



BYLAW C-8544-2024

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the *Butte Hills East Conceptual Scheme, as amended*.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8544-2024*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT the “Butte Hills East Conceptual Scheme”, be adopted, as shown on Schedule ‘A’, which is attached to and forms part of this Bylaw.

Effective Date

4 *Bylaw C-8544-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ day of _____, 2024

PUBLIC HEARING HELD this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



Butte Hills EAST

Conceptual Scheme

MAY 2024



PROJECT CONSULTANT TEAM:

B&A Studios

Bunt & Associates Engineering

E2K Engineering

Magna Engineering Services Inc.

Pasquini & Associates Engineering

Trace Associates Inc.

Watertech Engineering Research & Health Inc.

Westhoff Engineering Resources Inc.



Butte Hills EAST

Conceptual Scheme

M A Y 2 0 2 4

SUBMITTED TO:

ROCKY VIEW COUNTY

SUBMITTED BY:

CLIFFORD & GAYLE D'AMOUR

SABBAH INVESTMENT & MANAGEMENT INC.

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SECTION
1.0

Introduction

1.1 PURPOSE OF THIS PLAN

This Conceptual Scheme was prepared in accordance with the policies of the Balzac East Area Structure Plan (BEASP) to describe the owner's vision for a country residential development in accordance with a series of technical studies prepared to demonstrate the viability of the project.

The Plan establishes a policy framework that describes how residential subdivision anticipated within the site will maintain rural densities, respect adjacent agricultural uses, and integrate natural features as envisioned by the BEASP. The policies of this Plan have been prepared to inform ongoing decision-making regarding subsequent land use redesignation and subdivision applications required to implement country residential development within the defined Plan area.



1.2 DEVELOPMENT RATIONALE

The subject lands are located within Rocky View County's Balzac East community.

Adjacent lands have been developed as country residential parcels predominantly ± 2 ac in size. The Balzac East employment area provides access to retail services including Costco and CrossIron Mills. Highway 566, Highway 2, and Stoney Trail NE affords the Plan area efficient connectivity to many regional service amenities.

The site's proximity to regionally significant transit corridors, and amenities, as well as established country residential neighbourhoods makes it ideally suited to support a new country residential neighbourhood.

1.3 CONCEPTUAL SCHEME GOALS

The **Butte Hills East Conceptual Scheme** contemplates a country residential neighbourhood that incorporates the following project goals:

1

Ensure the design of the project carefully respects and considers the site's existing topography, vegetation, scenic views & vistas, and accommodates appropriate transitioning between new residential development and the existing adjacent residential and agricultural parcels surrounding the site.

2

Ensure the developer provides appropriate transportation upgrades so that the new development is provided with an appropriate standard of public road access and that the cumulative impact of additional traffic generated by the project respects the carrying capacity of the existing and future road network.

3

Ensure the developer provides the project with a suitable potable water supply by extending the Rocky View Water Co-op's potable water distribution network into the Plan area.

4

Ensure the developer carefully assesses the capacity of the site to accommodate individual private sewage treatment systems (PSTS) in accordance with the requirements of the County Servicing Standards, 2013.

5

Ensure the developer establishes a comprehensive stormwater management strategy to accommodate surface drainage within the Plan area so that the quantity and quality of surface run-off generated within the Plan area respects municipal engineering standards and best practices, the requirements of the Province, and the objectives of the Nose Creek Watershed Water Management Plan.

6

Establish a phasing strategy for the Project to ensure that new country residential development proceeds in an orderly and sequential manner in accordance with the individual development aspirations of each landowner and with the availability of required infrastructure.

The policies of this Conceptual Scheme describe how the referenced country residential development considerations will be implemented within The Butte Hills East Conceptual Scheme.



1.4 CONCEPTUAL SCHEME OBJECTIVES

The intent of **The Butte Hills East Conceptual Scheme** is to:



Summarize existing conditions within the Plan area in a manner that identifies development opportunities and constraints.



Establish a future development concept with an integrated infrastructure land use framework to facilitate country residential development in accordance with the provisions of the Balzac East Area Structure Plan (BEASP).



Establish a strategy to implement appropriate transportation, utility servicing, and stormwater management infrastructure as required to support country residential development and related uses.



Establish expectations for provision of emergency response within the Plan area.



Establish an anticipated phasing strategy for development based on infrastructure availability, landowner aspirations, and market demand.



Summarize the conclusions of a Community Consultation Program implemented to inform & educate affected landowners and interested stakeholders about the project.



SECTION
2.0

Plan Area Description

2.1 LOCATION

As shown on **Figure 1: Regional Context**, the Conceptual Scheme Plan area is illustrated within the broader context of surrounding Balzac East country residential and regional employment center.

As shown on **Figure 2: Local Area Context**, the Plan area is bound to the north by Township Road 264, to the east by Range Road 292, and to the west by existing country residential subdivision. An existing drainage course traverses the southern portion of the site from northeast to southwest.

Figure 1: Regional Context

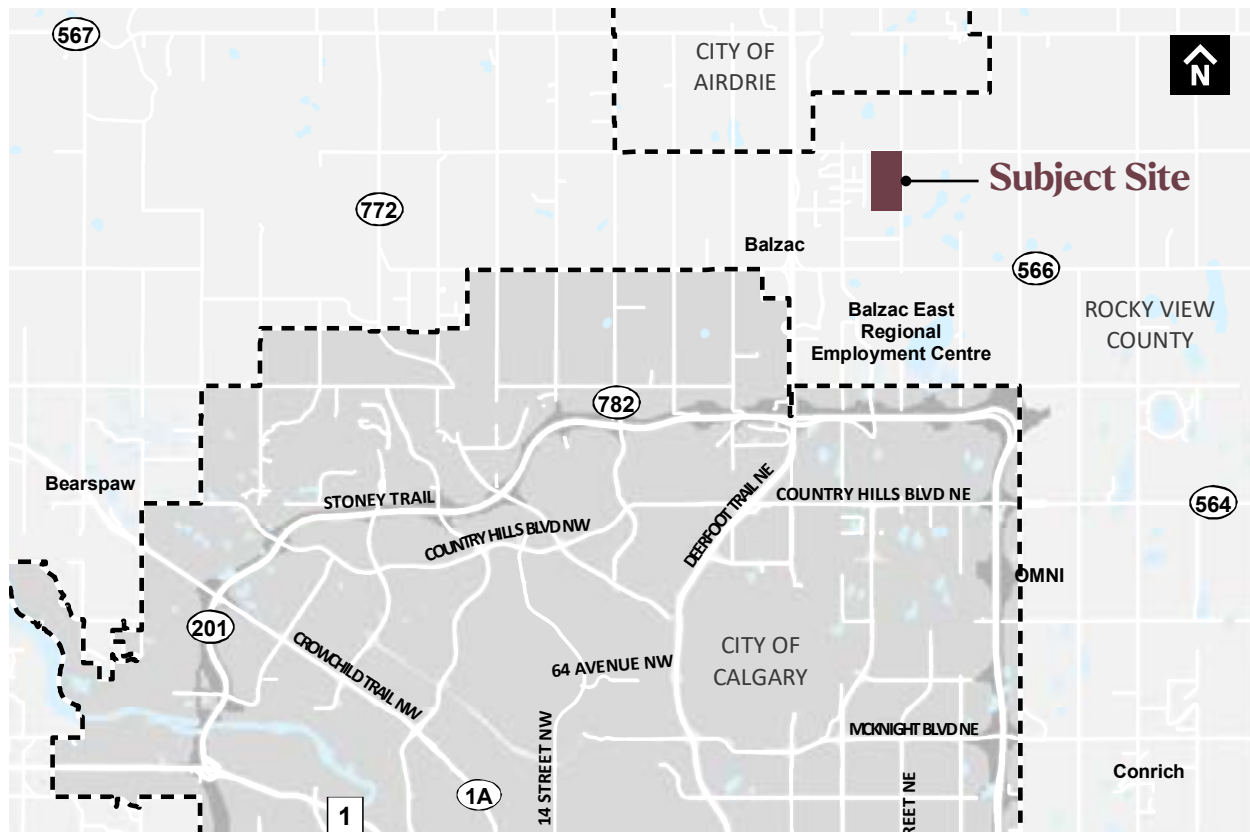
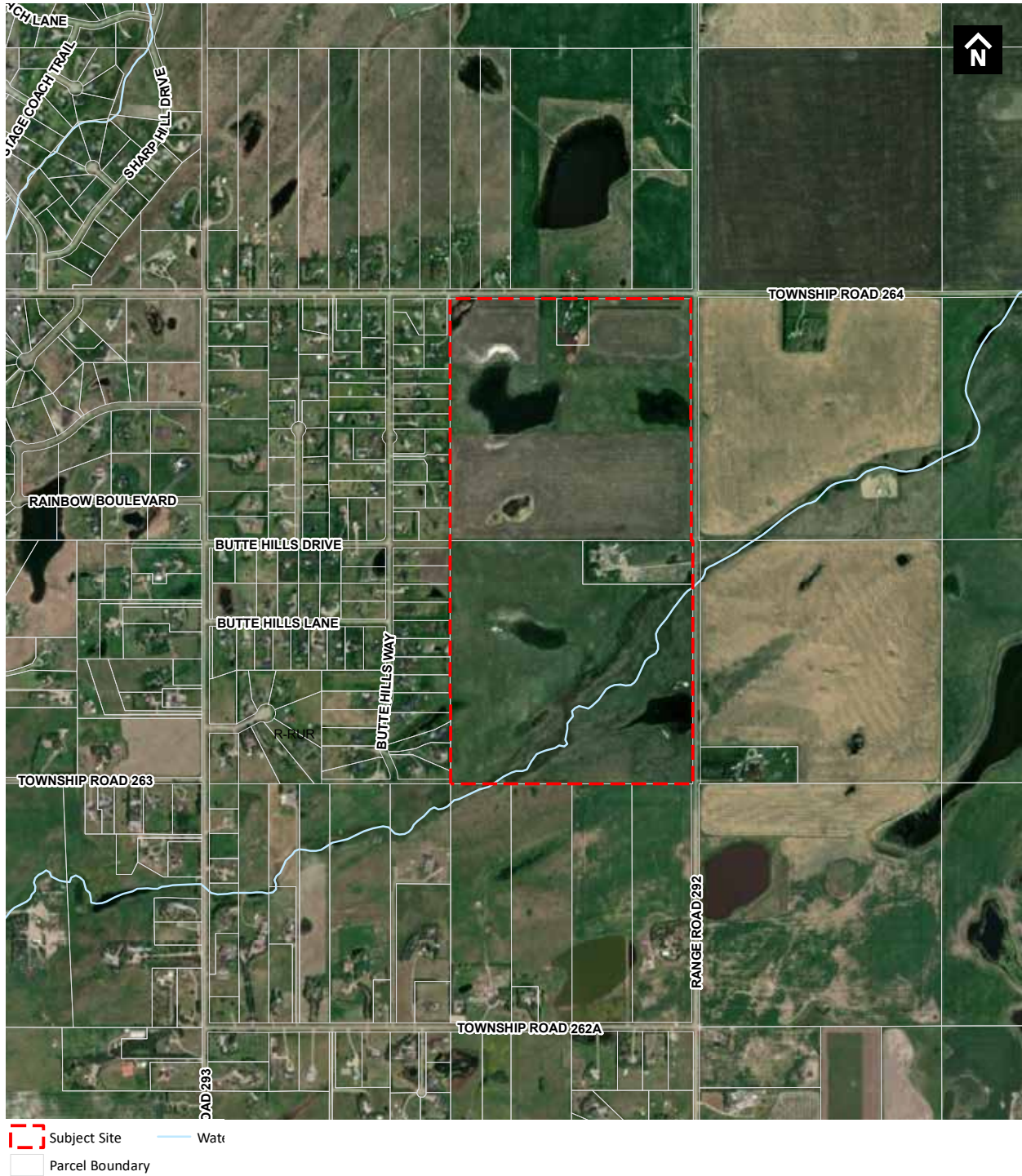


Figure 2: Local Area Context



2.2 LEGAL DESCRIPTIONS

As shown on **Figure 3: Legal Descriptions**, the Plan area includes portions of two quarter sections, and two (2) first parcel-out subdivisions described legally in Table 1 as follows:

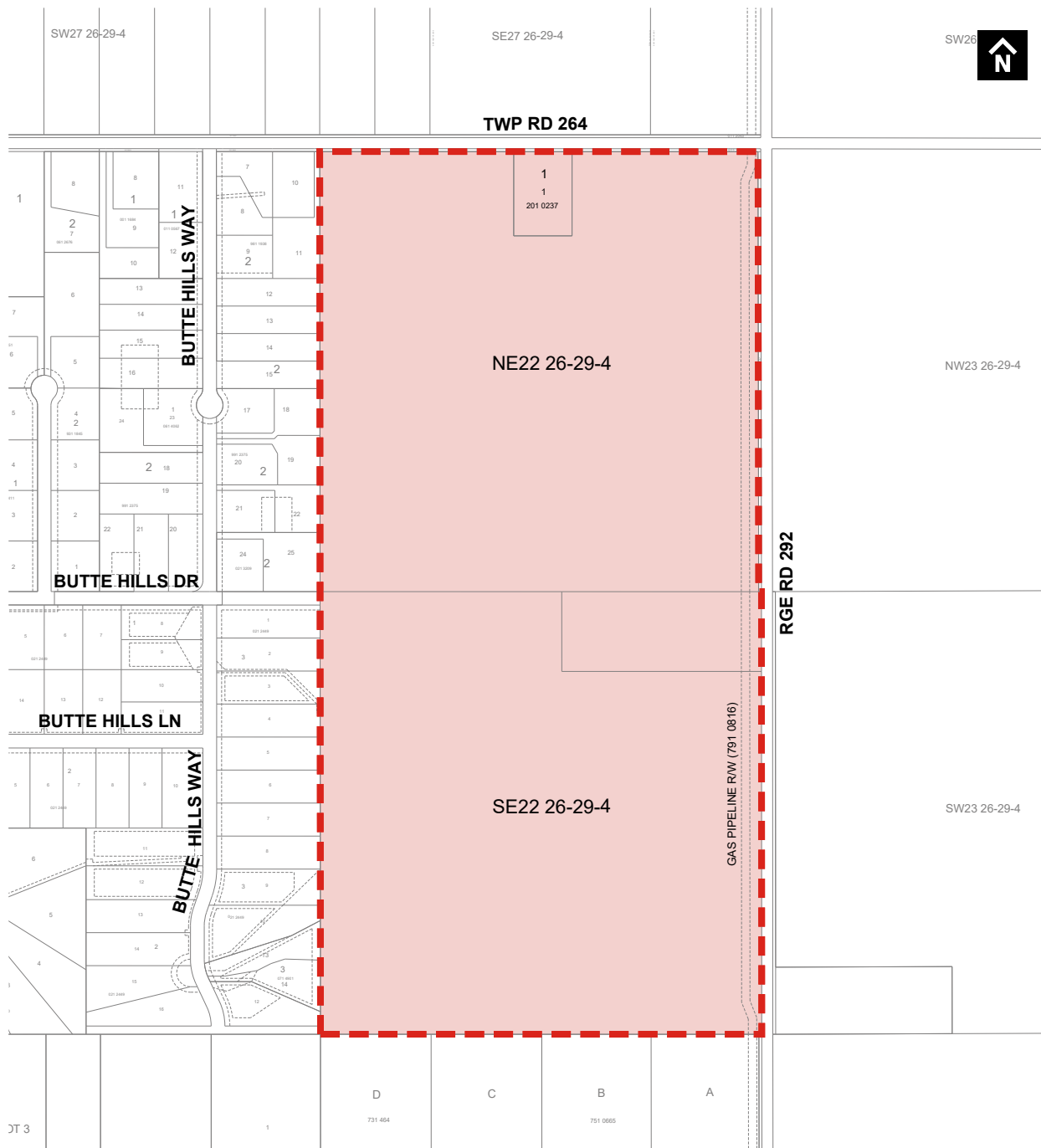
Table 1: Legal Descriptions


Parcel	Legal Description	± ha	± ac
Parcel A	NE-22-26-29-W4M	62.31	153.97
Parcel B	Lot 1, Plan 201 0237	1.62	4.01
Parcel C	SE-22-26-29-W4M	59.5	146.99
Parcel D	SE 22-26-29-W4M	5.26	13.01
TOTAL:		± 128.69	± 317.98

* As per areas described in the Certificates of Title.



Figure 3: Legal Descriptions



 Subject Site

2.3 LOCAL DEVELOPMENT CONTEXT

Existing subdivision surrounding the Plan area includes a mix of country residential developments and agricultural parcels characterized as follows:

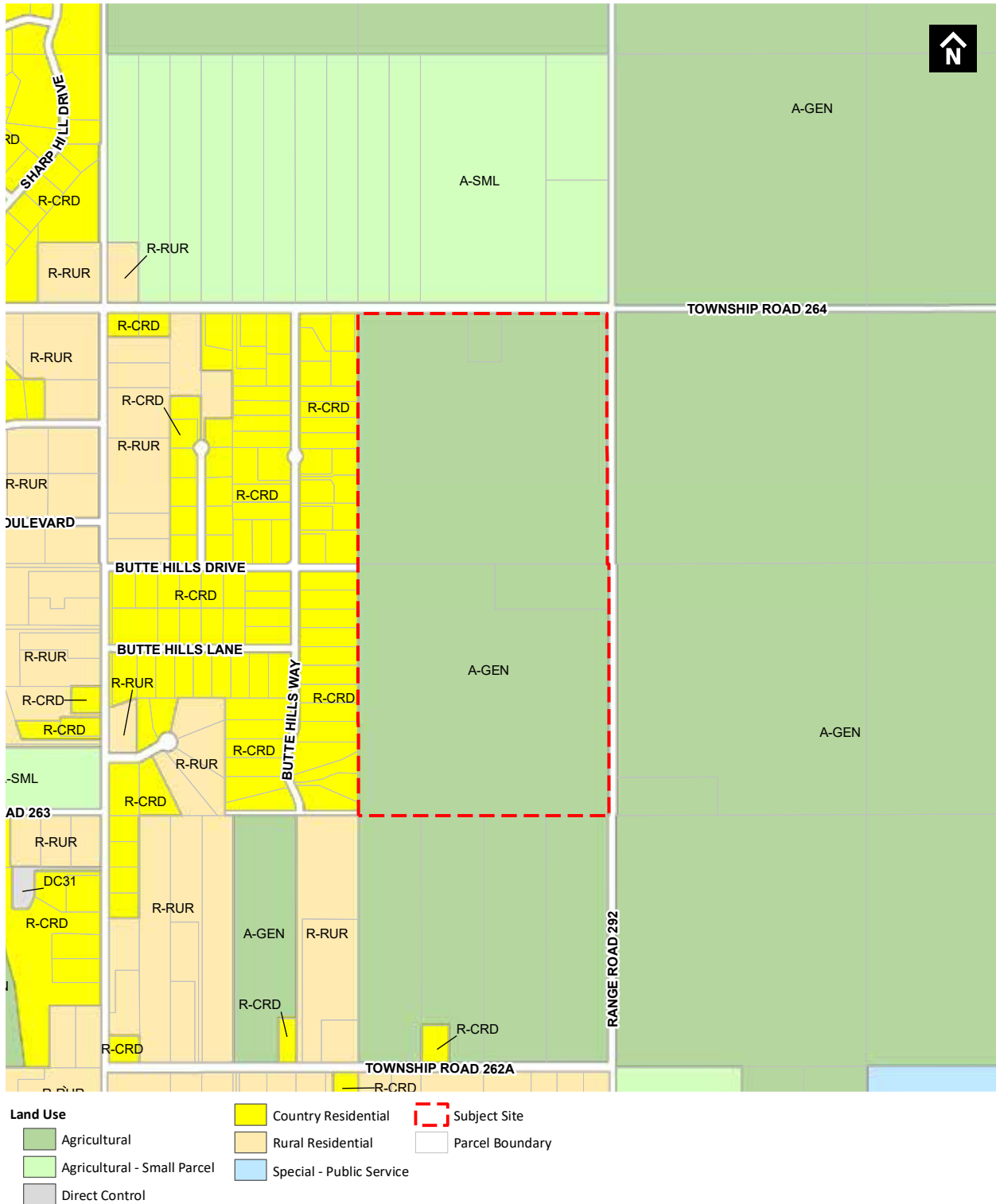
- » Residential developments situated directly to the west includes established country residential parcels ranging in size from \pm 2 ac containing single-family homes serviced by Rocky View Water Co-op and private sewage treatment systems (PSTS). The NW $\frac{1}{4}$ Sec. 22-26-29-W4M was subdivided as part of the Butte Hills Conceptual Scheme approved in 1998, and the SW $\frac{1}{4}$ Sec. 22-26-29-W4M was subdivided as part of the Poffenroth Conceptual Scheme approved in 2001.
- » The agricultural parcels situated east of the subject lands include unsubdivided quarter sections supporting cultivation and grazing operations and single family dwellings.
- » The agricultural parcels situated north and south of the subject lands include subdivided agricultural lands ranging from \pm 20 to \pm 40 acres supporting cultivation and grazing operations and single family dwellings.

2.4 EXISTING LAND USE

As shown on **Figure 4: Existing Land Use**, lands within the Conceptual Scheme boundary are currently designated Agriculture, General (A-GEN) in accordance with the Rocky View Rocky View County Land Use Bylaw C-8000-2020.

Adjacent parcels include a mix of Residential, Country Residential District (R-CRD), Agricultural, Small Parcel District (A-SML), and Agricultural General (A-GEN) in accordance with the Rocky View Rocky View County Land Use Bylaw C-8000-2020.

Figure 4: Existing Land Use





▲ View looking NW from the SE corner of site



▲ Existing residence on the east side of the site



▲ View looking SE from the NW corner of site

2.5 SITE CONDITIONS

As shown on **Figure 5: Site Conditions**, the subject lands include rolling topographic conditions with surface drainage directed to wetlands within the site. The Plan area includes two existing farmsteads which are developed with existing single family dwellings and accessory buildings serviced by groundwater wells and private sewage treatment systems (PSTS).

A Phase 1 Environmental Site Assessment, January 2021, was prepared in support of this Conceptual Scheme. The conclusions of the report did not identify existing or potential sources of contamination from on or off-site sources which might be expected to present constraints for this Project. As such, the land is considered suitable for residential development.

2.5.1 EXISTING ACCESS

The Plan area is bordered by Township Road 264 to the north and Range Road 292 to the east- each of which are paved municipal roads maintained in good condition. These roadways provide the primary access points for the subject lands. The established 'Butte Hills' residential subdivision to the west of the Plan area provides a 'legal' access to the site via the Butte Hills Drive undeveloped road ROW, although no physical road connection has been constructed.

Figure 5: Site Conditions



- - - Conceptual Scheme Plan Area
- Overland Drainage R/W
- Utility R/W
- Pipeline R/W
- Access R/W

2.5.2 TOPOGRAPHY & SURFACE DRAINAGE

As shown on **Figure 6: Topography and Surface Drainage**, topographical relief within the Plan area slopes northeast towards the southwest. The site is located within the Nose Creek Watershed, which is part of the Bow River Basin. The subject lands have undulating topographic conditions with several low-lying areas within the site. A regional drainage course runs through the southern portion of the site.

2.5.3 PIPELINES

As shown on **Figure 3: Legal Descriptions**, ATCO Pipelines operates a natural gas (sweet) transmission line along the eastern boundary of the Plan - which is protected by an existing ROW Plan which will be carried forward as part of any future subdivision process. This gas line does not require development setbacks other than the surveyed boundary of existing ROW Plan - which will be incorporated into the rear yard setbacks of all affected residential lots. ATCO also operates a meter station immediately west of the pipeline ROW. The developer shall work with ATCO at the subdivision design stage to establish appropriate legal and physical mechanisms are provided to enable continued access to the existing pipeline and meter station.

PIPELINE POLICIES:

2.5.3.1 *At the subdivision design stage, the developer shall work with ATCO Pipelines to establish legal mechanisms to protect the existing pipeline and meter station within the Plan area and to ensure physical and legal access to all pipeline infrastructure is provided and maintained.*

2.5.4 GEOTECHNICAL CONSIDERATIONS

A preliminary Geotechnical Investigation, May 2022 was completed to investigate conditions underlying the Plan area. This report concludes the Plan area is suitable for country residential development. It is acknowledged that a more detailed geotechnical investigation will be provided at the subdivision stage in accordance with the County Servicing Standards.

GEOTECHNICAL POLICIES:

2.5.4.1 *The developer shall provide a detailed Geotechnical Investigation at the subdivision stage to verify sub-surface conditions are favourable for development, and that each parcel contains a minimum 1 acre contiguous building envelope as per the requirements of the County Servicing Standards.*

Figure 6: Topography and Surface Drainage



- ▬▬▬ Conceptual Scheme Plan Area
- 1.0m Contours
- Low Point
- High Point
- Existing Overland Drainage



▲ NW wetland



▲ NE wetland



▲ Southern wetland and drainage

2.5.5 BIOPHYSICAL CONSIDERATIONS

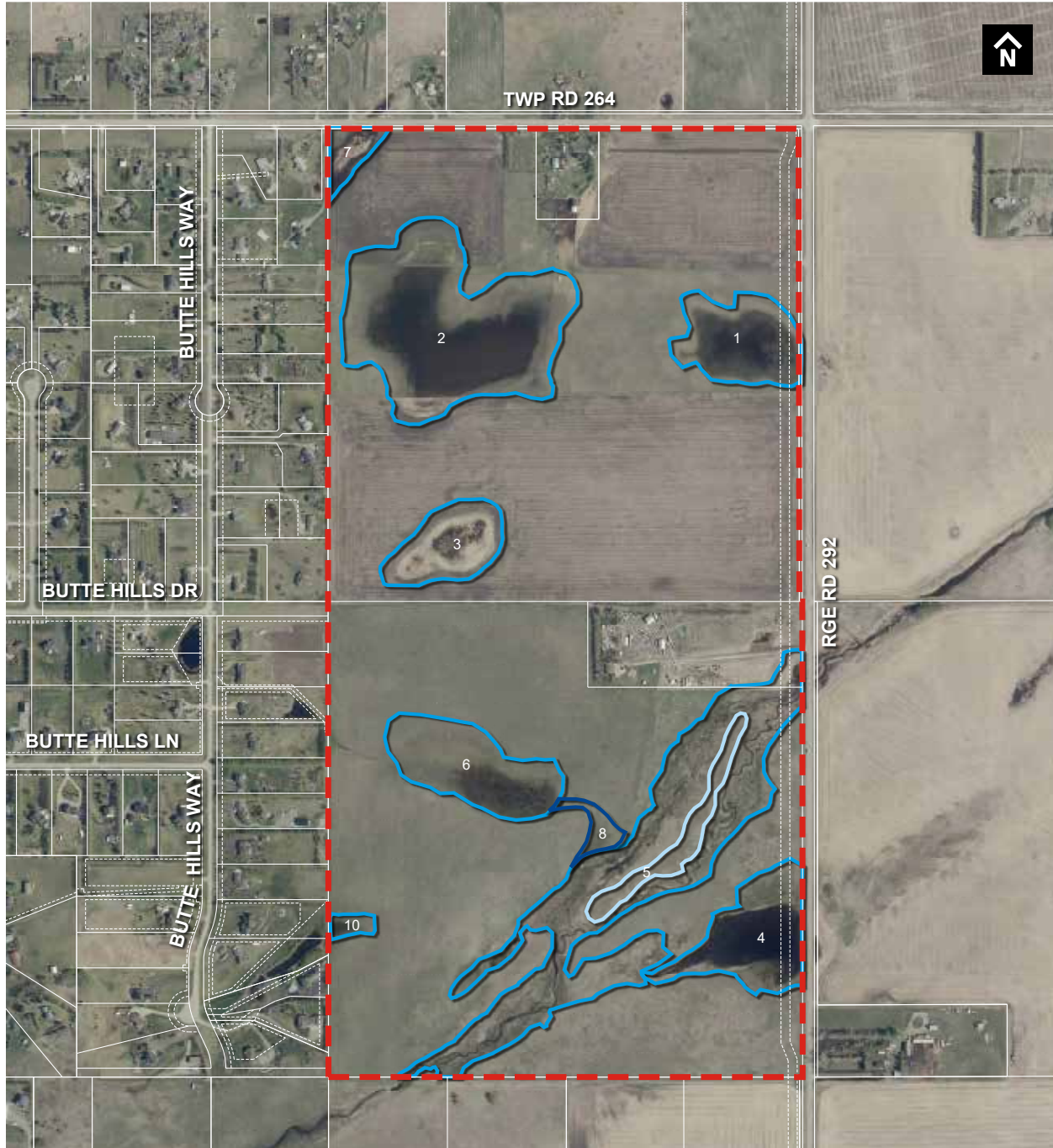
A Biophysical Impact Assessment (BIA), April 2022 was completed in support of this Conceptual Scheme to investigate the site's environmental conditions, identify potential impacts and recommended mitigation measures resulting from the Project, and provide an assessment of potential cumulative effects within the context of the surrounding Region.

This BIA was prepared based on field surveys that occurred from May to September, 2021. Field inventories of vegetation, soils, wetlands, and wildlife were initiated in the spring of 2021. The results of this investigations alongside key recommendations and conclusions are summarized in the BIA report.

As illustrated on **Figure 6: Site Conditions**, the Plan area includes rolling terrain draining to an east-west intermittent watercourse in the southern portion of the subject lands. The landscape is heavily influenced by historical agricultural practices while more natural conditions are associated with the drainage.

As illustrated on **Figure 7: Wetlands**, the subject lands contain eight (8) wetlands and one (1) ephemeral water body. The wetlands range in classification from Temporary to Semi-permanent graminoid marshes. Rare plant surveys indicate the presence of one (1) rare plant species at Wetlands #1 & #5, and a Rare Ecological Community (REC) at Wetland #2. Historical aerial photographs indicate wetlands to the north of the watercourse have been disturbed through historical agricultural practices.

Figure 7: Wetlands



- Conceptual Scheme Plan Area
- Wetlands
- Upland Inclusion
- Potential Ephemeral Drainage

The water bodies within the Plan area were submitted for review to the Water Boundaries Division of Public Lands. The Province indicated the bed and shore of the regional watercourse is claimed by the Crown, however, all other wetlands within the Plan area are not Crown-claimed.

A range of wildlife have the potential to be encountered within the Plan area as a result of available wetland and grassland habitats. Wildlife are expected to move freely through the Site though area roadways may cause physical and sensory barriers while also representing a collision hazard.

There were no predetermined areas within the subject land that the Province identifies as an environmentally significant area (ESA). However, Provincial criteria applied to the Project Site indicate that the regional watercourse qualifies as an ESA. Subsequently, field investigations completed in support of the BIA confirmed the status of the regional watercourse and associated wetlands as an ESA.

To date, the cumulative effects of development on wetlands in Alberta, as a whole, have been mitigated primarily through the Alberta Wetland Policy wetland replacement program. As such, it is anticipated that the cumulative effects on the loss of wetlands within the subject land will be managed through the retention of priority natural wetlands outside the Project Site coupled with the application of provincially approved wetland replacement measures.

BIOPHYSICAL POLICIES:

- 2.5.5.1** *The recommendations included within the Biophysical Impact Assessment, April 2022 shall be implemented at the subdivision stage.*
- 2.5.5.2** *All wetlands disturbed as a result of this Project will be compensated for in accordance with the regulatory approval requirements of the Water Act and the Provincial Wetland Policy.*
- 2.5.5.3** *The bed and shore of the regional watercourse traversing the southern portion of the Plan area shall be dedicated as Environmental Reserve (ER) in accordance with the requirements of the Municipal Government Act.*

2.5.6 ARCHAEOLOGICAL & HISTORICAL RESOURCES CONSIDERATIONS

The Plan area is part of the Nose Creek Valley which holds historical significance for First Nations peoples. The Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations) camped, hunted, and traveled within the valley area prior to European settlement.

According to the Provincial Listing of Historic Resources, the Plan area is identified as holding a historical rating value of HRV 5a which indicates the lands hold the lowest potential to contain sites of archaeological and/or paleontological significance.

A Historical Resources Application was submitted to the Province of Alberta via the Online Permitting and Clearance System (oPac) to determine if a Historical Resource Impact Assessment is required in support of this project.

The Province indicated they suspect artifacts may be located adjacent to the regional drainage situated in SE 22-26-29-W4M. Subsequently, the Province directed that an HRIA must be prepared at the subdivision stage to investigate the lands, to the satisfaction of Alberta Culture and Status of Women.

ARCHAEOLOGICAL & HISTORICAL RESOURCE POLICIES:

2.5.6.1 *The developer shall prepare an Historical Resource Impact Assessment (HRIA) at the subdivision stage, to the satisfaction of Alberta Culture and Status of Women.*

SECTION
3.0

Development Vision

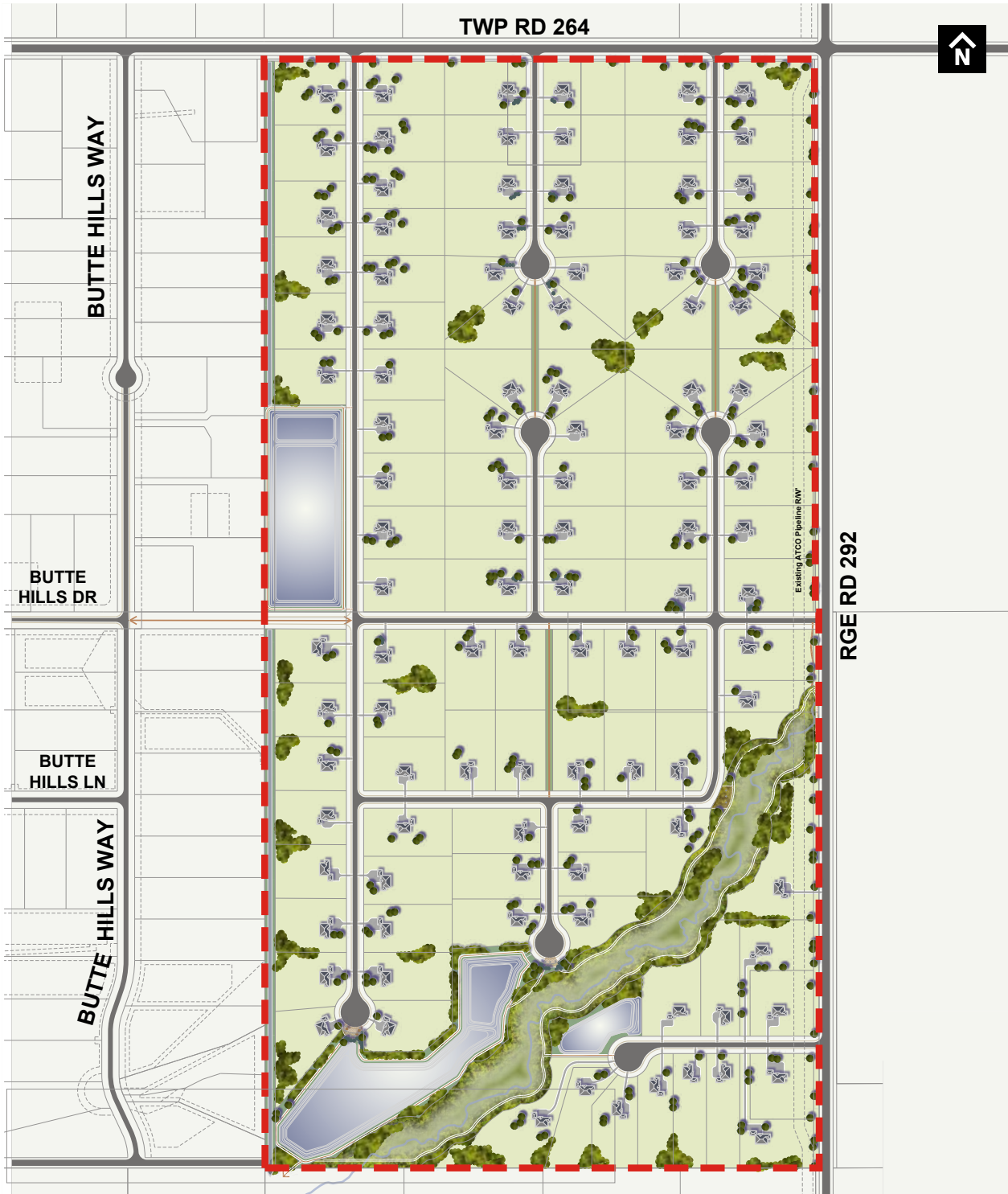
3.1 THE BUTTE HILLS EAST VISION

Located along Range Road 292 approximately 1.6 km north of Highway 566, this Plan area offers opportunity to build upon and enhance an established country residential enclave within the Balzac East community. The Project area offers a quiet, rural ambiance with convenient access to services and amenities within the Balzac East Regional Employment Centre, the City of Airdrie, and the surrounding region.

As illustrated on **Figure 8: Development Concept**, the Butte Hills East neighbourhood will showcase a comprehensively planned community of ± 0.8 ha (± 2 ac) country residential lots with building envelopes sited to respect the natural amenities of the site, the natural capacities of the land, the surrounding transportation and utility servicing infrastructure systems, and the existing pattern of developed country residential neighbourhoods located directly to the west.



Figure 8: Development Concept



3.2 NEIGHBOURHOOD DESIGN OBJECTIVES

3.2.1 COUNTRY RESIDENTIAL POLICY AREA

As generally illustrated by **Figure 8: Development Concept**, the proponents of The Butte Hills East Conceptual Scheme are contemplating a proposed country residential development with the following design objectives:



1. Respect the natural environment and the carrying capacity of the land.

- » Prepare comprehensive technical reports to assess the site's existing vegetation, drainage characteristics, and sub-surface conditions to confirm the capacity of the site to accommodate the proposed development.
- » Dedicate Environmental Reserve (ER) to accommodate the preservation of the alignment of regional watercourse which is claimed by the Crown (and associated riparian buffer).
- » Establish a comprehensive stormwater management system that maintains positive surface drainage within the Plan area in accordance with the requirements of the Nose Creek Watershed Management Plan.



2. Respect the existing developed residential subdivisions and agricultural operations located adjacent to the Plan area.

- » Undertake a comprehensive community engagement process to ensure affected neighbours and interested stakeholders are informed about the project and provided opportunities to provide meaningful input.



3. Respect the capacity of the local and regional municipal transportation network and franchise potable water system.

- » Prepare a Transportation Impact Assessment to study the capacity of the local and regional transportation network and determine the specific roadway improvements necessary to accommodate the proposed development.
- » Collaborate with the Rocky View Water Co-Op to facilitate the extension of the potable water distribution network to the subject lands.

Alongside careful consideration of these design objectives, the proponent of The Butte Hills East Conceptual Scheme is proposing a new country residential neighbourhood in a manner that addresses the following:



Create a master planned country residential neighbourhood with parcels sized in accordance with the requirements of the County's Land Use Bylaw C-8000-2020.



Dedicate Environmental Reserve (ER) to accommodate the preservation of the regional watercourse.



Construct an internal subdivision road network in accordance with the Balzac East Area Structure Plan and the County Servicing Standards.



Provide potable service for each new lot by extending the Rocky View Water Co-Op's potable water distribution network into the Plan area.



Assess the capacity of the site to accommodate individual Private Sewage Treatment Systems and provide justification as to why connection to the County's municipal wastewater network or construct a decentralized communal wastewater system is not feasible.



Establish a comprehensive stormwater management system that maintains positive surface drainage within the Plan area in accordance with the requirements of the Nose Creek Watershed Management Plan.



Establish expectations for architectural controls to be registered against all new lots at the subdivision stage to ensure the future building sites are developed with appropriately designed architectural finishes and adhere to specific design considerations.

3.3 TRANSPORTATION CONSIDERATIONS

3.3.1 GENERAL TRANSPORTATION CONSIDERATIONS

Access to the Plan area will be provided as generally illustrated on **Figure 9: Transportation**.

The proposed development will be accessed from Range Road 292 and Township Road 264. Both roadways are well maintained municipal grid roads under the jurisdiction of the County.

GENERAL TRANSPORTATION POLICIES:

3.3.1.1 *Access will be provided within the Plan area as generally illustrated on **Figure 9: Transportation**.*

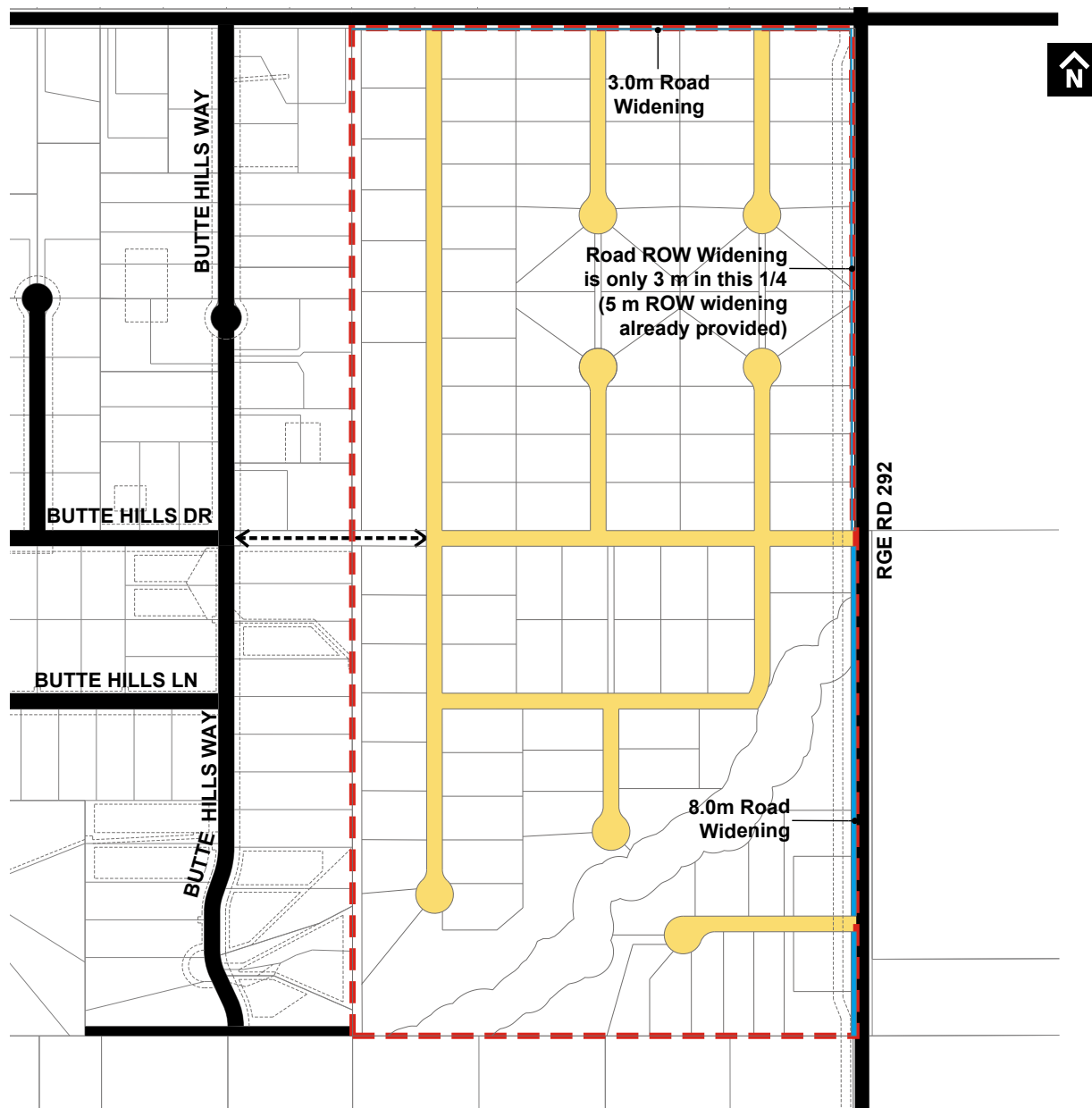
3.3.2 LOCAL ROAD TRANSPORTATION IMPROVEMENTS

A Transportation Impact Assessment (TIA), July 2021 was prepared to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network. The conclusions of the TIA indicate that existing municipal road network surrounding the Plan area can accommodate the proposed development without requiring any supporting upgrades.

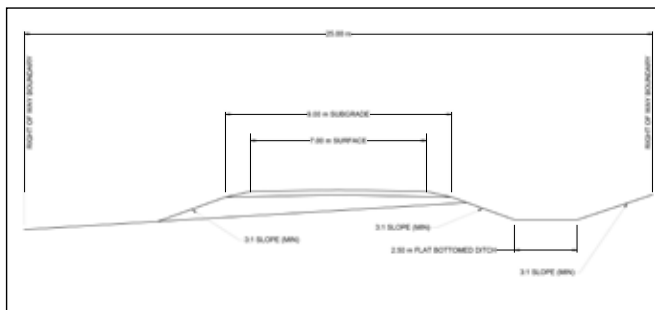
The design of the internal road network is motivated by the developer's desire to maximize the potential for country residential development, respect the existing subdivision pattern directly west of the subject lands, consider the natural regional drainage course traversing the southern portion of the site, and provide a safe and efficient circulation system. The design of the internal subdivision road network contemplates seven (7) cul-de-sacs. The three (3) single access roads in the southern portion of the plan are as result of the alignment of the regional drainage course, while the four (4) single access roads in the northern portion are proposed to create exclusivity, privacy, and safety by preventing through traffic. Open space with pathway connections will facilitate pedestrian connectivity at the terminus of each cul-de-sac.

It is acknowledged that some of the single access cul-de-sacs are proposed to provide access for more than (10) residential lots. Notwithstanding Section 411 of the County Servicing Standards, the developer will request Council waive this requirement at the subdivision stage.

Figure 9: Transportation



- - - Conceptual Scheme Plan Area
- Existing Roads
- Country Residential (7.00m / 25.00m ROW)
- 3.0m Road Widening along Twp Rd 264 and 3.0 - 8.0 m Road ROW Widening along Rge Rd 292
- ↔ Emergency Access / Pedestrian Connection



Subdivision within the southeast corner of SE 22-26-29-W4M may include parcels that are accessed via panhandles to accommodate preservation of the regional watercourse while maximizing available space for future residential building sites.

The internal roads, including intersections onto the adjacent Township 264 and Range Road 292, will be designed and constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

As illustrated on **Figure 9: Transportation**, a roadway connection between the Plan area and the existing Butte Hills Drive ROW is not contemplated given concerns expressed from the adjacent community who did want opportunity for traffic to 'short cut' through their established community. As such, this ROW connection is to be provided as a pedestrian access / potential emergency access only.

LOCAL TRANSPORTATION POLICIES:

- 3.3.2.1** *Access to each residential parcel will be provided by the internal subdivision roads designed and constructed by the developer at the subdivision stage in accordance with County Servicing Standards.*
- 3.3.2.2** *As per Policy 4.2.1(c) of the BEASP, future subdivision within the southeast portion of the Plan Area may be accessed via a panhandle and shared driveways given the constraints arising from the alignment of the regional drainage course.*
- 3.3.2.3** *Extension of the Butte Hills Drive ROW into the Plan area is proposed as a pedestrian access / potential emergency access only.*
- 3.3.2.4** *The developer shall request Council waive the requirements of the County Servicing Standard's Section 411 at the subdivision stage to permit greater than ten (10) lots on single access cul-de-sacs within the Plan area.*

3.3.3 REGIONAL ROAD TRANSPORTATION IMPROVEMENTS

As described in the Transportation Impact Assessment, June 2021, a number of improvements will be required to the surrounding regional transportation network to accommodate background growth to the 2040 development horizon. However, the TIA concludes that country residential development proposed within the Plan area does not require any specific off-site improvements to regional transportation infrastructure at this time.

Range Road 292 and Township Road 264 are both classified as Network 'A' roads in accordance with the County's Regional Transportation Off-Site Levy Bylaw C-8007-2020 - each requiring an ultimate 36 m wide ROW. As such, road ROW widening shall be dedicated at the subdivision stage along the Township Road 264 and Range Road 292 frontages.

Payment of the Regional Transportation Off-Site Levy Bylaw will be required at the subdivision stage.

REGIONAL TRANSPORTATION POLICIES:

- 3.3.3.1** *Road ROW Widening shall be provided within the Plan area at the subdivision stage along the Range Road 292 and Township Road 264 frontages as illustrated on **Figure 9: Transportation**, to the satisfaction of the County.*
- 3.3.3.2** *The owner shall provide applicable Regional Transportation Off-Site Levies at the subdivision stage.*



3.4 UTILITY SERVICING CONSIDERATIONS

3.4.1 POTABLE WATER SERVICE

Potable water servicing for the Plan area will be provided by extension of the Rocky View Water Co-op distribution network as generally illustrated on **Figure 10: Water Servicing**.

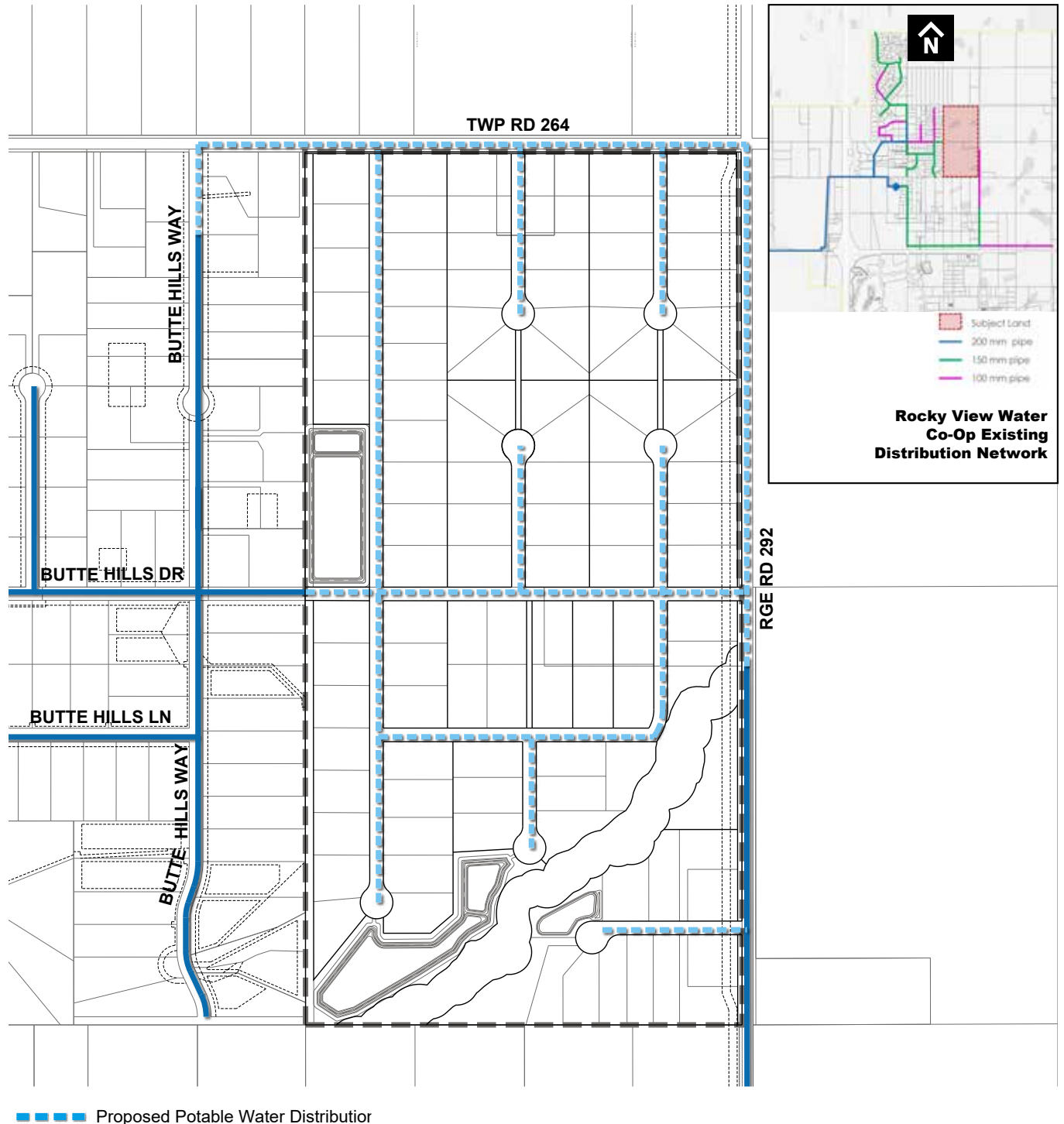
Extension of the potable water infrastructure and associated system upgrades shall be provided by the developer at the subdivision stage in accordance with applicable Provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op design specifications.

The Rocky View Water Co-op's water distribution network does not have capacity to deliver fire flow requirements as required by the County Servicing Standards. However, at the subdivision stage, the developer will explore opportunities to accommodate alternate methods of fire suppression such as utilizing the stormwater management facilities to provide a water supply with a drafting hydrant, and/or ensuring each country residential parcel's building site maintains nominal separation of greater than 30.48 m (100 ft) in accordance with the Fire Hydrant Water Suppression Bylaw C-7259-2013.

UTILITY SERVICING POLICIES:

- 3.4.1.1 *Potable water shall be provided within the Plan area by the Rocky View Water Co-op as generally illustrated by **Figure 10: Water Servicing**.*
- 3.4.1.2 *The developer shall be required to provide written confirmation that servicing capacity has been purchased from the Rocky View Water Co-op at the subdivision stage.*
- 3.4.1.3 *The developer shall be required to enter into a Development Agreement, at the subdivision stage, for the construction of a water distribution system to service the Plan area, to the satisfaction of the County and the Rocky View Water Co-Op.*
- 3.4.1.4 *The developer shall explore opportunities to provide fire suppression within the Plan area, at the subdivision stage, in accordance with the County Servicing Standards and other applicable regulatory requirements.*
- 3.4.1.5 *The developer shall register architectural controls against each certificate of title within the Plan area to ensure each residential lot's building site will maintain nominal building separation greater than 30.48 m (100 ft) in accordance with the County's Fire Hydrant Water Suppression Bylaw C-7259-2013.*

Figure 10: Water Servicing



3.4.2 WASTEWATER SERVICE

A Regional Sanitary Servicing Feasibility Memo, April 2022 was prepared to determine the anticipated costs and feasibility to either connect the Plan area with the East Balzac Wastewater System or construct a decentralized sewage treatment system to provide communal service for the project. The conclusions of these reports indicate the costs required to extend the County's municipal wastewater system to the Plan area would be extremely onerous given the relatively low density of the proposed development. Likewise, given the Plan area's specific site context and existing parcel configuration, it is not practical or feasible for the proposed subdivision to be serviced by a decentralized sewage system.

A Wastewater Assessment Report, April 2022 was prepared to assess the suitability of existing soil conditions underlying the subject lands which concluded the Plan area appears suitable for individual PSTS. Notwithstanding, the developer shall prepare a detailed Level IV PSTS Assessment Report, at the subdivision stage, to confirm that each new lot is capable of accommodating a PSTS in accordance with the requirements of the County Servicing Standards. Given the density of residential density proposed, the developer's acknowledges that PSTS installed within the Plan area must include a packaged treatment plant in accordance with the specifications of Policy 449: Requirements for Wastewater Treatment Systems.

WASTEWATER SERVICING POLICIES:

- 3.4.2.1** *Each residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of Policy 449: Requirements for Wastewater Treatment Systems.*
- 3.4.2.2** *The developer shall prepare a Level IV PSTS Assessment Report at the subdivision stage to demonstrate each new residential lot has capacity to accommodate a PSTS in accordance with the requirements of the County Servicing Standards, 2013.*

3.4.3 SHALLOW UTILITIES

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

SHALLOW UTILITY POLICIES:

- 3.4.3.1** *Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.*
- 3.4.3.2** *The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.*

3.5 STORMWATER MANAGEMENT

A Staged Master Drainage Plan (SMDP), April 2022 was prepared to establish a conceptual strategy to manage surface drainage within the Plan area and identify the required infrastructure requirements to address both stormwater quantity and quality. A Stormwater Concept Memo was prepared in February 2024 to refine the conclusions and recommendations of the 2022 SMDP.

As generally illustrated on **Figure 11: Stormwater Management**, stormwater will be managed by directing surface drainage to three (3) public utility lots (PULs) each to contain a retention facility. Where possible and practical, the design of the retention facilities shall incorporate a 'maintenance free' landscaping treatment designed to mimic natural conditions. The specific design of the stormwater management facilities will be determined at the detailed subdivision design stage.

The design of stormwater management system will ensure the system can safely convey and store runoff due to a 1:100 year runoff event while adhering to the overarching directives of the Nose Creek Watershed Water Management Plan in accordance with the following design criteria:

- » On average, released volumes shall meet the current target set at 25 mm / year.
- » Drainage from roads shall be directed via roadside ditches into three (3) stormwater management facilities to be constructed by the developer within PULs dedicated at the subdivision stage.
- » The design of stormwater release into roadside ditches will not exceed 1.257 L/s/ha or 1 L/s.

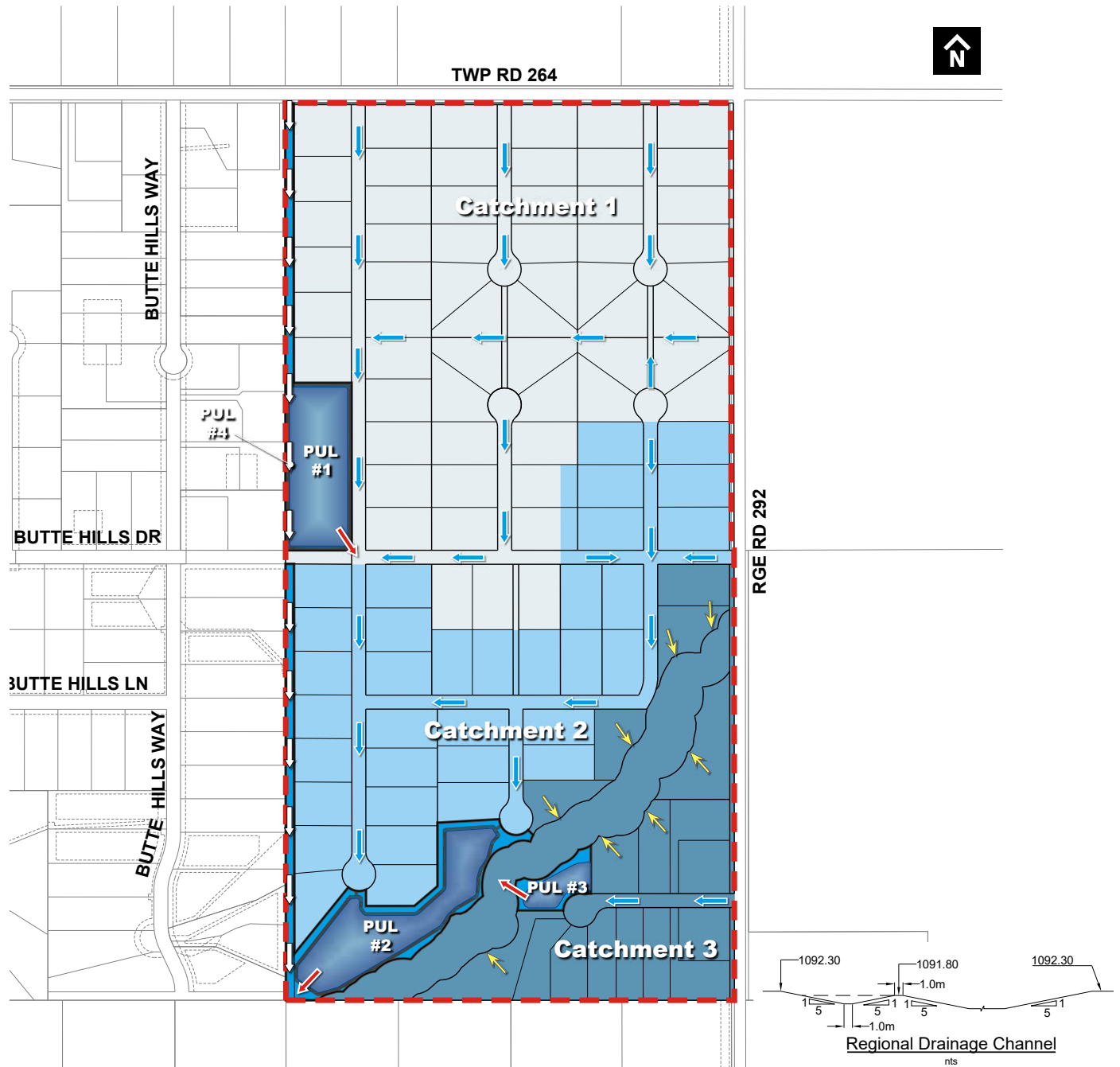
All stormwater management infrastructure shall be constructed by the developer at the subdivision stage. The County will own and maintain the stormwater management facilities constructed within the PULs.

The developer will register an Overland Drainage Right-of-Way Plan in favour of the County to assign right for the municipality to gain access to stormwater infrastructure installed on private lands (in the event of emergency or to ensure required maintenance activities are completed).

STORMWATER MANAGEMENT POLICIES:

- 3.5.1** *Stormwater Management shall be provided within the Plan area as generally illustrated by **Figure 11: Stormwater Management**.*
- 3.5.2** *The design of the stormwater management system within the Plan area shall accommodate the unit area release rates and volume retention targets as per the Nose Creek Watershed Management Plan.*
- 3.5.3** *The stormwater management infrastructure shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.*
- 3.5.4** *Stormwater management facilities shall be located within Public Utility Lots (PULs) to be dedicated to the County at the subdivision stage.*
- 3.5.5** *Where possible and practical, the design of the retention facilities shall incorporate a 'maintenance free' landscaping treatment designed to mimic natural conditions.*
- 3.5.6** *The specific design of the stormwater management facilities will be determined at the detailed subdivision design stage.*
- 3.5.7** *The developer shall register Overland Drainage ROWs within the Plan area to reserve right for the County to access to any stormwater management infrastructure on private land in the event of emergency and/or to ensure required maintenance activities are completed.*
- 3.5.8** *The developer shall provide a Stormwater Management Report and a detailed Pond Report, at the subdivision approval stage, to confirm pre and post development surface drainage characteristics and to ensure positive drainage conditions are maintained.*

Figure 11: Stormwater Management



- - - Conceptual Scheme Plan Area
- Public Utility Lot (PUL)
- Flood Mitigation
- Potential Discharge Points
- Potential Low Impact Development (LID)

3.5.2 NOSE CREEK WATERSHED WATER MANAGEMENT PLAN

In the southern portion of the site area, a creek runs from the northeast to the southwest corner of the site area. This creek is a part of the regionally significant Nose Creek Watershed, situated in the Bow River basin. Historically, Nose Creek has provided a source of water for livestock and is identified within the BEASP as having potential as a recreational amenity.

The Nose Creek Watershed Management Plan (NCWMP) was prepared to maintain the ecological integrity of the watershed and to minimize risks associated with land use and development. The NCWMP was accepted in principle by the municipality to guide development within the BEASP area. The Butte Hills Conceptual Scheme recognizes the important role of this creek and has taken steps to ensure it's function is maintained.

NOSE CREEK WATERSHED POLICIES:

- 3.5.2.1** *The proposed stormwater management system shall be designed with a maximum allowable release rate not exceeding 1.257 L/s/ha.*
- 3.5.2.2** *The proposed stormwater management system shall not produce more than 25 mm of annual runoff.*

3.5.3 LOW IMPACT DEVELOPMENT

As generally illustrated on **Figure 11: Stormwater Management**, residential lots within Catchment Area 3 fronting directly onto the Environmental Reserve (ER) may require implementation of site-specific Low Impact Development (LID) techniques to ensure compliance with the Staged Master Drainage Plan and Nose Creek Watershed Management Plan. The specific LID mechanisms will be determined at the subdivision design stage in accordance with the County Servicing Standards.

LOW IMPACT DEVELOPMENT (LID) POLICIES:

- 3.5.3.1** *Low Impact Development (LID) stormwater management infrastructure shall be designed at the subdivision stage, and where required, shall require a Site Improvements / Services Agreement in accordance with the County Servicing Standards.*

3.5.4 REGIONAL DRAINAGE / FLOOD MITIGATION IMPROVEMENT

The developer has been working with the County to resolve an existing drainage issue that is affecting the extreme northwest corner of the project in addition to existing residential parcels within the adjacent Butte Hills subdivision and the Township Road 264 Road ROW. This area is subject to seasonal inundation arising from poor drainage and lack of a conveyance outlet for this low-lying area.

As such, the developer is proposing to construct a ± 15 m linear PUL along the western boundary of the subject lands to facilitate conveyance of upstream runoff from this area south into the regional drainage course within the southern portion of the Plan area. The developer will will construct the conveyance ditch at the subdivision stage.

Given this regional drainage / flood mitigation infrastructure in expected to provide benefit to lands located outside of the Plan area, the County will apply the Infrastructure Cost Recovery Policy C-406 at the subdivision stage.

REGIONAL DRAINAGE IMPROVEMENTS POLICIES:

- 3.5.4.1** *The developer shall dedicate a Public Utility Lot (PUL) along the western boundary of the Plan area as illustrated on **Figure 11: Stormwater Management**.*
- 3.5.4.2** *The developer will construct the regional drainage / flood mitigation improvement within this PUL at the subdivision stage.*
- 3.5.4.3** *The specific design of this regional drainage / flood mitigation infrastructure improvement shall be determined at the detailed subdivision design stage.*
- 3.5.4.4** *The County shall apply the Infrastructure Cost Recovery Policy C-406 to this regional drainage / flood mitigation infrastructure improvement*

3.6 OPEN SPACE

As generally illustrated on **Figure 12: Open Space**, the provision of open space within the Plan area will include a combination of Public Utility Lots (PUL) to support stormwater management, Environmental Reserve (ER) to preserve the bed and shore of the regionally-significant watercourse, and Municipal Reserve (MR) to accommodate pathway connections between cul-de-sacs.

3.6.1 MUNICIPAL RESERVE (MR)

The anticipated disposition of outstanding Municipal Reserves affecting the certificates of title within the Plan area is described in **Table 2: Anticipated Municipal Reserve Disposition**.

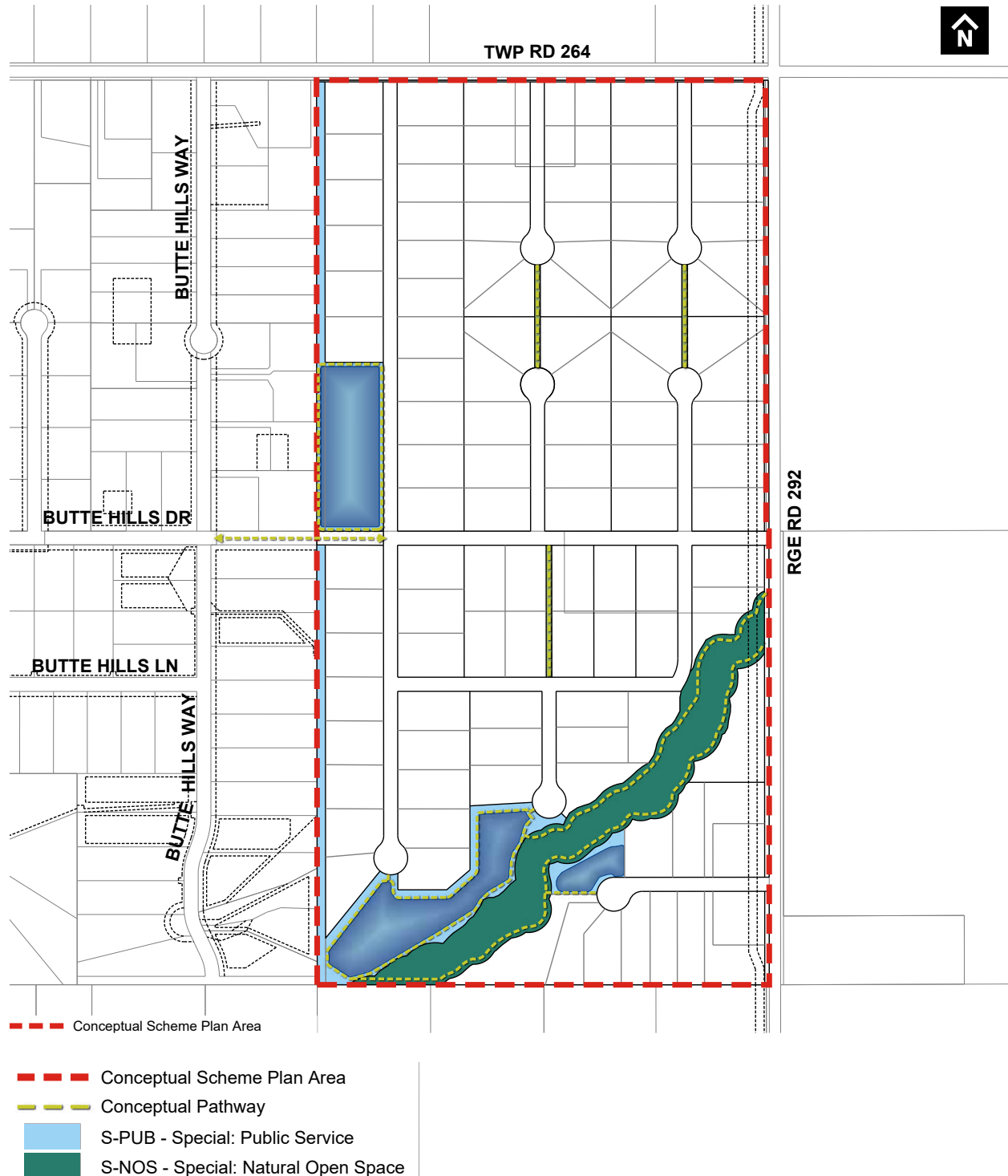
Table 2: Anticipated Municipal Reserve Disposition

	± ha	± ac
Conceptual Scheme Area	128.68	317.98
Less area of Environmental Reserve (ER)	7.49	18.51
Net Developable Area	121.19	299.47
Amount of Municipal Reserve Outstanding (10% of Net Developable Area)	12.2	29.5
Amount of Municipal Reserve (MR) proposed to be dedicated as land	0.60	1.48
Amount of Municipal Reserve (MR) to be dedicated as cash-in-lieu of land	11.6	28.02

** Estimates only. Actual amounts to be determined at the subdivision stage.*

The developer will construct a pathway within each Municipal Reserve (MR) parcel and the portion of undeveloped road allowance on the western portion of the Plan area (abutting Butte Hills Drive) as generally illustrated on **Figure 12: Open Space**. The specific design of this pathway will be determined at the subdivision stage.

Figure 12: Open Space



MUNICIPAL RESERVE POLICIES:

- 3.6.1.1** *The amount of Municipal Reserves outstanding will be provided at the subdivision stage in accordance with the requirements of the Municipal Government Act as a combination of land and cash-in-lieu of land as described in **Table 2: Anticipated Municipal Reserve Disposition**.*
- 3.6.1.2** *The developer will construct a local pathway within the Municipal Reserve (MR) and the undeveloped road allowance abutting Butte Hills Drive as generally illustrated on **Figure 12: Open Space**, to the satisfaction of the County.*
- 3.6.1.3** *The Home Owner's Association shall be responsible to maintain the local pathway within the Municipal Reserve (MR) and undeveloped road allowance, to the satisfaction of the County.*

3.6.2 PUBLIC UTILITY LOTS (PUL)

As described in Section 3.5 Stormwater Management, four (4) Public Utility Lots (PULs) will be dedicated at the subdivision stage to accommodate stormwater management within the Plan Area. The specific size, location, and configuration of the PULs will be determined at the subdivision stage.

It is acknowledged that the PUL located along the western boundary of the Plan area is intended to mitigate an existing regional drainage issue that is presently causing flooding at the northwest corner of the Plan area - including existing adjacent residential lots to the west. This PUL is intended to accommodate a 'pass through' of this existing flooding which will improve development conditions for the surrounding lands. This PUL is expected to be 15 m wide, and may require an additional 5 m overland drainage easement on each adjacent residential parcel within the Plan area to accommodate back sloping. The specific size, design, and configuration of this PUL will be confirmed at the subdivision stage.

PUBLIC UTILITY LOT POLICIES:

- 3.6.2.1** *The developer shall dedicate four (4) Public Utility Lots (PUL) at the subdivision stage as generally illustrated on **Figure 12: Open Space**.*
- 3.6.2.2** *The developer shall construct stormwater management infrastructure within the PULs in accordance with the applicable requirements of the County.*

3.6.3 ENVIRONMENTAL RESERVE (ER)

As described in Section 2.5.5 Biophysical Considerations, the Crown has claimed the bed and shore of the drainage course that traverses the southern portion of the Plan area. As such, this area will be dedicated as Environmental Reserve (ER). The specific size, location, and configuration of the ER will be determined at the subdivision stage. At a minimum, the boundaries of the ER will include the bed & shore of the regional drainage in addition to any required riparian setbacks.

The developer will construct a low-impact natural trail within the Environmental Reserve (ER) designed to accommodate pedestrian activities that do not negatively affect the environmental integrity of the regional drainage course.

ENVIRONMENTAL RESERVE POLICIES:

- 3.6.3.1** *The developer shall dedicate Environmental Reserve (ER) at the subdivision stage to include the bed & shore of the regional drainage course and the required riparian setbacks as generally illustrated on **Figure 12: Open Space**.*
- 3.6.3.2** *The developer will construct a natural trail within the Environmental Reserve (ER) at the subdivision stage, as generally illustrated on **Figure 12: Open Space**, provided it does not negatively impact the environmental integrity of the regional drainage course.*
- 3.6.3.3** *The Home Owner's Association shall be responsible to maintain the natural trail within the Environmental Reserve (ER), to the satisfaction of the County.*

3.7 COMMUNITY SUPPORT SERVICES

3.7.1 SOLID WASTE MANAGEMENT

Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract to be managed by a Home Owners Association (HOA).

SOLID WASTE MANAGEMENT POLICIES

3.7.1.1 *Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract managed by a Home Owner's Association.*

3.7.2 FIRE, POLICE, AND EMERGENCY RESPONSE

Primary fire response will be provided from the Rocky View County Fire Station #107 located in East Balzac. Secondary fire response will be provided in accordance with the County's Aid Agreements with its municipal partners.

Police response will be provided by the RCMP Detachment in The City of Airdrie with support from Rocky View County's Community Peace Officers.

Emergency Response will be addressed by the Provincial 911 System with dispatch of ambulance service from the EMS facilities in The City of Airdrie and/or the City of Calgary.

SECTION
4.0

Implementation Framework

4.1 THE IMPLEMENTATION PROCESS

Adoption of this Conceptual Scheme establishes expectations that will guide the implementation of country residential subdivision within the Butte Hills East area.

Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing during which all matters will be considered and considerations from municipal staff and area landowners will be addressed. Council will then consider adoption of the Plan in accordance with the provisions of the Balzac East Area Structure Plan (BEASP).

The policies of this Plan will inform future decision making at the land use amendment and subdivision approval stage.

4.2 PROPOSED LAND USE

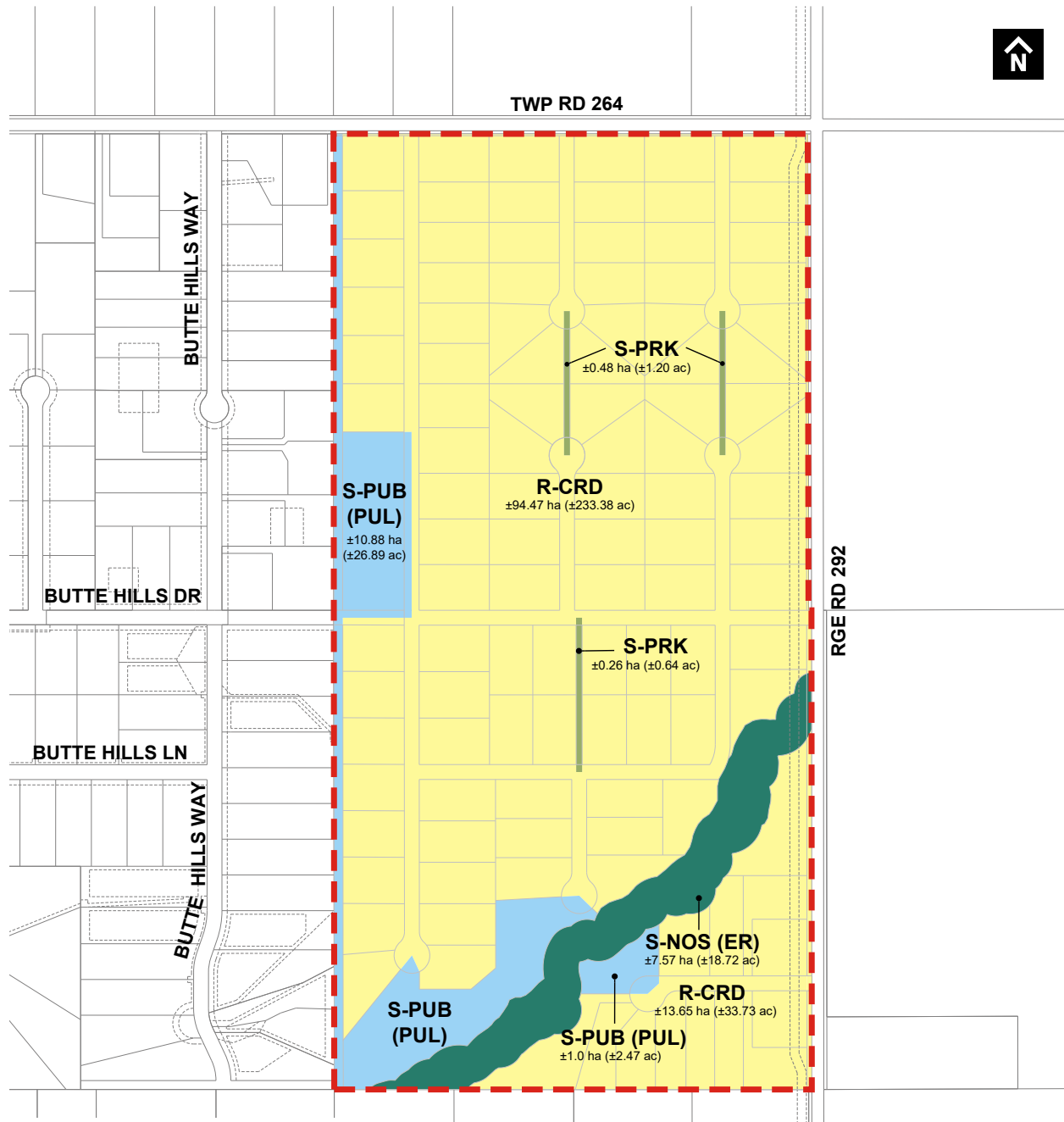
Future land uses within the Plan area are proposed as generally illustrated by **Figure 13: Proposed Land Use** and described as follows:

- » The residential area will be designated Residential, Country Residential District (C-CRD).
- » Environmental Reserve (ER) will be designated Natural Open Space District (S-NOS).
- » Municipal Reserve (MR) will be designated Special, Park District (S-PRK).
- » Public Utility Lots (PUL) will be designated Special - Public Service District (S-PUB).

PROPOSED LAND USE POLICIES

4.2.1 *Future land use are expected within the Plan Area as generally illustrated by **Figure 13: Proposed Land Use**.*

Figure 13: Proposed Land Use



- R-CRD - Residential: Country Residential District
- S-PUB (PUL) - Special: Public Service District
- S-NOS (ER) - Special: Natural Open Space District

4.3 PROPOSED SUBDIVISION

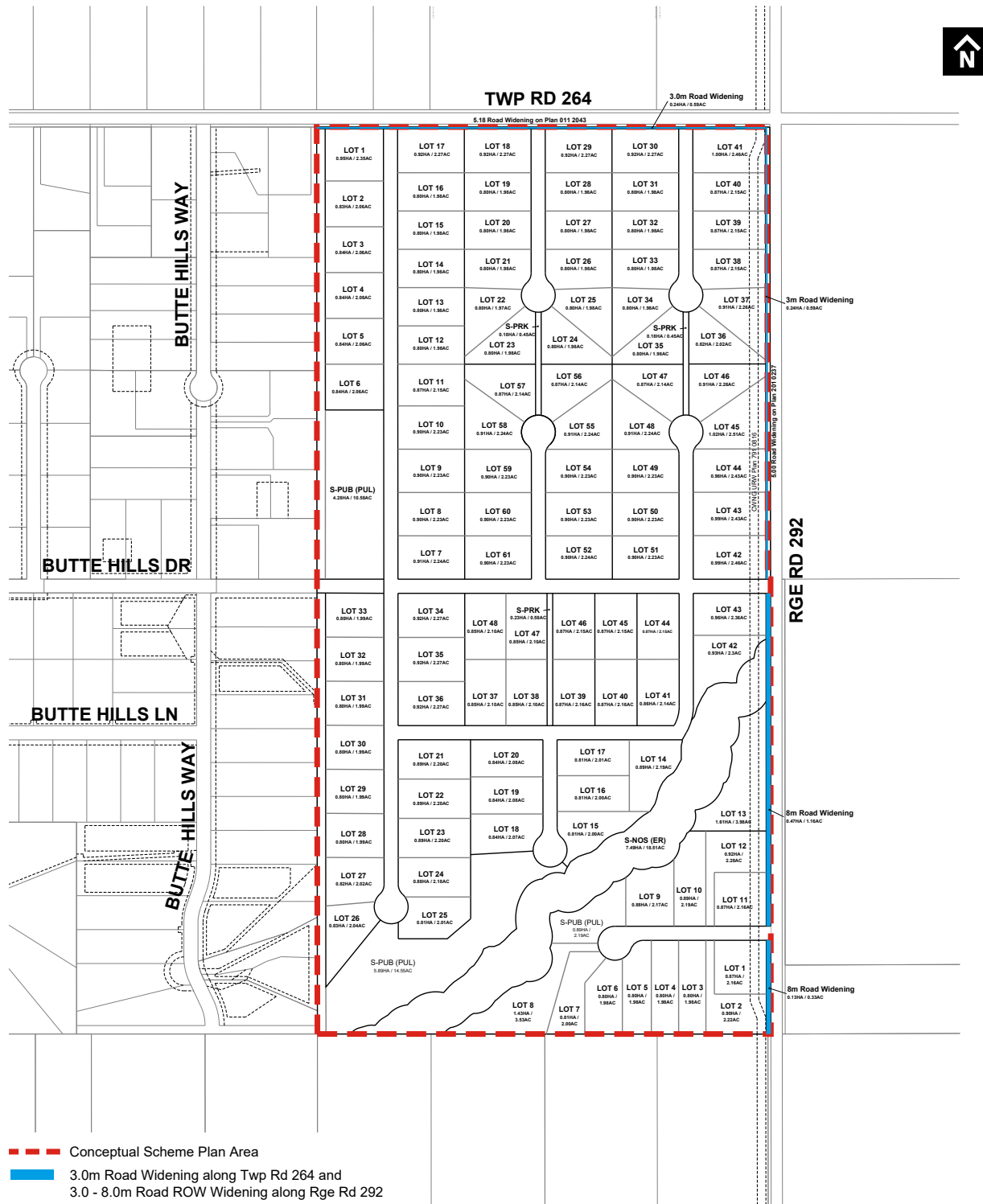
Implementation of subdivision within the Plan area is expected to occur as generally illustrated on **Figure 14: Proposed Subdivision** according to specific subdivision design criteria described as follows:

- » Each quarter section is expected to be developed with ± 50 to ± 60 country residential parcels.
- » Each residential lot will be a minimum of ± 0.8 ha (± 1.98 ac), and will be designed to complement the character of the existing country residential subdivision immediately adjacent to the west of the Plan area.
- » The developer shall implement the required transportation, utility servicing, stormwater management, and pedestrian infrastructure at the subdivision stage in accordance with the provisions of the County Servicing Standards, and all other applicable regulations.

PROPOSED SUBDIVISION POLICIES

- 4.3.1** *Implementation of subdivision within the Plan Area is expected to proceed as generally illustrated by **Figure 14: Proposed Subdivision**.*
- 4.3.2** *Future applications for country residential subdivision will be required to satisfy the relevant policies described in Section 3 of this Plan, to the satisfaction of the County.*

Figure 14: Proposed Subdivision



4.4 DEVELOPMENT STATISTICS

The development statistics associated with the subdivision illustrated on **Figure 14: Proposed Subdivision** are described in **Table 3: Development Statistics**.

Table 3: Development Statistics

Land Use Type	± ha	± ac
Residential	94.3	235.4
Municipal Reserve (MR)	0.60	1.48
Public Utility Lots (PUL)	11.06	27.32
Environmental Reserve (ER)	7.49	18.51
Internal Subdivision Road ROW	12.78	31.59
Road ROW Widening	1.08	2.67
TOTAL:	± 128.33	± 317.03

Any inconsistencies between the area described on the Certificates of Title and Table 3: Development Statistics will be reconciled at the subdivision stage. All statistics are estimates only.

4.5 DWELLINGS AND POPULATION PROJECTIONS

As illustrated on **Figure 8: Development Concept**, it is assumed that the Country Residential Policy Area will be developed with subdivision involving either Residential, Country Residential (R-CRD) with minimum ± 2 ac parcel sizes. Under this assumption, the number of additional dwellings and associated population projections as described in **Table 4: New Dwellings and Population Increase**.

Table 4: New Dwellings and Population Increase

Quarter Section	Dwellings	Additional Population*
NE ¼ 22-26-29-W4M	61	183
SE ¼ 22-26-29-W4M	48	144
TOTALS	109	327

RVC estimated average household population = 3.0 persons

4.6 ARCHITECTURAL DESIGN CONSIDERATIONS

As previously described in this Plan, the configuration of residential lots shall be in accordance with the specific parcel size and regulatory requirements established by the Balzac East Area Structure Plan and Land Use Bylaw C-8000-2020. Additionally, the developer will implement architectural guidelines and establish a Home Owners Association at the subdivision stage as described by the following sections.

4.6.1 ARCHITECTURAL GUIDELINES

The developer will establish and implement specific Architectural Guidelines at the subdivision stage to ensure all residential development reflects a consistent style and coordinated theme. Specific benchmarks for exterior building criteria will be established to consider design elements such as:

- » Minimum building footprint ($\pm 2,000$ ft² - $\pm 2,500$ ft²).
- » Exterior material finishes and colours to match the palette of natural landscaping.
- » The use of natural material finishings such as stone, wood siding and timber is encouraged – the use of stucco will be limited.
- » Roof-lines with variable peaks, gables and dormers are encouraged.
- » Front entrances should be the dominant feature of the front building façade.
- » Garage doors should be situated to minimize visual impact from the street.
- » Roofing materials should reflect a natural colour palette.
- » Exterior illumination will be minimized and implemented in accordance with dark sky principles.
- » Areas of extensive 'manicured' exterior landscaping should be minimized in favour of natural drought-resistant plantings that require minimal irrigation & maintenance requirements.
- » Perimeter lot fencing should be minimized.

The developer will register the Architectural Guidelines against the certificate of title for each residential property at the subdivision stage to advise the future owners of their specific development requirements.

ARCHITECTURAL GUIDELINE POLICIES:

- 4.6.1.1** *The developer shall establish Architectural Guidelines at the subdivision stage to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc..*
- 4.6.1.2** *The Architectural Guidelines shall ensure each residential lot maintains a nominal building separation of 30.48 m (100 ft) as required by Policy 3.4.1.5 of this Plan.*
- 4.6.1.3** *The developer will register the Architectural Guidelines against the certificate of title of each residential property via Restrictive Covenant against at the subdivision stage to advise the future owners of their specific development requirements relative to the Architectural Guidelines.*

4.6.2 HOME OWNERS ASSOCIATION (HOA)

The developer shall establish an Home Owners Association (HOA) at the subdivision stage to manage a contract with a waste management provider, maintain the pathway and trail system, and to administer other duties as may be required.

HOME OWNERS ASSOCIATION POLICIES:

- 4.6.2.1** *The developer shall establish an Home Owners Association (HOA) at the subdivision stage.*
- 4.6.2.2** *The Home Owners Association will manage a contract with a waste management provider engaged to provide service within the Plan area.*

4.6.2.4 *The Home Owners Association will maintain the local pathway and natural trail system.*

4.7 ANTICIPATED PHASING

Development within The Butte Hills Conceptual Scheme is expected to proceed in two (2) phases as generally illustrated by **Figure 15: Anticipated Phasing**.

The owner/developer of each existing parcel within the Plan area will be required to install the required transportation, utility servicing, and stormwater management infrastructure as required by each subdivision phase in accordance with the terms of the County's Development Agreement process.

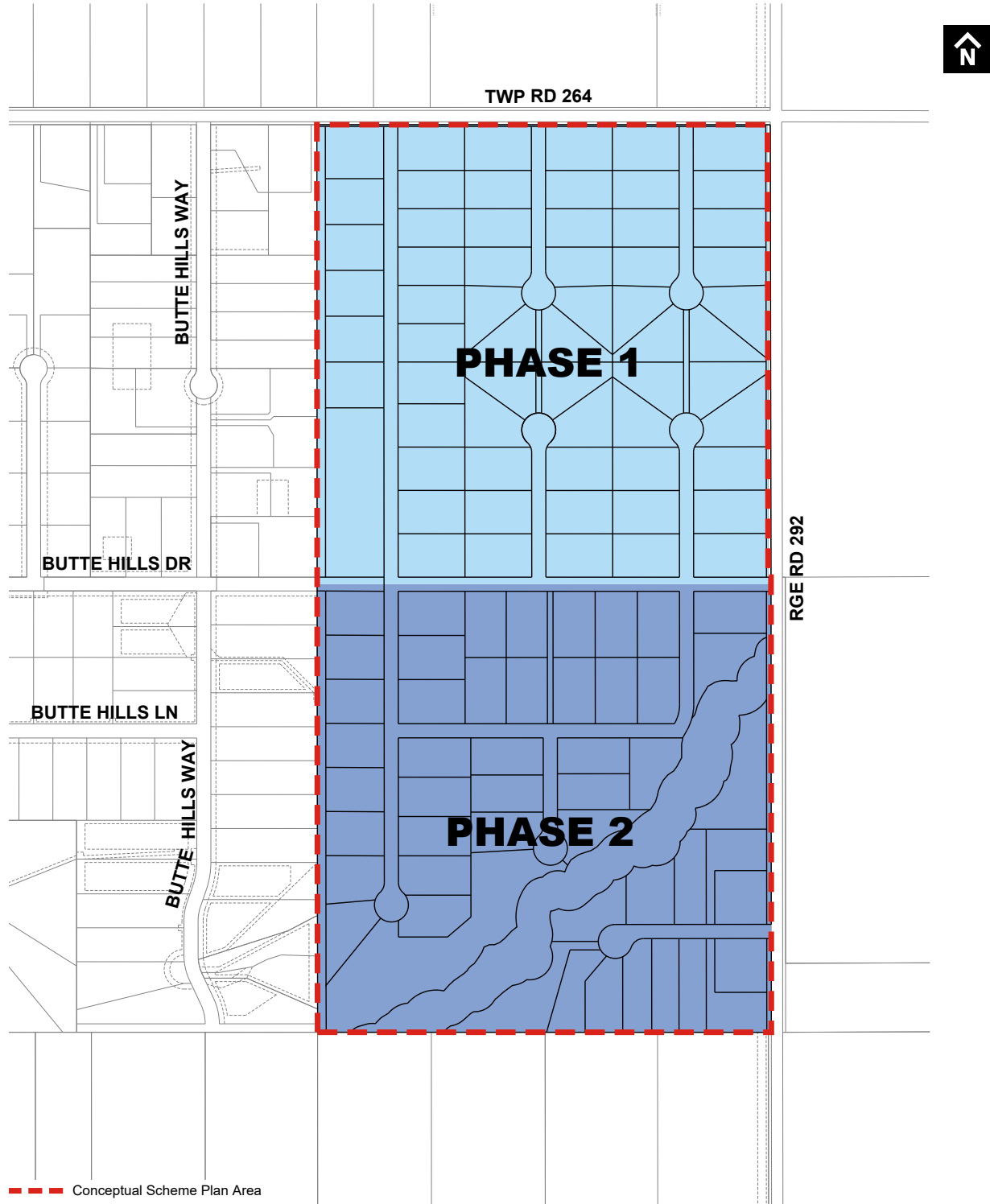
Notwithstanding the phasing plan illustrated on Figure 15, each developer may construct their development with an alternate phasing strategy, without a requirement to amend this Plan, provided that appropriate infrastructure can be provided to support the requested development phase.

ANTICIPATED PHASING POLICIES:

4.7.1 *Implementation of subdivision is expected to proceed in phases as generally illustrated by **Figure 15: Anticipated Phasing**.*

4.7.2 *Each owner of each parcels within the Plan area may proceed with their development phase subject to receiving approval from the County and the required transportation and utility servicing infrastructure can be provided.*

Figure 15: Anticipated Phasing



SECTION
5.0

Municipal Policy Framework

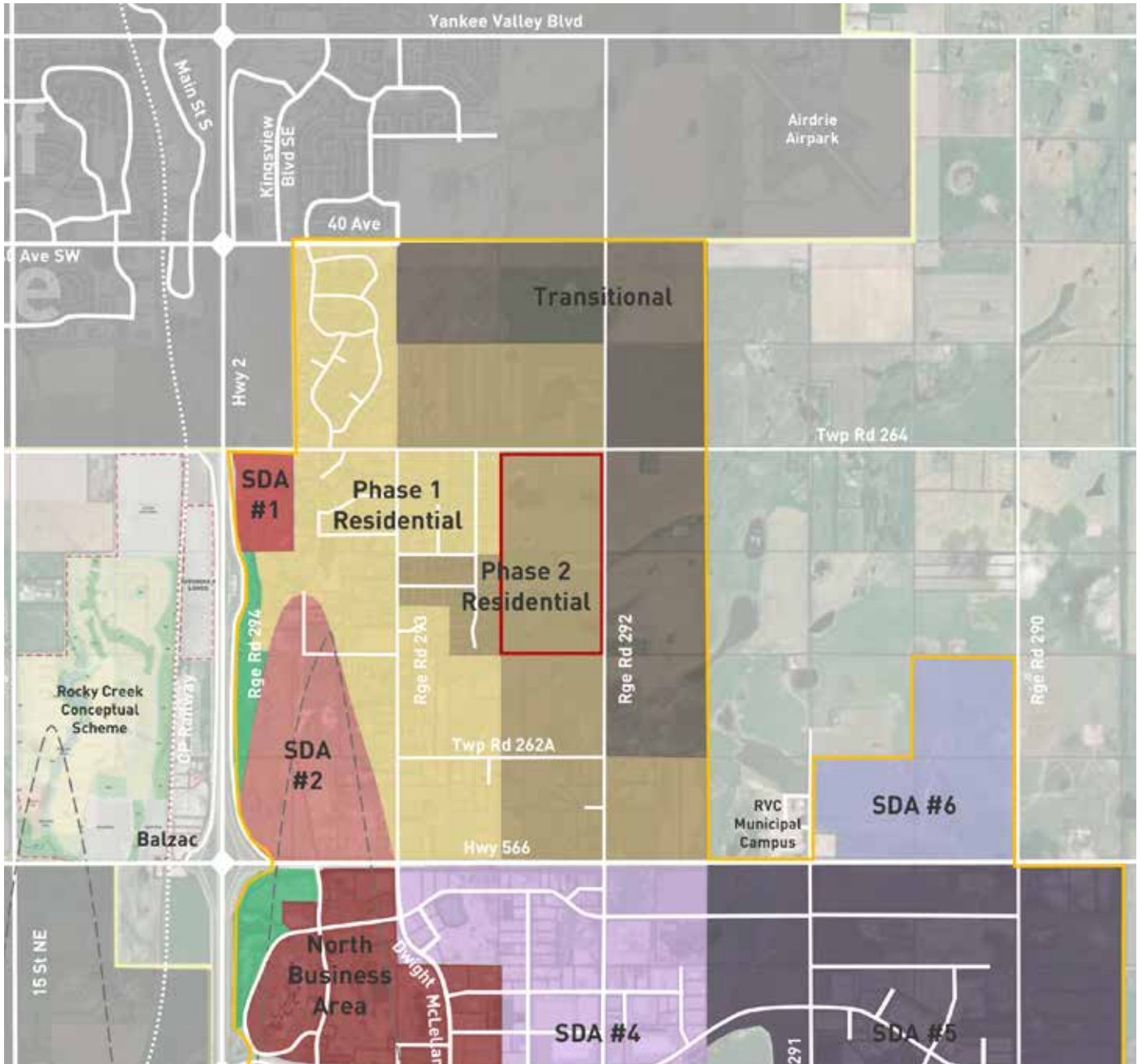
5.1 BALZAC EAST AREA STRUCTURE PLAN (BEASP), 2000

The BEASP future land use strategy contemplates an orderly and sequential development of new residential and business opportunities while continuing to respect existing agricultural activities. New development is encouraged to preserve and integrate natural features, open space, and visual characteristics that attract new residents. All new development will be supported by a well-planned and appropriate network of infrastructure and services.

The subject lands are located within the BEASP's Phase Two Residential Policy Area which is envisioned as a transition zone between the higher density developments in Phase One and outlying agricultural lands. Orderly, sequential and contiguous development is encouraged. Applications for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, and is provided with appropriate levels of services and infrastructure consistent with overall development of the Plan Area and is evaluated with the following criteria:

- » Minimum parcel size shall not be less than 4 ac.
- » Notwithstanding, 2 ac parcels may be permitted where the land is adjacent to existing 2 ac lots, has direct access to a developed road, and a surface water supply is available.
- » Conceptual Schemes may be required for redesignation and subdivision applications proposing multi-lot developments deemed to have an impact on the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.
- » Infill overlay planning should be encouraged on Residential Phase Two lands to allow already developed rural residential areas to be redeveloped with higher densities in the future.
- » Subdivision applications within areas designated for rural residential development should address the following infill overlay principles:
 - » Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that facilitates future subdivision and redevelopment of the area to accommodate higher densities;
 - » Future servicing and transportation right-of-way requirements should be accommodated wherever possible and practical in rural subdivision design; and

Figure 16: Balzac East Area Structure Plan Land Use Strategy



- » The potential for additional rural residential subdivision, redesignations, and development creating higher densities on both the balance of the parcel being subdivided and on adjacent parcels should be considered.

5.2 THE COUNTY PLAN, 2013

Rocky View County adopted its Municipal Development Plan (The County Plan) in October, 2013. The County Plan's vision statement says *"Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities"*.

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

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

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

The Butte Hills Conceptual Scheme proposes to locate a new country residential development within an area where an adopted statutory plan has already anticipated it. As such, this Conceptual Scheme is consistent with the intent of the Balzac East Area Structure Plan (BEASP).

5.3 AGRICULTURE BOUNDARY DESIGN GUIDELINES

The growth of Rocky View County over the last several decades has increased the diversification of the agricultural sector as well as the expansion of non-agricultural uses into areas that have traditionally been very rural. This has resulted in a number of issues along the interface or edge areas where agricultural operations must continue to function alongside often incompatible land uses. Conflicts often arise between agricultural producers and adjacent residents and business owners leading to complaints and enforcement issues.

It is acknowledged that the land use strategy of the Balzac East Area Structure Plan contemplates residential development occurring on the parcels situated directly north, east, and south of the Plan area. However, existing agricultural operations occurring within these lands could continue for the foreseeable future. As such, it is important for the proposed transition of residential and agricultural uses within these boundary conditions to be properly managed. As generally illustrated by Figure 8: Development Concept, the existing agricultural parcels located directly north and east of the Plan area will be appropriately buffered from the proposed country residential development by the 36 m road rights-of-way (ROW) and the proposed boundary with the agricultural parcels situated directly south of the Plan area will be buffered by the alignment of the regional drainage course (ER).

5.4 CALGARY METROPOLITAN REGION BOARD GROWTH PLAN, 2022

The Minister of Municipal Affairs ratified The Calgary Metropolitan Region Board (CMRB) Growth Plan in August 2022. The Growth Plan provides guidance on land-use, population, and employment growth, and infrastructure planning related to matters of regional significance within the Region.

The policies of the Growth Plan apply to the development, evaluation, and approval of new statutory plans and/or amendments to existing adopted statutory plans. It is noted that this Conceptual Scheme is prepared pursuant to the policy framework of the existing adopted Balzac East Area Structure Plan (Bylaw C-5177-2000).

As such, the policies of the CMRB's Growth Plan do not apply to this Conceptual Scheme.

SECTION
6.0

Consultation Summary

The proponent of The Butte Hills Conceptual Scheme is committed to consulting with the adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- ✓ To ensure all key stakeholders are identified and included in the process.
- ✓ To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input.
- ✓ To present preliminary development plans for the development.
- ✓ To solicit and record concerns from key stakeholders so they can be proactively addressed during the Conceptual Scheme review process.
- ✓ To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information if desired.
- ✓ To inform stakeholders how their input was used.
- ✓ To ensure the engagement process is monitored and measured, and results are shared with all stakeholders.
- ✓ To conduct communications related to the proposed development in an open, honest and respectful manner.

The project team created a website to share information about the project with invitations sent to all landowners within 1 mile of the project area. An online information session was held in May 2022 followed by a project survey. Generally speaking, the results of the consultation process indicated support for the project with specific development questions regarding land use, servicing and development timing to be addressed via subsequent stages of the planning approval process.

SECTION
7.0

Supporting Technical Reports

The following Technical Reports were prepared to support this Conceptual Scheme and are submitted under separate cover.

- 1) Phase One Environmental Site Assessment, Trace Associates, January 2021
- 2) Preliminary Geotechnical Investigation, E2K Engineering, May 2022
- 3) Biophysical Impact Assessment, Westhoff Engineering Resources Inc., April 2022
- 4) Wastewater Assessment, Watertech Engineering Research & Health Inc., April 2022
- 5) Transportation Impact Assessment, Bunt & Associates, July 2021
- 6) Staged Master Drainage Plan, Westhoff Engineering Resources Inc., April 2022
- 7) Stormwater Concept Memo , Magna Engineering Services Inc., February 2024
- 8) Regional Sanitary Servicing Feasibility Memo, Pasquini & Associates, April 2022
- 9) What We Heard Report, B&A, July 2022

Butte Hills
EAST

Conceptual Scheme

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