



ROCKY VIEW COUNTY

BYLAW C-8153-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6411-2007, being the *Harmony Conceptual Scheme* as amended.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8153-2021*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *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 Harmony Conceptual Scheme Bylaw C-6411-2007 be amended as detailed in Schedule ‘A’ attached to and forming part of this Bylaw .

Effective Date

- 4 Bylaw C-8153-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this

13th day of April, 2021

PUBLIC HEARING HELD this

_____ day of _____, 2021

READ A SECOND TIME this

_____ day of _____, 2021

READ A THIRD AND FINAL TIME this

_____ day of _____, 2021

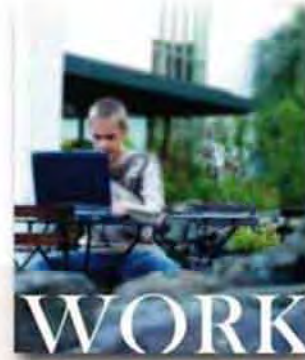
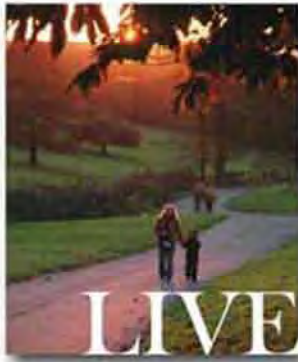
Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



ROCKY VIEW
COUNTY
Cultivating Communities

HARMONY

CONCEPTUAL SCHEME



HARMONY
• ROCKY VIEW ALBERTA •

Bylaw C-6411-2007, Adopted February 13, 2007
Revised March 2017

ROCKY VIEW COUNTY
Department of Planning and Community Services

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6411-2007

A Bylaw of the Municipal District of Rocky View No. 44, pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act, to adopt the attached Schedule 'A' referred to as the "Harmony Conceptual Scheme".

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme to establish a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within the NW 5-25-3-W5M; all of Section 7-25-3-W5M; the SW, NW & NE 8-25-3-W5M; the NW 9-25-3-W5M and a portion of SW 9-25-3-W5M; a portion of SW 17-25-3-W5M; and portions of NW, SW & SE 18-25-3-W5M, consisting of an area of approximately $\pm 1,748.5$ acres, as shown on Schedule 'A', attached to and forming part of this bylaw; and

WHEREAS the Council deems it desirable to adopt the Conceptual Scheme; and

WHEREAS a notice was published on Tuesday, January 16, 2007 and Tuesday, January 23, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, February 13, 2007; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M- 26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a comprehensive policy framework to guide and evaluate future redesignation, subdivision and development applications within the NW 5-25-3-W5M; all of Section 7-25-3-W5M; the SW, NW & NE 8-25-3-W5M; the NW 9-25-3-W5M and a portion of SW 9-25-3-W5M; a portion of SW 17-25-3-W5M; and portions of NW, SW & SE 18-25-3-W5M, consisting of approximately $\pm 1,748.5$ acres, as shown on Schedule 'A', attached to and forming part of this bylaw; and
2. The Bylaw comes into effect upon the date of its third reading.

Division: 2

File: 05705003, 05707001/002/003/004, 05708002/003/004,

05709002/003, 05717005, 05718002/005/006

Application: 2005-RV-324

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 9, 2007 on a motion by Councillor Branson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 13, 2007, on a motion by Councillor McLean.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, February 13, 2007, on a motion by Councillor Everett.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'
FORMING PART OF BYLAW C-6411-2007

A Conceptual Scheme affecting the area within the NW 5-25-3-W5M; all of Section 7-25-3-W5M; the SW, NW & NE 8-25-3-W5M; the NW 9-25-3-W5M and a portion of SW 9-25-3-W5M; a portion of SW 17-25-3-W5M; and portions of NW, SW & SE 18-25-3-W5M consisting of approximately $\pm 1,748.5$ acres, herein referred to as the Harmony Conceptual Scheme area.



Development Partners:

Elbow River Land Corporation (family of Bill & Harriette Copithorne)

Harmony Limited Partnership (Bordeaux Developments Corporation - Project Manager)

Family of Bill & Harriette

Copithorne

Conceptual Scheme Consulting Team:

Urban Systems Ltd.

BKDI Architects Ltd.

Matrix Landscape Architects

Miller Thomson LLP

EnviroConsult Inc.

Matrix Solutions Inc.

McIntosh Lalani Engineering Ltd.

Browning Horrocks Design

Independent Technical Support:

Water Conservation: Alberta WaterSmart

Document Date:

January 2007

Revised – March 2017

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Appendix A Stage 1 Implementation Plan
Appendix B Stage 2 Implementation Plan
Appendix C Stage 3 Implementation Plan
Appendix D Stage 4 Implementation Plan
Appendix E Stage 5 Implementation Plan
Appendix F Stage 6 Implementation Plan

1.0 EXECUTIVE SUMMARY

It starts with a desire..... and builds onwards from there.

The concept of Harmony is based on a desire. A desire to create a place, a community, that is so much more than other possibilities have imagined. More than a pleasant living environment. More than simply another typical residential development. More than planned development that is just status quo. Over three years ago, a partnership was born between the family of Bill and Harriette Copithorne and Bordeaux Developments. The Copithornes wanted to convert the portion of their land which had limited agricultural viability into something that would provide an opportunity for the County. This unique piece of land then became a fundamental part of the thinking and planning process for Harmony. A very unique piece of land - which has tremendous possibilities - that becomes the physical base to develop a comprehensive, real, and vital community. One that will provide a significant, positive, and lasting impact for the entire County.

Harmony is conceived to be a holistic and balanced community – providing meaningful places to live and work, to learn and play and grow, and environmentally, socially, and financially sustainable. A defining example of how to successfully weave sustainable community practices into the existing rural fabric, while meeting the Municipality's growing needs.

Carefully detailed reviews were conducted to consider and assess the most appropriate uses and capabilities for the land. The site's historic natural conditions and human interventions, its environmental attributes, as well as soil quality and arability, were all examined. The results indicated that there are no impediments for development. A very key consideration is that Harmony's lands have classifications that range from 'severe limitations' to 'no agricultural capability'. The development of these lands utilizes poor quality agriculture lands to address residential and economic development needs. The downstream effect of developing lands that are unsuitable for agricultural purposes is to reduce development pressure on viable agricultural within other areas of the Municipality. At the same time, the design approach for Harmony will provide a new and positive influence for the environment. The introduction of significant vegetation and creation of natural habitat, the rehabilitation of drainage courses, the enhancement of stormwater quality, and the re-creation of major water features as viable amenities for human interaction and enjoyment, are all components of Harmony's approach to 'making the site a better place than when we found it'. The planning and layout of the Harmony community reflects its natural history and the characteristics of these former grazing lands.

The underlying concept for Harmony was also reviewed from the perspective of existing planning policies. A portion of the land is located within two existing area structure plans that provide for non-agricultural uses, and are specifically identified for non-agricultural strategic growth. The policy recognizes the pressures from the adjoining Springbank Airport, and its associated semi-industrial uses, as well as adjacent residential subdivisions. The balance of lands that are not located inside the existing area structure plans fall within the guidance of the Municipal Development Plan. Harmony embraces and respects the spirit and direction of all three guiding Municipal documents. Harmony's approach also incorporates transition principles and complementary land uses that respect those on lands adjacent to Harmony.

The fundamental central concept for Harmony is the gathering of all elements of the community around carefully orchestrated, public open space. Conceived as a hierarchy of active and passive, large-scale and quietly intimate, formal and pleasantly casual, the open spaces will provide a network of consistent opportunities for connection to natural spaces, recreation activities, and the gathering of residents and community neighbours. Fully one-third of the subject lands – in the order of 600 acres – will be dedicated for open space uses within the community of Harmony. The concept plan includes primary lake facilities, as well as many secondary, neighbourhood-scale water features, a golf course, active regional-scale parkland facilities, family and child-focused smaller local parks, landscaped visual buffer zones, and an extensive mixed use trail system.

Harmony will be a community that will work well as a component of accommodating much of the County's growth demands for residential and commercial facilities for many years to come. The community is planned to provide homes geared to a wide demographic variety with an intentional focus on ensuring that life long residency will be a truly viable option within

Harmony. Educational facilities will be mixed into the community along the model of pioneering communities, where the school was an integral part of the community activity, and not isolated in a suburban playing field. The inclusion of public art, community awareness and conservation programs, and a tangible recognition of historic icons throughout the community, will foster the concept of continuous and life-long learning. The notion of 'playfulness', like education, will be attractive for all ages. Harmony's amenities will meet the needs expressed by the residents of the Municipality, and invite people into participation with its natural parks, sporting activities, and social facilities.

The Harmony vision also includes the creation of a first class business campus. The campus setting will encourage creative thought through leading edge research and development, and light manufacturing companies. The campus is designed to play a valuable role within the community, by balancing homes with jobs. The Municipality will also benefit from the creation of a strong, sustainable tax base. Ultimately, the quality of life found within Harmony, adjacent to the Springbank Airport, will be a significant consideration for corporations to establish operations within Rocky View County.

The immediate physical relationship with the Airport is an important element of consideration for Harmony, as is the proximity to the TransCanada Highway and the existing road system. In turn, Harmony has the potential to provide enhancements for the benefit of all residents of Springbank and surrounding communities. Services will be enhanced by a water reservoir and utility infrastructure that can become the backbone of a future regional system.

Harmony is conceived as a 'conservation community' with a commitment to minimizing the environmental footprint and improving conservation practices through all aspects of community life. Harmony will become a sustainable example of 'smart' resource usage and management. The conceptual approaches to conservation have been informed through the involvement of many resources, including the University of Calgary, industry specialists, and through working in a strategic alliance with the Alberta WaterSmart organization, an Alberta-wide, independently managed, not-for-profit organization. This is just one example of the commitment and the approach that Harmony has been built upon.

Through all aspects of consideration for the creation of Harmony, every effort has been made to engage the larger community in a dialogue that results in a plan which satisfied the desires of the greater area. The views and contributions of residents and groups within the Municipality have been sought out, valued and respected.

Harmony is based on a simple concept – a desire. A desire to integrate fundamental and important principles with community aspirations, in a way that provides a community plan of uncompromising quality, beauty, and benefit to the Municipality.



2.0 INTRODUCTION

2.1 A Great History

Around 1876, settlers entered an area known as 'Spring Bank' following an amendment to the Dominion Land Act. Together they worked hard to build a community. They established churches, and schools, and places for social gatherings. Friendship and relationships, commerce, and clubs – it was all in Spring Bank (originally spelled as two words). Families forged together and used the land to feed, clothe and house themselves. Stories of those pioneering days, that would make you laugh, sigh, and sometimes cry, have deserved preservation, to be passed down through the generations. The Spring Bank settlers are among the founders of this province's great ranching tradition. And their values have always included a fundamental understanding and respect for the land.

The family of Harriette and Bill Copithorne (son of Samuel and Beatrice) is one of those families, with a rich history, and a long tradition of ranching, coupled with a significant level of involvement in the community at large. The Copithorne family has always recognized their responsibility for the maintenance and nurturing of the lands which they have ranched for over one hundred years. The family continues to play a role in the active ranching community. At the same time, while ensuring that their lands are utilized with careful consideration, the family has always been conscious of looking clearly into the future.

In response to the growing pressure from country-residential development on their ranching operations, the Copithornes determined a strategic direction to both protect their primary agricultural land holdings and also to facilitate responsible residential growth. The approach the

family chose is to develop marginal quality lands which are substandard for ranching or farming uses. The plan incorporates a clear boundary to the development, and leaves the use of adjacent lands within the discretion of those landowners and RVC. The successful implementation of this Concept Plan will assist to alleviate the stress of urbanization on productive lands in general. In addition, it will provide an opportunity to pay homage to, and recognize the many heritage families who founded Spring Bank – while also providing an opportunity for future participants who will join this great community.



C. 1934

2.2 Conceptual Scheme Purpose

Section 5.3 of the Municipal Development Plan (MDP) indicates a landowner may be required to prepare a Conceptual Scheme in support of redesignation or subdivision within areas outside of adopted statutory planning. A Conceptual Scheme is the most comprehensive mechanism to ensure all planning considerations are addressed prior to development proceeding. Once adopted by Bylaw, a Conceptual Scheme can provide the Municipality, the Developer and adjacent landowners with reasonable assurance respecting the form and function of future development on the subject land.

A Conceptual Scheme can define future land uses and development densities, establish alignments for future road linkages, evaluate the site's stormwater management requirements, provide additional information regarding a proposed potable water supply and sewage disposal system, address the provision of a comprehensively designed open space system, as well as addressing any guidelines that should be implemented to respect the existing agricultural lands.

In July of 2005, Council directed the subject landowners to enter into an extensive process to prepare this Conceptual Scheme document.

2.3 Conceptual Scheme Objectives

This Conceptual Scheme is intended to provide a foundation for the redesignation and development of 1,748.5 acres of lands described as NW Section 5-25-03- W5M; Section 7-25-03-W5M; SW, NW and NE 8-25-03- W5M; NW 9-25-03-W5M, a portion of SW 9-25-03-W5M; a portion of each SW, SE and NW of 18-25-03-W5M; and a portion of SW 17-25-03-W5M (Figure 1). It provides a comprehensive policy framework intended to guide and evaluate redesignation and development proposals within its plan area. Rocky View Council provided direction to prepare a Conceptual Scheme for these subject lands with the following detailed requirements:

A. General Matters

A base line description and evaluation of the following matters within the Conceptual Scheme Area: ownership, existing land use and development, agricultural capabilities, natural resources, topography, soil, vegetation, environmental sensitivity and significance, geotechnical consideration, archaeological and historical consideration, existing utilities and transportation routes, adjacent land uses, and any other matter the Municipality requires to be investigated.

B. Regional Matters

A description and evaluation of the following matters affecting lands outside the Conceptual Scheme area: analysis of the regional transportation network, regional servicing implication, regional socio-economic implication, interface with surrounding land uses (airport, agricultural and residential), consistency with policy provisions of the CSASP and NSASP, and any other matters the Municipality requires to be investigated. The Conceptual Scheme provides local information which will assist future MD growth management strategies.

C. Development Specific Matters

A description and evaluation of the following matters describing development within the Conceptual Scheme: a land use scenario based on comprehensive principles and efficient use of lands resulting in innovative communities, comprehensive utility servicing strategies, a safe and efficient transportation system, an open space network, logical interface planning, and definition of implementation strategies.

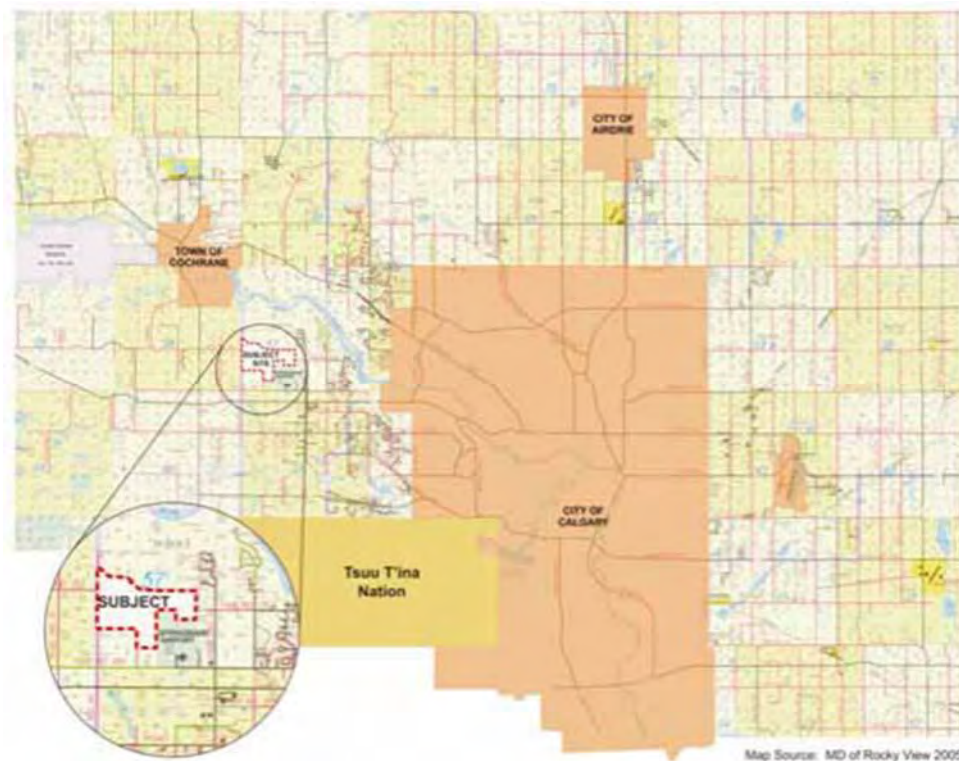


Figure 1

3.0 CONCEPTUAL SCHEME PLAN AREA

3.1 Location

The plan area is located in Rocky View County, roughly 5 miles west of the current City of Calgary and 1.0 mile north of the TransCanada Highway. The site can be accessed from the TransCanada (Highway 1) by taking the off ramp at the Calaway Park exit (Range Road 33). The site is generally located north and northwest of the Springbank Airport between Range Road 40 and Range Road 33.

The subject lands are located in a transition area of the County. The north, west and southwest portions of the lands are bordered by agricultural lands, to the east by country residential development and the Springbank Airport, to the south by agricultural lands, and to the southeast by the Springbank Airport (Figure 2).



Photo Source: Rocky View County (Formerly known as, MD of Rocky View), May 2005 *Figure 2*

3.2 Physical Plan Area Features

The plan area encompasses approximately ± 707 hectares (1,748 acres) of land. The development area is presently low quality pastureland with a central low area. This area may contain some standing water during prolonged wet seasons. Generally, the site drains to the northeast through a small channel eventually entering the Bow River valley some 3.5 km northeast of the site. The bottom of the low central area is very flat, while the immediate surrounding lands are comprised of a rolling to hummocky terrain. The remainder of the lands are also relatively flat reflecting derivation from various glacial forces (Figure 3). Generally the lands are covered in heavily grazed prairie grass vegetation and currently there are no trees or built structures on the land.

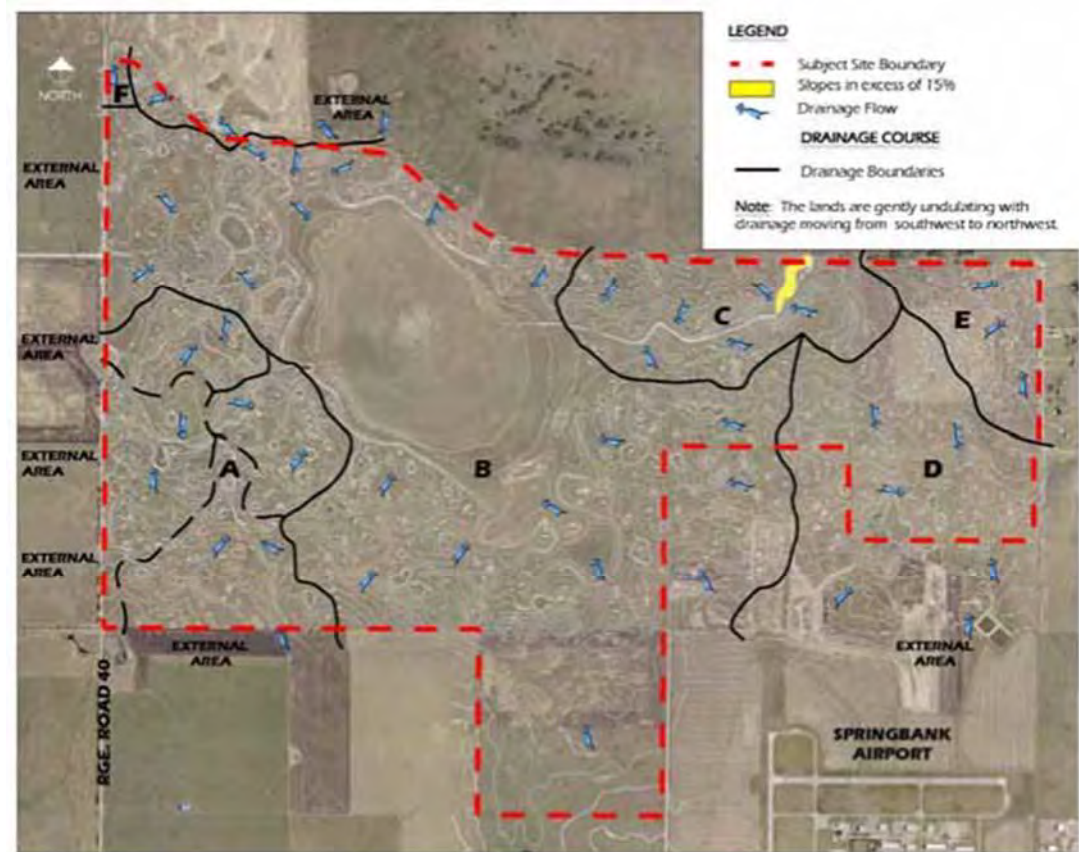


Photo Source: Rocky View County (Formerly known as, MD of Rocky View), May 2005 *Figure 3*

3.3 Land Ownership

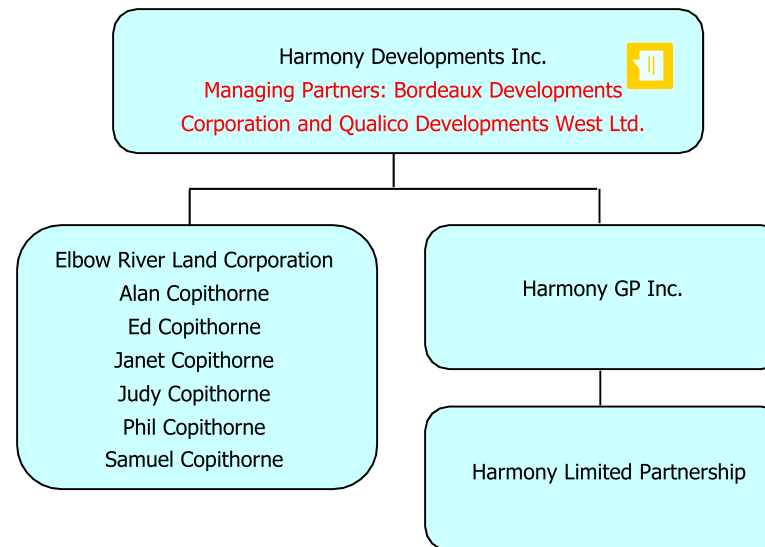
Historically the land was assembled over time through different owners before being purchased by Samuel Copithorne. Among other prior owners, portions of the land were owned by The Cochrane Rancho Company, The Bow River Horse Ranch Company, Mr. Gilbert Edwin Goddard, Canadian Pacific Railway Company, and Prince Aram d'Abro Pagratide of Naples Italy.

The most recent quarter section added to the Harmony community was purchased from the family of Milo and Maureen Munro.

Current ownership of the plan area contains land owned by Harmony Developments Inc., the nominee title holder for a joint venture between Harmony Limited Partnership and Elbow River Land Corporation, controlled by the children of Bill and Harriette Copithorne. In 2014 Harmony Developments Inc. sold a 50% interest in the project to Qualico Developments West Ltd. and 14 of its investors. The legal description for the plan lands are: NW Section 5-25-03-W5M; Section 7- 25-03-W5M; SW, NW and NE 8-25-03-W5M; NW 9-25-03-W5M, a portion of SW 9-25-03-W5M; a portion of each SW, SE and NW of 18-25-03-W5M; and a portion of SW 17-25-03-W5M.

To facilitate the primary access to the project, a right of access has also been secured through SW 5-25-03-W5M.

Legal Description	Area (Acres)
Section 18 NW	1.15
SW	120.22
SE	76.11
Section 7 (less 1.03 road allowance)	638.97
Section 8 NW, SW, NE	480.00
Section 17 SW (estimated)	3.32
Section 9 NW (excepting .1)	159.9
SW	78.00
Section 5 NW	160.00
Original Road Allowances (to be closed)	30.86
	1,748.53



Harmony Ownership

3.4 Current Land Use

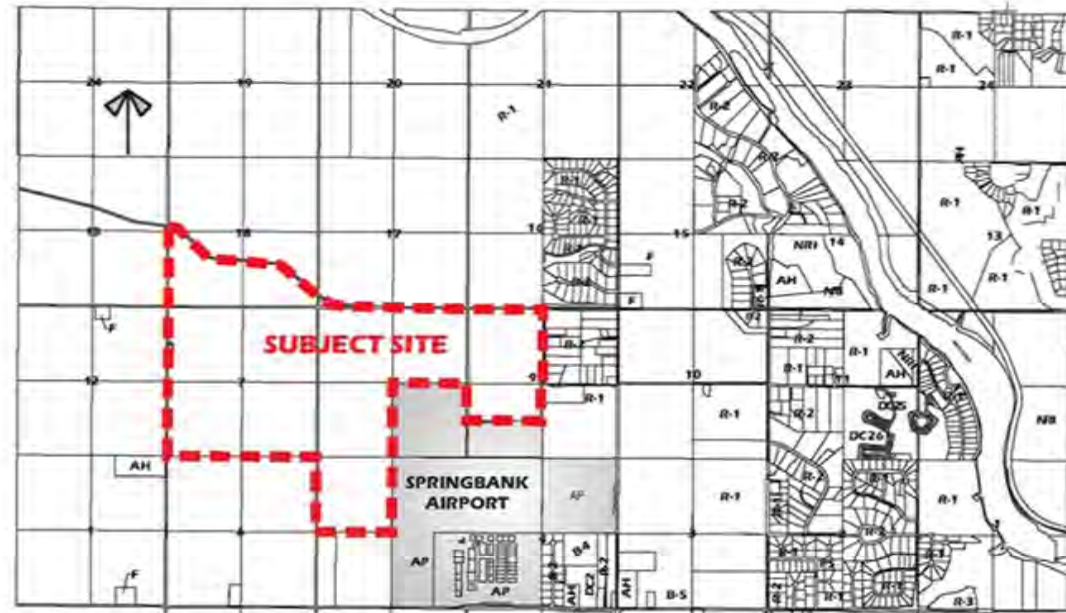
The subject lands include approximately 1,748 acres of undeveloped agricultural lands covering all or a portion of 14 quarter sections. The plan area is designated Ranch and Farm District (RF) (Figure 4). Currently, the land is used for mainly grazing purposes with little to no active agricultural capability due to poor soil and terrain characteristics. The subject land contains no building sites and/or related improvements.

3.5 Adjacent Land Uses and Development

The Springbank Airport, land use designation 'AP', is located directly south and east of the lands. Adjacent land uses are illustrated Figure 4. The airport accounts for approximately 25% of the abutting land use for the subject lands. The Springbank Airport is under the jurisdiction of the Calgary Airport Authority and is a busy and growing municipal airport with plans for expansion. The uses within the airport lands are commercial in nature and are complementary to the airport. This Airport has been a part of the community for 30 years. Southeast of the airport are business developments and institutional uses (private school, church).

To the east of the site there are two existing country residential subdivisions. The first is Country Lane Estates with a Land Use Designation of R-1 and the second is Idlewild Estates with a land use designation of R-2. Both subdivisions are established single family residential developments with lot sizes of 2-20 acres. Further residential development is occurring to the east within recently approved Conceptual Schemes.

The majority of the site to the southwest, west and north is bordered by agricultural operations (Ranch and Farm District). There are also three small designated Farmstead District (F) designations and one small Agricultural Holding District (AH) in this area.



4.0 THE HARMONY CONCEPT

4.1 Vision

It starts with a desire to reclaim the somewhat forgotten past of what 'communities' used to stand for. The idea is to build on the tradition of the area's great ranching community: where neighbours knew each other; the old shared their great stories; there were social interactions and support; the young were taught values; and the elderly respected. In short, this community will be about people – all people. It will be configured to facilitate and enhance human values and the gathering of people together. It will honour the history and refine the balance between home life and workplace, marketplace, and green space, private life, and public involvement.

Whether one lives and works in or visits 'Harmony', their lives will be enhanced and the greater community enriched. 'Harmony' will be thoughtfully planned, incorporating sustainable practices in land use, architectural design and servicing. Ultimately Harmony will be designed to meet social needs and provide economic opportunity, all while helping rather than compromising the ability for future generations to meet their own needs. Conceived from the start as a sustainable community, Harmony embraces the ideals of a traditional village: a tapestry of diverse and distinctive homes; walkable, extensive pathways which are landscaped to fit with the prairie setting; neighbourhood stores and a restaurant; a balance of nearby offices, schools and parks; and a host of active and passive recreational activities.

Harmony will be a place where one can live, learn, work, and play regardless of age, in harmony with the environment.



4.2 Development Rationale

The Harmony concept has evolved through characteristics of the land, its context with respect to location and role within the Municipality, and strong community design principles. The subject lands are located in a transition area which has experienced significant development. A large portion of the lands are bordered by the existing Springbank airport or country residential. Furthermore, the subject lands are affected by approved municipal policies which allow for residential and commercial uses on these lands.

As detailed in Section 9.2 in the Agricultural Capability Rating Report overview, the subject lands have agricultural capabilities ranging from 'severe limitations' to 'no capability'. Using less viable agricultural land for efficient alternate uses reduces pressure on better quality agricultural lands. Where topography has aided in the prevention of viable agriculture uses, it has allowed for great potential in the designing of interesting and valuable amenities for community use. In addition to interesting walkways, trails and open space, Harmony will introduce major recreational elements into the area for use by the community and adjacent neighbours.

The Harmony project is designed to provide opportunities for a wide range of residences, employment, service, and recreational elements.

4.3 Community Guiding Principles

There have been two fundamental principles that have guided the formation of the Harmony development. These are:

Principle #1: Respecting the Municipality and our Neighbours.

Principle #2: The Community to be designed on a holistic design approach.



Model for a Holistic Approach to a Sustainable Community

Principle #1: Respecting the Municipality and our Neighbours

- Design land use forms that are considerate and compatible transitions to neighbouring properties.
 - Provide a naturalized greenbelt adjacent to the country residential areas, existing farm and ranching activities, and regional road networks.
 - Develop a non-residential land use band adjacent to the airport lands which provide uses that are compatible with that of the airport.
 - Create nodes of residential areas which are surrounded by individual greenbelts to create the sense of small neighbourhoods.
- Provide amenities for residents in the greater Springbank community.
 - Amenities and non-residential uses will provide and support broad-based community activities and participation on a year-round basis.
- Contribute to creating a more 'sustainable' Springbank (Table 1).
 - Foster and support the implementation of a sub-regional utility infrastructure system which will benefit the greater area.
 - Provide access points from neighbouring areas to the network of pathways and roadways.
 - Strive for a job/housing balance. The result is a strong tax base for the County and reduced vehicular requirements for the region overall.
 - Through the provision of a variety of land uses planned for the community, residents and employees on the site can take care of many daily activities without having to drive, thereby reducing the demands on the external road network and the impact on the environment.



- A community which reflects the needs of future generations.
 - Successful community development will require commitment to a long-term vision and master plan. Development will occur in progressive increments over time that reflects the richness of the community's character.
 - Provide for the necessary density and associated activity to ensure a healthy and strong (viable and sustainable) community for generations to come.
 - Establish a framework for community governance.

Table 1

The overall community design will be guided by the principles of smart growth and will include LEED-ND standards to create a more liveable and sustainable community.

Standards include items such as:

- Encourage balanced community with diversity of uses and employment opportunities.
- Promote children's health through physical activity by facilitating walking to school. Promote sense of community.
- Provide access to public gathering spaces to promote sense of community.
- Protect natural habitat.
- Conserve water quality, natural hydrology and habitat.
- Reduce water pollution from erosion during construction.
- Restore native habitat, wetlands and water bodies.
- Reduce stormwater pollution, prevent flooding and promote aquifer recharge.
- Foster a sense of community and connectedness beyond the development.
- Conserve land. Promote community liveability, transportation efficiency and walkability.
- Enable people from a wide range of economic levels and age groups to live within the community.
- Promote connectivity within the community and encourage appealing and comfortable pedestrian oriented street environments to promote pedestrian activity.
- Provide direct and safe connections for pedestrians and cyclists to local destinations and neighbourhood centres.
- Encourage the design and construction of buildings utilizing green building practices.
- Reduce heat island effect (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.
- Conserve potable water.
- Develop a construction waste management plan and designate site for construction waste recycling.
- Consider use of regional building materials and rapidly renewable materials (i.e. fast growing farmed soft lumber).
- Reduce light pollution.

Principle #2: The Community is to be designed using a holistic design approach

- Create an elegant and aesthetically pleasing community that is architecturally 'rich'.
 - Encourage attention to architectural details and consistency in their application.
 - Utilize 'well-suited' architecture and landscape design to celebrate local history, climate, ecology, and building practices.
 - Provide a community architect versus architectural controls.
- Use detailed human-scale design techniques.
 - Design buildings for the scale and comfort of people.
 - Design universally accessible public spaces.
- Promote arts and cultural activities within the community.
 - Use temporary and permanent public art displays throughout the community.
 - The creation of public arts and cultural venues will be initiated and encouraged in our community.
- Maintain a significant portion of the site, approximately a third, in a variety of open space elements.
 - Water features along with a range of parks (from tot-lots and village greens to play fields and community gardens) and a golf course facility will be distributed throughout the site.
 - Conservation areas and open lands will also be used to define and connect each neighbourhood within the community.



Distinct architectural variations creates an interesting community

- Honour Springbank's history and its pioneering families.
 - Provide permanent historic markers which celebrate Springbank's history.
 - Create multiple environments to encourage people to learn about the past.
- Encourage economic growth and diversification.
 - Develop a significant business campus so that there is a balance between the number of jobs and number of residents in the community.
 - Create new economic growth through development opportunities and diversification into new economic activities such as 'lifestyle' based employment facilities.
- Create an internal transportation network that facilitates connectivity within the community.
 - Use efficient internal vehicular roads.
 - Provide alternative transportation choices to those who do not drive, especially the elderly, young, and physically challenged.
 - Create a well-planned network of paths designed to reduce the reliance on automobiles and create a lively, socially interactive community.
 - Include an equestrian trail.

➤ Focus on 'sustainable' practices.

- Provide high quality water and wastewater services through responsible, sustainable, and innovative stewardship of resources.
- All homes must be to 'built-green' standards.
- All office buildings must qualify for LEED standards (Leadership in Energy and Environmental Design).
- Promote the application of alternative energy sources and resource conservation.



➤ Ensure that the community applies the appropriate 'Smart Growth' Principles.

- Integrate mixed land uses so destinations are in closer proximity to one another and alternatives to driving become viable. This reduces travel times, increases personal time, and achieves a better community.
- Effective and efficient use of resources in order to reduce the impact on the land base and infrastructure by creating a compact well-conceived community which includes elements such as a village core, alternative residential building forms and clustered homes, while also including significant dedication of open space.
- Create a range of housing opportunities and choices to encourage different ages, occupations and lifestyles.
- Create 'walkable' neighbourhoods that have dedicated pathways and common areas to help retain a sense of openness and liveability. From these pathways there should also be access to learning and employment facilities.

➤ Focus on enriching the lifestyle of those who live, learn, work or play in this community.

- The predominant amenity feature is the provision of significant lakes within the community and related recreational activity.
- Create a 'village' core which will provide focus and identity for the community.
- Provide a variety of year-round active and passive recreational opportunities.
- Develop a high quality business campus that embraces the use of green space.
- Provide 'basic requirements' (milk, bread, etc.), service, as well as culture / art retail opportunities.
- Identify and allocate areas to create great opportunities for learning facilities integrated into the community.
- Provide high-speed internet connectivity and a community based intranet.

4.4 Smart Growth and Triple Bottom Line Approaches

The overall objective of the Smart Growth movement is to develop communities which are more sustainable, use less resources and are less dependent on the automobile and are also more affordable because they require less infrastructure. Essentially, smart growth serves to reinforce the pillars of a healthy region: economy, environment and community.

Similarly, Triple Bottom Line (TBL) is an approach to decision making that considers economic, social and environmental issues. This type of decision making framework is a departure from making decisions based solely on a financial bottom line. The TBL reflects a greater awareness of the impacts of development decisions on the environment, society and the external economy.

Harmony embraces the spirit and components of both smart growth and triple bottom line principles as found within the Community Guiding Principles:

- Provide high quality water, stormwater and wastewater services through responsible, sustainable, and innovative stewardship of resources.
- All homes to be constructed to 'built-green' standards.
- All office buildings must qualify for LEED standards (Leadership in Energy and Environmental Design).
- Promote the application of alternative energy sources and resource conservation.
- Foster and support the implementation of a sub-regional utility infrastructure system which will benefit the greater area.

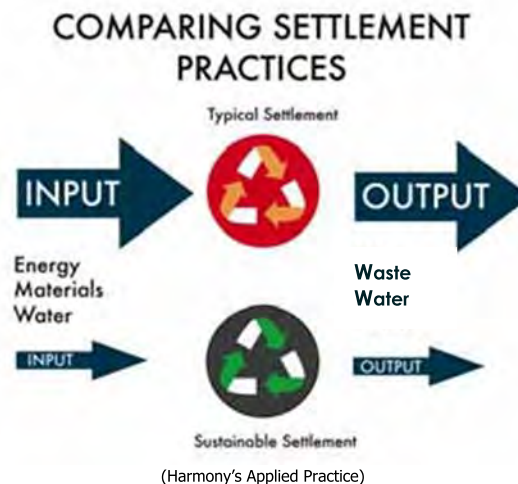
- Effective and efficient use of resources in order to reduce the impact on the land base and infrastructure by creating a compact well-conceived community which includes elements such as a village core, alternative residential building forms and clustered homes, while also including significant dedication of open space.
- Integrate mixed land uses so destinations are in closer proximity to one another and alternatives to driving become viable. This reduces travel times, increases personal time, and achieves a better community. Residents and employees on the site will be able to take care of many daily activities without having to drive.
- Create 'walkable' neighbourhoods that have dedicated pathways and common areas to help retain a sense of openness and liveability. From these pathways there should also be access to learning and employment facilities.

- Strive for a job/housing balance. The result is a strong tax base for the County and reduced vehicular requirements for the region overall.
- Create a range of housing opportunities and choices to encourage different ages, occupations and lifestyles.
- Provide for the necessary density and associated activity to ensure a healthy and strong (viable and sustainable) community for generations to come.
- Amenities and non-residential uses that provide and support broad-based community activities and participation on a year-round basis.
- Establish a framework for community governance.

4.5 Community Needs Assessment

The 2005 Community Needs Assessment indicated that community members have requests for certain community amenities and have concerns over the lack of opportunities to increase a sense of community within the County. As per Section 4.5, Harmony is proactive in providing solutions in dealing with these requests and concerns, and the design elements have taken many of the findings of the assessment into consideration.

In January of 2005, Council approved undertaking a community survey of area residents to gather information that would support community services in a five year strategic plan. The purpose of the survey was to better understand how and why residents use community services and identify important community issues to contribute to strategic long term planning.



This project can assist the County in addressing the two following significant messages from the survey, among others:

A. Sense of community is important to residents

A quarter of the respondents stated they don't feel like they belong to the community and almost 40% of participants say there is no sense of community among the residents. Over a quarter of the respondents say they don't have opportunities (amenities, facilities, events) that allow socialization with other residents. These numbers are high in range and indicate a "sense of community" or "community building" is lacking.

Harmony will contribute greatly to creating a vibrant community with places for people to gather, work, play, and interact on a daily basis in the Springbank area. There are plans for a community plaza in the village centre where people can grocery and boutique shop, run daily errands such as dry cleaning drop off, and meet with friends over coffee or wine and dinner in the cafés and restaurants. There will be a park on the lake's edge where families can picnic. Some may choose to frequent the art district with family and friends for browsing and purchasing interest: artists may want to live there. Other professional services, possibly chiropractor, optometrist and physiotherapist, will also be accessible to Harmony and the greater Springbank community members. Having these types of services and amenities available within the community as an alternative to making the trip into other centres will assist in growing a greater sense of community within the area. Most people's daily needs and desires will be able to be met from within the community.

Within the community plaza, as well as other parts of the community, there will be life long learning opportunities

for the residents of the community and the larger region. There will be a public school site, and the possibility for private schools, as well as post secondary education campuses. There will also be the opportunity for a community church or churches to serve the region as well.

The Recreation Club provides further opportunity for community meeting and gathering space. The club facility will include a beach area, fitness area, sports courts, spa facilities, conference and banquet facilities, and varied recreational activities for the enjoyment of families and friends.

In terms of less formal space that can be utilized for the community member's enjoyment, a comprehensive natural and open space system is being planned. Approximately 120 acres of lake will be provided for public and private use. Approximately a third of the site will be dedicated to a landscaped open space network that will accommodate parks and gathering places, multi-use pathway and trail systems, sports fields, children's playgrounds and play structures, and equestrian trails. Harmony and greater Springbank Community members will be able to walk, hike, jog, and bike continuously and connectively throughout the community.

B. Being able to access facilities and services is important to the community members

Many community members surveyed indicated that they go to other centres, such as Airdrie, Beiseker, Calgary or Cochrane for recreation opportunities. Almost seventy percent said that lack of facility and program accessibility were barriers to them participating in physical activity. Although the existing facilities available in the County were rated highly, it was noted that the opportunities available and selection of programs in the area need improvement.

At least one third of those surveyed want something that does not already exist in RVC.

Programs identified in order of priority within the community were: swimming, fitness/exercising/weight lifting, dancing, cycling, biking, yoga/Pilates, martial arts, ice skating, curling, equestrian, soccer, walking/jogging, and tennis. Facilities identified in order of priority within the community were: a pool by a large percentage, an ice rink, a gym/fitness centre and then pedestrian trails, bike trails, a community centre, tennis courts, soccer fields, and a library.

This project will enhance the quantity and quality of recreational opportunities available within the community of Springbank. On top of both the community programs and facilities 'wish list' is a swimming pool. This project will provide multiple swimming opportunities with both outdoor beach and lake swimming and an indoor swimming pool within the Recreational Club. A fitness facility (weights, gymnasiums and aerobic classes) will be found in the Recreational Club along with tennis and multi-use courts, and a rowing and sailing club. During the winter, portions of the lake can be used as ice rinks, weather permitting, for pleasure skating and ice hockey. As previously mentioned, there will also be an extensive multi-use pathway system throughout the community for walking, jogging, in-line skating, skateboarding and biking, and a separate pathway dedicated to equestrian use. An 18 hole golf course will be located in the community, as well as sports fields (soccer and baseball) within the community school grounds and parks. Programs such as martial arts, yoga and dancing, all indicated as desirable in the survey, will be accommodated in the community as long as there is community interest.

Harmony will provide the greater community of Springbank with comprehensive amenities, services and recreational opportunities. Many, if not all, of the community recreational needs identified in the Community Survey, will be satisfied. This increased provision of amenities, public open space and services will allow opportunities for interaction, and foster the creation of a sense of community identity and sense of belonging.

4.6 Regional Socio-Economic Impact

Harmony will create new economic growth through development opportunities and diversification into new economic activities such as 'lifestyle' based employment facilities. The Harmony concept strives to achieve a mix of jobs and housing to balance the cost/benefits of community development. Increased residential, employment and commercial development in the area will result in the creation of approximately 6,400 jobs, and lead to associated revenues to the local economy and the Municipality.

Harmony will provide community members within the area with increased opportunities for meeting day to day needs such as commercial, recreational and entertaining needs within the community itself. The convenience of having these amenities nearby will boost the local economy.

Community centres such as Cochrane and Calgary play key roles in the region. These centres provide a broader range of services than those located in the Harmony community. On the other hand, the Harmony community can provide more specialized site opportunities for residents of these regional centres.

4.6.1 A Regional Perspective

While the Municipal government is, for the most part, able to define and implement land use strategies, it is worthy to note that engrained in Harmony's development philosophy is the purpose of creating a positive impact locally, regionally and provincially. This goal is supported by the federal government's mandate of Western Economic Diversification (WD), and the Alberta government's initiative to create stronger regional development.

Harmony is strongly aligned with these mandates and would produce great benefits which are inherent to Harmony's location. These benefits are outlined in the table titled "Harmony's Regional Benefits" on the following page. Harmony should not be perceived as having competing objectives or as threatening to the adjacent jurisdictions, but rather it is a development which positively contributes to the municipality, the adjacent jurisdictions and ultimately, the province.

The federal government's Western Economic Diversification (WD) mandate is to promote the development and diversification of the economy of western Canada and to advance the interests of the west in national economic policy. WD fulfills its mandate through innovation, economic development and business development. Together these three priorities create a foundation that supports the long term success of the west.

Western Economic Diversification Canada works to strengthen western innovation, entrepreneurship and community economic development. The key is to "build a stronger west in a stronger Canada".

Innovation: Government investments are helping the region compete in the knowledge-based economy, creating a more diversified economic base and new skilled employment for western Canadians. Areas of focus are:

- > Technology adoption and commercialization,
- > Research and development,
- > Technology skills development, and
- > Knowledge infrastructure.

Community Economic Development: WD contributes to community economic development in rural areas, as well as urban areas, with initiatives that capitalize on opportunities for growth and development, and enable communities to adjust to challenges that hinder competitiveness and quality of life. Areas of focus are:

- > Community planning,
- > Community development,
- > Community economic adjustment, and
- > Infrastructure.

The Provincial Government's economic development initiatives support the *Rural Development Strategy* to ensure that rural Albertans contribute to and benefit from a diverse, sustainable and prosperous economy. The Ministry also contributes to the work of 12 Regional Economic Development Alliances across Alberta. The relevant *Rural Development Strategies* are as follows:

- > Increase the number of Regional Economic Development Alliances across the province.
- > Support the ongoing development and operations of the Regional Economic Development Alliances throughout Alberta, which includes developing strategic plans and annual operating plans, and supporting regional economic development.

- > Provide information and advice to other regional partnerships and community economic development projects including assistance to communities suffering from major economic setbacks (e.g. plant closures, natural disasters).
- > Strengthen community economic development capacity within Alberta through partnerships with the Economic Development Association of Alberta, AlbertaFirst.com, the Regional Economic Development Alliances, and others.
- > Support the implementation of the *Rural Development Strategy*.

Harmony's Regional Benefits

Description	Benefit
Creation of a Business Campus which targets the Aerospace Industry and other industries that are new to the Alberta economy	<ul style="list-style-type: none"> Facilitates an international multibillion dollar sector. Strong tax generation for all levels of government from a stable industry. Job creation. Brings new industries to the region verses trying to pull one from surrounding jurisdictions (does not destabilize the region, but facilitates further growth).
Harmony controls 2/3 of the undeveloped land which can <u>directly</u> access the airport lands	<ul style="list-style-type: none"> Combining resources with the Calgary Airport Authority has the potential to create a diversification model that has been unparalleled to date in Alberta.
Facilitates strong regional growth and diversification	<ul style="list-style-type: none"> One of Harmony's goals is to develop and nurture industries which would not otherwise have been able to exist in Calgary or Cochrane. The investments by these industries will have a positive ripple effect on both Calgary and Cochrane.
Mixed-use development which is self sustaining and inviting	<ul style="list-style-type: none"> Strive for a residential / job balance (i.e. live and work in the same community). Focus towards contributing to regional infrastructure verses relying on adjacent jurisdictions (i.e. not a bedroom community). Create and contribute to regional amenities both on and off-site.
Contribute to reducing the environmental footprint and therefore create a safer, cleaner, sustainable region	<ul style="list-style-type: none"> Live / work model in the same community allows for easy alternatives to vehicular traffic. Allow for densities which make efficient use of our resources. Implement a host of resource conservation initiatives.
Efficient utilization of existing infrastructure and the possibility to further deepen these efficiencies	<ul style="list-style-type: none"> Close proximity to the TransCanada Highway, a key transportation corridor which is underutilized. Borders the Cochrane Calgary sewage line for 4 kilometres (Harmony does not contemplate the use of this line in its current plans, although discussions with adjacent neighbours may reveal a model which is mutually beneficial to all stakeholders).

5.0 DEVELOPMENT PLAN

The Harmony concept plan is founded upon the community's vision and guiding principles, site characteristics, regional context, and policy framework. Figure 5 illustrates the transformation of these foundational components into a comprehensively planned community.

The development plan for the community can best be described by a number of key design features:

- Natural and Open Space Elements (Section 5.1)
- Residential Elements (Section 5.2)
- Employment Elements (Section 5.3)
- Community and Regional Support Elements (Section 5.4)
- Community Interface Elements (Section 5.5)

The following sub-sections outline the components for each of these key elements.

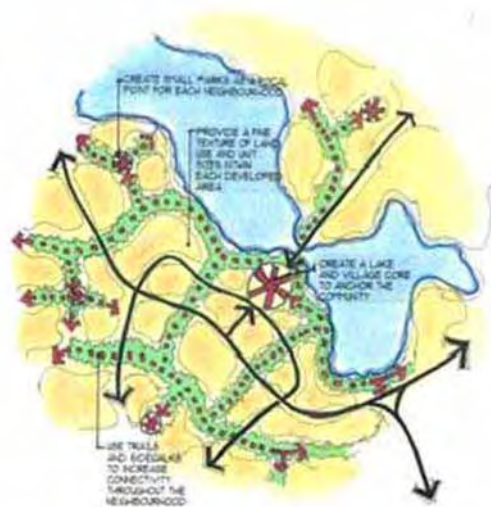


Figure 5

5.1 Natural and Open Space Elements

The open space elements within the community are a common thread that ties in, and adds definition to, the major community land uses (see Figure 6). This open space system comprises both active and passive facilities which are based on a number of key principles:

Principle #1:

Approximately 33% (600 acres) of the land base of the community will be set aside as an open space system encompassing existing site characteristics, as well as creating new environs.

Principle #2:

Recreational amenities within the community shall provide both active and passive recreational possibilities to both residents and visitors to assist in improving quality of life. The community will include large play areas along with more intimate personal space.

Principle #3:

The open space system will create amenity value for both the residents and employees of the community.

Principle #4:

The past and existing environmental conditions will give shape, form and structure to the open space system.

Principle #5:

The open space system will combine elements open to the residents of the community, as well as those open to the greater public.

Principle #6:

Ensure accessibility to all who live or visit Harmony. Public spaces will be designed for both easy and welcoming access for all who may be physically challenged.

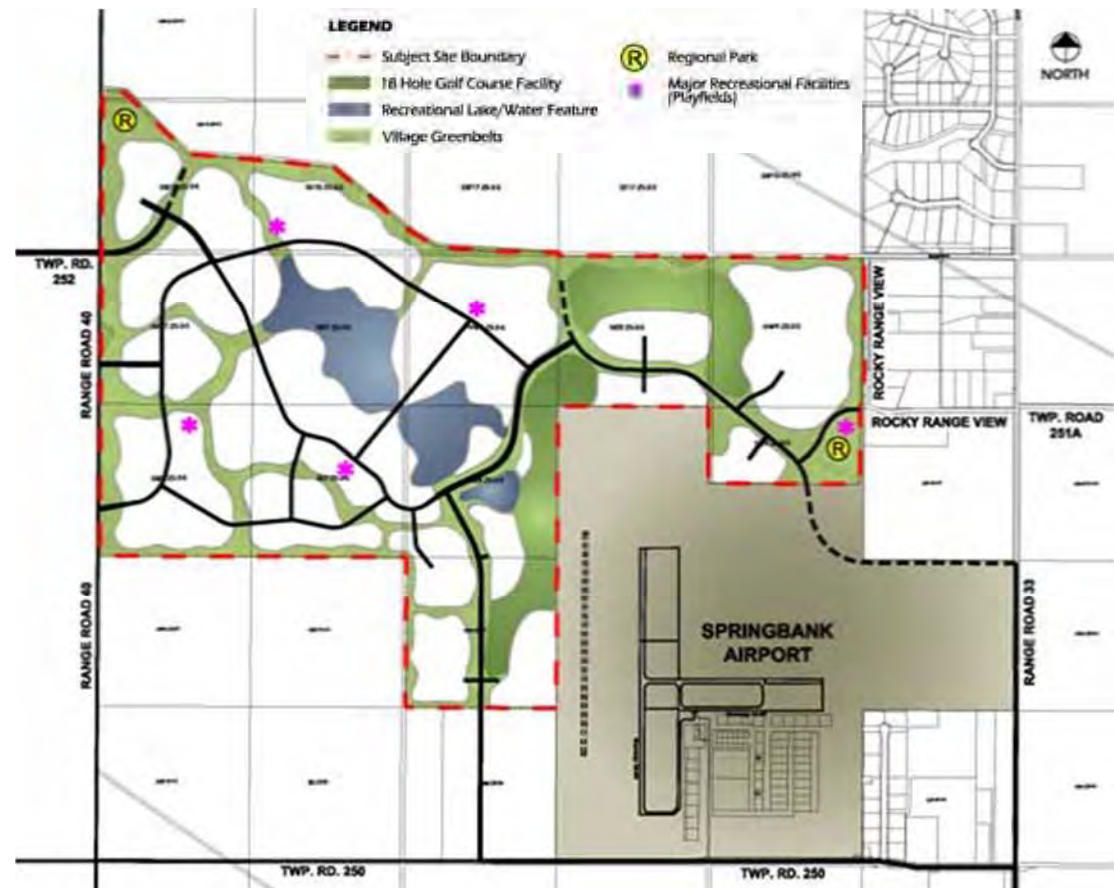


Figure 6

5.1.1 Active Components

A. Recreational Lakes

A key feature of the open space system is the strategic use of water features in the community. The recreational lake area is the centre piece of the community and forms an important focal point for community activities. The design principles for the recreational lake facilities are:

Principle #1:

Harmony will be a lake community providing a variety of opportunities for public and private access.

Principle #2:

The recreational lake facilities will be configured into 1-3 water bodies comprised of approximately 120 acres in surface area.

Principle #3:

The shape of the lake facilities will provide for a visual expanse of water with the lake edge integrated into the adjacent community elements.

Principle #3:

The configuration of the lake facilities will provide opportunities to incorporate unique open space and buildings.

Principle #4:

The lake will have a significant road crossing which will become a visual focal point for the area.

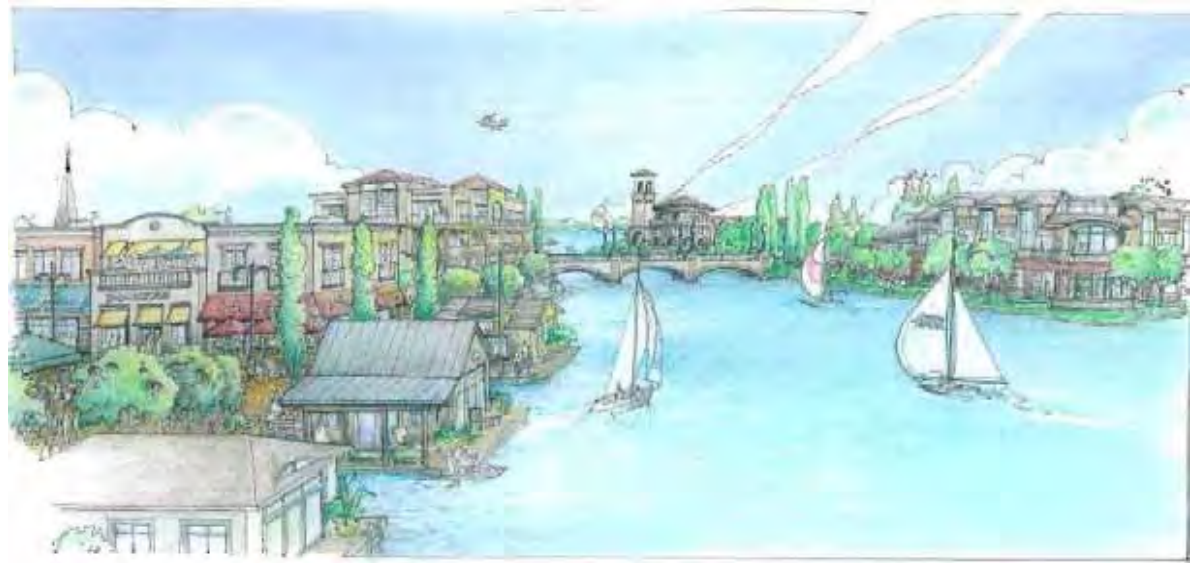
Principle #5:

The recreational lakes will be designed to accommodate non-motorized activities suited to all seasons. Such activities may include rowing, sailing, fishing, and skating.

Principle #6:

Access to the lake facilities will be a combination of private and communal shoreline options.

Policy 5.1.1: Subsequent development approval applications shall show how the recreational lake principles established in this conceptual scheme have been accounted for in the detailed designs for the lake facility.



"Design a vibrant village centre which has timeless architecture, plenty of public and private space - a place to be proud of."

2005 Design Charrette

B. Park Facilities

The Harmony concept will include a number of park facilities designed to promote active lifestyles. These facilities will be comprised of parks at regional, community and neighbourhood scale (see Figure 6). The design principles for these facilities are:

Principle #1:

To create park space that conveys a sense of place and vibrancy through the provision of places for people to gather and play.

Principle #2:

To provide for two regional scale park facilities within the plan area. The first such park is to be located at the east end of the community (which is central to the larger region north of Highway 1). The second regional park facility is to be located along the historic Old Banff Coach Trail at the northeast corner of the community.

Principle #3:

Community scale open space will be comprised of four facilities within the residential area of the plan that provide active sports playfields (e.g. soccer, baseball). They are distributed within the residential area to maximize catchment areas. These facilities may be co-located with schools or be stand-alone facilities within the major open space nodes.

Principle #4:

Local scale park facilities will be contained within each residential neighbourhood and provide play facilities for children comprised of open grass areas and/or play structures.

Policy 5.1.2: Subsequent development approval applications will allocate active park spaces as per the design principles of this conceptual scheme.



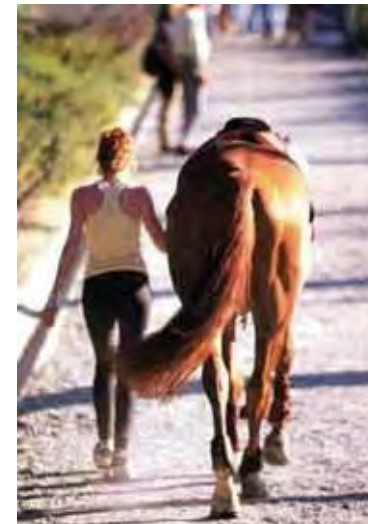
Passive park system



Pocket parks



Community playfields



Multi-purpose trails

C. Trail Network

The Harmony concept will contain an extensive network of trails comprised of regional and local trails, as well as equestrian trail facilities. Figure 7 illustrates the regional and equestrian trail alignments. Local trails will be determined at the detailed planning stage for each neighbourhood. The design principles associated with the trail network are:

Principle #1:

To provide an extensive network of mixed use trails that connects to existing or future regional facilities, as well as facilitating access to focal points within the community.

Principle #2:

Regional trails are "commuter type" trails to facilitate efficient connection to external and internal facilities. These will be constructed as paved trails and used for walking, biking, and jogging. These regional trail facilities will be located along the periphery adjacent to the range roads and Old Banff Coach Road facilities to facilitate connection to regional facilities. A central regional pathway will provide connectivity from the edges of the community to key internal elements.

Principle #3:

Local trails will provide connections between the residential cells, key community elements and connect to the regional trail network. These facilities will be comprised of a combination of hard and soft surfaced trails and/or sidewalks.

Principle #4:

Equestrian trails will be provided along the periphery of the community and are being provided as segments to a potential larger regional network of equestrian trails within the area. Internal equestrian trails, where possible,

will provide viewing opportunities to the lake facility. Trail head area(s) will provide for parking and loading/unloading areas at both end(s) of the trail of the historic Old Banff Coach Road. The riding trails will be separated from the non-riding trails through design elements such as typical equestrian fencing and vegetative barriers and may contain riding obstacle elements.

Policy 5.1.3: Subsequent development approval applications will provide components of the trail network as per the principles of this scheme and through further consultation with the Rocky View Trails Association.



Figure 7

D. Golf Course

Another key component of the open space network and the utility infrastructure strategy will be the provision of a golf facility. The golf facility will provide an amenity to the region, as well as community residents. The design elements of the golf facility include:

Principle #1:

To provide a golf course facility that will provide a visual and physical amenity for the community. This facility will be a regulation length, 18 hole golf course with a club house facility, golf practice facilities, and provision for non-golf season use (cross country skiing, walking). The golf course will provide a high quality interface between the employment, residential and airport lands.

Principle #2:

The golf course will be designed to use alternative water sources for irrigation purposes, such as treated effluent water, stormwater facilities and/or recycled water. As development proceeds within the plan area, the irrigation of the golf course will transition from permitted Bow River water to treated effluent and stormwater.

Policy 5.1.4: Subsequent development approval applications containing the golf course facilities will demonstrate compliance with the design principles of this plan.



5.1.2 *Passive Components*

Along with the active elements of the open space system, passive park spaces will provide for 'sense of place' and reflection space.

Principle #1:

To provide a sense of arrival at a special place and a strong sense of identity with the quality of the community. These landscape features will include elements such as community and neighbourhood entry monumentation, use of design elements within road corridors, and provision of vista opportunities.

Principle #2:

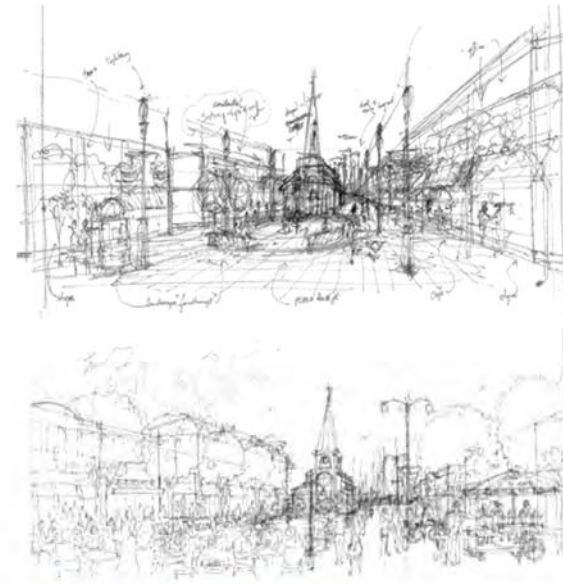
To provide a formal open space element in the form of a civic plaza in the village centre. This facility will act as a community gathering point and highlight the mixed uses of the village centre.

Principle #3:

To provide park space for peaceful/reflection opportunities throughout the community and include park benches and viewing areas.

Policy 5.1.5: Subsequent development approval applications will provide passive open space elements in conjunction with principles of the Conceptual Scheme.

Evolution of the Harmony Civic Plaza



A sense of place

Terminating vista which is welcoming

Human scale which is not overwhelming



5.1.3 Environmental Characteristics

The open space system within the community will highlight and enhance the environmental characteristics of the site.

Principle #1:

Incorporating significant site features into the open space system. Such features include linear open space following natural drainage courses as well as incorporating and rehabilitating the drainage course at the north end into the golf course design.

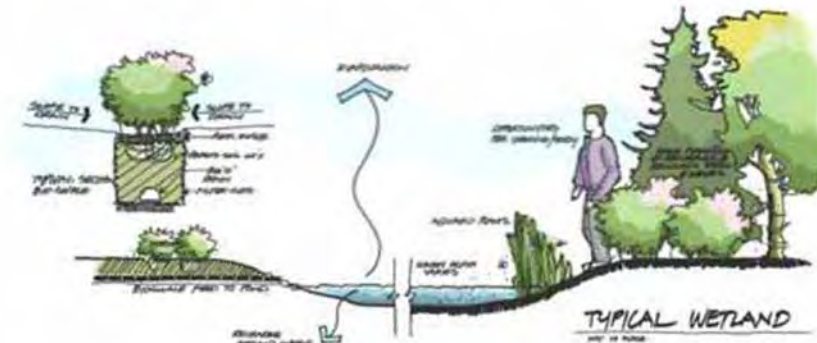
Principle #2:

Environmental restoration and enhancement are components of the design of the open space system. These components include rehabilitation of existing drainage courses through lands historically used for grazing, preservation and re-establishment of significant plant species (such as prairie grasses and pale blue-eyed grass), landscaping using native vegetation and reduced irrigation, forestation options along regional trails and green belts, and restoring wetland facilities (in conjunction with sound planning for compatibility with the airport).

Principle #3:

To balance air quality in the community, using vegetation to process carbon dioxide generated from community use. This will be accomplished through measures such as wetland plantings and significant tree plantings. The Harmony community plan will provide an overall ratio of a minimum of five trees per household resulting in approximately 17,500 new trees in the area.

Policy 5.1.6: The open space system shall be used as a mechanism to enhance the overall environmental quality of the community.



Comparison of CO₂ Absorption and O₂ Generation on the Site

	Current Number	Minimum Target for Post-Development
Number of Trees	5 trees	17,500 trees
CO ₂ Absorption (1 mature tree absorbs 1,200 g CO ₂)	6,100 g	21,000,000 g
O ₂ Generation (1 mature tree generates 856 g O ₂)	4,280 g	14,980,000 g

Note: 2.5 acres of trees extracts 4 tonnes of dust per year

5.1.4 Implementation and Maintenance

Open space elements will be incorporated with each stage of the community development and provided in a manner which minimizes ongoing maintenance costs to the community and municipality.

Principle #1:

To ensure the open space elements are built in a timely manner by coordinating construction timing with the overall development staging plan.

Principle #2:

Ensure that the open space system and its development and management structure are all designed to be supportable over time. This will be accomplished through incorporating low irrigation plantings, maintenance design practices, harvesting of grassland, investigating the potential for alternative water sources or irrigation, and implementing methods for reduction of fire hazard risks for open space areas.

Principle #3:

The open space system will be comprised of a combination of lands dedicated to the Municipality as Municipal Reserves as per the provisions of the Municipal Government Act and land retained in the ownership and maintenance of the community residents.

Policy 5.1.7: Subsequent development approval applications will delineate the ownership and maintenance obligations of the open space elements in conjunction with the principles established within this conceptual scheme.



Recycled water



Natural plantings

5.2 Residential Land Elements

Figure 8 illustrates the location of the residential neighbourhoods in relation to the open space system and other community land uses. The residential land elements can be described with respect to their settlement pattern, housing form and associated environmental characteristics.

5.2.1 Settlement Pattern

The settlement pattern for the residential land uses will support the vision and guiding principles established for the community.

Principle #1:

Harmony will be a vibrant community comprised of 4,400 residential units upon full build-out of the community. This equates to a density of under 2.6 units per gross acre calculated over the whole plan area. The density of each neighbourhood will vary and reflect the function and context of the area.

Principle #2:

The overall community is to be designed around a central core and clustered housing creating a network of smaller, well defined neighbourhoods. Clustering housing will provide for more economic servicing of the land. The pattern of housing within these neighbourhoods will follow an organic approach to community design to create a unique patchwork of home sites.

Principle #3:

To provide a gradient of density with the centrally located village core being the most concentrated area and 'feathering out' to lower densities approaching the edges of the community. The number of units within the core

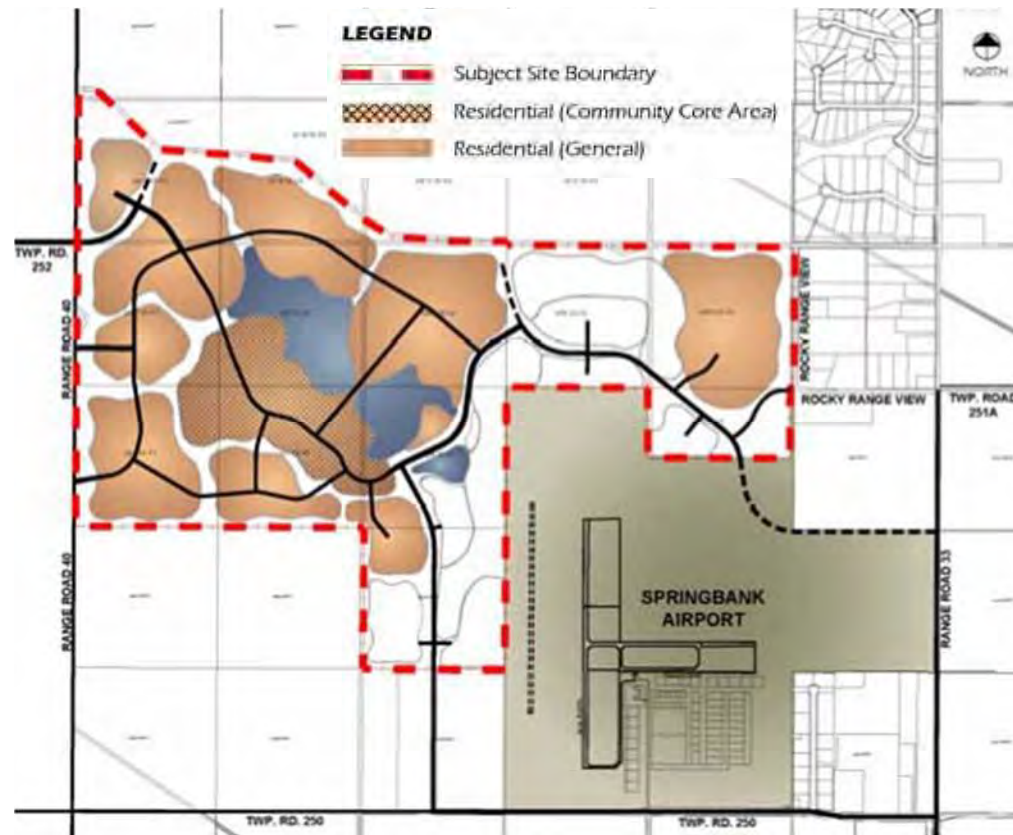


Figure 8

provides the vitality needed to support the village centre mixed land uses.

The core village area will contain some 900 residential units. The remaining residential units will be distributed in the non-core neighbourhoods.

The residential neighbourhood on the eastern edge of the community will provide housing densities which provide a

logical transition with existing adjacent residential communities. A variety of lot sizes and open space elements will be used to reflect the context of the lands.

Principle #4:

The community design is founded on the principle of locating up to 75% of residential units within the village core or a five minute walk to the village core edge (400 metres) and 90% within 800 metres of the village core

edge. This density gradient will create a vibrant core that will include a mix of activities including residential, commercial and institutional uses, as well as public open space elements.



Policy 5.2.1: The Harmony community will contain 4,480 residential units distributed through the community as per the design principles of the conceptual scheme.

5.2.2 Housing Form

In order to develop a community that is open to all ages, residents of the Harmony community will be housed in a wide range of housing products.

Principle #1:

To develop a community that contains a variety of housing forms suited to a wide range of lifestyles. Housing forms will include single family detached, semi-detached, townhouse, and apartment style residential units. The location of specific housing forms will be compatible with the settlement principles established in the preceding section.

Principle #2:

The community is defined by urban design, architectural and landscape guidelines establishing a framework for Harmony, but encouraging diversity.

Principle #3:

Through the variety in housing forms, provide for a range of housing values and affordability.

Principle #4:

Site specific housing forms may also include live-work units in the community core, retirement/active lifestyle residential units to allow residents of the MD to age in

place, and a portion of the housing stock to have secondary suites.

Policy 5.2.2: The Harmony community will contain a variety of housing forms in keeping with the principles of the conceptual scheme. Subsequent development approval applications will delineate the location, type and associated regulations for each housing form.

Variations in architecture enhance community character and provide a strong appeal for community.



Creative architectural design provides multi-family homes which ties in with the fabric of the community and enhances the value of the community.

Stacked multi-family ensures that virtually all demographics can reside in this community.



5.2.3 Environmental Characteristics

In keeping with the overall vision and guiding principles, the housing stock will also contribute to the environmental quality of the community.

Principle #1:

Homes constructed within Harmony will employ environmental construction standards. All homes shall be built in conformity with the "Built Green Alberta" construction standard, with the purpose of:

- Providing greater energy efficiency and reducing pollution
- Providing healthier indoor air quality
- Reducing resource use and implementing waste management techniques
- Reducing water usage
- Preservation of natural resources
- Improving durability and reducing maintenance.

Policy 5.2.3: Housing within the community shall be built to a standard which enhances the environmental qualities of the community.

5.3 Employment Elements

A fundamental component of the Harmony community is the concept of mixed use development. A key element of the mixed use concept is the provision of employment opportunities within the community. This promotes the opportunity to live and work within the community, as well as providing opportunities and benefits for the larger municipal community. Figure 9 illustrates the employment and institutional land within the community.

The estimated total employment created by Harmony is approximately 6,400 jobs. The business park is expected to generate approximately 5,700 employees. Other sources of employment within Harmony include approximately 450 retail and mixed use jobs with the remaining 250 jobs coming from the golf course, educational facilities, lodging, and religious establishments.

Principle #1:

To provide land uses which contribute to regional development and diversification by creating employment opportunities for people to work in close proximity to where they live, as well as provide opportunities for other residents of the region.

Principle #2:

To generate economic benefits for the community and the Municipality, reduce trips to urban employment areas, and to take advantage of the well-educated, professional people available in the region.

Principle #3:

To provide an attractive work environment (campus setting) through the integration of open space elements

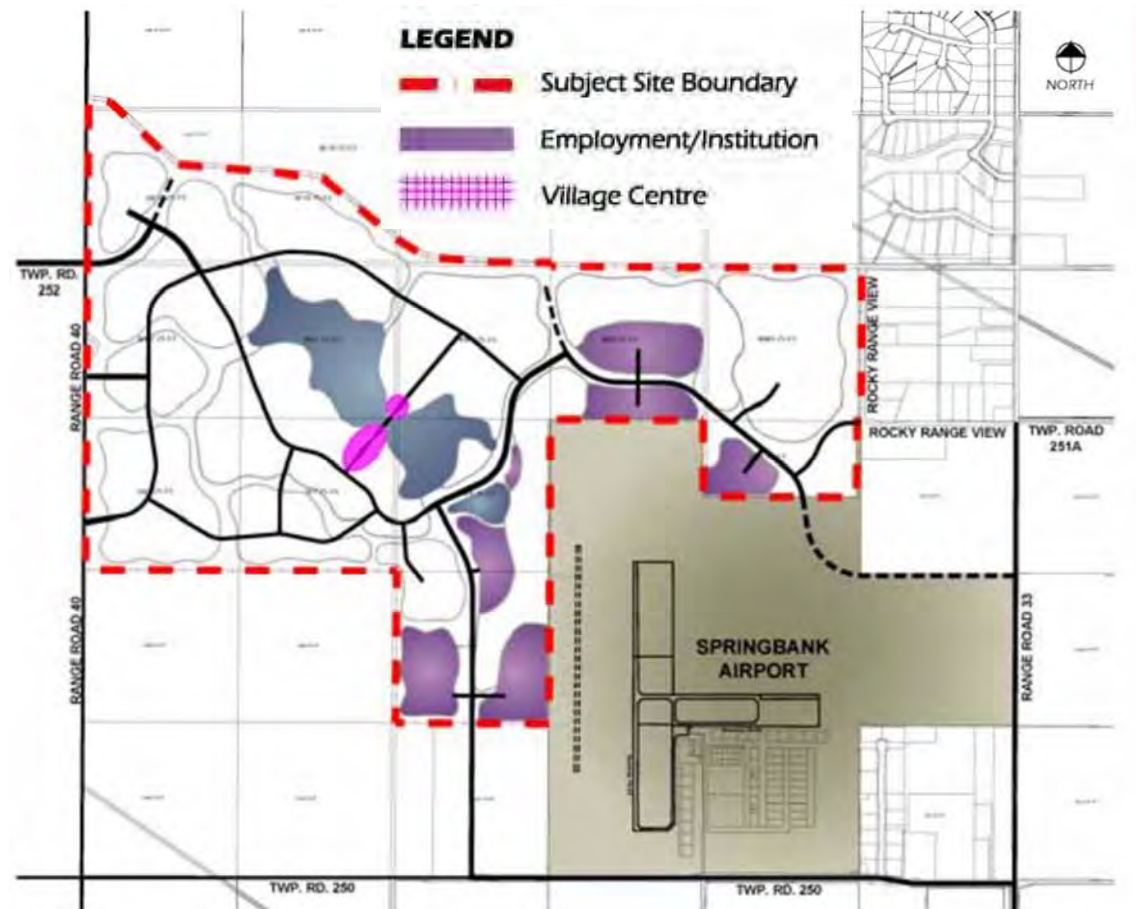


Figure 9

(water, golf, parks) and community amenities and support services.

Principle #4:

To balance the tax burden in RVC through the provision of commercial property taxes.

Principle #5:

To provide work opportunities for youth through community amenities (golf course, club facility) and local business establishments.

Policy 5.3.1: The Harmony community shall provide employment opportunities within the community.

5.3.1 Business Opportunities

The businesses that may be located within the employment lands will be controlled by both function and form. The effects of such operations (noise, air quality) will be contained within the buildings and the business park areas.

Principle #1:

Employment land uses within the community include:

- Low scale office parks (buildings ranging typically from 1-4 floors)
- Education and other public uses
- Clean manufacturing contained within buildings
- Storage and distribution fully contained within buildings (no outside storage of raw or manufactured materials)
- Service related retail/personal services to support businesses within the employment areas
- Café/restaurant in support of the businesses
- Specialty retail such as agricultural equipment and automotive sales.

Principle #2:

The employment lands will be subject to development of architectural design guidelines and performance standards in conjunction with subsequent development applications.

Policy 5.3.2: The function and form of the employment opportunities will be compatible with the overall community vision and adjacent land uses.



Proposed concept for one of the business nodes



5.3.2 *Agricultural Opportunities*

Agricultural operations are a significant component of the history of the lands. Such potential operations are subject to the following design principles:

Principle #1:

The community plan will provide for the efficient use of the land base through potential interim agricultural opportunities, such as:

- Grazing operations will continue on lands prior to development of each stage of the community
- Hayland opportunities on open space/buffer zones and undeveloped lands.

Principle #2:

Opportunities for long-term agricultural related operations will be supported within the community. Such uses may include:

- Employment for agricultural related businesses
- An equestrian boarding and/or riding facility
- Land for organic garden/community garden facilities/greenhouse
- The opportunity for the establishment of a community market place.

Policy 5.3.3: Harmony will promote the continuance of the agricultural history of the land through the provision of opportunities for agricultural businesses and operations in the short and long term.



5.3.3 Environmental Characteristics

As with the residential elements, the employment elements will contribute to the overall environmental quality of the community.

Principle #1:

Construction of buildings for business uses within the employment lands will incorporate techniques to employ environmental building standards. Such standards (Table 2) may include practices such as "LEED" building standards (Leadership in Energy and Environmental Design), best management practices for servicing and landscaping, and exploring alternate energy sources.

Policy 5.3.4: Buildings within the employment areas of Harmony will incorporate environmental building standards in keeping with the principles of the conceptual scheme as delineated at the Development Permit stage.

Table 2

The Harmony Development will promote LEED (Leadership in Energy and Environmental Design) standards for business sites. This will encourage utilizing green building practices to increase energy and water efficiency.

Specific LEED elements may include:

- Establish control and mitigation practices to reduce negative impacts of construction on water and air quality.
- Provide bicycle storage for commercial/office buildings.
- Protect or restore open space with native or adaptive species.
- Establish stormwater management features to minimize runoff, and capture to reuse for irrigation and cleaning prior to recirculation.
- Reduce heat island effect by the use of high reflective roofing surface or vegetated green roof.
- Reduce heat island effect by providing shading and replacing hard impervious surfaces with vegetated and/or permeable surfaces.
- Reduce light pollution by eliminating unshielded fixtures, reducing light levels, using low reflective ground covers, and providing down-lighting instead of up-lighting.
- Ensure water use efficiency by limiting or eliminating the use of potable water for landscape irrigation; by capturing or recycling site water for irrigation. This will also help to recharge the local groundwater table.
- Develop strategy for using grey-water instead of potable water where applicable.
- Specify water-conserving plumbing fixtures such as water efficient shower heads, waterless urinals and low flush toilets.
- Establish energy efficiency saving targets for building envelope U-values, windows, heating and ventilation systems, and water heating requirements.
- Reduce ozone depletion by specifying base building HVAC and refrigeration equipment that do not contain HCFCs.
- Encourage increased levels of on-site-renewable non-polluting energy technologies.
- Commission buildings to ensure that facilities are designed, constructed and calibrated to operate as intended.
- Facilitate reduction of waste generated that is hauled to be disposed at landfill sites. Create collection and storage areas for recyclables.
- Develop a construction waste management plan and designate a site for construction waste recycling.
- Consider use of regional building materials and rapidly renewable materials (i.e. fast growing farmed soft lumber).
- Establish minimum indoor air quality performance standards. Reduce the quantity of indoor air contaminants by specifying low-VOC (volatile organic compounds) products.

5.4 Community and Regional Support Elements

The Harmony concept includes a range of community and regional support elements to increase self-sufficiency of the area and to promote a high quality of life for residents and visitors. These elements include a community village core, health and wellness facilities, institutional facilities, and cultural components.

Principle #1:

To provide a range of services and amenities for residents, employees and visitors to reduce the dependence on driving to other centres.

5.4.1 Community Village Centre



Given the site's location, a locally focused commercial area in the core village area will provide a wide range of services to the residents and employees of the community, as well as broader area residents. The scale of these facilities will be small scale in nature and excludes regional facilities, such as big box retail businesses, gaming institutions and gas stations. One exception to the above, is the inclusion of a Wellness Facility and Spa that will serve the region.

Principle #1:

The village centre will provide a mix of land uses that work to create multiple interaction opportunities and contribute to the vibrancy of the community. The following elements are expected to be included within the core village area:

- Retail stores and support services (e.g. dry cleaning, financial, personal care)
- Restaurant(s)
- Community sized food store
- Professional office space/live work units
- Accommodation in the form of a small scale boutique hotel and/or bed and breakfast establishments
- An arts district (see Section 5.4.3).
- **Regional Wellness Facility**



Photos represent a sense of scale



Concept for Main Street in the Village Centre

Policy 5.4.1: The village centre will contain a variety of land uses to support the community. The form and function of these uses will be delineated through subsequent development applications comprised of these lands.



5.4.2 Health and Wellness Components

Harmony will include a 'community club' facility and the potential for health related facilities.

Principle #1:

A community club will be established within the community. This facility would be open to all residents of the community and residents of the larger region on a paid membership basis. The club facility may include elements such as:

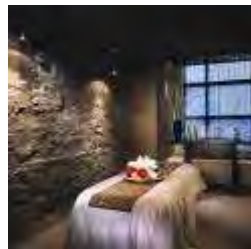
- An outdoor beach club and formal swimming area
- Multi-use courts
- Rowing club
- Fitness facility (exercise areas, gymnasium, class rooms)
- Spa facility
- Food establishments
- Physiotherapy
- Indoor swimming
- Conference and banquet facilities

Principle #2:

Harmony will promote the opportunity for a community health centre for residents of the greater area to reduce commutes to other centres. Subject to demand, the village core and employment lands will provide lands for:

- Clinics
- Urgent care facilities
- Specialty medical (i.e. chiropractics, physiotherapy, optometrist, lab, pharmacy)
- Municipal family and community services space
- Veterinary clinic

Policy 5.4.2: Harmony will incorporate opportunities for health and wellness facilities within the plan area.



5.4.3 Institutional Components

Institutional facilities are a key component for community planning. These types of facilities support the growth and enhancement of individuals within the community and the greater region.

Principle #1:

To provide life-long learning (educational, training) opportunities for residents of the community and the larger region. These may include a range of educational facilities from grade schools to post-secondary facilities within both the public and private realms. As a minimum, one grade school location will be provided within the core residential area and be a focal point for the village centre.

Principle #2:

To provide opportunities for inclusion of religious organizations within the community. The scale of such facilities would be small to mid-sized and include religious assembly and associated uses.

Principle #3:

Harmony will promote opportunities for the archiving and display of historical material and literature within the community.

Principle #4:

Harmony will promote the centralized location of community mail boxes within the community. These facilities can become focal points for a neighbourhood and support interaction amongst the residents.

Policy 5.4.3: Harmony will incorporate opportunities for institutional components within the community.



5.4.4 Cultural Components

The Harmony community supports cultural elements that facilitate community interaction and promote the well-being of its residents.

Principle #1:

Providing space for community groups to gather and function. Through the design of buildings within the community, Harmony will provide meeting room/space for local community groups.

Principle #2:

Every neighbourhood is centred around a public gathering space that reflects a human scale and promotes gathering opportunities.

Principle #3:

The community will contain spaces for celebrating our culture and reflect the historical uses of the lands (first nations, early settlement, ranching), as well as the region in general. These cultural elements may include:

- Historical interpretative signage
- Interpretive trail markers (i.e. Old Banff Coach Road)
- Historical notes on street signs
- Historical themes/displays/art in focal points of the community.

Principle #4:

Harmony will promote the arts and crafts through mechanisms such as:

- An Arts District (studios) in the core village
- Incorporation of public art into community spaces
- Encouragement for theatre related uses

- The use of outdoor space for music and interpretative arts activities.

Policy 5.4.4: The Harmony community will provide facilities and encouragement for cultural elements as per the principles of this Conceptual Scheme.



5.4.5 Protective Services

Protective services for the community are provided by the Municipality. Residents in this general area of RVC pay a surcharge for enhanced fire protection in the area. Currently, there is an existing MD fire hall located within the Springbank airport lands which can provide service to the community. The Harmony community has lands well suited for potential protective services within the community that can act as a service base for the greater area.

During the construction of the community, private site security services will be employed for site safety and equipment protection purposes.

Principle #1:

Through the implementation of the community plan, opportunities will be evaluated to facilitate long-term planning with the Municipality with respect to facility needs for protective services in the area.

Policy 5.4.5: The developer of the community will work with the Municipality to identify any potential land requirements for the provision of protective services.



Protective Services

5.5 Community Interface Elements

The Harmony plan is designed to co-exist with existing and potential adjacent land uses. These adjacent land uses include the Springbank Airport, residential communities and agricultural operations as indicated in Figure 10. Compatible land use strategies are required for each of these specific interface conditions.

Principle #1:

To implement 'intelligent transitioning' with the variety of neighbouring existing and future land uses.

5.5.1 Springbank Airport Considerations

The Harmony concept recognizes the importance the Springbank Airport plays within the community, Municipality and the region. The overall community design, its land uses and design principles, respects the characteristics of this major neighbour.

Principle #1:

To integrate the airport as a valued component of the Harmony community experience for both the residents and employees. To ensure that residents are aware of this neighbourhood use, a caveat will be registered on title notifying the purchaser that the community is in the vicinity of an airport. Also, the developer will work with

the Airport Authority on compatible building forms within the employment lands and road network, as well as exploring opportunities for joint initiatives.

Principle #2:

To develop a 'best use' band of land uses around the airport based on the principles of compatibility. This design principle includes:

- Locating residential land uses away from the interface with the airport and associated runways.



Figure 10

- Provision of employment lands that will provide the opportunity for connection to similar uses and facilities on the airport lands.
- Aligning roads to restrict buildings under runways in close proximity to the airport.
- Through design of the water bodies and adjacent uses, control water fowl conditions that may be hazardous to operation of the airport.

Principle #3:

For safety reasons, to discourage general public open space and trails abutting airport lands. Therefore, the concept plan contains no linear open space adjacent to the airport property line. The major use along the airport is the golf course as it is access controlled.

Policy 5.5.1: The Harmony community is to be based on sound planning practices with respect to the interface with the Springbank Airport as defined by the design principles contained within this conceptual scheme.

5.5.2 Agricultural Considerations

The agricultural operations on the land and in the area have played a significant role in defining the character of the area and the history of 'homesteading' in the community. Currently, the adjacent agricultural areas are defined by rural road networks and agricultural operations. The Harmony community strives to maintain the integrity of these agricultural elements.

Principle #1:

To maintain the view shed along regional rural roads, the concept provides open space transitions between major region corridors and the proposed community. More specifically, this open space interface, as shown in Figure 11, will be defined as:

- Along portions of Range Road 40 and Old Banff Coach Road abutting the subject site.
- Building setbacks from property boundaries is a minimum of 100 metres (330 feet) and an average of 130 metres (400 feet) including rear yard.
- These buffer lands could be comprised of public reserve lands, private open space and/or private lots (buildings set back as noted above).

- The buffer zone may contain major trail networks and landscape features.

Principle #2:

To provide open space transitions between adjacent current agricultural land holdings and the proposed community.

- Along south and southeast portions of the community.
- Building setbacks from these facilities is a minimum of 20 metres (66 feet) and an average of 30 metres (100 feet).
- These buffer lands could be comprised of public reserve lands, private open space and/or private lots (no buildings).
- The buffer zone may contain major trail networks and landscape features.

Policy 5.5.2: The design of the Harmony community will incorporate edge treatments adjacent to current agricultural areas as per the principles of this conceptual scheme.



Figure 11

5.5.3 Residential Considerations

Harmony is bounded on the east side by existing residential developments. Within Harmony, the easterly portion of the community is separated from the majority of the residential area due to the influence of the airport operations. Consequently, more dense residential development is located at least 1.6 km from these existing less dense residential areas.

This easterly portion of Harmony is more related to the external residential areas to the east. However, it is important for these lands to be connected to the rest of the Harmony community by road and trail networks.

Principle #1:

Residential development within the NW¼ Section 9 in the eastern portion of the plan shall be designed to reflect a transition from existing neighbouring housing densities to that of the main residential area of Harmony further to the west.

Principle #2:

Open space uses will form an additional interface treatment to buffer the Harmony land uses from the existing residential areas to the east (Figure 12). The open space may include trails and park facilities.

Principle #3:

~~As this area is isolated from the majority of the Harmony community, this will be the last area of the community to develop (even though the policy provisions of the CSASP would allow for immediate development of the area).~~ Consequently, the ultimate form of the land uses within the Section 9 lands will be reviewed and refined prior to development proceeding.

Policy 5.5.3: Due to the proposed timing for development, the type and form of land uses within Section 9 of the plan area will be reviewed prior to development of this area and will give consideration to the adjacent land uses of the time.

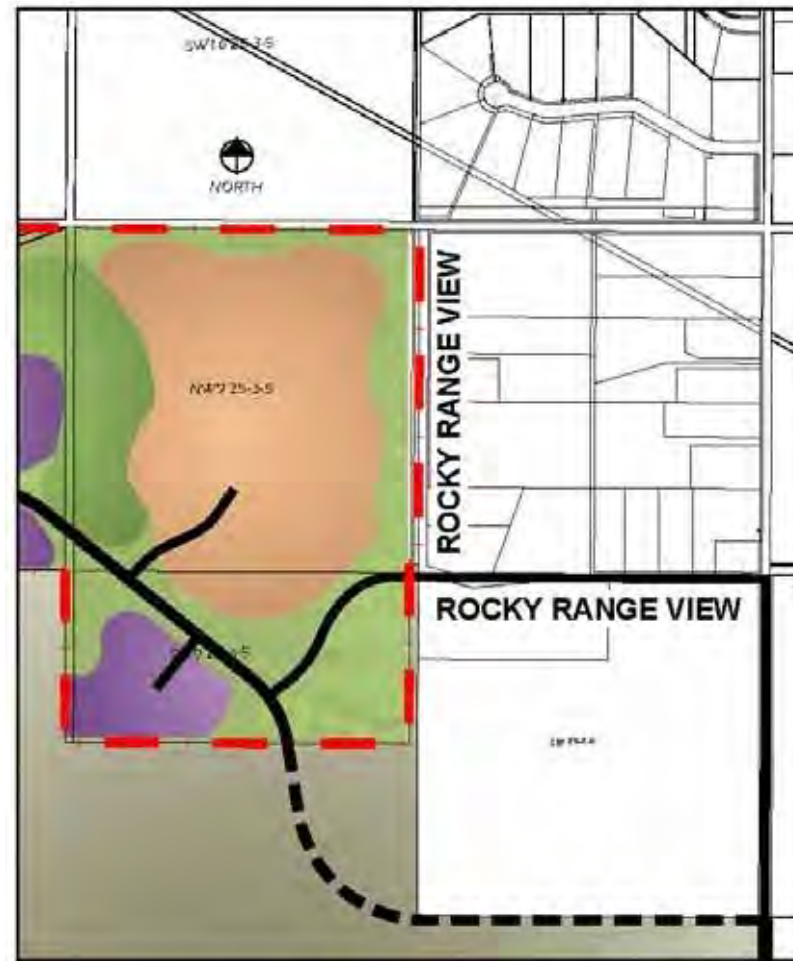


Figure 12

6.0 TRANSPORTATION

Access to, and within, the Harmony community supports the overall regional road system and community principles. In support of the Harmony design process, a Transportation Impact Study was conducted to establish roadway network and trip generation characteristics. The following is an overview of the study findings.

6.1 Regional Road Network

6.1.1 Existing Network

The regional road network for the subject site area is illustrated in Figure 13. The following are descriptions of the existing characteristics for the key roadways.

- **TransCanada Highway (TCH)** is a four lane divided primary highway in the vicinity of the site. It is part of the inter-provincial (national) highway network.
- **Highway 22** is a two lane undivided primary highway under provincial jurisdiction.
- **Range Road 33** is a two lane paved rural road having a posted speed limit of 80 km/h.
- **Township Road 250** is a two lane paved rural road with a posted speed limit of 80 km/h.
- **TCH / Range Road 33 Interchange** has a diamond shape configuration south of the TCH and a clover leaf configuration north of the TCH. All ramps are single lane. There are two main intersections at the interchange: a north and a south intersection.
- **Range Road 40, Township Roads 251A and 252, and Springbank Road** are two lane gravel rural roads with a posted speed limit of 50 km/h.

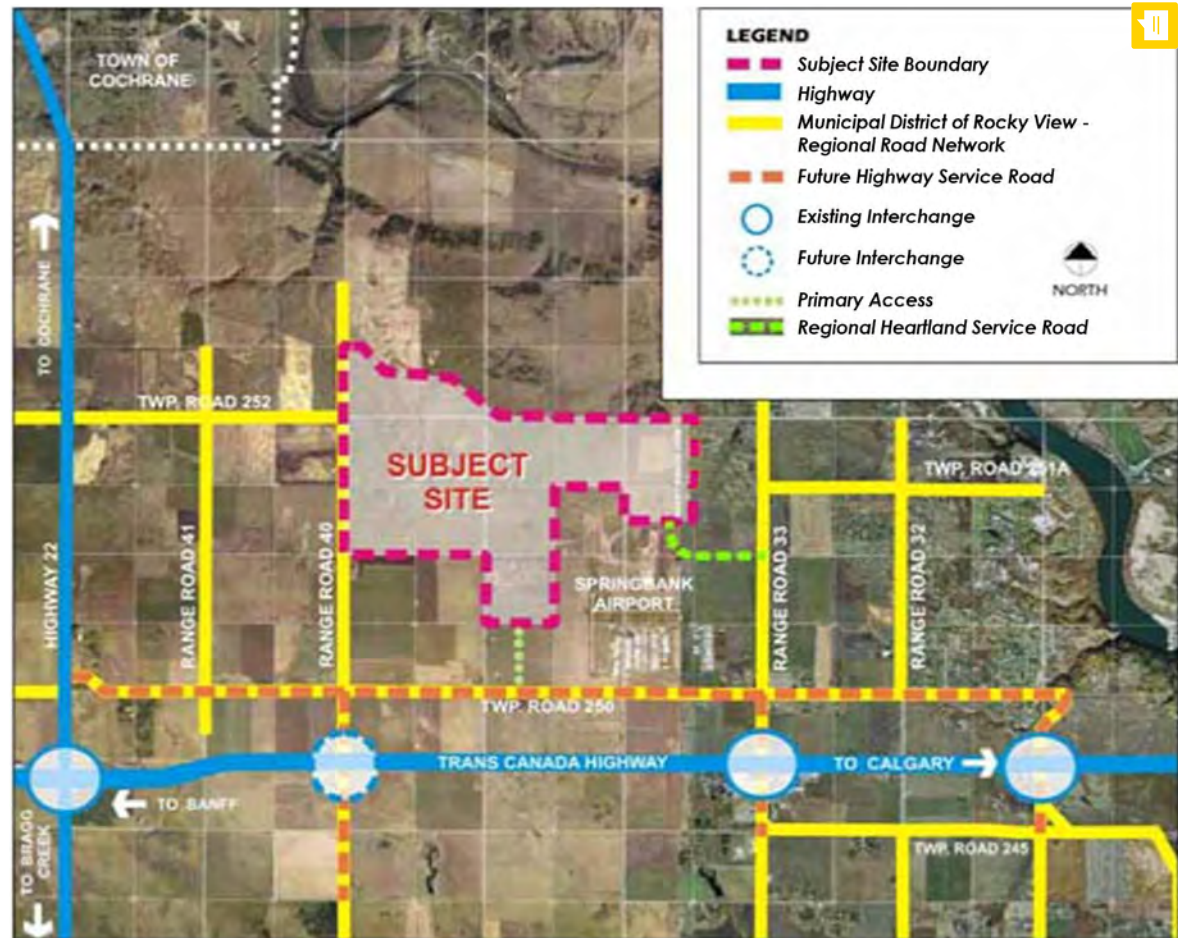


Figure 13

6.1.2 Future Background Network

Figure 13 illustrates the existing regional road network along with anticipated upgrades. Over time, Township Road 250 will be upgraded to a Highway Service Road standard between Highway 22 and Old Banff Coach Road. The road connections from Township Road 250 to the

TCH will also be upgraded to a Highway Service Road standard, and include Range Roads 40 and 33, and Old Banff Coach Road. A full interchange will also be added to the TCH at Range Road 40 (currently only an underpass).

6.1.3 Future Network with Development

When the Harmony development fully builds out, additional future road improvements will need to be made to the regional road network. These improvements include upgrades to the Range Road 33 and the TCH interchange, the roadway between this interchange and the primary access to the site, and the upgrading of Range Road 40 at the TCH into a partial service interchange. A detailed traffic impact study, submitted under separate cover, provides more details pertaining to the extent of these upgrades, as well as other road improvements required for full build-out of the Harmony development.

The developer will work with adjacent landowners in the Idlewild Estates community to the east to determine a long term road alignment to connect with Range Road 33. The connection will be based upon the principle of providing direct (primary) access to Harmony for the majority of the traffic while preserving a minor access (secondary) connector to the community to facilitate interaction. Connection to Rocky Range Road (251A) **will serve as an emergency access road only, into Harmony.** The desired location for this primary connection will be via an extension to the airport's existing internal access road to Range Road 33 **(Regional Heartland Service Road).**

To support the full development of the Harmony community, the following roads will require upgrading:

- **Range Road 33** between the TransCanada Highway interchange north to Township Road 250.
- **Township Road 250**
- **New roadway connections from the community to Range Road 40**

Other regional road improvements include:

- **Township Road 250/South site access**
 - Requires exclusive turn lanes on all the three approaches.
- **Range Road 33/TCH interchange**
 - Nature of improvements will depend upon phasing of these developments and other surrounding area developments.
 - **A functional study of the interchange indicates future upgrades to both intersections to roundabouts, or signals, will be required.**

These road improvements will also accommodate the evolution of other existing operations in the area. There are also a number of other projects under development and/or being proposed in the area. Any required road improvements and associated costs and timing need to be reviewed in context of these other activities.

Provision of facilities as staging areas for commuter buses and car sharing facilities will be made as demand dictates.

Policy 6.1.1: In conjunction with a subdivision application within Harmony, an update to the Harmony Transportation Impact Study will be provided to determine if any potential off-site road improvements are required to support that specific stage of development.

Policy 6.1.2: Any costs associated with transportation improvements identified through a transportation impact study that are not funded by government bodies are to be assumed by, and shared between, benefiting landowners.

Policy 6.1.3: As an implementation mechanism, for the long term transportation planning for the broader area, a Transportation Network Study is required in conjunction with the initial Transportation Impact Study update with the costs borne by the benefiting landowners.

6.2 Internal Road Network

Figure 14 shows the internal road network for the Harmony development. The internal road network provides an arterial spine road to link major components of the community and provide connections to the regional road network. A circulatory collector roadway facilitates traffic flow through the core residential area. The internal road network provides access to the existing regional road network through five proposed roadway connections. The five accesses are as follows:

- South access via Township Road 250 (primary access)
- Northwest access via Range Road 40/Township Road 252 (secondary access)
- Southwest access via Range Road 40 (secondary access)
- Midwest access Via Range Road 40 (secondary access)
- Airport Road connection to Range Road 33 (Regional Heartland Service Road)

The south access will be an arterial standard road developed in the initial phase of development, and will serve as the primary community access in the long term. The access will be used initially to service the initial business/institutional and residential areas, and will provide connection to future residential and employment uses.

The east access will access the business/ institutional and golf course uses on the east side, and will also be developed as an arterial standard. Since the east side residential developments occur in the last phase, this secondary access will be the last access constructed to the regional road network. As indicated previously, subsequent approval processes for this portion of the plan will be dependent upon the alignment of the primary connection to Range Road 33.

The internal roadway network also makes possible future road connections to potential development on adjacent lands through the implementation of a 'heartland service road' concept. This concept will provide for a future east-west spine road in this portion of the North Springbank area to complement the future function of Township Road 250 and Highway 1. The alignment of the heartland service road also provides direct access to the employment lands in Harmony and the Springbank Airport regional node.

The regional heartland service road will act to shift traffic away from the existing residential areas to the northeast while at the same time enhancing access alternatives for these residents. A collector road connection is provided as a secondary access point to the existing communities to the east to ensure connectivity to Harmony facilities.

The other three accesses focus primarily on access to the residential area. As residential areas are developed on the west, the accesses along Range Road 40 will be

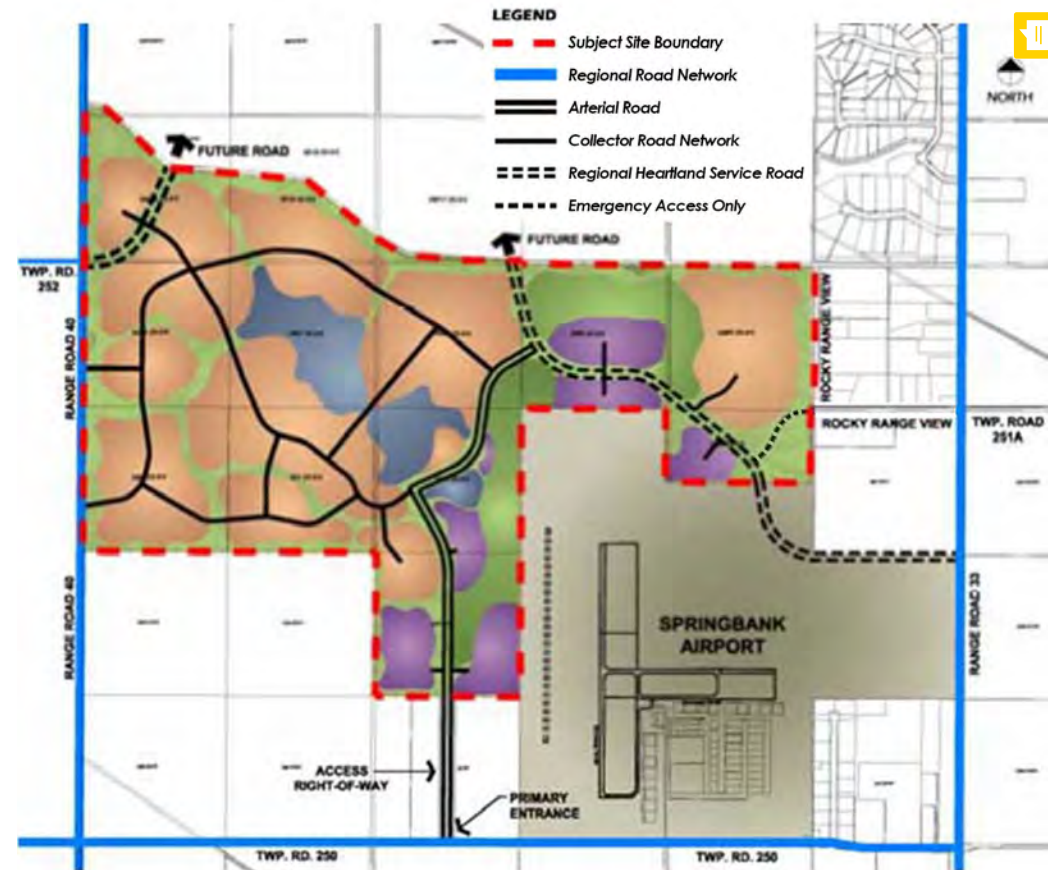


Figure 14

constructed. The northwest access off of Range Road 40/ Township Road 252 will be an arterial road, and the other two accesses further south along Range Road 40 will be collector standard roadways.

Local residential roads are not identified on Figure 14, but will essentially branch off the collector roadways.

With regards to traffic generation rates, the mixed use concept of Harmony will generate internalized traffic movements between the residential areas and the business/institutional areas within the development, thereby helping to reduce demands on the external road network. The employment lands will also draw external trips to the area helping to balance traffic flows.

Policy 6.2.1: Internal road alignments and classifications are to be determined at the land use and neighbourhood plan stage.

6.3 Road Standards

The internal road network for Harmony development supports the higher density, cluster form of development. The following are general road categories for daily vehicle traffic:

Local Road	up to 1,500 trips
Collector Roads	1,500 - 10,000 trips
Arterial Roads	10,000 or greater trips

The design standards for the internal road networks may combine traditional rural road profiles with more defined urban type standards to highlight particular elements of the community.

Policy 6.3.1: The standards for roadway construction are to be determined in conjunction with subsequent land use and neighbourhood plan applications.



7.0 SERVICING AND UTILITIES

7.1 Provision of Essential Utilities

The Harmony community will provide for a comprehensive network of infrastructure to allow for the efficient and economical servicing of the residents, businesses and amenities. This system of support infrastructure has the potential to benefit a larger community in the vicinity of Harmony.

Policy 7.1.1: The design of support infrastructure for potable water for the Harmony community shall make provisions for future expansions to potentially service a larger area immediately adjacent to the community.

As stated previously, Harmony will be developed on the basis of environmental sustainability. This guiding principle will be reflected in the development and provision of servicing and utilities for the community. Key components of this system include water conservation and wastewater management techniques.

Policy 7.1.2: The design of the support infrastructure shall take into account methods/technology for sustainable, efficient and economical provision and collection of utilities.

7.2 Potable Water

The Harmony water utility system will be designed to provide a high quality, reliable potable water source for the residents and businesses (see Figure 15). The design of the water system will give consideration to the potential for the system to provide service to a greater area outside of Harmony.

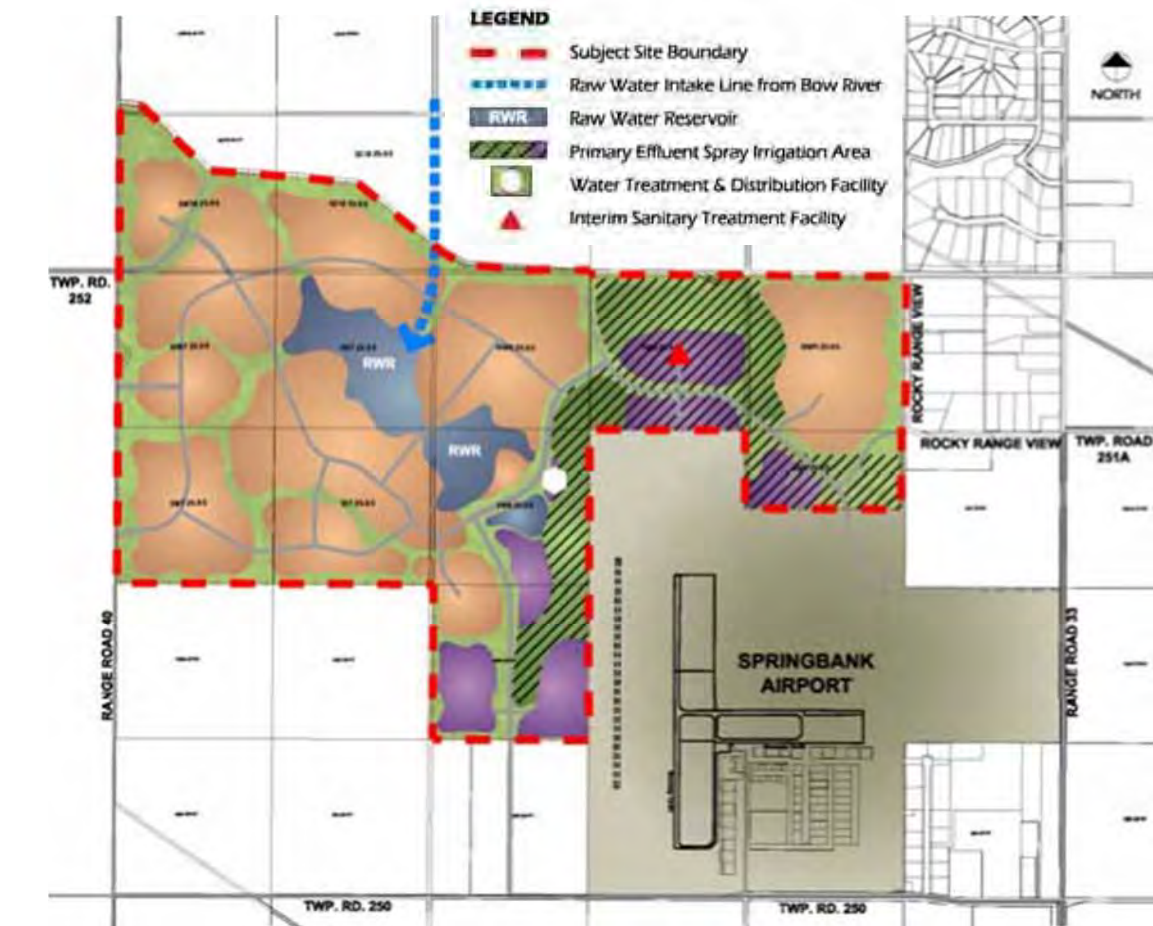


Figure 15

The water source for Harmony will be via water from the Bow River and/or a regional water system. In 2006, Harmony received approval for water withdrawal from the Bow River. Once on-site, the raw water will be stored in surface water lakes which will act as “off-line” river storage. This will allow for peak water usage to occur with minimal water pumping from the water source during

peak demand periods. Raw water will be treated through an on-site water treatment plant and stored within an enclosed reservoir. Domestic and fire flow demands will be pumped into a water distribution network and delivered to all homes and businesses.

A key design principle for Harmony is to reduce the amount of potable water consumed on a per capita basis through demand reduction techniques. Such techniques include mandatory water meters, water rates that increase with excessive use, implementing “low-flow” water fixtures (taps, toilets, showers), incorporation of a combination of irrigated and xeriscape landscape technology, as well as other possible measures such as rainwater collection systems.

The developer has aligned with WaterSmart (a not for profit water conservation and technology provider) to develop leading practices in the use of water resources.

In conjunction with reduction measures, water reuse measures may also be included, such as reuse of stormwater and treated effluent water. The long term commitment to water use reduction will be registered on the title for the property to ensure reduced usage. A water usage strategy will be prepared in support of each land use application.

Policy 7.2.1: The Harmony community shall be serviced by a communal potable water system. The water system shall be determined at the time of the first land use application and be to the satisfaction of the Municipality and the Province.

Policy 7.2.2: The communal water system shall be designed to provide the potential future opportunity for expansion to address the water needs of lands adjacent to the community.

Policy 7.2.3: The Harmony community will implement measures to reduce the amount of Bow River water needed to support the community. Such water conservation measures shall be determined in conjunction

with subsequent land use redesignations and be to the satisfaction of the Municipality and the Province.

7.3 Sanitary Sewage

Effluent generated by the Harmony project will be collected via a communal sewer system (see Figure 15). The system will be designed to provide for on-site effluent treatment and/or a connection to a regional infrastructure system.

On-site treatment may be used as an interim servicing strategy or a long term solution. The effluent will be treated to a high water quality and primarily used as a resource for irrigation of the golf course and yet to be developed lands, as well as other irrigation needs on open space and agricultural operations in the vicinity of Harmony. Reduced effluent volumes will be realized through the implementation of water conservation techniques.

The design of Harmony’s communal collection system will also take into account the potential for future regional sanitary servicing infrastructure by the Municipality or a private provider.

A sanitary sewer strategy will be provided with each subsequent subdivision application.

Policy 7.3.1: Effluent generated from the Harmony project will be treated to a high quality standard for reuse on-site or a nearby agricultural operation and/or conveyed in regional infrastructure. A servicing strategy will be provided at the subdivision stage to the satisfaction of the Municipality and the Province.

Policy 7.3.2: The components of a servicing strategy shall detail the method of wastewater treatment and the amount of development that can be supported by such treatment mechanisms to the satisfaction of the municipality. Approvals of wastewater treatment mechanisms require approval by Alberta Environment in conjunction with an application for subdivision.

7.4 Stormwater Management Master Drainage Plan

The Harmony stormwater drainage system is designed to create the necessary drainage facilities that will improve water quality, add visual amenities, and provide recreational amenities (see Figure 16). The stormwater system may also be used to generate water resources for the needs of the community.

An overall objective is to implement a stormwater management system which generates interest and pride among the residents and businesses that recognize the stormwater features as a benefit to the community. The system shall also ensure that there is protection from erosion and/or flooding damage.

The subject site receives runoff from upstream agricultural areas, as well as the airport lands. The stormwater management system will strive to improve the quality of the surface water entering and exiting the site.

Stormwater drainage facilities within the community will incorporate elements of the existing drainage patterns of the land. There are a few existing drainage corridors, but the majority of the site is comprised of localized drainage to dispersed low spots. The design of the post-development system will provide similar Best Management

Practices (BMPs) allowing stormwater runoff generated from localized areas to be treated at or close to its source point. A design principle will be to meet pre-development peak flow targets in the design, but also strive to reduce stormwater runoff volumes through source control methods.

As stated previously, the interface with the adjacent airport is an important component of the community

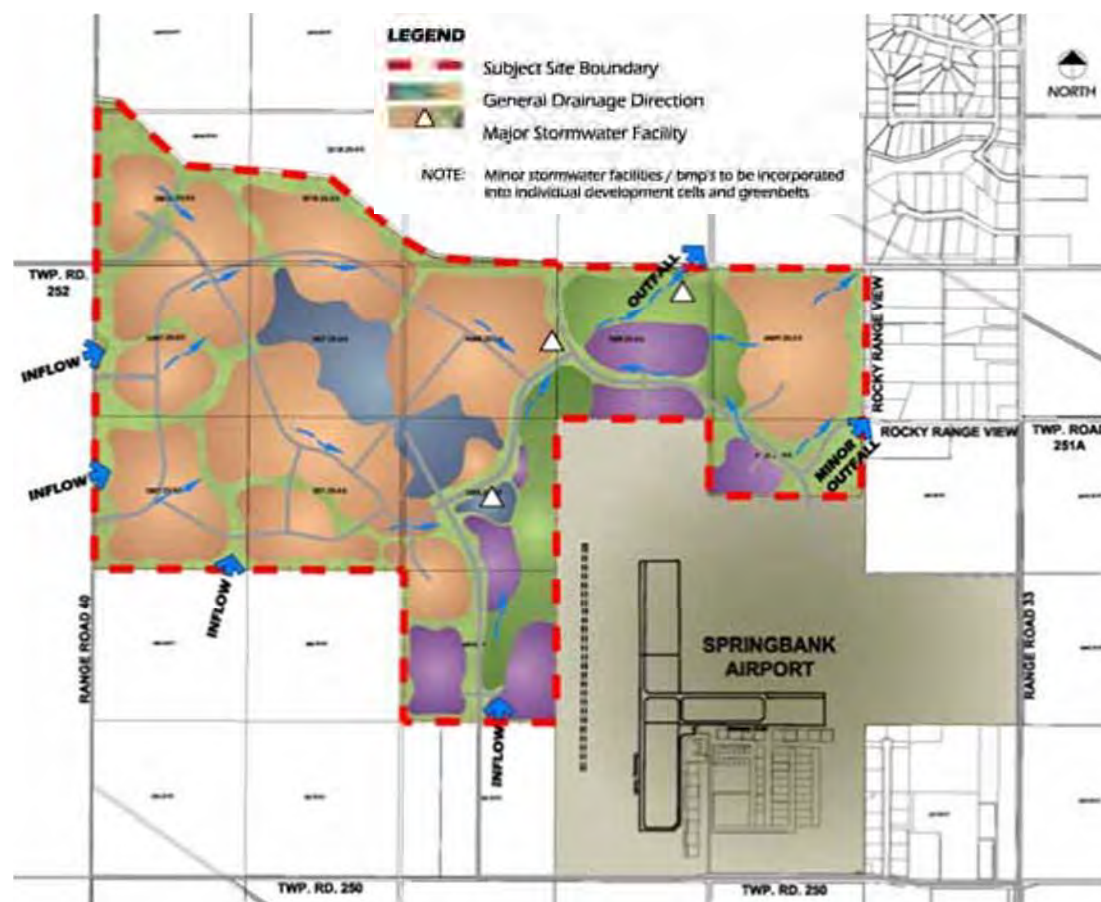


Figure 16

design. The stormwater system will take into account the proximity to the airport and the need to minimize the potential for waterfowl conflict with airport operations.

Policy 7.4.1: To promote the design of a stormwater management system that follows open space corridors and natural drainage networks that enhances the community landscape.

Policy 7.4.2: To design the stormwater management system using Best Management Practices that complies with elements of the natural, pre-development hydrologic characteristics.

Policy 7.4.3: To design a cost-effective stormwater management system which uses a mix of stormwater features to reduce peak discharges and improve water quality.

Policy 7.4.4: A Staged Master Drainage Plan shall be prepared for each development cell/project stage concurrently with an application for redesignation. A site Implementation Plan shall be prepared for each phase of a development cell/stage concurrently with an application for subdivision.

7.5 Solid Waste Management

The design and operation of the Harmony community will provide opportunities for methods of reducing the amount of refuse removed from the site. Techniques will include the provision of a recycling program and composting/ mulch facilities.

Waste generation during the construction stages will also be reduced through building industry environmental practices/programs.

Policy 7.5.1: A waste management strategy shall be submitted in support of subsequent subdivision applications within the community.

7.6 Energy

The Harmony community will explore practical opportunities for the reduction of power usage and on-site power generation.

Energy reduction strategies will be evaluated at the detailed design stage. Energy reduction techniques will include elements such as the provision of low impact community lighting to reduce light pollution to the night sky.

On-site power generation may be considered through techniques as geothermal heating, solar power, wind

power, and co-generation. The developer will continue to explore opportunities with power suppliers that specialize in sustainable and alternate energy sources. Any such systems proposed will form part of subdivision application.

Policy 7.6.1: The Harmony community shall explore energy reduction and on-site generation techniques in conjunction with subsequent subdivision and/or development permit applications with the goal of reducing the overall energy demands of the community.

7.7 Communication

A design principle of the community is the provision of high quality communication infrastructure. Specific elements may include fibre optic facilities, high speed internet and the potential for a community intranet. Category 5 wiring will be the minimum standard for provision of communication infrastructure.

8.0 IMPLEMENTATION

The Harmony Conceptual Scheme is the mechanism to establish the overall vision for the lands. The implementation of this vision will be spread over a period of time requiring a series of implementation strategies.

8.1 Implementation Strategies

8.1.1 Development Stages

The Conceptual Scheme area has been divided into a number of project stages (see Figure 17). These stages will form the basis for subsequent more detailed development approval applications and supporting documentation.

The Harmony community has been divided into five stages as per Figure 17. The requirements associated with implementing the stages are discussed in subsequent Section 8.2.2.

8.1.2 Neighbourhood Plan and Land Use

A Neighbourhood Plan process is a mechanism to bridge between the broad policies and concept of this Conceptual Scheme and more detailed development approvals for a given stage of development. The Neighbourhood Plan provides a more detailed layout of the development plan and includes such items as:

- standards and alignments for all roads
- general land use blocks (not specific lotting)
- delineation of open space systems and associated mechanisms for provision of municipal reserves
- deep utility servicing infrastructure
- stormwater and associated drainage facilities

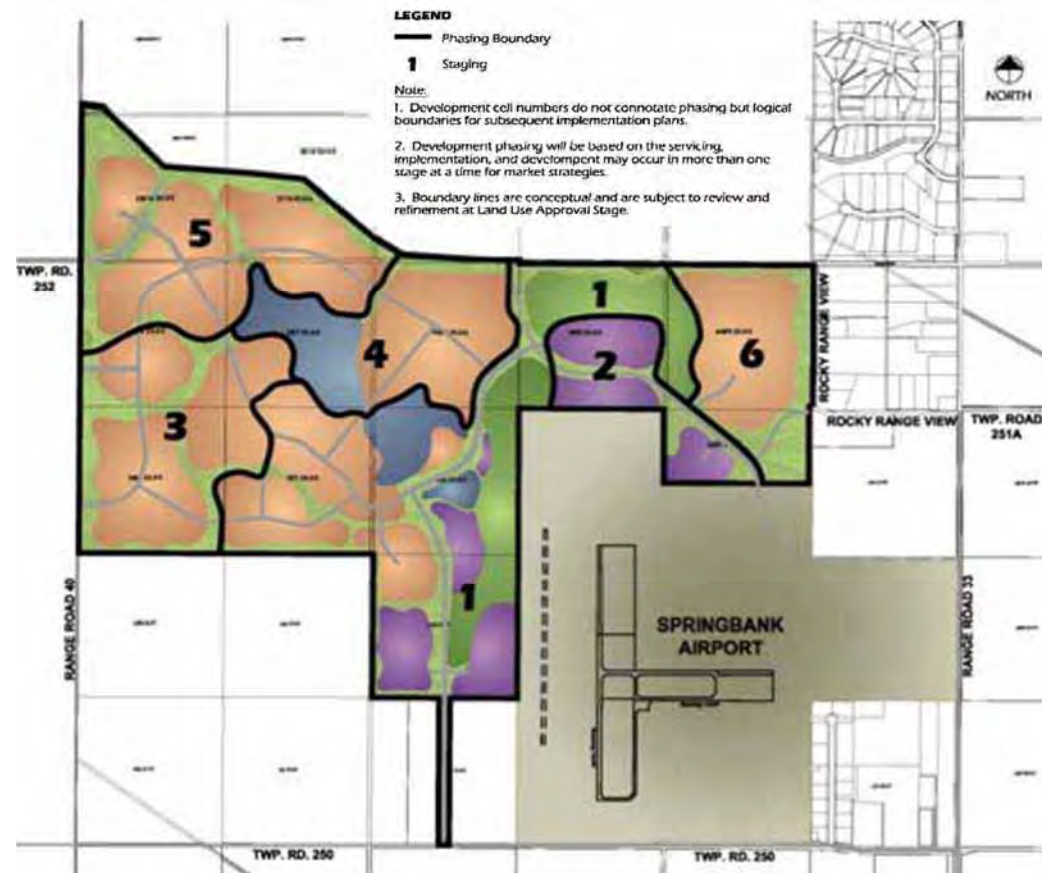


Figure 17

Neighbourhood Plans will be prepared in support of land use redesignations for a given stage, or portion thereof. The land use redesignation process will define site specific uses for the land, as well as the associated regulations for the use. Harmony land uses may be implemented through current municipal land use districts and/or Direct Control land use districts tailored to the specific needs of this community.

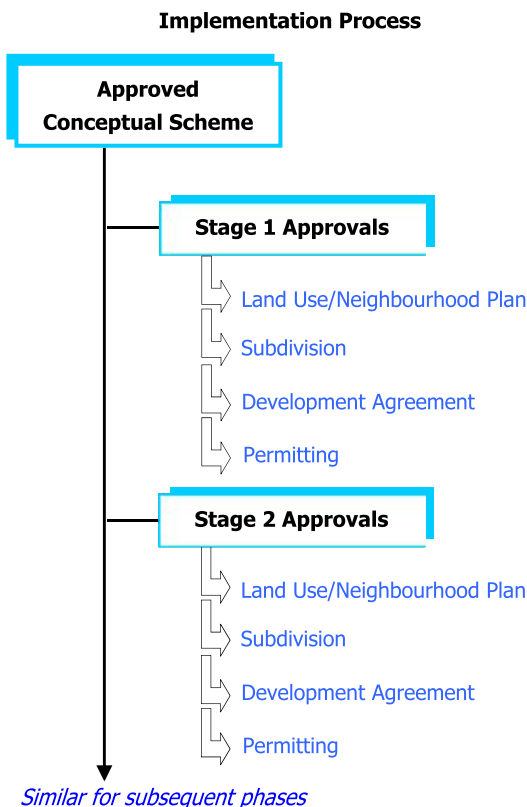
Policy 8.1.1: In support of a land use redesignation application, a Neighbourhood Plan will be prepared to illustrate a more detailed development plan for a particular stage(s) of the community.

Policy 8.1.2: In support of subsequent neighbourhood plans and redesignation applications, the developer will be required to submit a rationale dealing with how their proposal is consistent with the principles and policies of the Harmony Conceptual Scheme.

8.1.3 Subdivision Process

Upon receiving land use approval, a tentative plan of subdivision will be submitted as a continuation of the development approval process.

This process provides conditions of approval and establishes a development agreement which are commitments required before titles can be delivered for the development.



8.1.4 Road Allowance Closure

Within the boundaries of the community plan, there are a number of undeveloped original road allowances under the jurisdiction of the Municipality. An application to close these road allowances will be required so that these lands can be cohesively incorporated into the development concept.

Policy 8.1.2: Land contained within original road allowances will require a road closure application to the satisfaction of the Municipality and the Province.

8.2 Development Timelines

8.2.1 Project Horizon

The project is anticipated to be built out over approximately a 10-15 years time horizon, depending on market conditions and the development of servicing infrastructure during this period.

8.2.2 Staging/Phasing

As previously indicated, the overall project has been grouped into a number of internal stages based upon the following development principles:

- Provision of the necessary infrastructure to support the particular stage of development
- Provision of a variety of housing products to be brought to market
- Provision of components of the community amenities.

Policy 8.2.1: Subsequent land use approval applications shall demonstrate the provision of supporting infrastructure, housing product mix and provision of community amenities at each stage of development.

The Harmony community is comprised of five development stages:

Stage 1 (Initial Stage) Components:

- Development of primary entrance road
- Construction of initial lake/potable water reservoir facility
- Provision of a portion of employment/ institutional lands and construction of the first of six major recreational parks
- Provision of a variety of neighbourhoods allowing for a mix of housing forms
- Providing land for a portion of the village centre
- Provision of associated open space and trail facilities including the establishment of the historic "Old Banff Coach Road" trail system
- Provision of land for the golf course and effluent treatment facilities
- Construction of the water treatment facility
- Provision of stormwater management facilities

The timing of development for individual land uses within a stage will be dependent upon market conditions. Neighbourhood Plan and land use applications may be for all or a part of this stage.

Stage 2 Components:

- Construction of the Heartland Regional Road connection to Range Road 33
- Provision of employment/institutional lands

Stage 3 Components:

- Connecting the internal road network to Range Road 40 to provide a second means of access
- Provision of additional neighbourhood lands allowing for a continued mix of housing product on the market
- Continuation of the open space and trail network development

Stage 4 Components:

- Construction of the second lake/potable water reservoir facility
- Provision of land for the remaining village centre facilities
- A variety of housing products
- Open space and trail network extensions

Stage 5 Components:

- Completion of the westerly road network and connections to Range Road 40
- Completion of the community residential uses in the western portion of the plan
- Continuation of the open space and trail network

Stage 6 Components:

- A connection to Rocky Range Road shall not be completed until such time as the Heartland Service Road is constructed from Harmony to Range Road 33 to the south
- Reassessment of the housing form best suited to this specific stage giving consideration to adjacent land uses
- Completion of the eastern portion of the open space, parks and trail network

In conjunction with the internal development staging, there are potential off-site improvements which may be

required to support any given development stage. These improvements include items such as the off-site water facilities, sewage treatment and disposal, shallow utilities, roadways, and site reclamation activities deemed necessary.

Within each stage there may be a single or multiple phases of development. ~~Other than Stage 1 and Stage 6, the staging numbers do not necessarily correlate to the sequence of development.~~ Development may occur within multiple stages to account for infrastructure, amenities or market conditions.

Policy 8.2.2: An application for Neighbourhood Plan and land use will be based on a delineated stage boundary. Such applications may be for one or more stages of development.

Policy 8.2.3: Detailed development approval applications may be for single or multiple phases within a stage or combination of stages.

Policy 8.2.4: The identification, and associated implementation timing for any required off-site improvements will be determined to the satisfaction of the Municipality in conjunction with subsequent Neighbourhood Plan and land use redesignation processes.

8.3 Project Theming/Naming

The current project name of Harmony is for the purposes of the Conceptual Scheme as it fully embraces the extent of the project principles. As the development moves through the subsequent detailed design and implementation stages, an overall community name may also go through the refinement process. Similarly, each

individual neighbourhood in the development may have a unique reference name suited to the characteristics and elements of that portion of the plan. Such individual names shall be coordinated with the overall project name and the pioneering heritage of the area. It is also expected that the employment lands area will be uniquely named.

Similarly, the internal road network will have a portion of the name reflecting the community/neighbourhood theme and/or history of the area, as well as the local context for that road.

Policy 8.3.1: Prior to the approval of the Neighbourhood Plan and land use for the first phase of development, an overall project name shall be confirmed.

Policy 8.3.2: Individual neighbourhood names shall be determined at the applicable Neighbourhood Plan and land use redesignation stage.

Policy 8.3.3: Internal road names will be coordinated with the community/neighbourhood theme in conjunction with the applicable Neighbourhood Plan land use stage and approved by the Municipality.

9.0 TECHNICAL REPORTS: CONTEXT OVERVIEW

In conjunction with the preparation of this Conceptual Scheme, a number of background studies have been completed. The following is a synopsis of the various report findings.

9.1 Biophysical Impact Overview and Environmental Protection Plan

A site Biophysical Impact Assessment (soil survey, vegetation survey, rare plant survey, wildlife survey) was prepared by EnviroConsult Inc. in November of 2005. In general, this site is in an overall disturbed condition. Approximately half of the project area has been cleared for cultivation, while the majority of pastureland has been overly grazed by cattle. Wetland areas within the project area have been impacted by cattle grazing and other anthropogenic causes which have degraded the riparian and decreased the water quality.

The result is that there are few if any features of environmental or aesthetic value that require unusual protection or conservation measures (Figure 18). In particular, two wetland sites were investigated to assess their significance using two different evaluation

techniques: the City of Calgary ESAS form and the Stewart and Kantrund Classification System (1971). These wetlands have been impacted by cattle grazing and other anthropogenic causes which have degraded the riparian vegetation and decreased water quality. The larger of the wetlands received very low ratings and is categorized as being of below average quality. The second of the identified wetlands, much smaller, is categorized as being average quality and will be

incorporated into the design on this area of the site (refer to Section 4.3 Community Guiding Principles and 5.3.5 Lake within the Community Support Services section for details). The low ratings for these wetlands are due to the encroachment and disturbance by agricultural practices, poor diversity of aquatic vegetation and their poor aesthetic and interpretive value. The present condition severely restricts the wetlands' ability to support aquatic wildlife habitat.

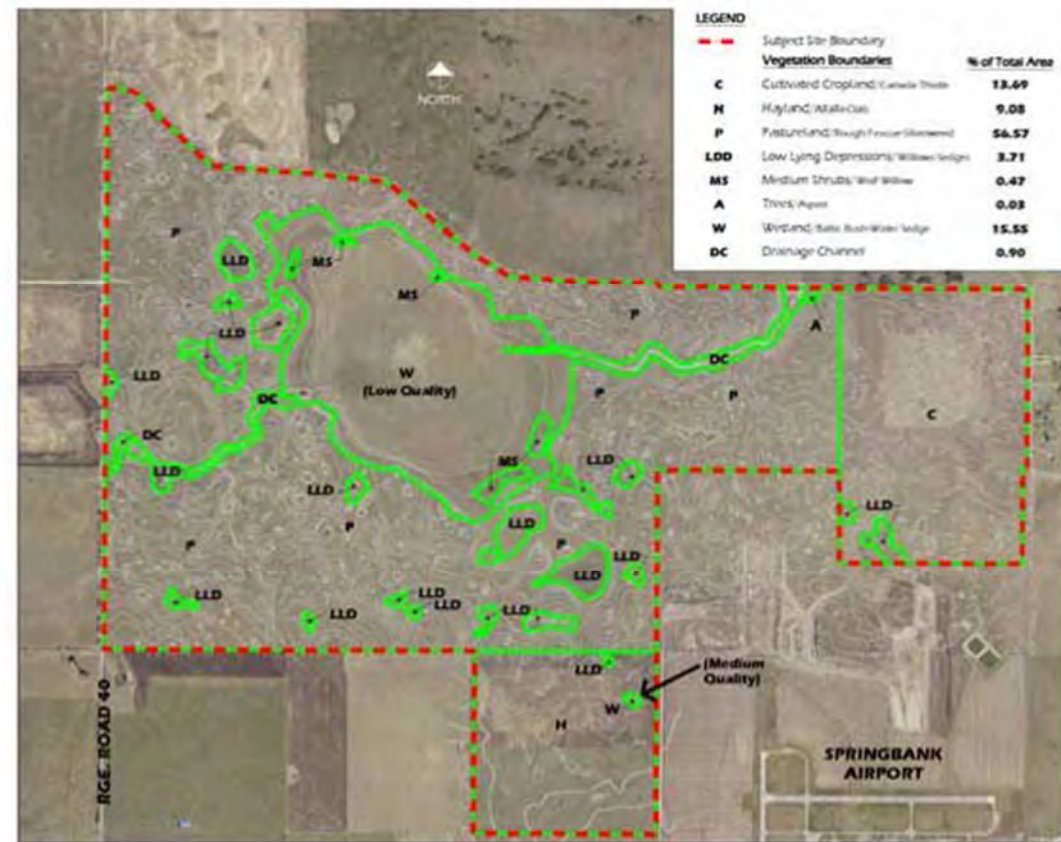


Photo Source: Rocky View County (Formerly known as, MD of Rocky View), May 2005

Figure 18

Although the potential occurrence of rare or special status wildlife species on-site is considered to be low, only two specific species were considered as potentially being found on-site, the Northern Leopard Frog, a red listed species in Alberta, as well as burrowing owls. The initial study found neither was present. An additional study was completed in the spring of 2006 which reconfirmed that there are no Northern Leopard Frogs on-site due to the relatively poor condition of the low lying areas in providing

Policy 9.1.1: Adherence to the mitigation measures laid out in Section 3.0 Environmental Protection Plan of the Biophysical Impact Assessment and Section 3.0 Recommendations of the Rare Plant Study shall be required to ensure the project is developed with the least



possible disturbance to the surrounding natural environment, and that construction activities proceed in an environmentally conscientious manner.

9.2 Agricultural Capability Rating Report

In October of 2005, Matrix Solutions Inc. completed a site-specific evaluation of the proposed development using the LCCAAA (Land Capability Classification for Arable Agriculture in Alberta). As indicated in Figure 20, the rating system places the lands in the following classifications:

56.3% of the subject lands into Class 4H

Class 4 lands are considered marginal for arable agricultural; they have such severe limitations that they are suited only for a narrow range of crops and the risk of crop failure is high. Subclass Climate Limitation H recognizes that the most limiting factor to agricultural activity is a shortened growing season.

1.8% Class 4HJ

Class 4 lands are considered marginal for arable agricultural; they have such severe limitations that they are suited only for a narrow range of crops and the risk of crop failure is high. Subclass Climate Limitation H recognizes that the most limiting factor to agricultural activity is a shortened growing season and Subclass Landscape Limitation J recognizes that the most limiting factor to agricultural activity is complex landscape pattern.

2.2% Class 5T

Class 5 lands have very severe limitations for sustainable arable agriculture. Subclass Landscape Limitation T recognizes that the most limiting factor to agricultural activity is adverse topography.

12.7% Class 5W

Class 5 lands have very severe limitations for sustainable arable agriculture. Subclass Soil Limitation W recognizes that the most limiting factor to agricultural activity is excessive wetness.

15.7% Class 6W

Class 6 lands have very severe limitations for sustainable arable agriculture and cropping is not feasible. Subclass Soil Limitation W recognizes that the most limiting factor to agricultural activity is excessive wetness.

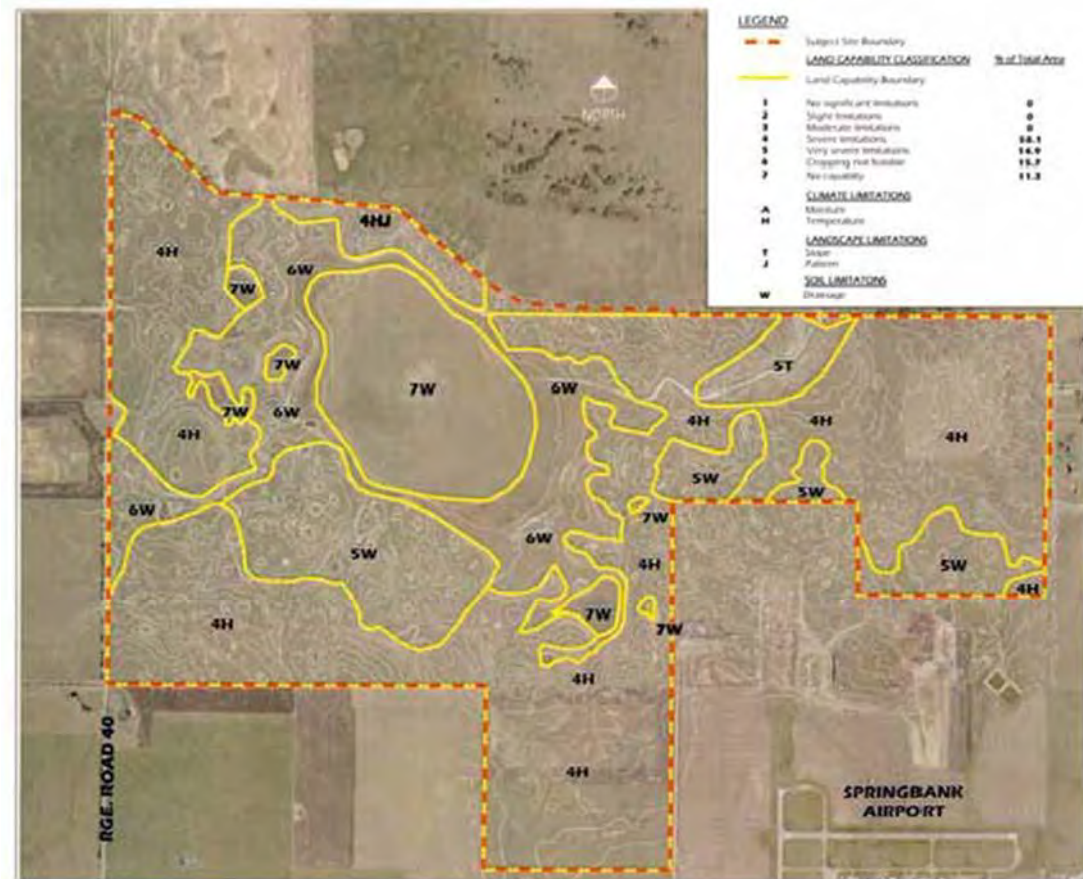


Photo Source: Rocky View County (Formerly known as, MD of Rocky View), May 2005 *Figure 20*

11.3% Class 7W

Class 7 lands have no capability for sustained arable agriculture. Subclass Soil Limitation W recognizes that the most limiting factor to agricultural activity is excessive wetness.

Generally, climate, soil and drainage (excessive wetness) are the main reasons as to why the lands are so difficult to cultivate. As a result, the site is currently used mainly for grazing (although the site can now be considered overgrazed). There are no Class 1-3 lands found on the subject site.

The design of the Harmony community reflects these agricultural site characteristics. The highest concentration of the built form and the major open space elements are located on the poorest quality agricultural lands.

9.3 Effluent Irrigability Assessment

In the fall of 2005, Matrix Solutions Inc. conducted extensive Level II (as defined by the Standards for the Classification of Land for Irrigation in the Province of Alberta) investigations of a portion of the site to determine the potential for the land to accept treated effluent water through the use of an irrigation system. The land assessed for irrigability potential is planned as a golf course facility and employment lands. The principle of the assessment was to determine the potential to develop a wastewater irrigation system that provides for a safe, long-term management of the land base. Wastewater irrigation is deemed to be agriculturally beneficial and environmentally acceptable, provided implementation of effective management practices. The study indicates that "A site is classified as suitable for wastewater application only if it is found to possess soil, climate and physical characteristics that enable effective

utilization of the wastewater applied without causing future damage to the land base or to underlying groundwater".

Based on the findings of the investigation, the study lands are categorized as Class 2 and Class 6 (see Figure 21). Class 2 areas are suitable for treated wastewater irrigation through the use of a sprinkler system. The Class 6 lands are deemed to be not suitable for wastewater irrigation purposes in its current condition.

Policy 9.3.1: An application shall be submitted to provincial authorities for approval of any effluent irrigation systems.

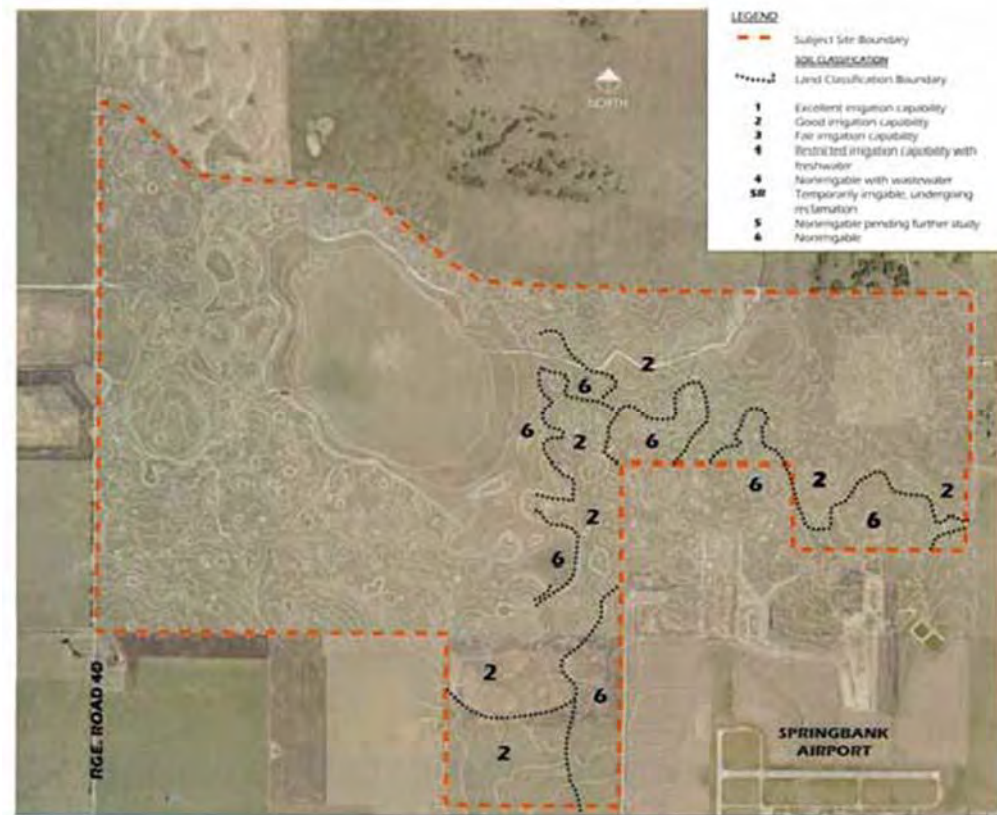


Photo Source: Rocky View County (Formerly known as, MD of Rocky View), May 2005 *Figure 21*

9.4 Environmental Site Assessment Overview

Two Level One Environmental Site Contamination Assessments were prepared by Base Property Consultants Ltd. in May of 2000 (Copithorne Lands) and February of 2006 (NW Sec. 5, Twp. 25, Rge. 3, W5M). Based on the results of a historical records review, site reconnaissance and all other relevant information available at the time, it was found that no environmental impairment exists on the subject site. Further environmental contamination investigation is not required at this time.

9.5 Historical Resources Impact Assessment Overview

A Historical Resources Overview was prepared for this site by Bison Historical Services Ltd. in March of 1999. Areas north of the site contain a high number of archaeological sites including stone feature sites, kill sites and various historic period sites.

The proposed development area is classified as being of unknown palaeontological potential (Tyrell Museum of Palaeontology 1984), but has potential for the finding of cultural resources (Alberta Culture and Multiculturalism 1987). No previously known archaeological sites and no provincially designated significant sites are associated with the proposed development. However, the likelihood of undisturbed surface and/or buried heritage resources within the development is felt to be moderate to high. The highest potential is associated with the central low area and its drainage (kill sites are reported along the drainage just outside the limits of this study). A number of recent studies in the vicinity have identified deeply buried cultural resources in the 7,000 to 10,000 years range and similar aged sites are possible here. These sites have been identified during deep testing in a variety of locales, but all associated with depositional environments. In summary, this area has potential to provide for answers relating to past First Nations use of the land.

In view of the above, it was recommended that a Historical Resources Impact Assessment (HRIA) be completed prior to subdivision approval. This HRIA should include provisions for deep testing in areas of sediment accumulation, particularly within and around the central drainage basin and its associated drainage course, as well as other depositional traps in the study area.

Policy 9.5.1: An Historical Impact Assessment will be undertaken for the northern portion of the Planning Area prior to its development which identifies the location of historical resources and the program for removal, avoidance and/or conservation of these resources. The Historical Impact Assessment shall be prepared by a qualified archaeologist in accordance with Alberta Community Development requirements and guidelines.

9.6 Geotechnical Evaluation Overview

A geotechnical evaluation was performed in June 2000 by McIntosh Lalani Engineering Ltd. for the proposed development site. McIntosh Lalani concluded that the subject lands are suitable from a geotechnical point of view for the proposed development.

The objective of this evaluation was to assess the general subsurface soil conditions within the proposed development area and provide geotechnical guidelines for the development. Sixty-five boreholes were drilled to a depth of 9 metres and PVC standpipes were installed to allow for future monitoring of groundwater conditions. Laboratory testing, as necessary, was undertaken to aid in determining the geotechnical engineering properties of the soils.

The site consists of a topsoil layer which ranges in thickness from 75 to 250 mm. Beneath these surficial organic layers was a lacustrine clay which is typically moist, consists of a trace of silt, sand and gravel, and medium brown in colour. The clay ranges from medium plastic to high plastic and is stiff to very stiff in consistency. There were some sand and silt seams which were encountered throughout the site. These seams are typically wet to saturated. There were also wet zones of the clay encountered with depth.

The boreholes drilled within the central low lying area encountered a thick layer of organics. The surficial organic layer was a peat like pond organic layer ranging from 75 mm to 300 mm in the location of the boreholes. Underlying the organic layer in some locations was silt with traces of firm to stiff organics generally found immediately beneath the surface, but also up to 0.65 metres. The clay was generally low to medium plastic

immediately beneath this area. A higher plastic clay was generally encountered at a depth of roughly 3.5 metres below ground surface. The high plastics encountered have a high swelling potential and this should be considered upon design of a structure within this area.

There were numerous silt and seams and lenses encountered within the clay. These layers were generally wet to saturated.

Policy 9.6.1: An adequate level of inspection shall be provided during construction and that construction be carried out by a suitably qualified contractor, experienced in underground utility installation and earthworks.

Policy 9.6.2: Recommendations on construction excavation and temporary dewatering, site grading, pipe support, foundations, concrete type, and lake construction found within the Geotechnical Evaluation shall be followed.

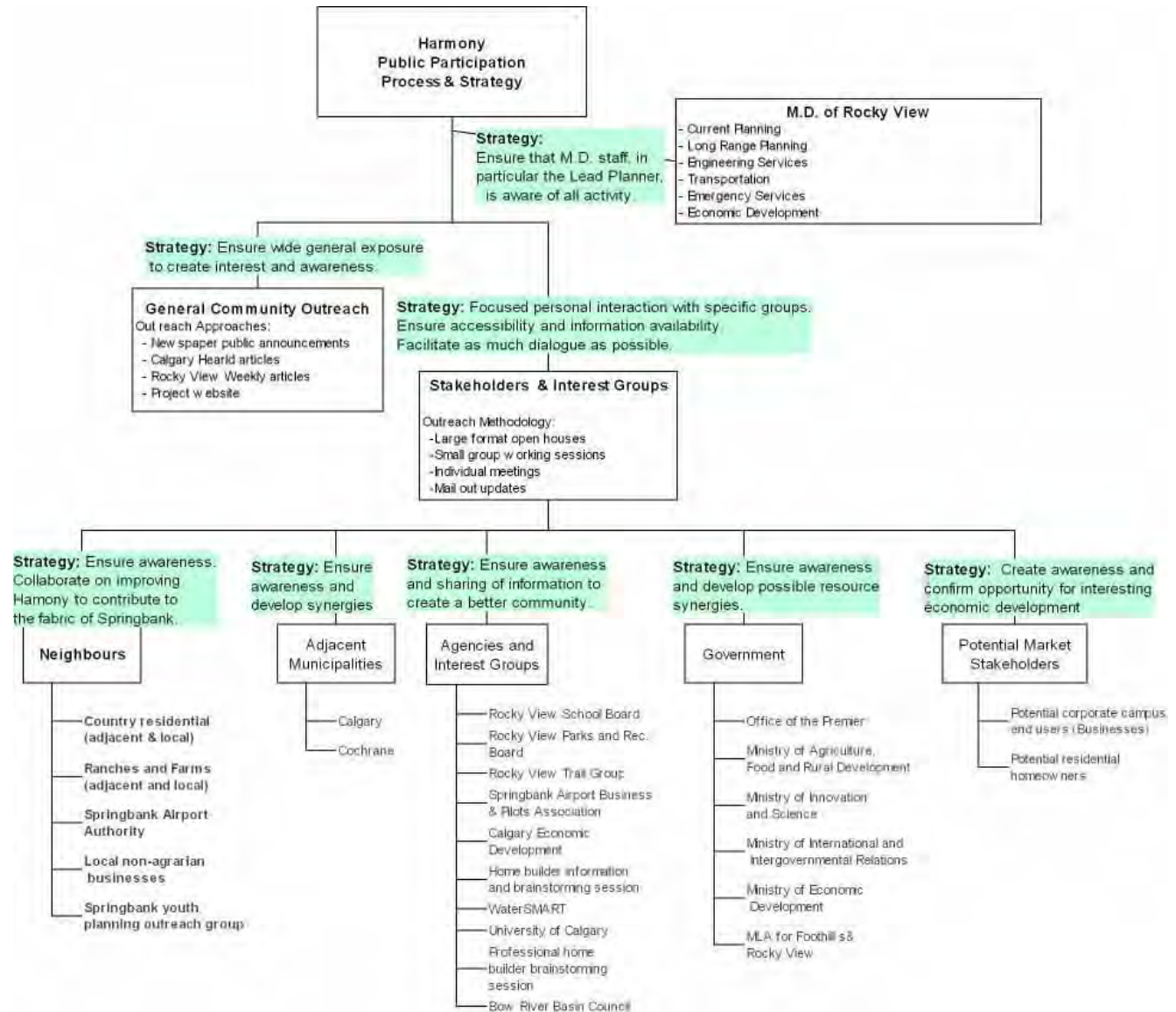
10.0 SUMMARY OF PUBLIC CONSULTATION

10.1 Process

An extensive public participation program is a key component of developing the vision for Harmony. The adjacent chart outlines Harmony's public participation strategies. Community involvement in the evolution of the community concept was sought due to the opportunity for greater community benefit by the use of Harmony's amenities, connective open spaces and recreational opportunities. Also, the process was designed to explore how best to blend the project with the existing adjacent neighbours and the uses of their land, ensuring that the Harmony development enhanced these adjacent properties.

Prior to any formal public meeting, individual landowners situated adjacent to the site were contacted in person. The majority of this group was met one on one in the setting of their choice, usually their home or business, and were engaged in a detailed conversation regarding the proposed project, their desires, needs, comments, and how concerns could be dealt with. These conversations are still ongoing.

In addition to engaging local neighbours, Harmony's public participation program also focused on involving a much broader group of participants. This broader group was involved because of Harmony's unique location and development goals.



Public Meeting #1

The first public meeting was held on March 2, 2006 at the Springbank Airport in a hangar at the Calgary Flying Club. The purpose of this meeting was to inform and exchange information with the public on the preliminary stage of the proposed project: the vision, the guiding principles and a preliminary concept plan. All adjacent landowners were hand delivered an invitation; stakeholder groups (SCPA, Town of Cochrane, Rocky View School Division, Rocky View West Recreation Board, and Calgary Airport Authority) were either e-mailed or personally phoned with an invitation; and an invitation was advertised in the Rocky View Weekly two weeks prior to the meeting. On the day of the event, signage was placed on Township Road 250. The open house was attended by approximately 100 people.

Discussions have also been held with a number of groups including the Rocky View Trails Association and the University of Calgary Environmental Studies Program.

Public Working Groups

Subsequent to the first public meeting, Harmony representatives have had a series of meetings with adjacent neighbours. Face to face contact and small group meetings occurred to provide information/feedback opportunities with adjacent residential communities. These sessions have focused on the overall project vision and developing strategies for integration of the communities.

Ongoing dialogue with the Springbank Airport Authority has provided for improved integration of land use and infrastructure.

Public Meeting #2

The second public meeting was held on December 7, 2006 at the Springbank Airport in the Calgary Flying Club hangar. Notifications of the open house were published in the paper, invitations hand delivered, and signage posted on Township Road 250. The purpose of this session was twofold: firstly, to display the information from the first open house for those who had not attended that session; and secondly, to provide detailed information relating to the Harmony development including changes made as a result of feedback from the first open house. Information was displayed and provided in handouts relating to the consultation program, as well as details relating to development rationale and implementation, natural and open spaces, residential uses, village core, employment uses, community and regional support elements, and infrastructure. Open House #2 was also attended by approximately 100 people.

10.2 Process Outcomes

Project team members were on hand at each of the public meetings and working group sessions to gain participants' input and answer questions. Comments from each of these engagement activities have been compiled and formed the basis for subsequent dialogue and modifications to the Harmony community plan and this conceptual scheme document.

As a result of public consultation, many additional ideas have been incorporated into the development plan. The common thread of these changes has been to enhance the quality of life and further enrich the region on a sustainable basis.



11.0 CONFORMITY OF CONCEPTUAL SCHEME WITH EXISTING MUNICIPAL POLICY

11.1 Introduction

The subject land, Harmony, falls within the planning context of three adopted municipal policy documents (see Figure 22). A portion of the plan in the northwest corner, NW 9-25-3-5, falls within the Central Springbank Areas Structure Plan (CSASP), quarter sections SW 8-25-3-5, NW 5-25-3-5 and a portion (approximately 1/2) of SW 9-25-3-5, lie within the North Springbank Area Structure Plan (NSASP). These policies provide the guidance for approximately 33% of the subject lands to be developed for non-agricultural uses (see Figure 24 on Page 62). The remaining portions of the land are subject to the provisions of the Municipal Development Plan (MDP).

Rocky View's MDP is based on the philosophy that its lands are a valuable resource which must be managed and protected through sound land use planning. As per the guidance from the Municipal Government Act, among others, the MDP is formed on the principles of:

- Achieving orderly, economical and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement occur.

The MDP, ASPs and the Harmony Conceptual Scheme are mechanisms for successfully implementing these guiding principles.

The following section of the Conceptual Scheme demonstrates how Harmony embraces and respects the spirit and intent of these existing municipal policy plans.

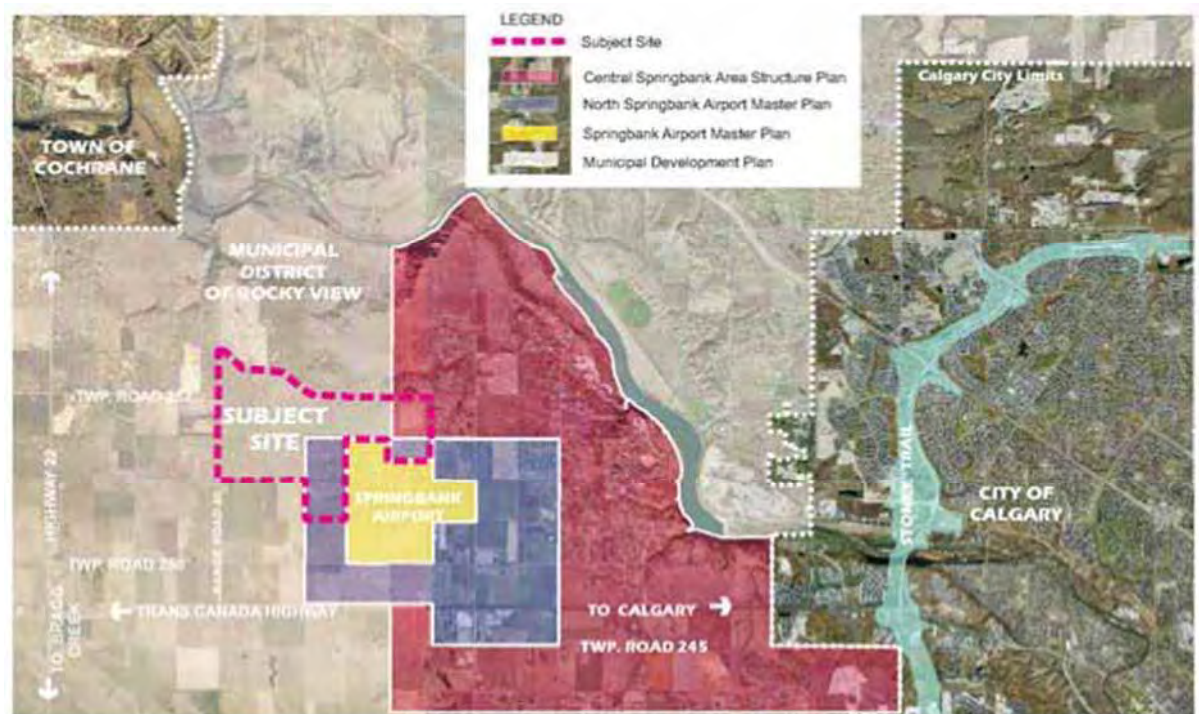


Figure 22

CONFORMITY OF CONCEPTUAL SCHEME WITH EXISTING MUNICIPAL POLICY

Part of the assessment of the governing and guiding municipal planning documents was to create a model comparing the land requirements of Harmony's conceptual scheme relative to the traditional two-acre residential development format. Cross referencing was then conducted to understand the most efficient land use model which best respects the spirit and intent of all municipal planning policies. Figure 23 indicates the theoretical amount of land required to accommodate an equal amount of residential density suggested in Harmony's concept, but with two acre lots. The grey area, which would also include all of Harmony's land area, is 8,750 gross developable acres versus Harmony's 1,750 gross developable acres.

Harmony's Conceptual Scheme respects and embraces the spirit and intent of the CSASP, NSASP and the MDP. It accomplishes this on a very efficient land 'footprint' which still respects the rural fabric in the region.

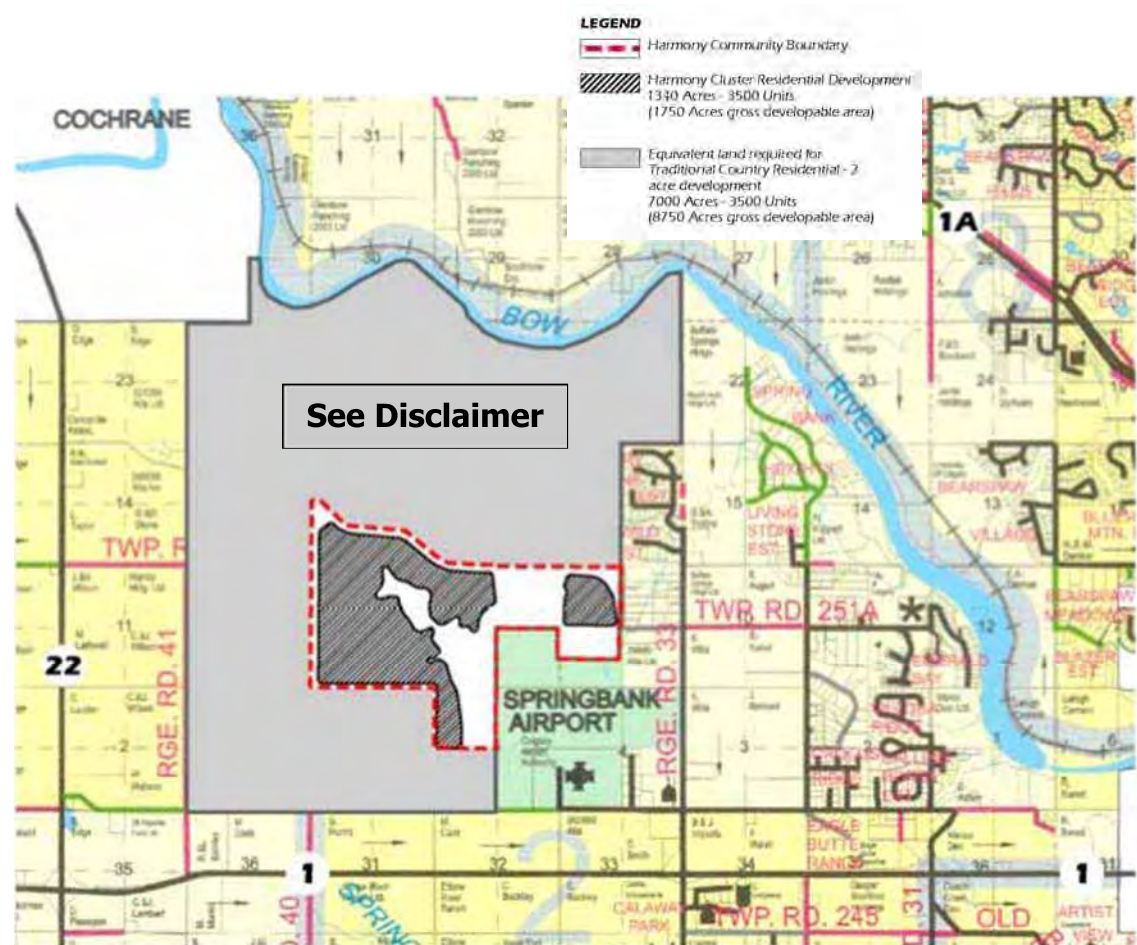
**Disclaimer:**

Figure 23 is for illustrative purposes only. The overlay on the land ownership map is to provide a sense of scale only. It is NOT intended to suggest land use in any way for the surrounding area. It is intended to illustrate a comparative effect of two different land use strategies.

11.2 Central Springbank Area Structure Plan

The Central Springbank Area Structure Plan (CSASP) was adopted by Council in the fall of 2001, and provides guidance for a 22,000 acre area in the western portion of the Municipality. Although only a portion of the subject lands fall within the CSASP, the comprehensive Harmony project aligns with multiple ASP objectives. The following are two objectives found in the CSASP which the proposed project meets:

Community Development and Heritage

The following CSASP goals are applicable to the development plan for the lands located within the CSASP, as well as in keeping with the balance of the plan:

- A) *To guide future changes that will facilitate a community suitable for allages.*
- B) *To seek opportunities that will build community pride and sense of belonging.*
- C) *To encourage the creation of public space and public events that foster and contribute to the interaction of residents in future development.*
- D) *To identify and protect heritage structures by integrating them along with rural landscapes, settlement events, and homestead names in new development.*
- E) *To encourage a wide range of recreational and cultural activities for a broad cross section of the community.*

This project will provide a wide range of housing options that are attractive and appealing to a broad spectrum of prospective residents. The extensive recreational amenities contained within the community will be built

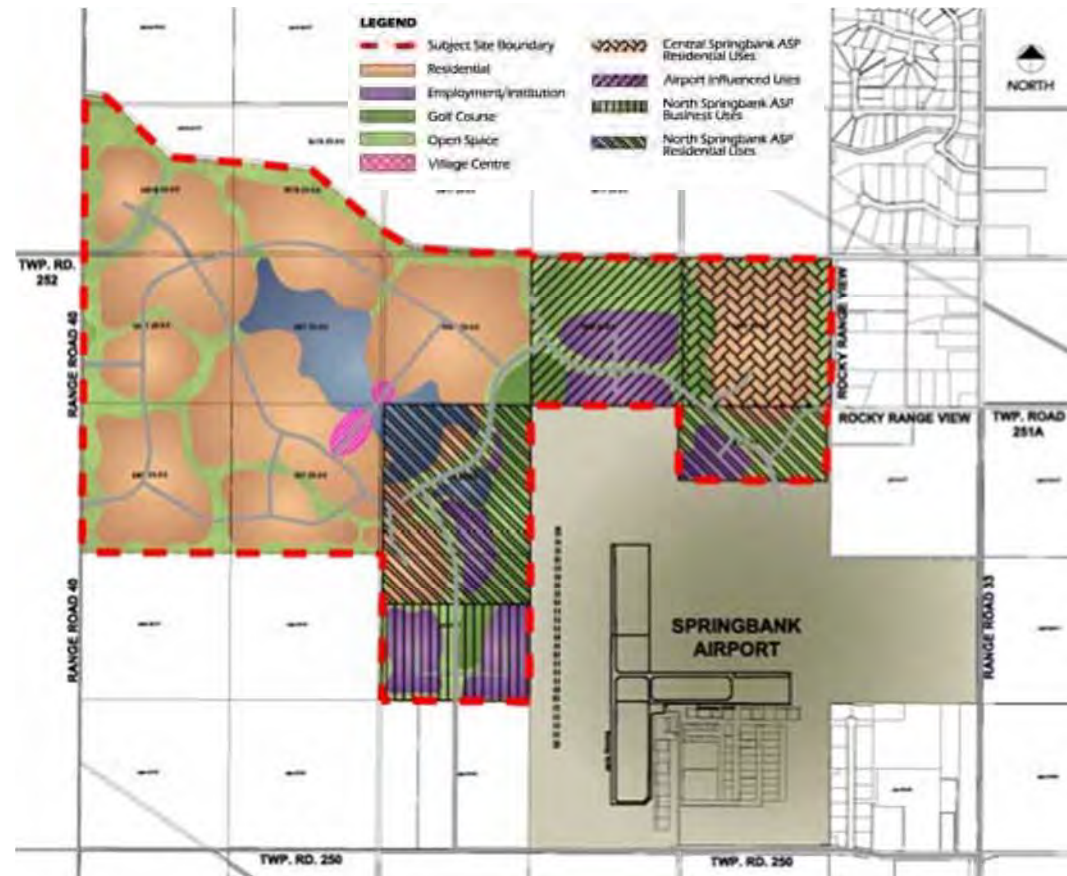


Figure 24

around aesthetically pleasing features, such as water, connected pathways, active play areas, and large, open green spaces. The community's residents and neighbours will feel pride and a sense of belonging within this community. There will be ample space, formal and informal, for interaction and socializing, as well as increased recreational opportunities for the residents and the surrounding community. Harmony will be a

community with a defined sense of place for its residents and visitors as a result of this wide spectrum of community elements.

Physical Development Guidelines

Goals within this section of the CSASP reflected in the Harmony plan include:

CONFORMITY OF CONCEPTUAL SCHEME WITH EXISTING MUNICIPAL POLICY

- Retaining and broadening awareness and respect for the landscape and view;
- Integrating new development into the rural character of the area; and
- Sensitively planning new development through the preparation and adoption of conceptual schemes.

Additionally, also reflected in the plan are specific policies, such as the need to provide buffers adjacent to regional roadways, outdoor lighting limiting off-site light pollution and provisions for solid waste services.

Open Space

Within the CSASP, there is a strong desire to establish a comprehensive and connective open space system within the Plan Area. The applicable CSASP goals for this section are as follows:

- To encourage a linked open space system by combining parks, reserve lots, walkways, and biophysical characteristics of the area.*
- To establish a safe walkway system throughout the community.*
- To comprehensively design subdivisions and developments to capitalize on open space opportunities.*
- To encourage the use of open space areas as buffers between differing land uses.*
- To encourage public and private partnerships to manage and maintain an open space system.*
- To require the dedication of land for municipal and/or schools reserve in New Residential Areas at the time of subdivision.*

A third of the plan area will be comprised of passive and active open space elements. Many of these elements will be open to the larger community of Springbank and can

act as a gathering place for family and friends. For example, Harmony will provide the Springbank area with a focal point for a community pathway system for walking and jogging, something that is desired by the residents as indicated in the 2005 Community Needs Survey. The open space components of the community also form an integral part of establishing compatible land uses with

neighbouring properties through the use of buffers and recreational elements as shown on Figure 25.

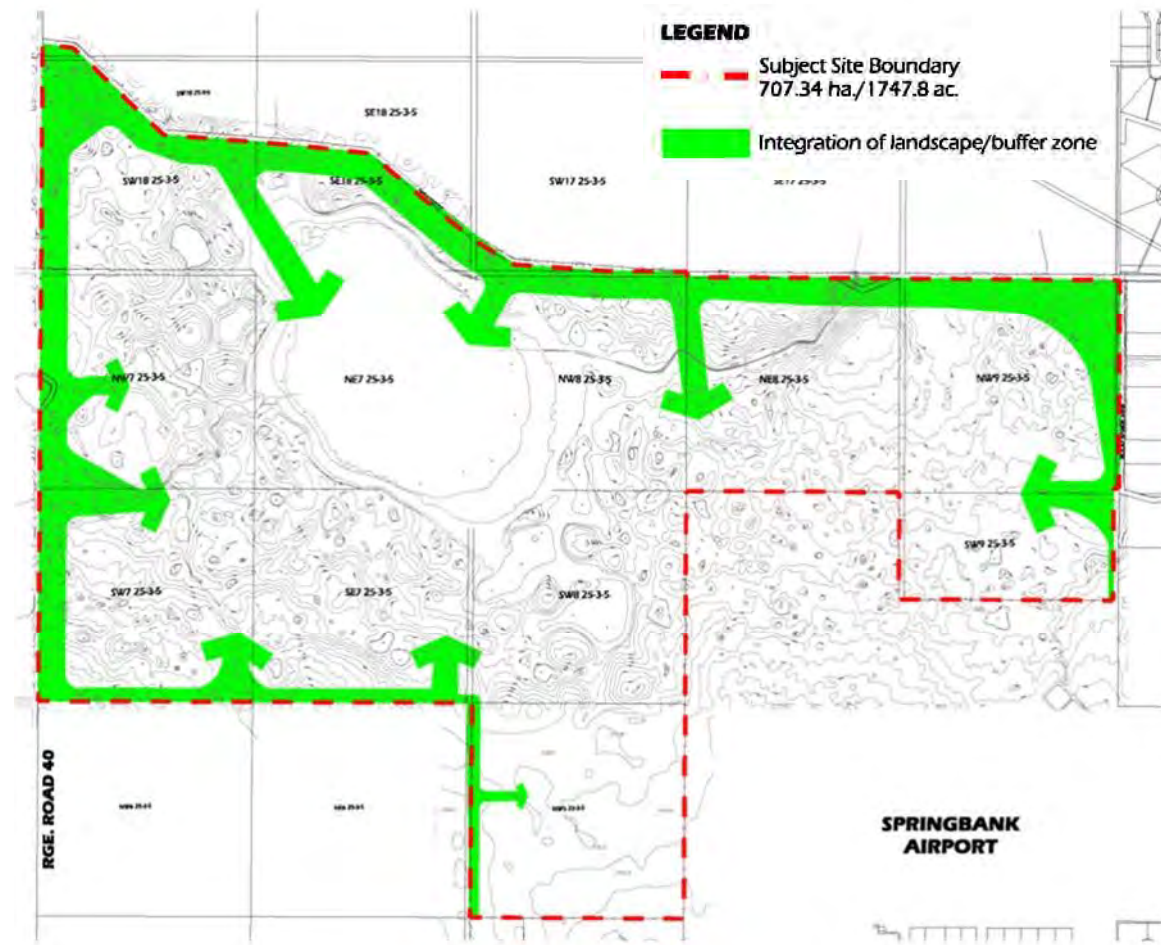


Figure 25

Transportation

The CSASP goals related to transportation infrastructure include the need to ensure the provision of safe and efficient means of travel within the area and coordinate road infrastructure upgrades in conjunction with new development. With regards to road standards, the ASP allows for the consideration of:

"...alternative country road width standards that service residential development without compromising safety and service, while encouraging innovative road configurations in subdivision design".

Future development approvals for Harmony will incorporate the development of a road standards template suited to the form and function of the community.

Residential

The CSASP indicates that the NW Section 9 is within a unique, self contained Conceptual Scheme boundary suitable for residential development. The Harmony plan complies with the residential use of these lands. The proposed "low density" housing in this location falls within the policy intention of the ASP.

The CSASP contains a number of goals with respect to residential development which are reflected in the Harmony concept as shown on Table 4.

The goal of the residential development policies is to also require conceptual schemes that will provide for a holistic approach to community development rather than incremental subdivisions.

Table 4: CSASP Residential Goals

The Harmony community incorporates the following goals from the CSASP:

- To encourage residential development that maximizes open space and views, and minimizes adverse visual impacts.
- To incorporate transition buffering and setbacks between existing land use and new residential subdivisions and development.
- To preserve an appreciation for the community's settlement history and residential development.
- To integrate a system of walkways and other similar community amenities in the design of residential subdivisions to promote community interaction and common open spaces.
- To facilitate a diverse community with housing forms and developments that can accommodate persons of all ages and abilities.

11.3 North Springbank Area Structure Plan

As indicated previously, approximately 400 acres of the subject lands fall within the northwest portion of the North Springbank Area Structure Plan (NSASP) which was adopted by Council in 1999. The NSASP establishes the provisions for an orderly transition from predominately existing agricultural lands to future residential commercial and institutional uses.

The NSASP Land Use Concept indicates the SW Section 8, NW Section 5 and SW Section 9 as lands being suitable for the development of residential units. The proposed Harmony community is in keeping with this direction for future residential development, but also includes significant open space elements such as the lake and golf course.

The major land holding within the North Springbank ASP is the Springbank Airport with 420 hectares (1,040 acres). The Airport began operations in 1971 and forms a key component in the regional airport system, as well as the economy of the region. The role of Springbank Airport is to provide a wide range of services to its users and act as a base for private and commercial light aircraft operations. In 2002, the Airport Authority completed a 10 year Development Plan. The document outlines long-range plan for additions to airport operation facilities, as well as associated businesses, recreational amenities and infrastructure requirements. The Airport Plan also indicates the need for compatible land use planning in the vicinity of the airport.

The NSASP establishes policies for lands impacted by airport operations and recognizes that these areas are unsuited to future residential development. Harmony is in

keeping with this land use direction with respect to the location of the employment uses. The document states that within a portion of the NW of Section 5, lands are best suited to employment type uses due to the influence of the airport. The NSASP defines appropriate land uses interfacing with the airport as commercial, institutional, golf courses, and horticultural activities (greenhouse, tree farms). The Harmony plan supports this premise that non-residential uses are more compatible with the long-term viability of the airport. The Harmony community vision goes on to expand this compatible airport interface principle with all other lands abutting the airport and under runway facilities.

Policy 11.3.1: To ensure that all of Harmony's lands provide non-residential land use transitions with the Springbank airport.

Policy 11.3.2: Amendments may be required to the policies of the NSASP to modify the ASP plan boundary to exclude Harmony or amend the land use concept to implement non-residential land uses adjacent to the airport. If such amendments are deemed to be required by the municipality, they will be contemplated in conjunction with the land use redesignation for any given stage affected by the NSASP.



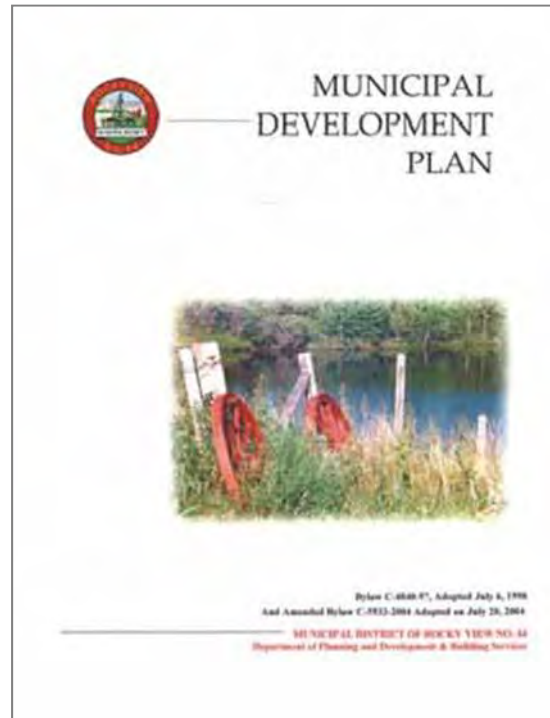
11.4 Municipal Development Plan

On July 6th, 1998, Rocky View County adopted the Municipal Development Plan (MDP) which was subsequently amended in July of 2004. The portion of the Harmony community lands not contained within the CSASP and NSASP are subject to the provisions of the Municipal Development Plan (MDP). Of the three municipal policy documents, the MDP is the most broad and holistic planning document. "It provides a means for the Municipality to shape its future and improve the quality of life for Municipal residents while optimizing opportunities." Section 1.6 - Plan Structure of the MDP provides for the preparation of a series of more detailed statutory planning documents to guide growth in those areas of the Municipality experiencing development pressures. With respect to Harmony, these documents include the previously discussed CSASP and NSASP, as well as this conceptual scheme.

To ensure consistency with the spirit and intent of the MDP, the Harmony conceptual scheme has been formulated with reference to the following pertinent sections:

- Conformity to the MDP's mission statement and statement of goals
- The MDP's Philosophy & Plan Goals
- Assessment of Land Use Strategy
- Agricultural and Residential Policies
- Business Development
- Natural Environment
- Infrastructure
- Open Space and Recreation
- Intermunicipal Cooperation

In addition to the above sections, the Conceptual Scheme includes elements of the Municipal Economic Development Strategy and its relationship to the MDP provisions.



11.4.1 MDP Mission Statement and Statement of Goals

The Mission Statement and Statement of Goals establish the overall tone and direction for the MDP. These goals provide direction with respect to municipal administrative matters, future land use decisions, economic development, and support infrastructure. Harmony addresses the following overall goals:

Goal: *The Municipality shall facilitate human settlement patterns as the need for that settlement occurs, but shall take into account the need to preserve agricultural lands.*

- The Harmony development provides a wide variety of residential land uses, and will provide a strong comprehensive base for growth over the next 10-15 years.
- It utilizes lands that are classified as having severe limitations to no agricultural capability, and is located beside and/or partially within existing area structure plans that outline non-agricultural uses.
- The Harmony development will also reduce the overall pressure on land resources which are required to accommodate residential and other non-agricultural land uses within the Municipality.
- The pressure on land requirements is compounded when considering the large amounts of land that would be needed for residential development under a development concept based on 2-4 acre parcels.

CONFORMITY OF CONCEPTUAL SCHEME WITH EXISTING MUNICIPAL POLICY

Goal: *The Municipality shall develop and maintain a transportation system which efficiently serves the people.*

- Harmony is located in an area with significant regional transportation infrastructure and provides key linkages with respect to this network.
- Development of the community will help to facilitate improvements to this network.

Goal: *The Municipality shall encourage and promote the development of an acceptable level of rural utility services.*

- The form of the Harmony project allows for the establishment of efficient and viable communal water and wastewater services.
- This system may also form part of a regional servicing strategy for the area.
- Provisions within the development plan will also work to minimize the demands on infrastructure requirements.

Goal: *The Municipality shall encourage the planning and development of appropriate economic development initiatives in the Municipality and shall take into account the need to utilize natural resources.*

- In the Municipality's Strategic Development Strategy, there are thirteen areas within the County recognized as general areas of growth. The Springbank Airport is one of the identified growth areas due to its proximity to the City of Calgary, the Town of Cochrane, and the TransCanada Highway.
- The Harmony plan incorporates employment uses on lands bordering the airport which will enhance the local economy by offering local employment opportunities.

- Reduces the amount of community "outbound" traffic into outlying communities for amenities and recreational opportunities.
- Significantly increase the tax base for the County.

11.4.2 MDP Philosophy

Within the Plan Philosophy portion of the MDP, it is indicated that the municipality is committed to striving "...to be a vibrant and desirable community in which to live and conduct business". This broad vision is mirrored within the boundaries of the Harmony plan. The density of housing, along with community related uses and the employment opportunities, creates the setting that encourages interaction among the residents, employees and community neighbours. The wide range of housing options and amenities will make the community a desirable addition to the fabric of Springbank.

The MDP goes on to state:

..... The Municipality believes there are opportunities and appropriate areas within the MD for business development. The diversification of the economic base is important to its economic well-being. Council is, therefore, committed to promoting and facilitating business opportunities that enhance and strengthen the economy of the Municipality. Thus business development will be encouraged to locate in areas where the proposed business is complementary to surrounding land uses.

Harmony strongly conforms to the MDP's Philosophy by providing the Municipality with a well thought out growth supply (10 – 15 years) designed to generate strong

economical benefits for the Municipality. Developing land adjacent to the Springbank Airport and major transportation corridors (TransCanada Highway) is an orderly use of existing and planned infrastructure. The Harmony plan includes approximately 200 acres of employment/institutional lands around the airport which will strengthen the economy of the County. The development will improve the quality of life for all ages and will provide services to a broad spectrum of residents in Harmony, as well as the greater area.

11.4.3 MDP Plan Goals

The MDP also outlines specific goals which provide the guidance for the MDP direction and policies. Goals which are consistent with both the elements and the overall purpose of the Harmony land uses are shown on Table 5.

Table 5: MDP Plan Goals**Relevant MDP Goals**

"To accommodate growth and change in the Municipality in accordance with sound land use planning."

"To preserve the agricultural land base of the Municipality."

"To facilitate and enhance agricultural and agricultural related industries in the Municipality."

"To facilitate residential developments which create safe and liveable environments."

"To encourage and facilitate appropriately-located business development, which contributes to the economy of the Municipality."

"To encourage and facilitate the development, maintenance and expansion of a sound and economical transportation and utility infrastructure."

"To support the availability of affordable and effective community services in order to maintain and improve quality of life."

"To facilitate appropriately located institutional developments which serve municipal residents and enhance their quality of life."

"To facilitate the preservation/conservation of significant and/or sensitive environments."

"To facilitate communication and cooperation between the Municipality and neighbouring municipalities."

Harmony's Consistency to the MDP

The Harmony plan provides for growth with compatible transition and buffers to existing adjacent business, residential and agricultural land uses.

The plan is located on poor quality agricultural land. Under the guidelines of the MDP, Harmony is able to provide the Municipality with a community that will alleviate development pressures on agricultural lands which are viable.

The business park will provide opportunities for service businesses related to agriculture operations and practices.

The Harmony plan creates a true community feel for all residents through its open space, amenities and community services. Harmony will provide housing for a broad range of residents.

Unlike other developments, Harmony includes a significant business component. The blend of business and residential uses will provide for a diverse tax base which will balance the costs/benefits of community development.

Harmony provides road and utility infrastructure that will serve the broader area.

Harmony community services will be resident funded.

Harmony includes school and life safety facilities.

The landforms on the subject lands formed part of the structural foundation for the development concept. Also, specific elements within Harmony are designed to enhance the environmental quality of the community.

By providing business opportunities, Harmony assists in balancing the housing/job imbalance in the region. Harmony will also provide the Municipality with options to demonstrate leading community design principles which will successfully contribute to strengthening the regional economy.

11.4.4 Assessment of Land Use Strategy

The Land Use Strategy provides a guide for growth and change in the Municipality in accordance with sound and use planning principles and outlines strategies which are used to provide general direction regarding future land use and development.

Land Use Strategy #1

On July 5th, 2005, as part of a request for direction regarding the preparation of a Conceptual Scheme for the Harmony lands, Council requested an assessment of Harmony's compatibility with Land Use Strategy #1. The Municipality is challenged with the goal of successfully preserving agricultural lands, while addressing the exhausting demand for residential and commercial development, which will lead to economic diversification. Harmony is best suited to assist the Municipality in this task. The County is faced with proposals in all parts of its land base. To achieve development consistent with this strategy, development should occur where they have the least impact on agricultural production. Harmony consists of approximately 0.175% of the Municipality's land base. It is in an area targeted for economic development growth by the Municipality. The agricultural capabilities of the land range from 'severe limitations' to 'no capability', and grazing potential is limited. It is fragmented by two other ASPs and is impacted by adjacent residential and commercial development, including the Springbank Airport.

By utilizing the Harmony lands for development, it will preserve higher quality lands and, therefore, contribute to the viability of the agricultural industry. Harmony will implement sound land use planning principles which will reduce the demand on viable agricultural land base, all while successfully addressing the pressure on growing settlement patterns within the Municipality.

The Municipality is committed to economic growth and diversification, but not at the cost of losing viable agricultural land, therefore, consideration for alternate uses should occur on non-viable agricultural lands. This enables the Municipality to preserve viable agricultural areas. Given Harmony's suggested land uses, it will provide the Municipality with the ability to support development consistent with Land Use Strategy #1.

Land Use Strategy #3

It is worthy to note that the subject site for Harmony also meets the objectives of Land Use Strategy #3, which states:

"Concentrated Areas of Designated and Subdivided Land hold the highest potential for non-agricultural subdivision and development due to transportation and servicing efficiencies that can be achieved. In addition, opportunities for maximizing use of the land base through in-filling are available. Moreover expansion onto adjacent lands where agricultural practices are impacted by such non-agricultural uses may be considered."

Harmony's location is ideally situated for integrated business, residential and recreational uses. It is impacted by adjacent subdivided lands, is adjacent to the Springbank Airport, and has easy access to major transportation arteries (TransCanada Highway). These factors coupled with the land's lack of acceptable soil capabilities suggests that the said lands hold the highest potential for non-agricultural subdivision and development.

11.4.5 Agricultural Policies

Section 4.0 (Agricultural Policies) requires the preservation of the agricultural land base through protecting the viability of the agricultural industry from potentially incompatible non-agricultural land uses. The goal in this section of the MDP is:

To preserve the agricultural land base and protect the viability of the agricultural industry in the Municipality from incompatible and non-agricultural land uses.

The subject site is tested as having agricultural capabilities ranging from 'severe limitations' to 'no capability', and, therefore, development should be viewed as having the least impact on agricultural uses. More so, residential is "approved" for one quarter section of the project in the CSASP and for two and a half quarter sections in the NSASP. In addition to the policy for future residential uses, there are two existing Country Residential developments that exist to the east of the site.

Harmony proposes the creation of a concentrated node of residential and commercial development on land that has limited to no agricultural capabilities in an area which is in transition from agricultural to employment and residential uses. When approved, Harmony will assist the Municipality in meeting their goals relating to residential and commercial growth. In doing so, it will also potentially reduce the demand to convert viable agricultural lands to non-agricultural uses.

11.4.6 Residential Policies

Section 5.0 (Residential Policies) requires consideration of the impact that a proposed residential development may have on adjacent lands, the natural environment, the local road system, and its compatibility with the surrounding area. The stated goal for residential land use is to *contribute to an orderly settlement pattern. Therefore, a variety of residential land uses should be provided that would accommodate a range of lifestyles opportunities for Municipal residents.*

The Harmony project will provide a comprehensive planned base for growth over the next 10 -15 years. This project is consistent with the overall objective of the MDP's Residential goals. It provides a wide range of housing forms and reduces the pressure

on land resources. The Harmony development also conforms to Section 5.6 which states:

The density of any residential development shall be directly related to the following:

- a) *the carrying capacity of the lands proposed for development having regard to site conditions, environmental considerations and impacts, and other factors that may have been considered in the design of the proposal;*
- b) *the suitability and availability of municipal and private services and infrastructure necessary to support the proposal;*

Harmony promotes the clustering of homes to minimize the overall required footprint on the land and maximize the amount of open space. It has carefully reviewed the needs assessment study which was conducted and has accommodated a lengthy list of desired amenities into the community. Harmony's infrastructure will provide a backbone for the region in order to assist the Municipality in meeting its goal to provide better services to all residents in the area.

The proposed road patterns mean that the development will have a minimal impact on residences located on adjacent lands. Adjacent land uses to the east and south of the site are consistent with existing uses, and there are buffer zones to the north, west and southwest.

Given Harmony's holistic approach to planning, it successfully addresses the requirements outlined in the MDP's Residential Policies.

11.4.7 Business Development

The goal for this portion of the MDP is: *"To encourage and facilitate business opportunities which enhance and strengthen the economy of the Municipality".* Section 6.0 (Business Development) acknowledges that there are opportunities in appropriate areas within the County for business development. The diversification of the economic base is important to the County's economic well-being. Council has been committed to promoting and facilitating business opportunities which enhance and strengthen the economy of the Municipality. Business and industrial development will be encouraged to locate in areas where the development is complementary to surrounding land uses. The Springbank Airport and area was identified in the Municipal Economic Development

Strategy (2002) as one of these areas due to its proximity to the City of Calgary, the Town of Cochrane, and the TransCanada Highway.

The employment elements of this proposed development will strongly contribute and assist the municipality in achieving the MDP's business development goals.

11.4.8 Natural Environment

Section 8.0 (Natural Environment) includes provisions for the preservation of significant and/or sensitive natural environments in the development process. Site specific assessments have been undertaken in conjunction with this plan. The site design takes into consideration and incorporates elements of the natural landscape. In addition, much of the natural landscape in low lying areas has been impacted by the grazing operations. The plan includes the restoration and creation of significant amounts of water features and habitat that were historically present.

11.4.9 Infrastructure

Section 9.0 (Infrastructure) encourages and facilitates the development and maintenance of an efficient infrastructure that is supportive of planned growth. The proposed comprehensively designed community will permit the efficient installation of commercial servicing to support residential and employment uses. It is also the intent to provide a more 'environmentally-friendly' infrastructure backbone for the surrounding areas which includes lands that are currently developed and are having infrastructure challenges, as well as future proposed developments. These features will be incorporated in land use applications.

11.4.10 Open Space and Recreation

Section 10.0 (Open Space and Recreation) supports the retention and enhancement of open spaces and recreational facilities in the Municipality. The development plan incorporates over one third of the land as passive open space elements along with more active recreational elements.

Many overall goals of the MDP can be found in the vision, principles and design of the proposed Harmony comprehensive plan concept. Year-round active and passive activities will be offered to both the residents in the proposed community, as well as the municipality in general. These include:

- Regional and local trail network
- Lake
- Separate equestrian trail
- Range of active park facilities (such as tot-lots and playfields)
- Range of passive park facilities (such as central plaza, open space and gardens)
- Golf course and associated facility

When reviewing this project in whole, the project embraces and respects the spirit and intent of the above listed MDP goals, objectives and philosophies.

11.5 Intermunicipal Development Plan

Land holdings near the fringe of the City of Calgary may fall under the policies and guidelines contained within Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), which was adopted by both municipalities in October of 1998. The IDP identifies an area of mutual intermunicipal interest and establishes policy direction and processes to address issues that may arise in the area.

Although this site is near what the IDP refers to as Area B – Notification Area, the lands do not fall within the IDP designated notification area. Therefore, the IDP policy and guidelines are not applicable to the Harmony community.

11.6 MD Economic Development Strategy

The 2002 Municipal Economic Development Strategy (MEDS) is a general reference document that is meant to guide and facilitate growth in Rocky View County. On Page 7 of the updated 2003 Strategic Plan regarding the MDP, the following reference is made:

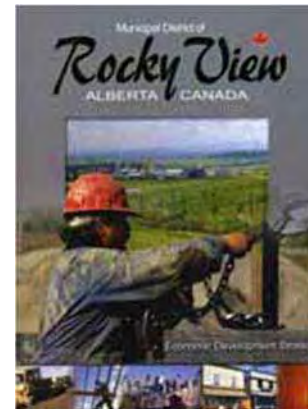
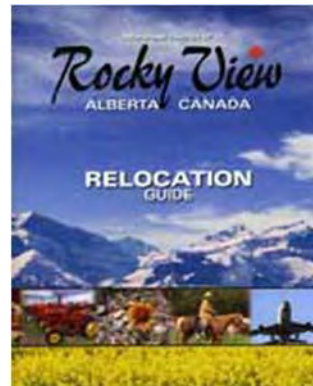
The Municipality believes there are opportunities and appropriate areas within the MD for business and industrial development. The diversification of the economic base is important to its economic well-being. Council is, therefore, committed to promoting and facilitating business opportunities which enhance and strengthen the economy of the Municipality. Business and industrial development will be encouraged to locate in areas where the proposed business is complementary to surrounding land uses.

The document identifies thirteen General Areas of Growth within the County. The Springbank Airport area is one of the identified growth areas due to its proximity to the City of Calgary, the Town of Cochrane, and the TransCanada Highway. The airport and ground transportation services will provide long term opportunities for successful business development and growth in this area.

Some of the opportunities that the Municipality wishes to pursue that are compatible with the proposed project are as follows:

- Business park
- Institutional (e.g. education) uses
- Eco-energy resources
- Elderly care-services and housing
- Niche markets for all kinds of speciality items
- Clustering of complementary industries
- Cottage industries, regulated home based business (low impact)
- Recreational
- Health spa
- Tourism

The lands subject to the Harmony project straddles three various policy documents. Overall, the Harmony community incorporates a wide variety of guiding principles and policies contained within the existing policy plan hierarchy for the area.



12.0 DEFINITIONS

The following terms referenced in this document are defined as follows:

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|---|--|
| <p>A) CENTRAL SPRINGBANK Area Structure Plan (CSASP) - The CSASP refers to the Area Structure Plan (ASP) adopted as Bylaw C-5354-2001 on October 2, 2001. A portion of the plan area falls within the CSASP boundary.</p> <p>B) COMMUNITY CORE - The denser middle residential cell of the Plan Area.</p> <p>C) COMMUNITY OF HARMONY - Refers to the whole site or Plan Area.</p> <p>D) CONCEPTUAL SCHEME - The term 'Conceptual Scheme' refers to this document which is a product of a planning process designed to formulate a framework for the proposed development in terms of plans and policies contained herein. The Conceptual Scheme also establishes the guiding principles and the overall conceptual development plan. The Conceptual Scheme document will be adopted by Council as a bylaw. More detailed development design guidelines and layout will take place at the Neighbourhood Plan / Land Use Redesignation process.</p> <p>E) DEVELOPMENT AREAS - Numerical values contained within this document shall be considered approximate only and subject to refinement at the detailed development approval stages.</p> <p>F) DEVELOPMENT PROPOSAL - Refers to the development concept being proposed for the Plan Area.</p> <p>G) MUNICIPAL DEVELOPMENT PLAN (MDP) - As a requirement of Section 632(1), Every council of a municipality must by bylaw adopt a Municipal Development Plan (MDP) that addresses plans for land use, transportation and servicing strategy, as well as intermunicipal relationships, policy for open space, recreation, and the natural environment. The MDP also designates areas where more detailed planning documents will be carried out to guide growth.</p> | <p>H) NEIGHBOURHOOD PLAN - The term 'Neighbourhood Plan' refers to a plan illustrating a proposed alignment of roadways, open space and general land use parcels (blocks), but does not include individual lot lines (subdivision). This mechanism is to provide background support for land use redesignation applications.</p> <p>I) NEIGHBOURHOODS - The individual cells of the Plan Area.</p> <p>J) NORTH SPRINGBANK Area Structure Plan (NSASP) - The NSASP refers to the Area Structure Plan (ASP) adopted as Bylaw C-5035-99 on May 4, 1999. A portion of the plan area falls within the NSASP boundary.</p> <p>K) PLAN AREA - The "Plan Area" within this document contains 1,748.5 acres and is defined as those lands comprised of NW 5-25-03-W5M; Section 7-25-03-W5M; SW, NW and NE 8-25-03-W5M; NW 9-25-03-W5M, a portion of SW 9-25-03-W5M; a portion of each SW, SE and NW 18-25-03-W5M, a portion of SW 17-25-03-W5M,, and adjacent road allowances lying north and northwest adjacent to the Springbank Airport between Range Road 40 and Range Road 33.</p> <p>L) VILLAGE CENTRE - The internal retail/club/High Street portion of the Plan Area.</p> |
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APPENDICES

(to be appended upon completion)

APPENDIX A

Stage 1 Implementation Plan