Harmony Neighbourhood Plans are to provide the link between the higher-level vision and principles established within the Harmony Conceptual Scheme with the elements necessary to guide future development at the neighbourhood level. More specifically, the Neighborhood Plan sets the locations of internal roadways, formalizes the community block patterns, identifies the parks and neighbourhood amenity locations, and addresses high-level servicing details.

The Neighbourhood Plan sets the stage for the next phases of development in subdivision, development agreements, and permits within the Plan boundary. Neighbourhood Plans are then adopted as an Appendix to the Harmony Conceptual Scheme.

Compliance with Conceptual Scheme

Section 8.1.2

The following Neighbourhood Plan provides a detailed layout of the development plan identified as Stage 6 within the Harmony Conceptual Scheme and is prepared in support of the land use redesignation. Call outs (such as this), throughout this document highlight key rationale for how Stage 6 is consistent with relevant principles and policies of the Harmony Conceptual Scheme.

Planning Process Hierarchy (Neighbourhood Plans)

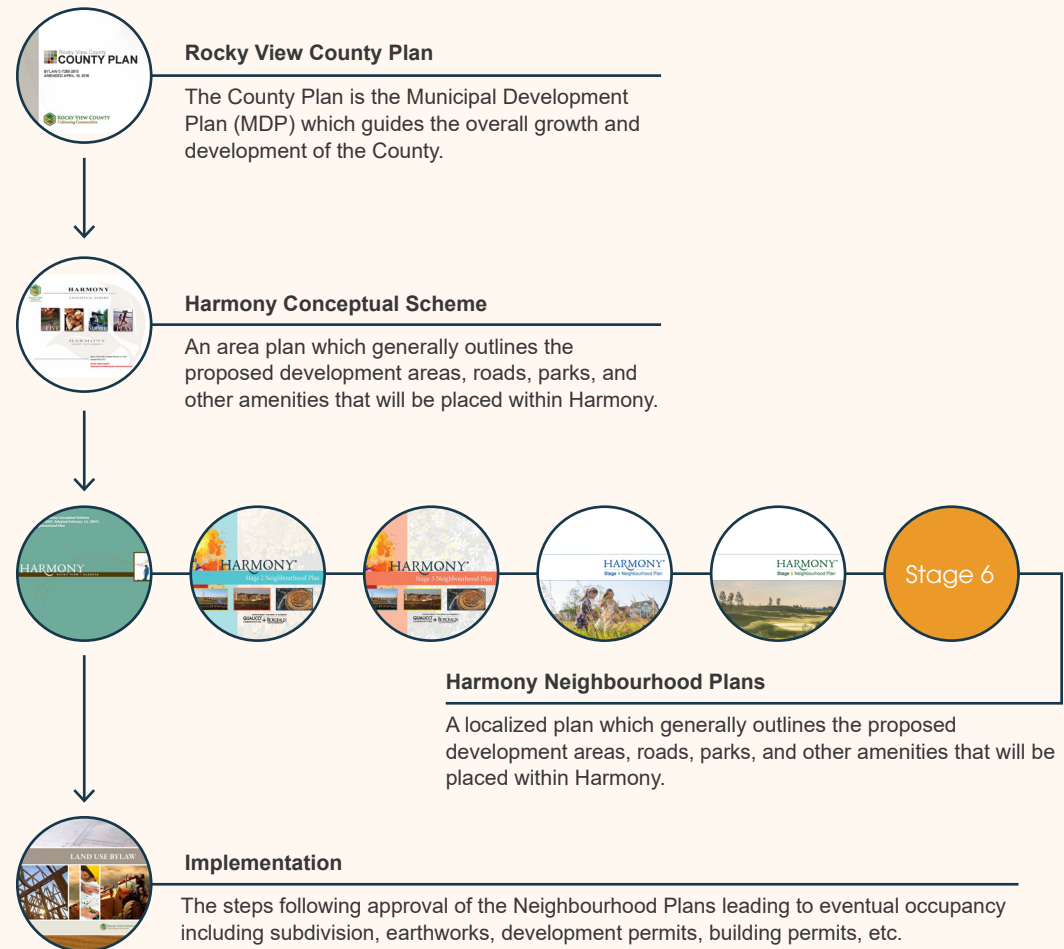
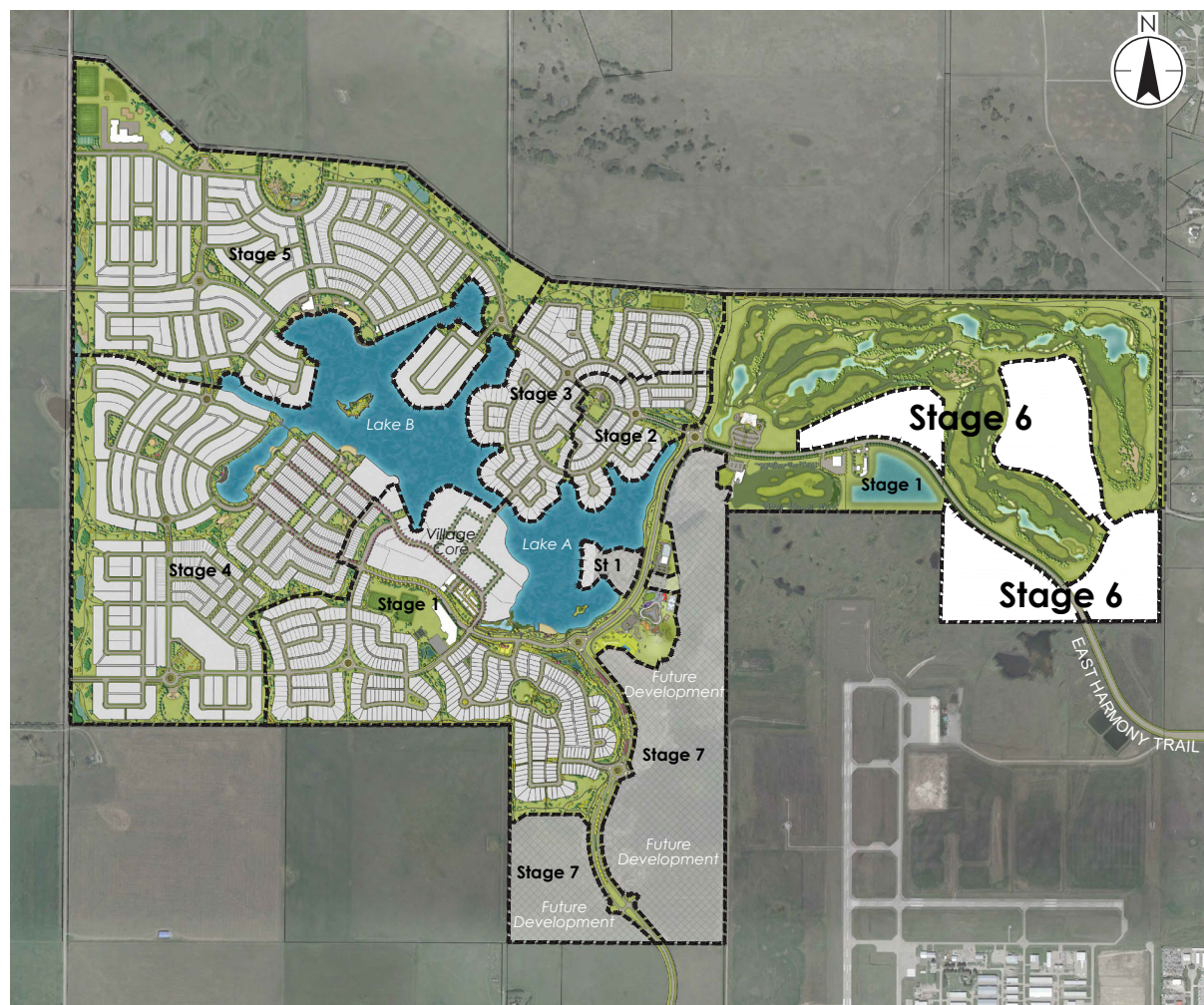


Figure 3.0 Current Development Status



Drawing is conceptual in nature and subject to change without notice.

† Items highlighted in the Development Status section are noted as of time of document preparation.

1.5 Development Status[†]

Stages 1-3

- ~740 lots have been constructed
- The Mickelson Golf Course clubhouse, completed in 2024
- Mickelson National Golf Club, full 18 holes completed in 2020 with a comprehensive practice & entertainment facility, including:
 - “The Crater” (Western Canada’s largest putting facility),
 - Driving range,
 - LaunchPad Golf (dining and recreational/ simulator golf activities)
- Construction of the water & wastewater treatment plants complete, with expansion to Airport underway
- Stage 1 of the Adventure Park complete & opened in 2021
- Lake A fully developed and operational
- Phase 10 central park (including universally accessible play park) completed in 2021

Stages 4 & 5

- Playground with in-ground trampolines (Phase 27)
- Lake B (Phase 1) filling commencing Spring 2026
- Phase 28 beach park to be constructed in 2026-2027

Village Centre

- Plaza construction to commence in 2026
- Harbour construction completing in 2026
- Harbour Passage Bridge completed in 2025

2.0 Stage 6 Neighbourhood Plan

2.1 Stage 6 Vision

Compliance with Conceptual Scheme

Section 4.3 and 4.5

Stage 6 focuses on offering new, unique living and employment opportunities, designed to take advantage of amenity and open space offerings within Harmony. Through an integrated golf course, residents of Stage 6 will be provided with a neighbourhood designed to evoke a heightened sense of community through its connection to Mickelson National Golf Club, and additional employment/commercial opportunities within the western development cell. Residents and future employees of Stage 6 will be well connected to the larger community of Harmony, with the ability to walk, hike, jog, and bike throughout.

Stage 6 also focuses on effectively responding to the existing rural context by providing land uses that consider existing developments and are compatible with neighbouring residential acreages to the east. This is achieved through buffering low density residential within the eastern cells and a 100m setback area between the Mickelson National Golf Club and rural residential lands to the east.

Stage 6 is envisioned as a residential and employment centre integrated to create a unique, golf-focused living and working experience in Harmony. Developments within Stage 6 are designed to transition from the village context in central/west Harmony to a less compact, larger lot, and more open form of residential and employment development in east Harmony.

Stage 6 focuses on providing unique residential and employment opportunities that capture views of the golf course to the north and effectively transition with the surrounding rural context to the east. The villages of Stage 6 also contribute to the diversity of housing options available in Harmony with larger lot residential forms. These residential areas are integrated with strategically placed employment and commercial opportunities as well as the amenity of the golf course that seamlessly transition towards the remainder of Harmony to the west. The added mix of employment development areas within Stage 6 further contribute to Harmony as a community where every resident has the opportunity to live, learn, work, play, create, and connect in a walkable area.

Stage 6 continues to build upon the traditional characteristics of what a community stands for within Harmony. Residents are encouraged to interact with one another, gather in communal open spaces, and strengthen their connections with nature, local businesses, and most importantly, each other, through a strong neighbourhood fabric.

Residents of Stage 6 will be encouraged to partake in the Harmony golf experience, as a destination recreation node with accessible options for all participants. Additional employment opportunities provided by the western development cells of Stage 6 further contribute to Harmony residents' ability to pursue, invest in their best ideas, and strengthen the community through enhanced economic opportunity in Harmony.

Stage 6 is integrated with the golf course to enhance opportunities afforded to residents by providing:

- Comfortable, convenient, and efficient access to the golf course;
- New commercial/employment opportunities for local area residents;
- Increased housing options that cater to a variety of lifestyles and needs within the community; and
- A strong connection with nature through pathway and green space corridors linking residents with the golf course and open country synonymous with the Springbank region.



2.2 Stage 6 Neighbourhood Plan

2.2.1 Plan Overview

Stage 6 brings forward new residential and employment districts integrated with the completed Mickelson National Golf Club. The four new villages are envisioned to expand the unique housing opportunities and variety of lifestyle options within Harmony through estate and villa type lots backing onto the golf course. Additionally, the new commercial/employment opportunities are a further expansion of the greater Springbank region's employment base.

Connection to the Golf Course

The interface between the residential and employment cells and the golf course serve as a key focus of Stage 6, with particular attention paid to integrating residential/commercial exposure to the golf course with convenient access to the clubhouse.

Through the nearby multi-modal corridor along East Harmony Trail and direct vehicular connections, residents and visitors to Stage 6 are provided with convenient mobility options for accessing the golf course.

Commercial Development

New campus-type commercial opportunities in Stage 6 will contribute to the economic diversification of Harmony and greater Springbank region, serving both residents and visitors to Harmony alike.

Office and retail commercial in Stage 6 provides unique locational opportunities for professionals in Rocky View County, adjacent to a world class golf course within a complete, comprehensively planned village community.

Experiential Residential

Residential areas of Stage 6 bring new lifestyle experience options to Harmony with larger estate type lots and villas surrounded by active recreation and rural acreages. These areas will effectively blend with the surrounding context while further enhancing the neighbourhood character and integration of the golf course.

Springbank Airport Interface

Stage 6 considers the impacts of the adjacent Springbank Airport. All Land Titles include caveats regarding the airport, and architectural guidelines require noise attenuation practices as part of construction. Harmony Developments Inc. continues its consultation throughout the planning and construction of areas in proximity to the Springbank Airport. These measures, along with efforts to educate residents, help mitigate potential concerns regarding frequent air traffic from the nearby Springbank Airport.

Active Mobility

Barrier-free pathways and greenway links allow for all groups to walk, cycle, and move throughout the community comfortably and safely with connections to the golf course through pathways along East Harmony Trail and village core through Harmony Circle.

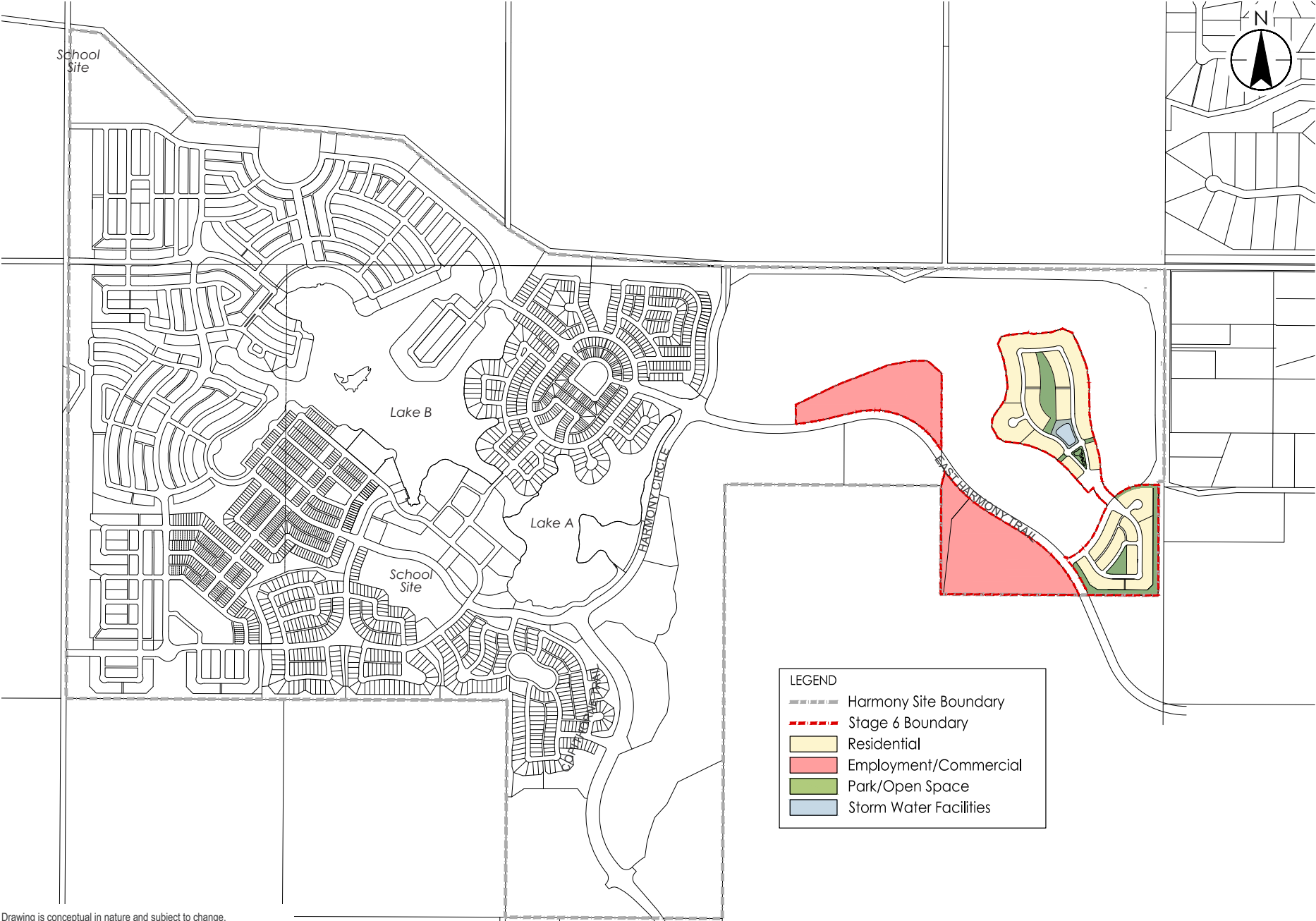
Compliance with Conceptual Scheme

Section 8.2.2 Stage 6 Components:

The Stage 6 Neighbourhood Plan provides the outline for development of:

- Estate and villa type housing forms best suited to Stage 6's interface with the Mickelson National Golf Club and proximity to surrounding rural residential areas, and
- Integrated connectivity with the surrounding open space pathway network north of East Harmony Trail and west of Rocky Range View (Residential and Historic Interface setback areas).
- The connection to Rocky Range View and Range Road 33 will be developed as an emergency access, with primary traffic carried through the Heartland Service Road (East Harmony Trail).

Figure 4.0 Plan Overview



2.2.2 Village Areas

Stage 6 builds upon the goals of the Conceptual Scheme to develop a collection of integrated villages with their own distinct identities, surrounded by open space and nearby amenities, and connected to localized open spaces and activity nodes. The four villages identified in **Figure 5.0** illustrate the new neighbourhood areas within Stage 6.

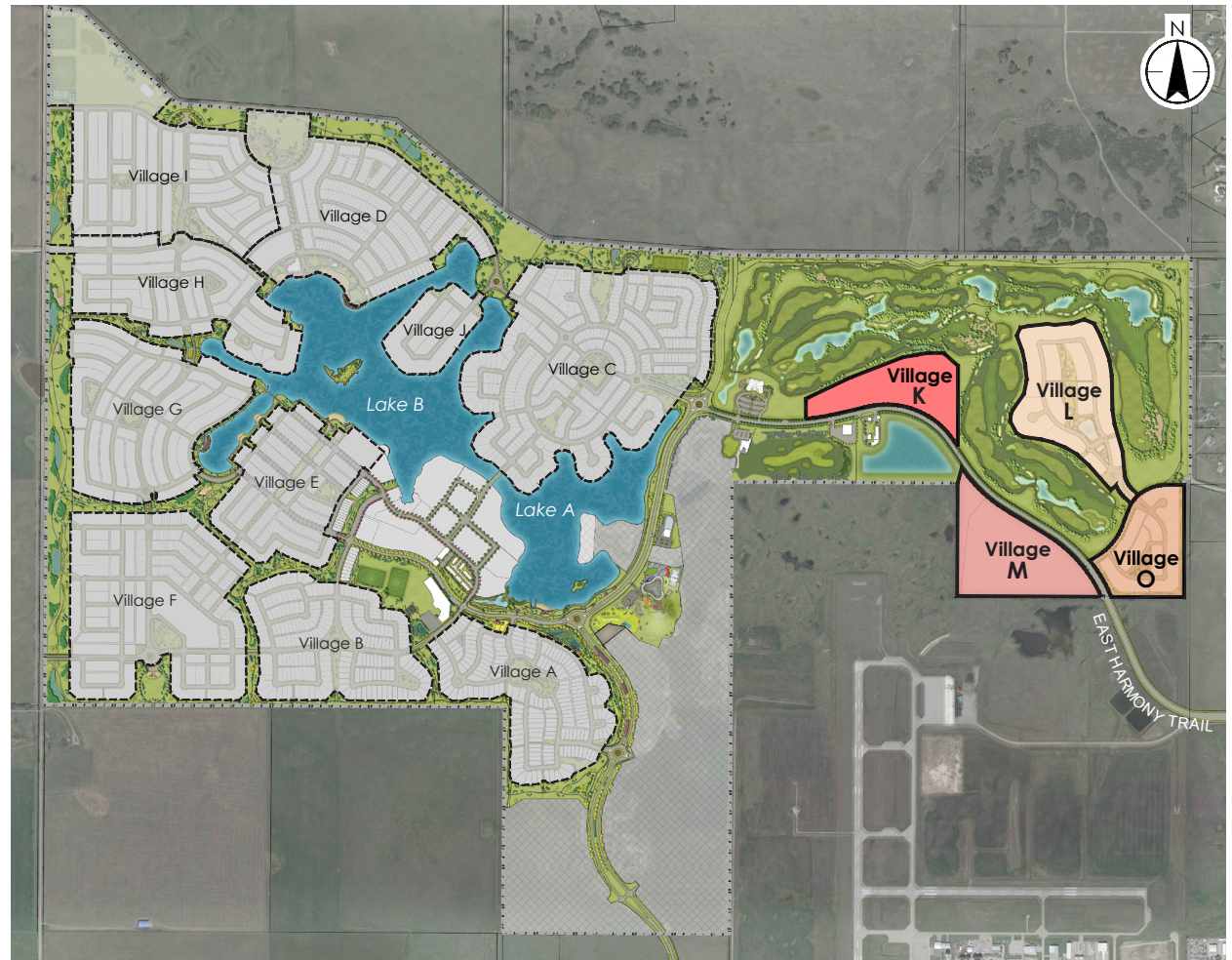
Village L and Village O

Village L and Village O are designed to provide a unique golf course living experience in Harmony through estate type lots, surrounded by the adjacent golf course. With direct access to the East Harmony Trail regional pathway, residents are able to access the Mickelson National clubhouse within a 15 to 20 minute walk.

Village K and Village M

Village K and Village M combine campus style commercial development with additional neighbourhood level retail and commercial amenities, to serve surrounding residential uses, as well as local traffic from the greater region, further enhancing the economic base of Harmony and supporting the larger Springbank region. Stage 6 residents will benefit from convenient commercial area access, easily accessible by foot and local in nature.

Figure 5.0 Village Areas



Drawing is conceptual in nature and subject to change without notice.



2.2.3 Land Use Plan

The Stage 6 Neighbourhood Plan is designed to provide a unique residential and employment experience in Harmony, integrated with the surrounding golf course and enriching the experience through enhanced connections to the extensive open space network in Harmony. The Land Use Plan formalizes the Stage 6 vision through:

- Low density residential land use in Villages L & O to accommodate estate lots including villa type residential development that effectively interface with the adjacent golf course and existing rural development east of Harmony;
- Two new employment areas in Villages K & M to facilitate a variety of office commercial and neighbourhood-scale retail opportunities;
- Integration with the regional pathway network to provide optimized active-mode access to the surrounding open space network for residents of Stage 6; and
- Fostering a positive place to live and grow, with a vibrant, true sense of community ownership, belonging, and connection to Harmony, for all ages and future generations.

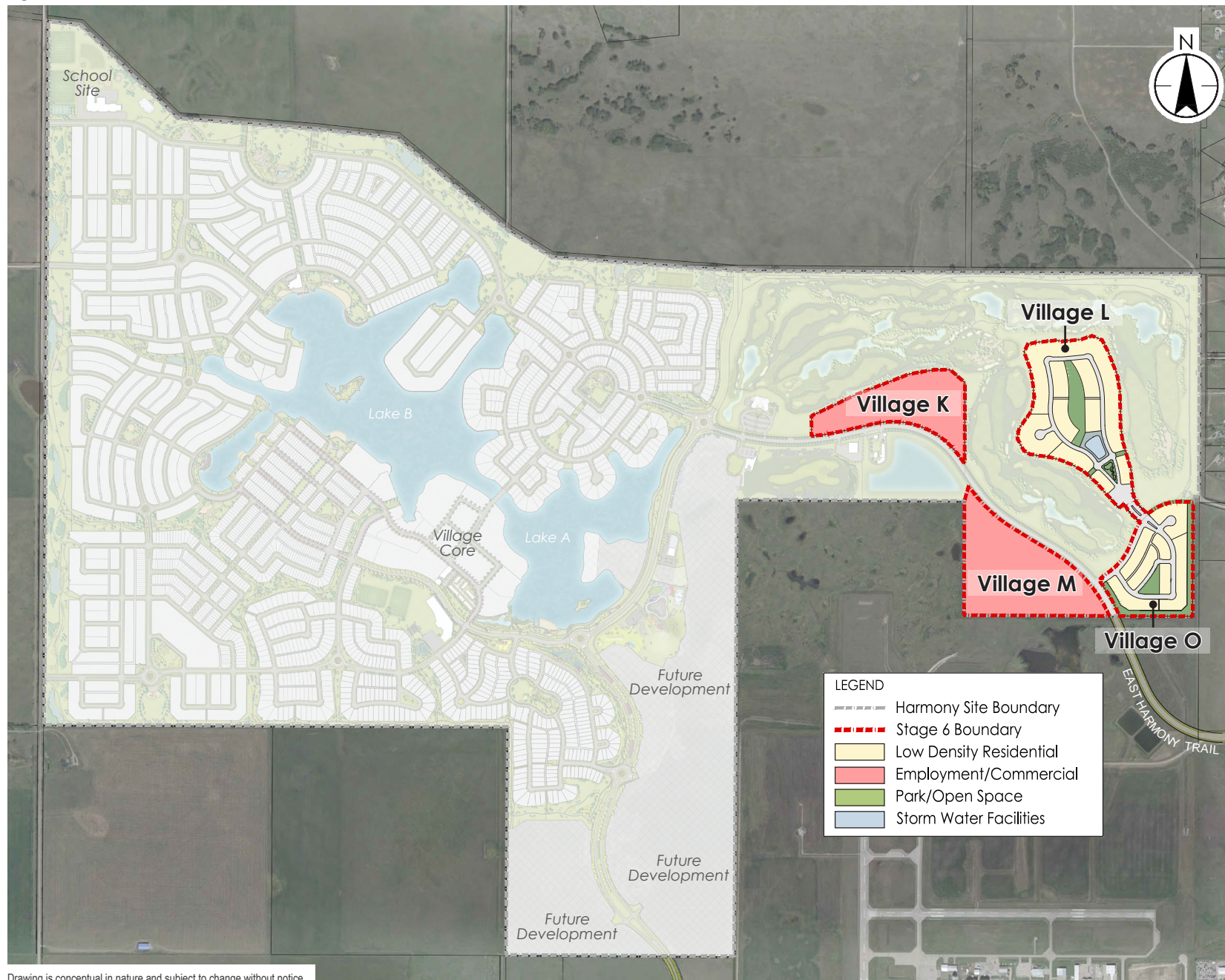
Table 1.0 below outlines the Harmony Stage 6 Neighbourhood Plan areas, illustrating the land use dispersion and overall distribution of anticipated uses within the development.

Table 1.0 Plan Statistics

Land Use	Area ±		Dwellings [†]
Low Density Residential	15.58 ha	39.75 ac	198
Employment/Commercial	21.47 ha	53.04 ac	-
Parks/Open Space (OAH)	3.74 ha	9.25 ac	-
Storm Pond Facility	0.66 ha	1.63 ac	-
Roads and Lanes (Private/Condo)	5.16 ha	12.76 ac	-
Total	47.12 ha	116.43 ac	198

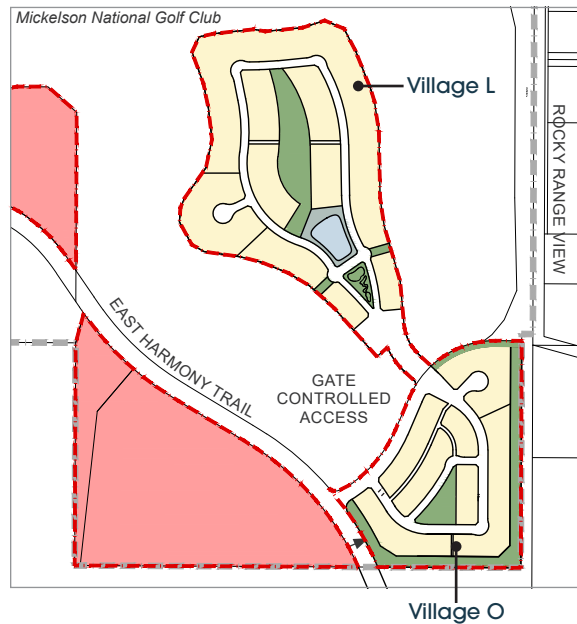
[†] Dwelling counts are provided as an estimate only and are subject to change at subdivision and/or development permit level. Actual dwelling counts upon buildout may increase or decrease from this table without requiring an amendment to this Plan.

Figure 6.0 Land Use Plan



Drawing is conceptual in nature and subject to change without notice.

Eastern Development Cells



Compliance with Conceptual Scheme Section 5.2.2

Village L fosters in a unique form of golf course estate living, adding to the choice of lifestyles available for residents of Harmony through a gated, highly walkable environment with dedicated pathways and a vibrant common area. These dedicated pathways provide access for residents to nearby employment facilities, the golf course, and larger open space network prevalent throughout Harmony.

2.2.4 Eastern Development Cells

A Blended Golf Course and Rural Lifestyle

The eastern development cells (Village L and Village O) are designed as integrated golf course residential, located centrally within the Mickelson National Golf Club and in close proximity to the existing rural residential areas of Springbank to the east. Design of the block shells are intended to ensure that lot sizes are large enough to effectively transition in size and scale to existing rural residential to the east, as well as maximize open space exposure with a majority of the lots backing on to the golf course.

In response to prior engagement during the development of the Conceptual Scheme with rural residents east of Harmony, Villages L and O will consist of estate-type dwellings. Village L will be a gated estate-style community with deep lots to ensure adequate separation from the golf course, enabled under the VR-E land use designation. Access to the village will be solely from the west, with Rocky Range View available for emergency access only to further reduce impacts to neighbouring rural residential areas.

Pedestrian & Cyclist Permeability

Villages L and O are designed to function as highly walkable, low-volume traffic neighbourhoods for residents, continuing the emphasis of Harmony as a pedestrian and cyclist focused community. No housing in Village L is proposed to back onto one another, with greenway and walkway paths providing buffered separation between dwellings, and creating high permeability for pedestrians and cyclists throughout the gate controlled access neighbourhood.

Estate Lots



The predominant housing type anticipated within the eastern development cells will be that of larger, single detached estate type dwellings. This gated community will bring variation in architectural styles and lots backing onto the adjacent golf course and greenway will provide a sense of distinct character and a unique golf course community experience for residents of Village L that is also highly reflective of the quiet, rural lifestyle associated with the Springbank region.

Locational Considerations

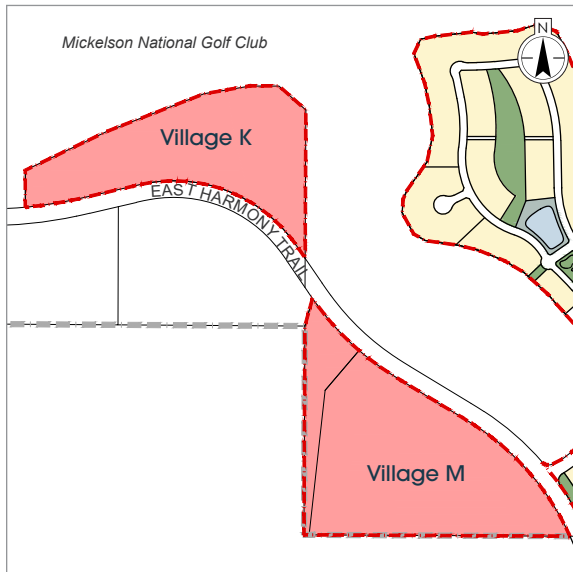
Villages L and O are located in a relatively secluded area of Harmony, limited in vehicular access points and surrounded by the golf course. Due to the neighbourhood's unique location, proximity to existing rural residential, and desired outcome as a quiet, walkable community, this area is designed as a privately accessible, gated community.

Vehicular and pedestrian/cyclist traffic within Village L will be limited to resident access only, managed through FOB controlled gates at the primary entry to the neighbourhood. Limiting access to residents only is not intended as a seclusionary measure, but rather responds to the logistical constraints and intended outcomes that are meant to improve the experience for residents of the neighbourhood and visitors to Stage 6. In an effort to effectively blend with the surrounding rural context, a number of considerations to limit access to residents include, but are not limited to those outlined below.

- **Increased Pedestrian & Cyclist Safety**
Condominium roads within Village L are intended to cater to a mix of pedestrian, cyclist, and golf cart travel. By limiting the number of vehicles circulating throughout the area to residents only and reducing the overall level of anticipated traffic, Village L is able to provide a safer and more walkable community.
- **Mitigated Risk to Golf Experience**
Village L is directly adjacent to 5 of the 18 holes of Mickelson National. Reducing the level of vehicular traffic within the neighbourhood will aid in mitigating the avoidable risk of additional noise that may be generated by increased public traffic that otherwise may affect the golf experience in the immediate area.
- **Improved Wayfinding**
Wayfinding for visitors to the area is improved for those looking to access Mickelson National by clearly identifying that the residential neighbourhood does not provide a secondary access to the golf course. This visual cue will more effectively direct traffic to their intended destination west along East Harmony Trail.
- **Reduced Impacts to Rural Areas**
Limiting vehicles to the area will contribute to reducing potential vehicular activity, as well as potential noise and traffic impacts in an area designed to respect the quieter, rural residential community east of Harmony.
- **Lack of Opportunity for Public Amenities**
As the Stage 6 lands are outlined in the Conceptual Scheme to provide residential and commercial development only, opportunities for publicly accessible open space are extremely limited given their unique shapes and limited sizes in Stage 6. As such, the need for uninhibited public access to areas within Village L are absent, and access to the area is ultimately only required for those who reside in the neighbourhood.



Western Development Cells



Compliance with Conceptual Scheme Section 4.3

The Stage 6 E-1 lands represent one of the first Harmony's campus style commercial developments that will work toward fostering the balance between the number of jobs and residents in Harmony. This employment campus lays a framework for attracting new industry and increased economic growth in Rocky View County, surrounded by green spaces to reflect a number of Harmony's core values including work, create, nourish, sustain, and grow.

2.2.5 West Development Cells

Employment/Commercial

The western development cells (Villages K and M) establish some of the first business campus centres in Harmony, designed to attract new businesses to the region and foster innovation through research and development. The west end of Village K will be the site of a practice facility for the adjacent golf course within the existing E-1 land use designation. Village M will support the nearby residential cells, neighbourhood-scale convenience and retail opportunities will also be integrated in the employment/commercial district through at-grade developments designed to provide Harmony residents with daily needs and recreational activities within a convenient walking distance.

Commercial †



Stage 6 commercial campus development will consist of 2-3 storey office buildings with viewsheds focused toward the golf course. Building heights will ensure alignment with overarching Springbank Airport height restrictions and glazing that does not reflect onto or interfere with golf course play.

† Commercial images above are conceptual in nature for Stage 6A and may not reflect the final condition at time of buildout.

Commercial †



Supplemental convenience and retail opportunities will also be provided via 1-2 storey developments to service Stage 6 residents within a convenient walking distance. These developments are envisioned to contain some food service (dine in and takeaway), convenience, and personal services intended to complement the village centre and golf amenities.

† Commercial images above are conceptual in nature for Stage 6A and may not reflect the final condition at time of buildout.

2.2.6 Open Space

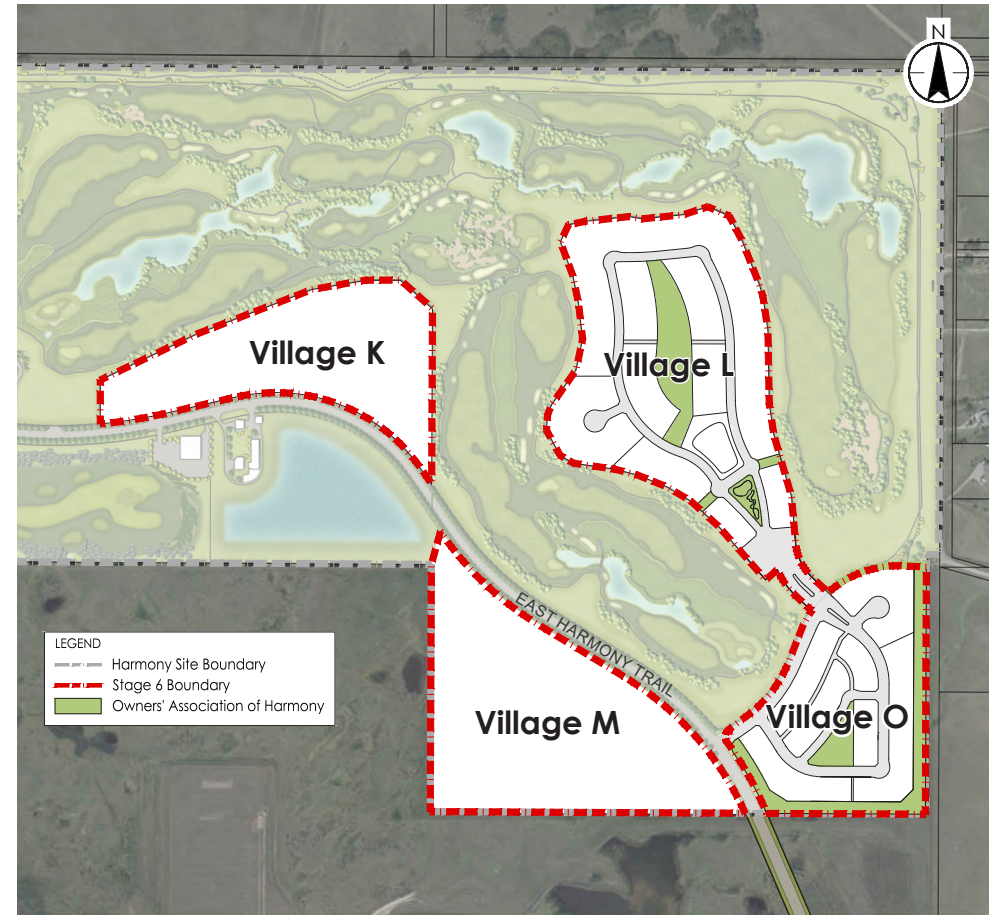
The open space planned within Stage 6 lies within the eastern residential cells (Village L and Village M) with linear pathway connections and central gathering spaces intended to enrich the outdoor experience within the immediate area, outlined in **Figure 7.0**. The open space program provides:

- A fountain entry feature and pond, highlighting a sense of serenity and continuing the connection with water for residents of Harmony;
- A communal gathering space for residents of Village L where families and neighbours can enjoy a private getaway within their own neighbourhood; and
- Direct, convenient connectivity to the regional pathway network.

All open space within Stage 6 is provided in the form of private, Owners' Association lands, maintained as part of a separate bareland condominium plan established for residents of Village L.

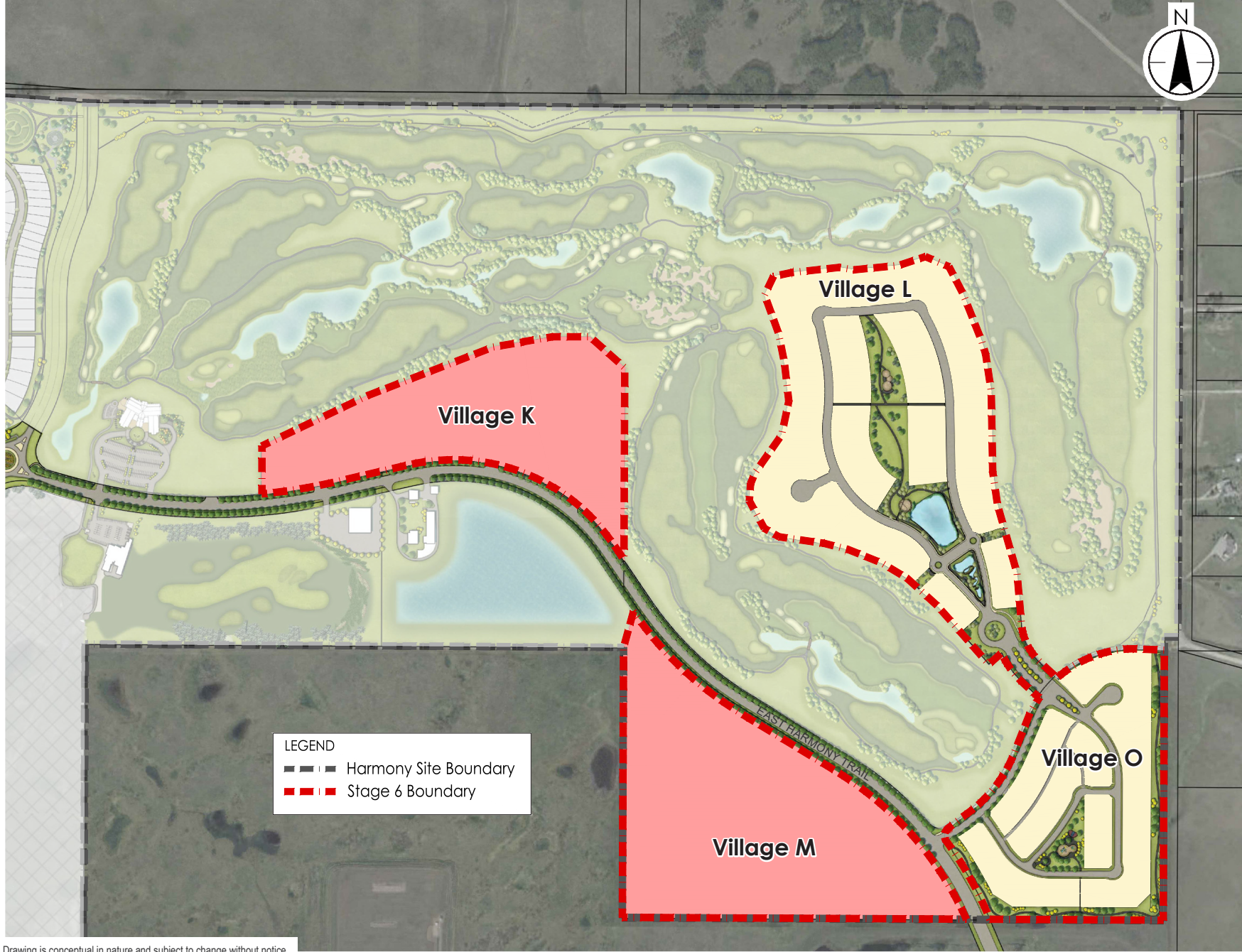
As Stage 6 development cells are limited in size and accessibility to the surrounding areas of Harmony, a key focus of the Open Space plan is to integrate residents and visitors with the outdoors, connecting these residents to the greater regional pathway network and amenities available throughout Harmony via East Harmony Trail (illustrated in **Figure 8.0**). This connection to the pathway network will link users to a number of nearby recreational amenities in Harmony such as Mickelson National Golf Club, Launchpad Golf, and the newly developed Adventure Park located along Harmony Circle.

Figure 7.0 Open Space Overview



Drawing is conceptual in nature and subject to change without notice.

Figure 8.0 Open Space Stage 6



Drawing is conceptual in nature and subject to change without notice.

Key Map



Village L Open Space Concept

The open space in Village L offers private, passive recreational amenities to residents of the neighbourhood with a central community gathering space serving as the primary open space where neighbours can come together. This central amenity feature, located adjacent to the storm pond and fountain entry feature, will provide opportunities for open play, outdoor eating/gathering areas, and leisurely strolls around the neighbourhood.

This central amenity space is accessed via a landscaped north-south pedestrian greenway, with a 6 m walkway space provided to facilitate east-west access to this corridor. The greenway also extends to provide a direct connection for residents to the regional pathway network along

East Harmony Trail, providing a direct, active-mode connection to the golf course clubhouse, as well as greater network of amenities in Harmony including the Village K employment district, Lake A, Launchpad Golf, Adventure Park, Village Centre, and future mixed use nodes located throughout Stages 4 and 5.

- A** Central Active Mode Greenway
- B** Natural Play Amenity
- C** Community Gathering Area/Open Play
- D** Storm Pond Facility
- E** Fountain/Waterfall Entry Feature
- F** Regional Pathway Connection

Figure 9.0 Village L Open Space Concept



Drawing is conceptual in nature and subject to change without notice.

Key Map



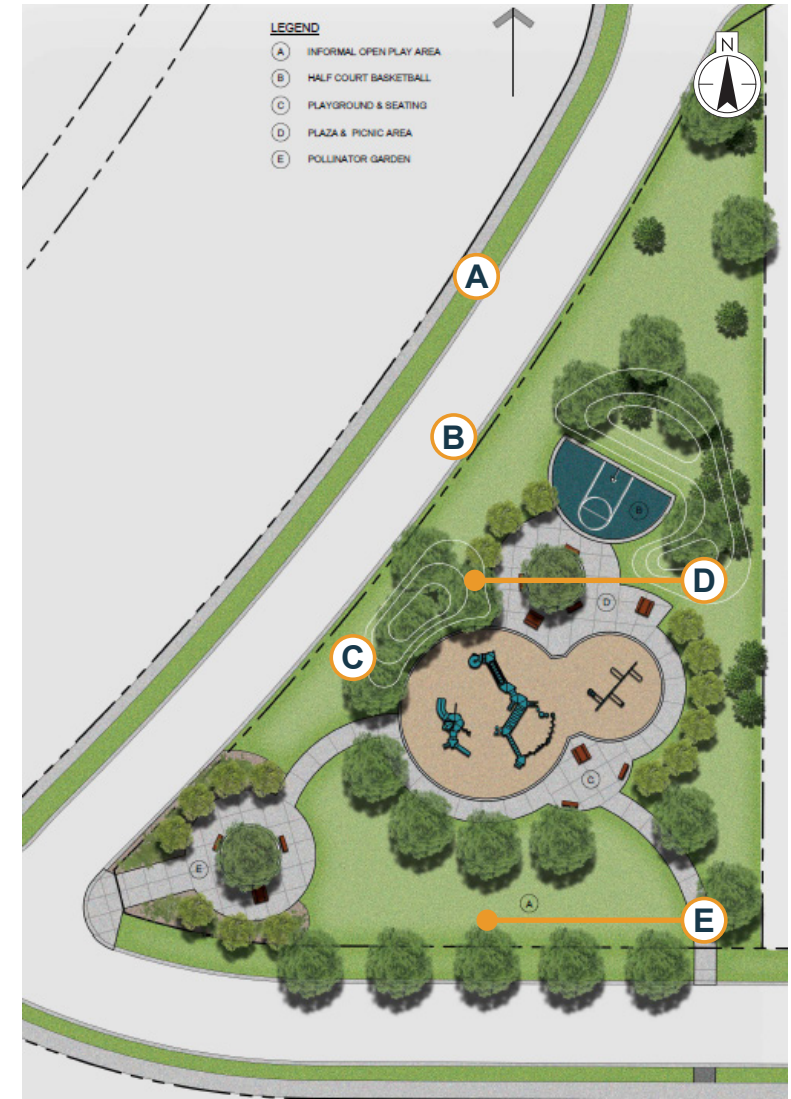
Village O Open Space Concept

The open space in Village O offers several passive and active recreational amenities to the local residential neighbourhoods. The Central Open Play Area creates an informal gathering space for play or relaxation, adjacent to a future toboggan hill to activate the space year round.

This informal play area is contained within a paved pathway that connects to other amenities in the park such as an events plaza, a playground with seating, a plaza with basketball court and a viewpoint node. The open space also provides a community garden, a pollinator garden and an area with planted orchard trees for passive recreational opportunities.

- A** Informal Open Play Area
- B** Half Court Basketball
- C** Playground and Seating
- D** Plaza and Picnic Area
- E** Pollinator Garden

Figure 10.0 Village O Open Space Concept



Drawing is conceptual in nature and subject to change without notice.

2.2.7 Mickelson National Golf Club

Mickelson National Golf Club represents the most significant and influential element of Stage 6. The course has quickly garnered the attention of golf enthusiasts and recreational players across North America, recently recognized in SCOREGolf's Top 100 courses in Canada (2022) following full completion of the 18-hole course in 2020.

Stage 6 emphasizes Harmony's key principals of live, play, nourish, connect, and sustain by utilizing this premium amenity through holistic integration of employment and residential uses in east Harmony. The golf course will be showcased as part of Stage 6 development through future office, institutional, and residential uses capitalizing on the expansive views and positive interface opportunities presented by the golf course. This area is designed to offer a unique living, working, and tourist experience for future employees, residents, and visitors to Rocky View County on the doorstep of Mickelson National.

Compliance with Conceptual Scheme

Section 5.1.1 D

Stage 6 is integrated with the golf course as a premium visual and physical amenity for residents and businesses as part of both development cells. Stormwater infrastructure in Stage 6A will be integrated with the existing golf course system, which utilizes alternative water sources for irrigation purposes (in alignment with Principal 2 of the Conceptual Scheme Section 5.1.1 D).

Figure 11.0 Mickelson National Golf Club



Drawing is conceptual in nature and subject to change without notice.

Golf Course Access

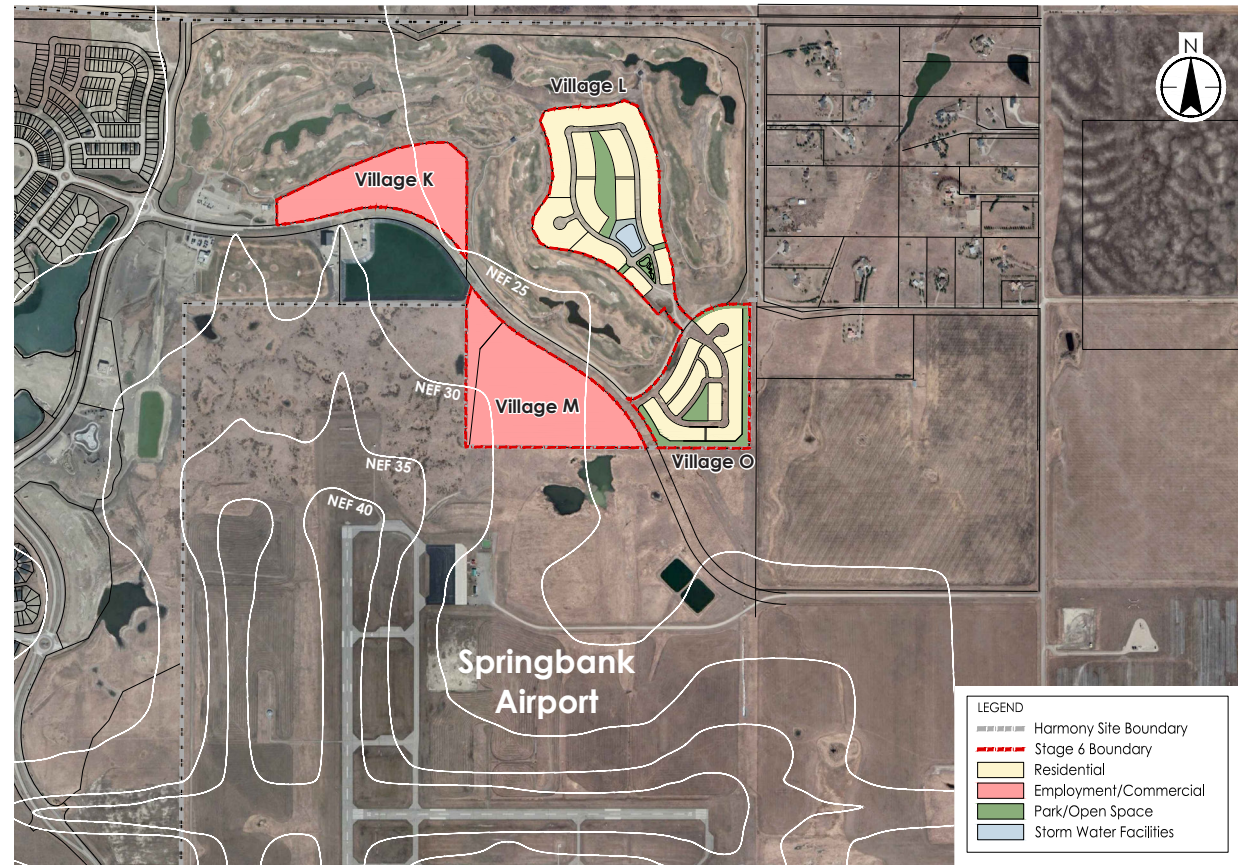
Golf course access from Stage 6 will be provided from the Mickelson National Clubhouse, accessible via the regional pathway along the north side of East Harmony Trail. Due to the layout of the course and the distance required to travel to the clubhouse, opportunities are limited for direct access from Villages L and K. All access provided would need to ensure no disruption to play, directioning is consistent with the movements of oncoming golfers, and does not overload pathways while play is in progress.



2.2.8 Airport Interface

The Springbank Airport has been in operation since 1971, supporting the Springbank region's economic base and forms a key component of the regional airport system. From the onset of Harmony's initial planning stages, HDI has worked to develop a positive relationship with the Airport and have developed a set of policies within the Conceptual Scheme to reflect key requirements and desired outcomes of the Airport. Further agreements, separate from the Conceptual Scheme, have also been agreed upon by HDI and the Airport to ensure future land uses and outcomes of the community do not conflict with Airport operations.

Figure 12.0 Airport Interface



Drawing is conceptual in nature and subject to change without notice.



3.0 Mobility

3.1 Multi-use Connectivity

The mobility choices provided in Stage 6 incorporate connections to the vast pedestrian and cycling network throughout Harmony, with internal designs focused on providing residents and businesses with convenient and comfortable connections to the regional pathway network. Personal health and well-being are at the heart of Harmony's guiding principles. These pathway connections are meant to not only function as an outdoor amenity, but to encourage enrichment in residents' lives promoting active transportation to get people where they want to be. A Golf Cart pilot project is also identified to enable the use of golf carts within the community, further enhancing mobility options.

Trail Network

Development cells of Stage 6 abut the regional pathway along East Harmony Trail. Connections to this trail will be encouraged throughout the condominium designs, ensuring that residents and businesses are integrated with the larger regional network throughout Harmony. Whether for work, pleasure, or recreation, these pathways provide residents with a vibrant and safe alternative to be able to cycle, run, or walk to their destinations. Local trails and pathways connecting to the regional network will be determined at Subdivision approval stage.

Villages L and O have been designed at a conceptual level to provide residents with a direct connection to the larger pathway network through a central north-south greenway corridor, allowing pedestrians and cyclists within the residential cells to travel with limited interruptions along an active-mode corridor for effective access to the regional pathway. This connection extends further eastward to the regional pathway network within the buffer area, and westward to Harmony Circle for access to the village centre.

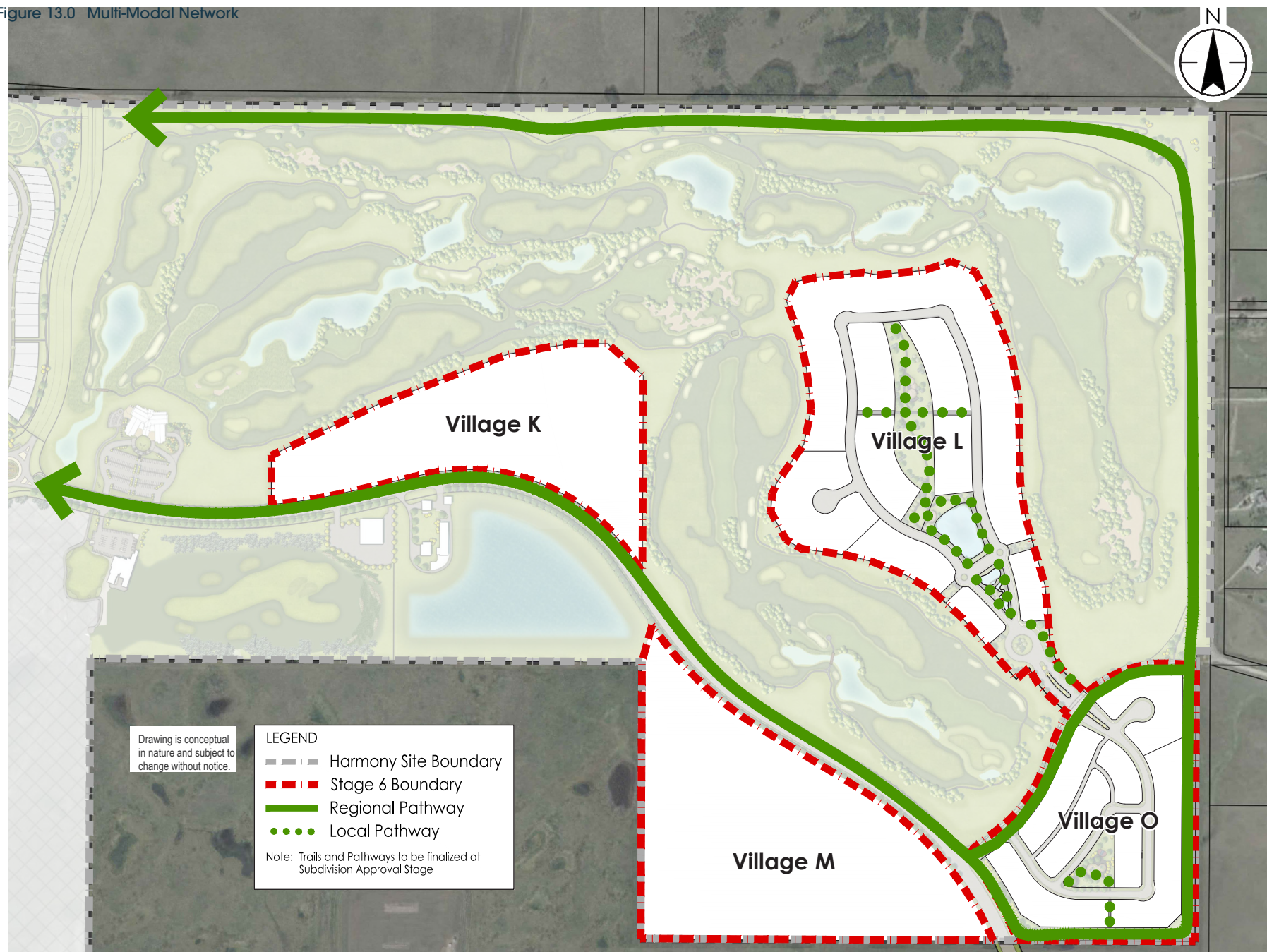
Universal Accessibility

Universal accessibility for all remains a primary focus of HDI to ensure that pedestrians and cyclists in the community are provided with meaningful opportunities to connect to their destinations. In alignment with all Neighbourhood Plans in Harmony, these connections will be addressed through a variety of methods, including:

- Thoughtful pathway and trail surfacing that facilitates an experience matching the high-quality local amenities,
- Pathways and trails wide enough to accommodate families and younger children walking or cycling with adults,
- Designing for a variety of multi-modal travel including cycling, inline skating, motorized and non-motorized scooters, etc., and
- Consideration of applicable Crime Prevention Through Environmental Design (CPTED) interventions such as lighting, vegetation types along pathways, sensitive placement of seating areas, etc.



Figure 13.0 Multi-Modal Network





3.2 Road Network

3.2.1 Internal Roadways

The internal road network within both development cells of Stage 6 will be comprised entirely of private, condominium roads. Internal road connections are outlined conceptually for all development cells in **Figure 14.0**. Internal roadway alignments for development in Stage 6 will be defined at the time of subdivision/condominium plan registration for each applicable phase.

3.2.2 External Road Network

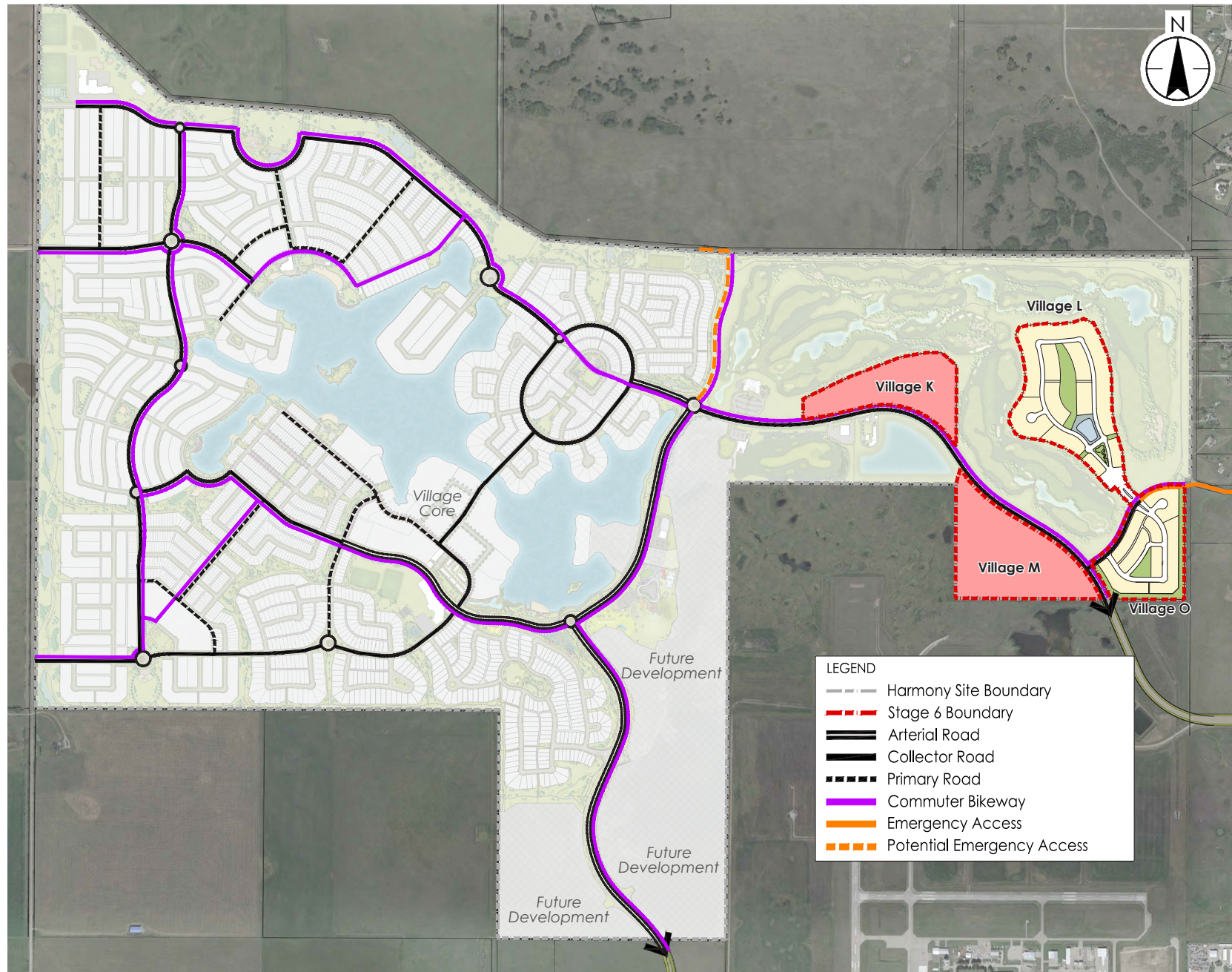
Stage 6 development cells will be accessible via Harmony's primary internal mobility network. Each village will be accessed via East Harmony Trail from Copithorne Trail/Harmony Circle to the west, and the future Airport Road from the south. An Emergency access connection will also be available east of Village L via Rocky Range View. Public access along East Harmony Trail will be limited, closed to through traffic and accessible to Emergency vehicles only.

Details for the emergency access roadway design and interface with East Harmony Trail will be confirmed at detailed design stage and/or outlined as part of a future Transportation Impact Assessment (TIA) for the applicable phase.

3.2.3 Technical Reporting

To support the transportation network planning process, Stage 6 lands will be included as part of the overall Harmony global TIA. Further TIAs will be prepared for each Phase of development in Stage 6 to evaluate the network improvements required to support the proposed development densities and land uses. This includes identification of off-site improvements required to maintain adequate traffic flow and operations, and minimize disruptions to transportation network users. Specific timing of network improvements will be determined at time of development for each phase.

Figure 14.0 Road Network



Drawing is conceptual in nature and subject to change without notice.

Private condominium roads identified in Figure are conceptual only and subject to change at time of detailed design/subdivision.

4.0 Servicing

4.1 Stormwater

The stormwater system for Harmony Stage 6 manages runoff using a combination of underground storm sewers, surface inlets, overland flow routes, and stormwater ponds. At the lot level, runoff is initially directed to pervious yard areas, with remaining flows conveyed via swales to streets where it is collected by catch basins. Stormwater is then routed through a combination of overland pathways, such as walkways, open spaces, and streets—and the underground storm sewer network.

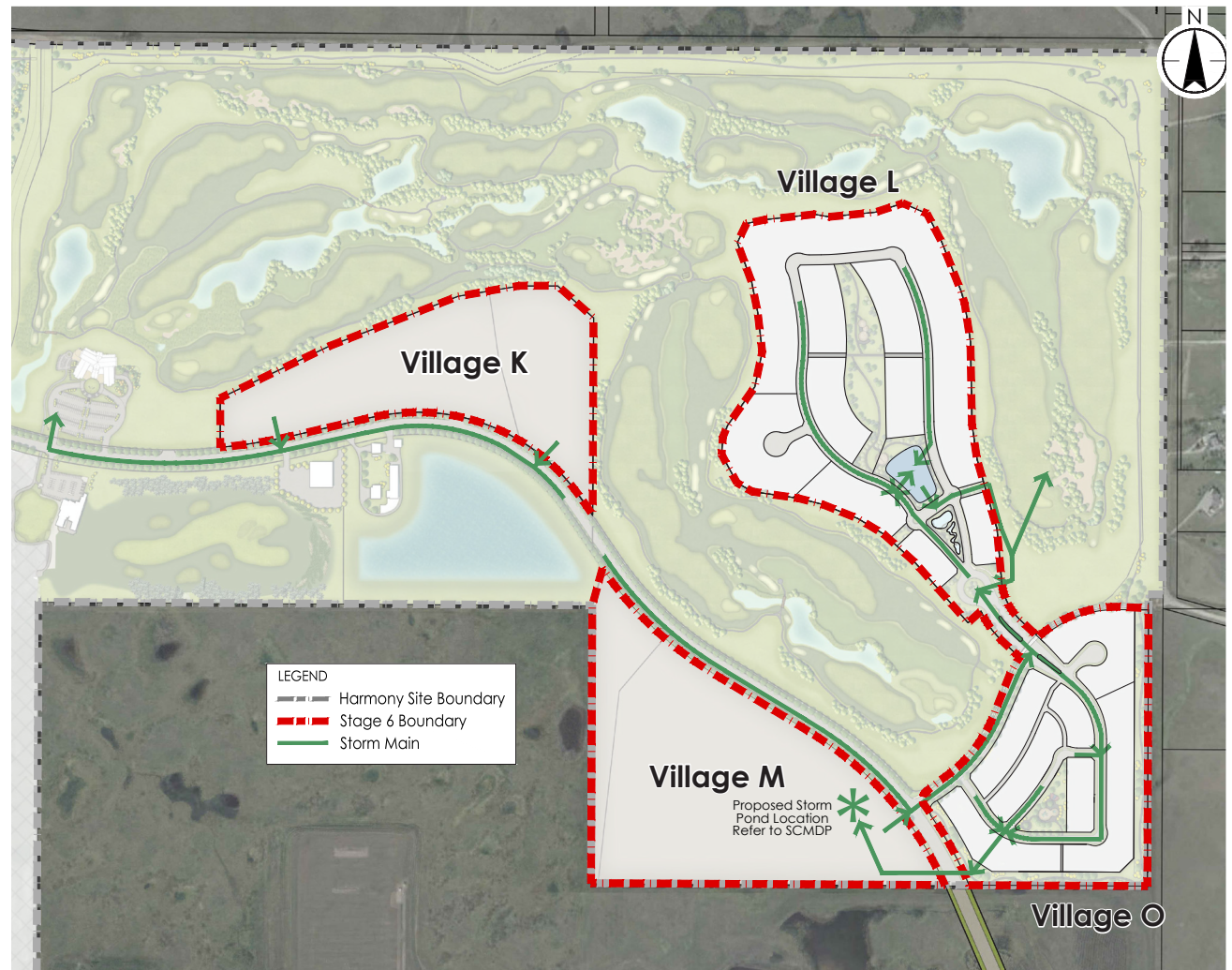
Runoff from Village L is conveyed to its proposed stormwater pond, where initial water quality treatment occurs before flows are directed to the existing golf course ponds for additional treatment prior to discharge to the Bow River.

Runoff from Village O is conveyed via piping to Village M and treated within the proposed stormwater pond located in Village M. Runoff from Village M is also conveyed to this pond. From Village M, stormwater flows east to existing storm sewer mains and overland systems along East Harmony Trail, following the same treatment pathway through the golf course ponds.

Ultimately, runoff from Villages L, M, and O is directed to the existing golf course ponds for final treatment before discharging to the Bow River.

Village K drains west to the existing storm sewer and overland system, with stormwater likewise receiving treatment in the golf course ponds before ultimately discharging to the Bow River.

Figure 15.0 Stormwater Management



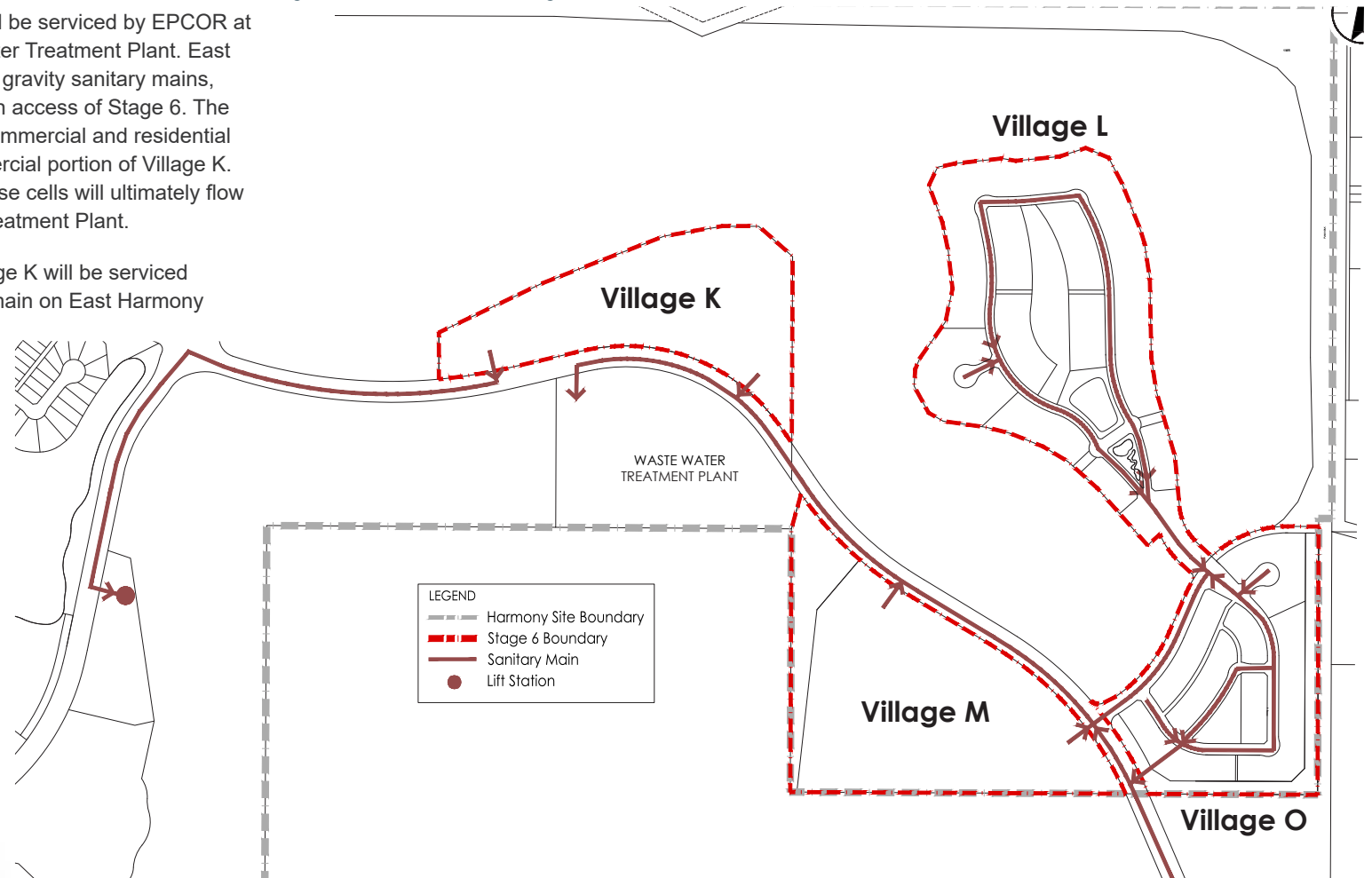
4.2 Sanitary

The Harmony Stage 6 lands will be serviced by EPCOR at the existing Harmony Wastewater Treatment Plant. East Harmony Trail includes existing gravity sanitary mains, which will extend to the northern access of Stage 6. The gravity mains will service the commercial and residential cells, excluding only the commercial portion of Village K. Sanitary sewage flows from these cells will ultimately flow into the existing Wastewater Treatment Plant.

The commercial portion of Village K will be serviced by an existing gravity sanitary main on East Harmony Trail, where it will flow west to an existing sanitary lift station. Flows will then be pumped back to the existing Wastewater Treatment Plant via a pressure pipe system.

Once at the existing Wastewater Treatment Plant, the sewage flows are treated and either discharged on established irrigation areas (such as the golf course), conveyed through a regional system, or returned to the river once regulatory approval becomes available.

Figure 16.0 Sanitary Servicing



Drawing is conceptual in nature and subject to change without notice.

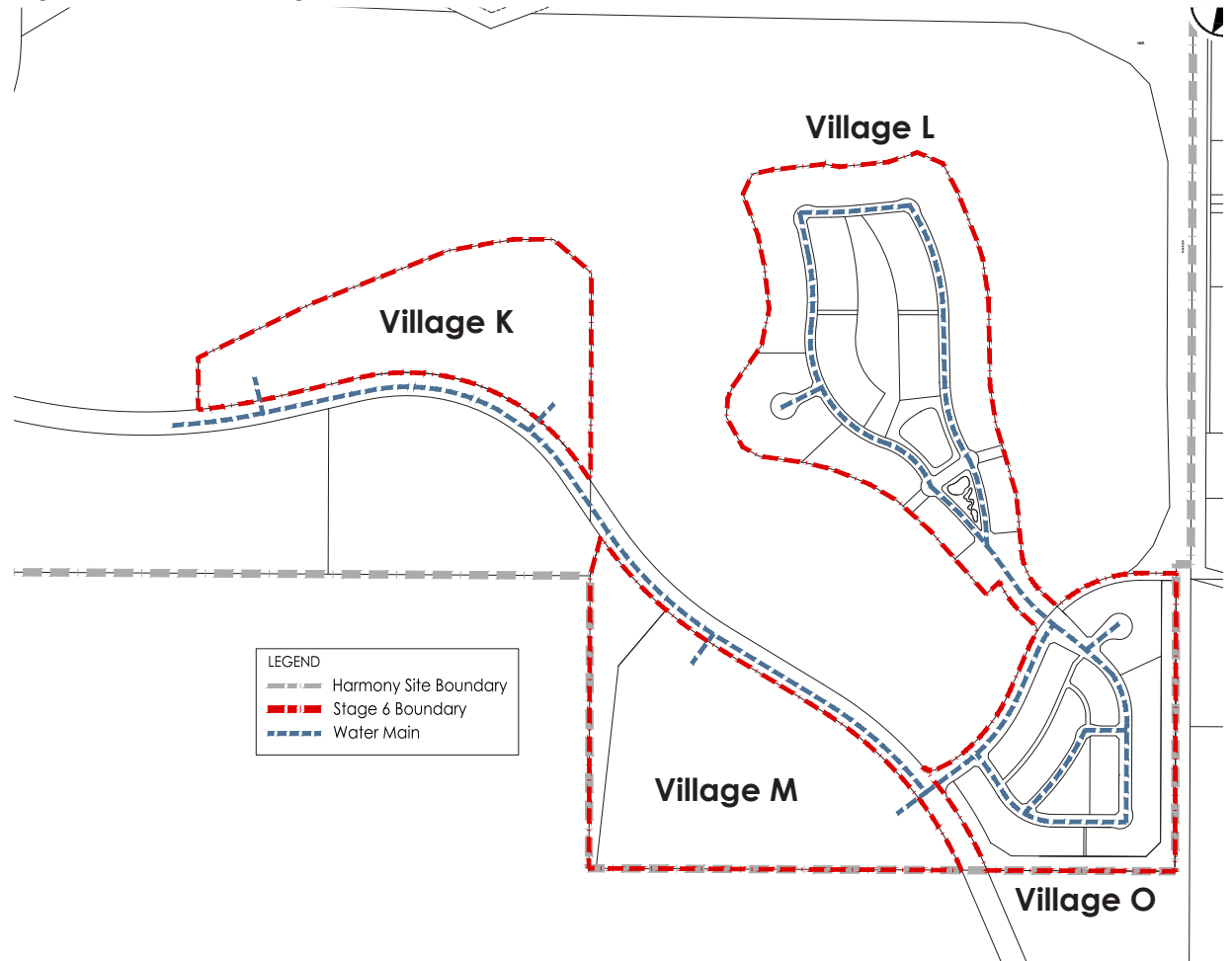
4.3 Water

Potable water to Harmony Stage 6 lands will be supplied by EPCOR from the existing Harmony Water Treatment Plant. The reservoir that supplies water to the Treatment Plant is Lake A, which is constructed and fully operational. Upgrades to the Water Treatment Plant may be required to service Stage 6 depending on buildout at the time. Upgrades are regularly evaluated in servicing reports during phased development approvals.

The potable water system for Stage 6 is within the same pressure zone as the rest of Harmony. East Harmony Trail includes existing dual water mains, which will be extended to the northern access of Stage 6. The dual water mains will service all Stage 6 cells and serves as a looped system for the two eastern residential cells.

There are existing raw water mains along East Harmony Trail, which will be extended north of Stage 6 for open space irrigation.

Figure 17.0 Water Servicing



Drawing is conceptual in nature and subject to change without notice.



Stage 6 Neighbourhood Plan

4.4 Internet

Reliable high-speed Internet is no longer a luxury, it has become a necessary utility guaranteeing economic competitiveness and quality of life for businesses and residents in all locations. It became even more prevalent in light of the COVID-19 pandemic with classes, medical services, and critical news updates/information being delivered electronically versus traditional in-person or printed methods.

While new subdivisions and dense urban centres enjoy the option to subscribe to the best Internet technology available, the online experience may not be the same in rural or remote communities. HDI is committed to ensuring that residents and businesses of Harmony are provided with high-speed, reliable Internet connectivity throughout the community, delivering this service as a basic need rather than a want or luxury.

Subject to availability from Internet service providers, a full suite of Internet service options are envisioned to be made be available for Stage 6, including fiber optic, ensuring that residents and businesses of the community are always connected with reliable and high performing Internet.

5.0 Implementation

5.1 Harmony Conceptual Scheme

The Harmony Stage 6 Neighbourhood Plan is to be included as an appendix to the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) as the next component of the overall community implementation plan. The land use plan and supporting infrastructure contained within the Stage 6 Neighbourhood Plan conforms to the guiding principles and corresponding policies of the approved Harmony Conceptual Scheme. Advancement of planning for Stage 6 follows the logical extension of major infrastructure, and is shaped by key factors such as market requirements and new residential opportunities integrated with the golf course, as well as development of new commercial uses within the E-1 District and a new gated estate-style community within the VR-E district. Village L will require a request for relaxation of the 300m setback from the wastewater treatment plant to 230m.

5.2 Land Use Bylaw (DC-129)

The application for the Stage 6 Neighbourhood Plan is supported by an accompanying land use amendment. In alignment with prior Neighbourhood Plan approvals for Stages 1-5, the land use amendment translates the policies of the conceptual scheme, through the Neighbourhood Plans, into site specific parameters within the DC-129. The redesignation areas for Stage 6 are outlined in **Table 2.0**.

A DC Bylaw amendment for facilitating updates to 'Schedule 'A' of the DC-129 Bylaw shall be undertaken in conjunction with adoption of this Plan to reflect the land use districts illustrated in **Figure 18.0**.

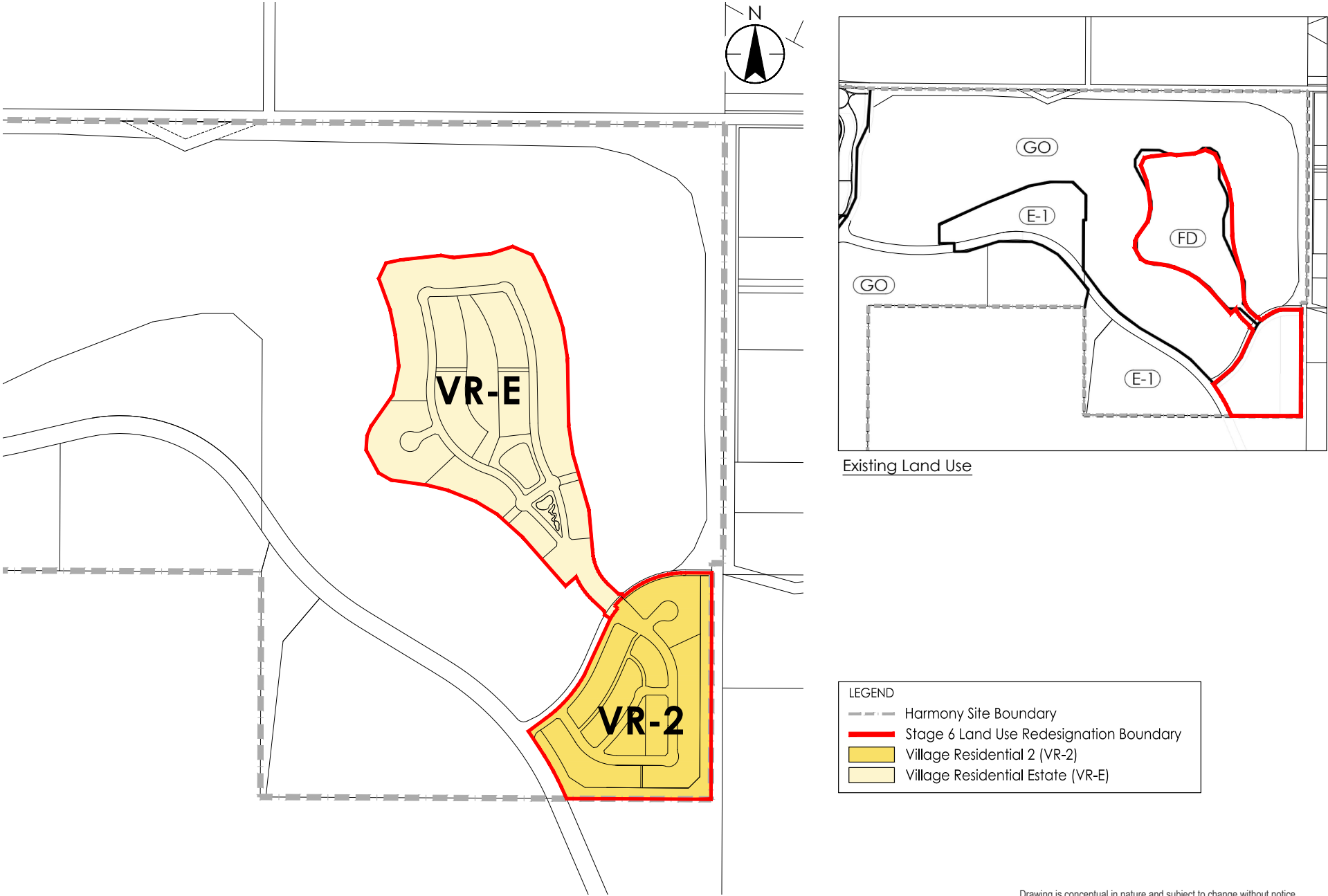
5.3 Stage 6 Development Considerations

The Stage 6 Neighbourhood Plan contains development considerations in previous sections which must be reflected during future planning and design stages (e.g., Subdivision, Detailed Design, and/or Development Permit stage). Development considerations in this document are summarized in this section for ease of reference.

Table 2.0 Land Use Redesignation Areas

Land Use	Area	
	ha	ac
GO to VR-2	0.21	0.52
E-1 to VR-2	9.23	22.81
FD to VR-2	0.02	0.04
GO to VR-E	1.26	3.11
FD to VR-E	14.52	35.87
Total	25.24	62.35

Figure 18.0 Land Use Redesignation



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