



BYLAW C-8203-2021

A bylaw of Rocky View County, in the Province of Alberta, to adopt the Willow Ranch Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8203-2021*.

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 the “Willow Ranch Conceptual Scheme”, affecting Block 1 and Block 2, Plan 8111225 within portion of the SE-21-24-03-W05M, be adopted as defined with Schedule ‘A’, which is attached to and forms part of this Bylaw.

Effective Date

4 Bylaw C-8203-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this _____ day of _____, 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



SCHEDULE 'A'

Forming Part of Bylaw C-8203-2021

A Conceptual Scheme affecting Block 1 and Block 2, Plan 8111225 within portion of the SE-21-24-03-W05M, referred to as "Willow Ranch Conceptual Scheme" is attached to and forms part of this Bylaw.



WILLOW
RANCH

Conceptual Scheme

A policy framework to guide future development
within an infill country residential area of the Central Springbank Area Structure Plan.





WILLOW
RANCH

Conceptual Scheme

Submitted to

ROCKY VIEW COUNTY

Submitted by

ALLAN P. MARKIN

Prepared by

B&A PLANNING GROUP

PROJECT TEAM



Richard Lindseth Architecture
Inc.



Bunt & Associates
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Lone Pine Geotechnical Ltd.



B&A Planning Group



Groundwater Resources
Information Technologies Ltd.



Westhoff Engineering
Resources Inc.



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WILLOW
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Introduction

1.1 Purpose Of This Plan

The **Willow Ranch Conceptual Scheme** was prepared pursuant to the provisions of the Central Springbank Area Structure Plan, 2001 (CSASP).

It describes the developer's motivation and planning rationale to redevelop two existing rural residential parcels with infill country residential subdivision in accordance with the adopted policy provisions of the CSASP.

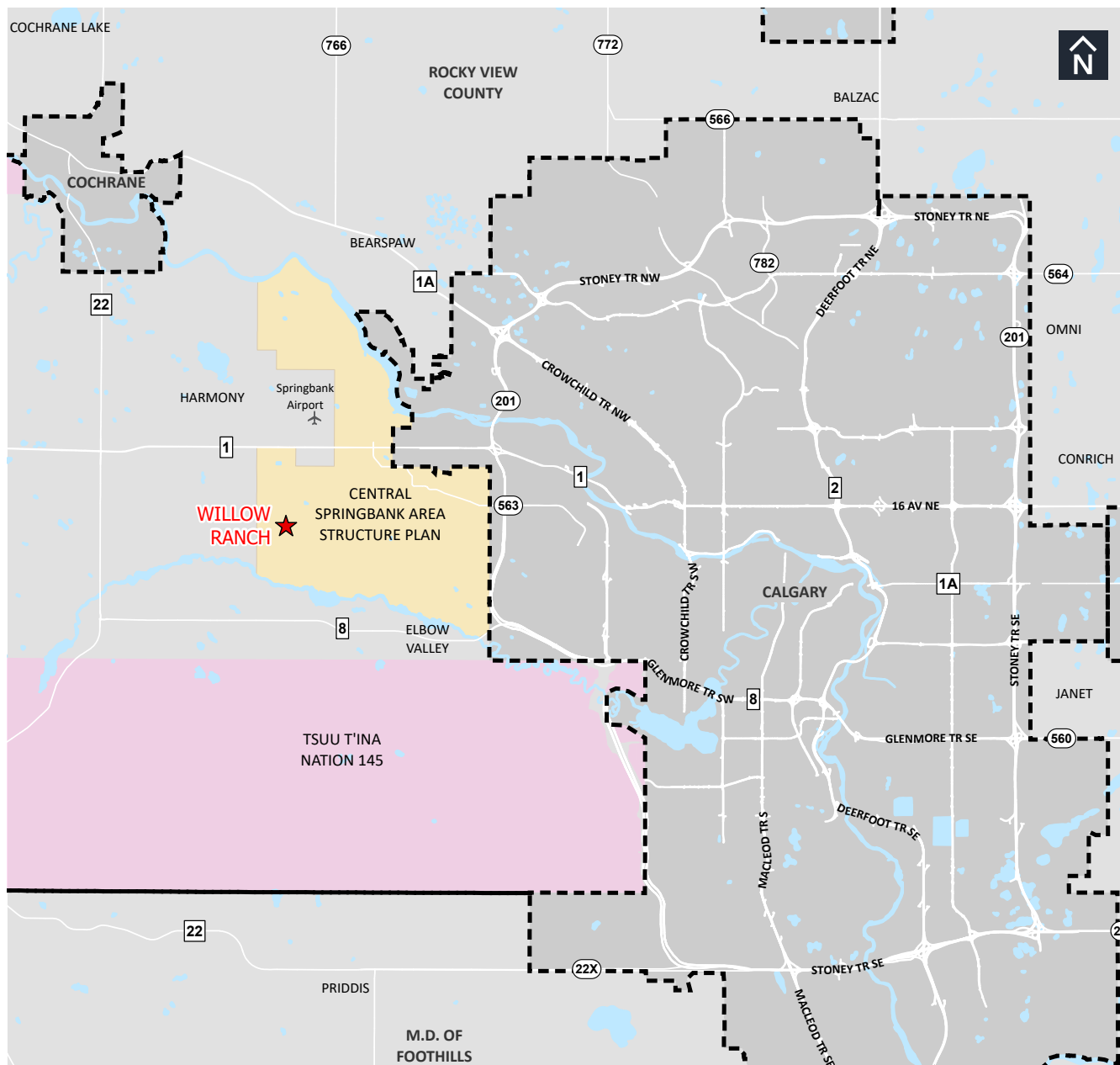
The Conceptual Scheme establishes a site-specific policy framework to describe how infill residential subdivision will be implemented in an environmentally sensitive manner in accordance with the capacity of the subject lands, the local infrastructure network, and the sentiments of adjoining residential and agricultural landowners. The policies of this Plan have been prepared to inform Council's decision-making regarding future land use redesignation and subdivision applications affecting this site.

1.2 Plan Context

The subject lands are located within the County's Central Springbank community approximately ½ mile south of the Springbank High School and Park for All Seasons and 1 ½ miles north of the Elbow River.

Lands immediately adjacent to the Plan area include established country residential neighbourhoods that have been developing since the mid 1980's - primarily due to the area's gently rolling topography, efficient access to recreation and educational amenities and relative ease of access to services and amenities within the area's surrounding urban centres.

FIGURE 1 | Regional Context



1.3 Project Goals

The **Willow Ranch Conceptual Scheme** contemplates the development of an infill country residential neighbourhood that incorporates the following goals:

1. Design a high-quality infill country residential neighbourhood that carefully considers the land's topography, drainage features, existing vegetation, spectacular views, and proximity/orientation to adjacent established country residential and agricultural parcels.
2. Design and construct an internal subdivision road that accommodates public access to the neighbourhood in a manner that respects the existing capacity of the surrounding municipal road network.
3. Plan for the provision of utility servicing via a licensed surface water supplier.
4. Ensure the proposed subdivision can accommodate individual private sewage treatment systems (PSTS) in a manner that is consistent with the County Servicing Standards.
5. Establish a framework to implement sensitive stormwater management within the Project area to ensure the quantity and quality of surface run-off generated within the subdivision is consistent with the County Servicing Standards and the Springbank Master Drainage Plan.
6. Provide for the dedication of Environmental Reserve (ER) and an associate Environmental Reserve Easement (ERE) to preserve the Springbank Creek, an associated riparian buffer area, and associated low-lying lands within the Plan area.





1.4 Conceptual Scheme Objectives

The intent of the Willow Ranch Conceptual Scheme is to:

- a) Summarize the conclusions and recommendations of a series of technical investigations that assess existing conditions within the Plan area to identify development opportunities and constraints that must be considered as part of the subdivision design and implementation program.
- b) Establish a future development concept with an integrated land use framework to facilitate infill country residential development in accordance with the provisions of the Central Springbank Area Structure Plan, 2001.
- c) Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure as required to support the proposed country residential development and related uses.
- d) Establish expectations for provision of emergency response within the Plan area.
- e) Establish a phasing strategy for development within the Plan area based on infrastructure availability, landowner aspirations and market demand.
- f) Summarize the results of a Community Consultation Program implemented to inform affected landowners and interested stakeholders regarding the merits of the Project and enable meaningful opportunities to provide input to the planning process and the project's resulting design.



Plan Area Description

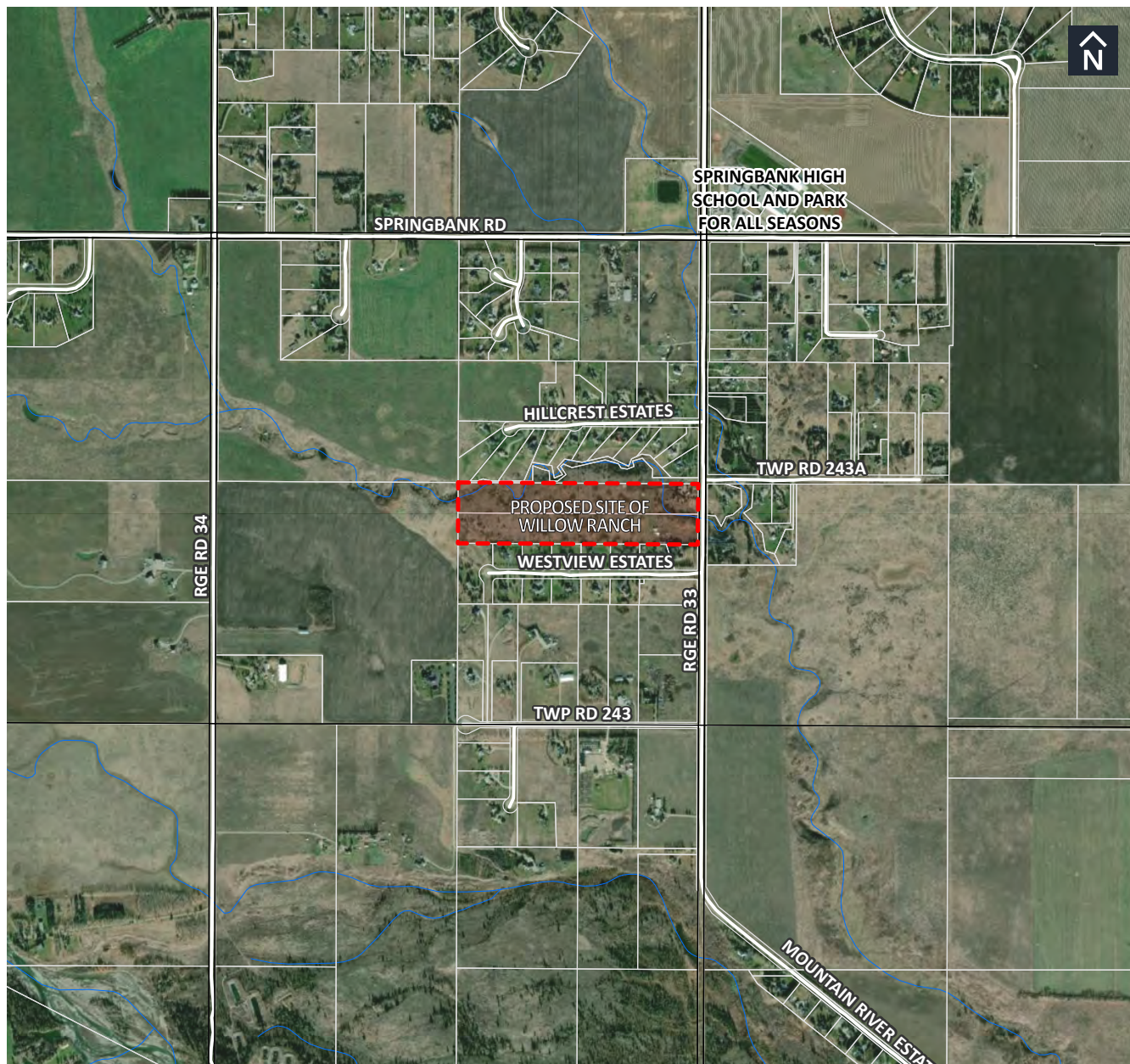
2.1 Location

Figure 1: Regional Context illustrates the Conceptual Scheme Plan area within the broader context of surrounding Central Springbank country residential neighbourhoods and agricultural parcels.

As illustrated by **Figure 2: Local Context**, the Plan area is bound to the east by Range Road 33, to the south by the Westview Estates subdivision, to the west by an existing agricultural parcel, and to the north by the HillCrest Estates subdivision.



FIGURE 2 | Local Context



Legend




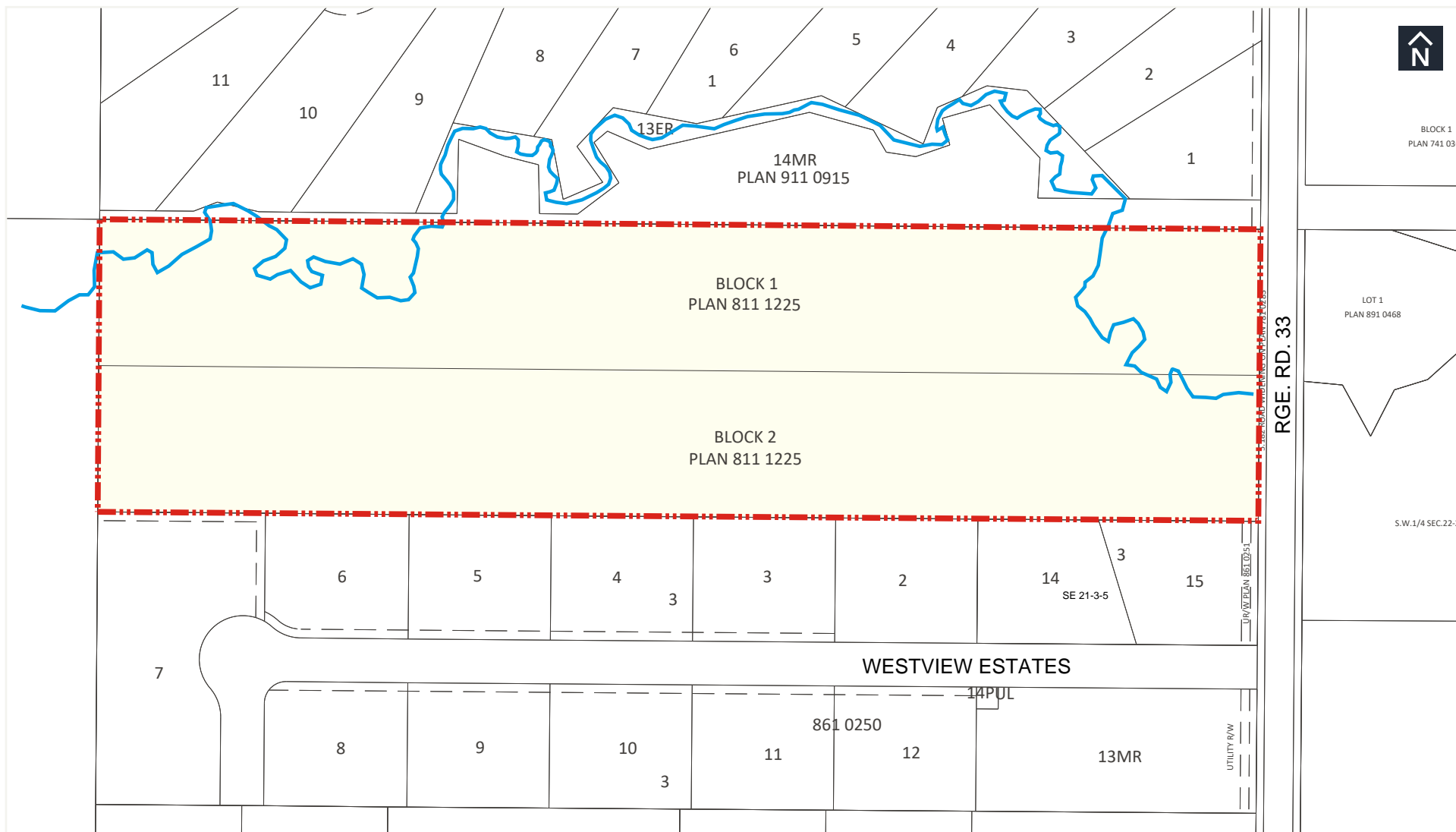
-  Subject Site
-  ATS Grid
-  Parcel

FIGURE 3 | Conceptual Scheme Plan Area



- - - - Subject Lands
- - - - Existing Creek

2.2 Legal Descriptions & Ownership

As illustrated by **Figure 3: Conceptual Scheme Plan Area**, the study area includes two (2) titled parcels containing \pm 39.42 ac situated within SE 21-24-03-W5M and legally described as per the following table:

TABLE 1 | Legal Description and Ownership

LEGAL DESCRIPTION	OWNER	\pm AREA (AC)
Block 1, Plan 811 1225	Allan P. Markin	19.71
Block 2, Plan 811 1225	Allan P. Markin	19.71
TOTAL AREA		39.42

The parcels have been under the same ownership since the lots were created in the early 1980's.

2.3 Local Area Development Context

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

- Existing developments situated immediately adjacent to the north, east and south include predominantly established country residential parcels ranging in size from \pm 2 ac each containing single-family homes serviced by individual groundwater wells and/or private water utility co-ops (supplied with raw water from Calalta Waterworks) and private sewage treatment systems (PSTS).
- The agricultural parcel situated directly west of the subject lands include an undeveloped \pm 132 parcel that is currently under cultivation.
- The Conceptual Scheme area includes a portion of the Springbank Creek, a regionally significant tributary of the Elbow River, which meanders through the property from the northwest towards the southeast.

FIGURE 4 | Existing Land Use

2.4 Existing Land Use

As illustrated by **Figure 4: Existing Land Use**, lands within the Conceptual Scheme boundary are currently designated Residential, Rural District (R-RUR) in accordance with the Rocky View County Land Use Bylaw C-8000-2020. The purpose of the R-RUR District is to provide for residential uses in a rural setting on parcels that can accommodate limited agricultural pursuits.

Existing developed subdivisions adjacent to the subject lands include predominantly Residential, Country Residential District (R-CRD) land use designation which is intended to provide for residential uses in a rural setting on parcels that cannot accommodate agricultural pursuits.

2.5 Existing Site Conditions

As illustrated by **Figure 5: Existing Site Conditions**, the northern ±19.71 ac parcel includes an existing dwelling accessed from an approach off Range Road 33, and serviced with an individual groundwater well and private sewage treatment systems (PSTS). The dwelling, constructed in the 1960's, is supported by related accessory buildings and associated livestock pens that have been developed since the 1980's. The balance of both titled areas within the Plan area are undeveloped.

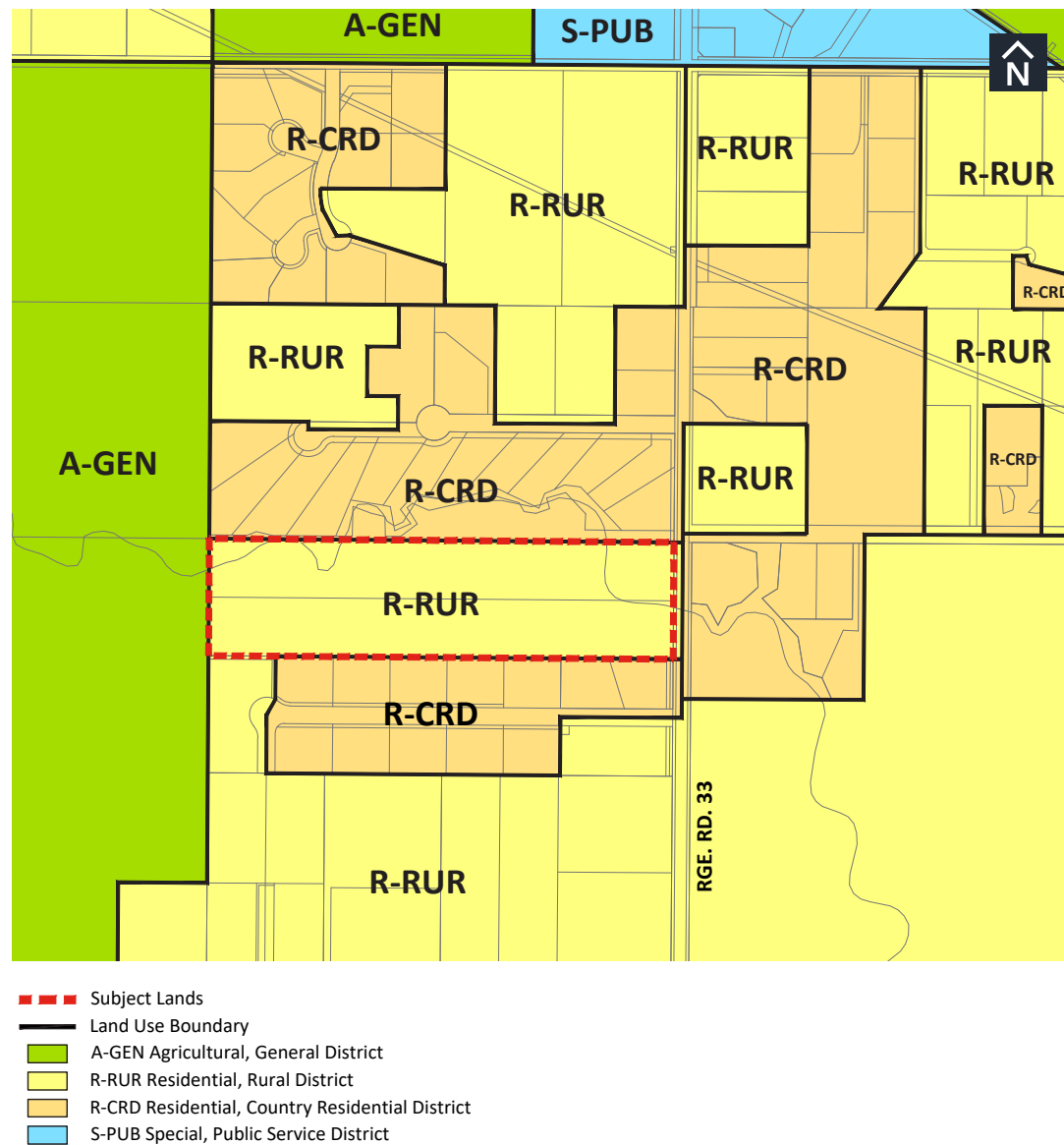
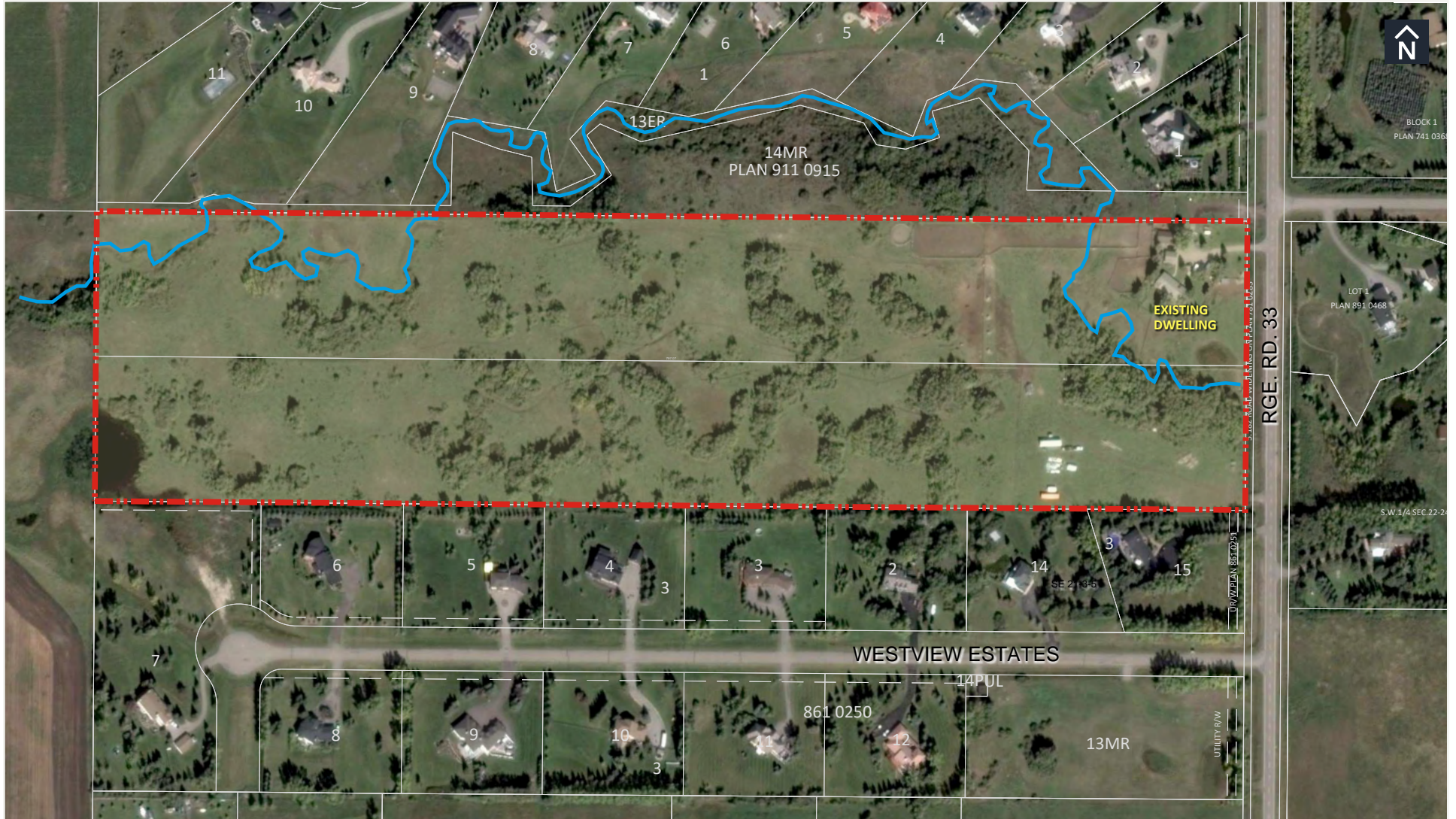


FIGURE 5 | Existing Site Conditions



- Subject Lands
- Creek Alignment



2.5.1 Topography & Surface Drainage

As illustrated by **Figure 6: Topography & Surface Drainage**, topography within the Plan area slopes from west towards east following the alignment of the Springbank Creek, a tributary to the Elbow River. Terrain conditions are variable with relatively mild undulating grades throughout most of the site's upland areas with some steeper slopes adjacent to the Springbank Creek. A portion of the extreme southwest corner of the Plan area includes low lying lands that are prone to seasonal inundation.

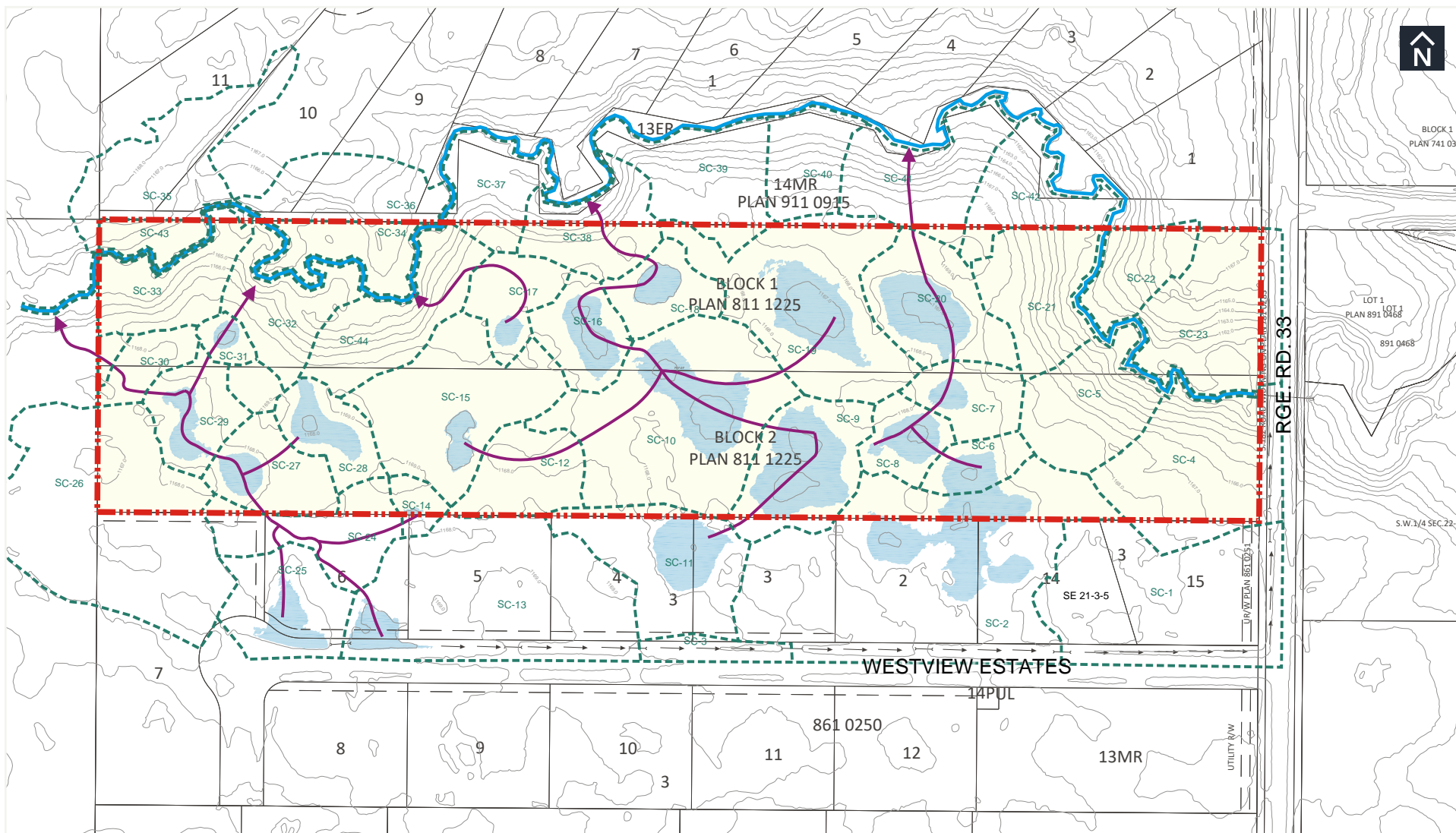
2.5.2 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA), Westhoff Engineering Resources, Inc., March 2021 was prepared in support of this Conceptual Scheme to study existing environmental conditions within the site and determine if potential adverse impacts and related mitigation measures might be needed to accommodate the proposed subdivision. The preliminary BIA was prepared ahead of the primary field survey season (i.e. May to September). As such, inventories of vegetation, soils, wetlands, and wildlife will be initiated in the Spring of 2021 and sample results will be reported in a follow-up 'final' Biophysical Inventory Report to be submitted to the County prior to this Conceptual Scheme being presented to Council at a public hearing.

Based off the desktop review, the site includes 16 wetlands (totalling 3.44 ha) classified as 'Temporary to Seasonal Graminoid Marshes' and 13 Ephemeral Waterbodies (totalling 0.64 ha). A review of these waterbodies was submitted to Alberta Public Lands and confirmation from Alberta Environment and Parks (AEP) Water Boundary Division was provided confirming that none of the site's water features will be claimed by the Crown. However, based on Provincial criteria, it is expected that the Creek and associated drainage valley should be considered an Environmentally Significant Area (ESA).



FIGURE 6 | Topography and Surface Drainage



- Subject Lands
- Creek Alignment

A total of approximately 175 birds, 30 mammals, 4 reptiles, and 5 amphibians may 'potentially' occur within the subject lands. A number of these have been identified provincially and/or federally as species of conservation concern. It is noted that wildlife likely traverses the Plan area and surrounding lands predominantly via the creek drainage corridor. However, Range Road 33 situated directly east of the site is a potential barrier and/or a collision hazard for wildlife movements.

The predicted impacts of the residential development on identified biophysical conditions were determined with reference to the concept prepared by Westhoff in March 2021. Potential impacts of the development are:

- Local loss of native soils and alterations to topography and surface hydrology.
- Local loss or alteration of native upland vegetation within building envelopes.
- Weed invasion and changes in native species composition of residual landscapes.
- Loss of wetlands within residential building envelopes.
- Water quality contamination of wetlands and the creek.
- Loss or disturbance of wildlife, habitat, and movements.

In keeping with the overall vision to create an environmentally sensitive, master planned country residential development, it is recommended that the developer provide for the following identified mitigation measures to reduce or eliminate these potential impacts at the subdivision stage:

- Retain the Springbank Creek drainage and designate an associated riparian setback.
- Retain, where possible and practical, the site's identified wetlands.
- Restrict, where possible and practical, development disturbances associated with each new residential lot to pre-determined building envelopes.
- Implement erosion and sediment controls pre, during and post construction.
- Implement landscaping measures that promote native plant species and effective weed controls.
- Implement stormwater management strategies that emphasize Low Impact Development practices (LID), water quality management, and rate and volume controls.
- Time the construction of roadways and stormwater management infrastructure required to service the subdivision to avoid the critical breeding window of April 1 to August 31.

POLICIES:

2.5.2.1 The developer shall implement the recommended mitigation measures proposed by the Biophysical Impact Assessment (BIA), Westhoff Engineering Resources, Inc., March 2021

2.5.2.2 Prior to the Conceptual Scheme application being presented to Council at a public hearing, the developer shall provide an update to the March 2021 BIA to summarize the conclusions and recommendations arising (if any) of the field surveys.

2.5.3 Geotechnical Considerations

A Preliminary Geotechnical Review, Lone Pine Geotechnical Ltd., March 2021 was prepared in support of this Conceptual Scheme to establish the sub-surface characteristics underlying the Plan area. The soil and groundwater conditions at the site are expected to be suitable for the proposed residential subdivision as evidenced by similar subdivisions in the surrounding area. However, there is a potential for high plastic clays, soft clays, and shallow groundwater within the site.

As such, it is recommended that a detailed geotechnical investigation be prepared at the subdivision stage to confirm the sub-surface characteristics within the Plan area and to ensure the development will be provided with an acceptable level of sub-grade support in accordance with the County Servicing Standards and engineering best practices.

2.5.4 Archaeological & Historical Resources Considerations

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

A Historical Resources Application shall be submitted to Alberta Culture and Tourism via the Online Permitting and Clearance System (OPac) to determine if a Historical Resource Impact Assessment is required in support of this project. If directed by the Province, a Historical Resource Impact Assessment will be completed prior to the subdivision stage with confirmation of Clearance in accordance with the Historical Resources Act shall be required as a condition of residential subdivision within the Plan area.

POLICIES

2.5.3.1 The developer shall prepare a detailed geotechnical report at the subdivision stage to confirm the sub-surface characteristics within the Plan area and to ensure the development will be provided with an acceptable level of sub-grade support.

POLICIES

2.5.4.1 Prior to the Conceptual Scheme application being presented to Council at a public hearing, the applicant shall submit application to Alberta Culture and Tourism via the Online Permitting and Clearance System (OPac) to determine if a Historical Resource Impact Assessment is required in support of the Project.

2.5.4.2 If directed by the Province, the owner shall prepare a Historical Resources Impact Assessment at the subdivision stage, to the satisfaction of Alberta Culture and Tourism.

2.5.5 Environmental Site Assessment

The Plan area contains an existing developed building site containing a dwelling, and related accessory buildings, situated in the northeast corner of the Plan area. The balance of the site is presently and has been historically undeveloped. Given that the existing building site is proposed to be isolated within a new lot, and the balance of the undeveloped are to be redeveloped with infill country residential development, a Phase One Environmental Site Assessment has not been contemplated in support of this Conceptual Scheme. Notwithstanding, if the County direct that such an assessment must be completed in support of this Project, the owner will prepare this at the subdivision stage.



POLICIES:

2.5.5.1 The owner may be required to prepare a Phase One Environmental Site Assessment at the subdivision stage, and if remediation of the property is required, these works could be completed as a condition of subdivision approval to the satisfaction of Alberta Environment and Parks and the County.

Development Concept

3.1 The Willow Ranch Vision

This Conceptual Scheme offers an opportunity to construct a truly unique, environmentally sensitive, country residential development.

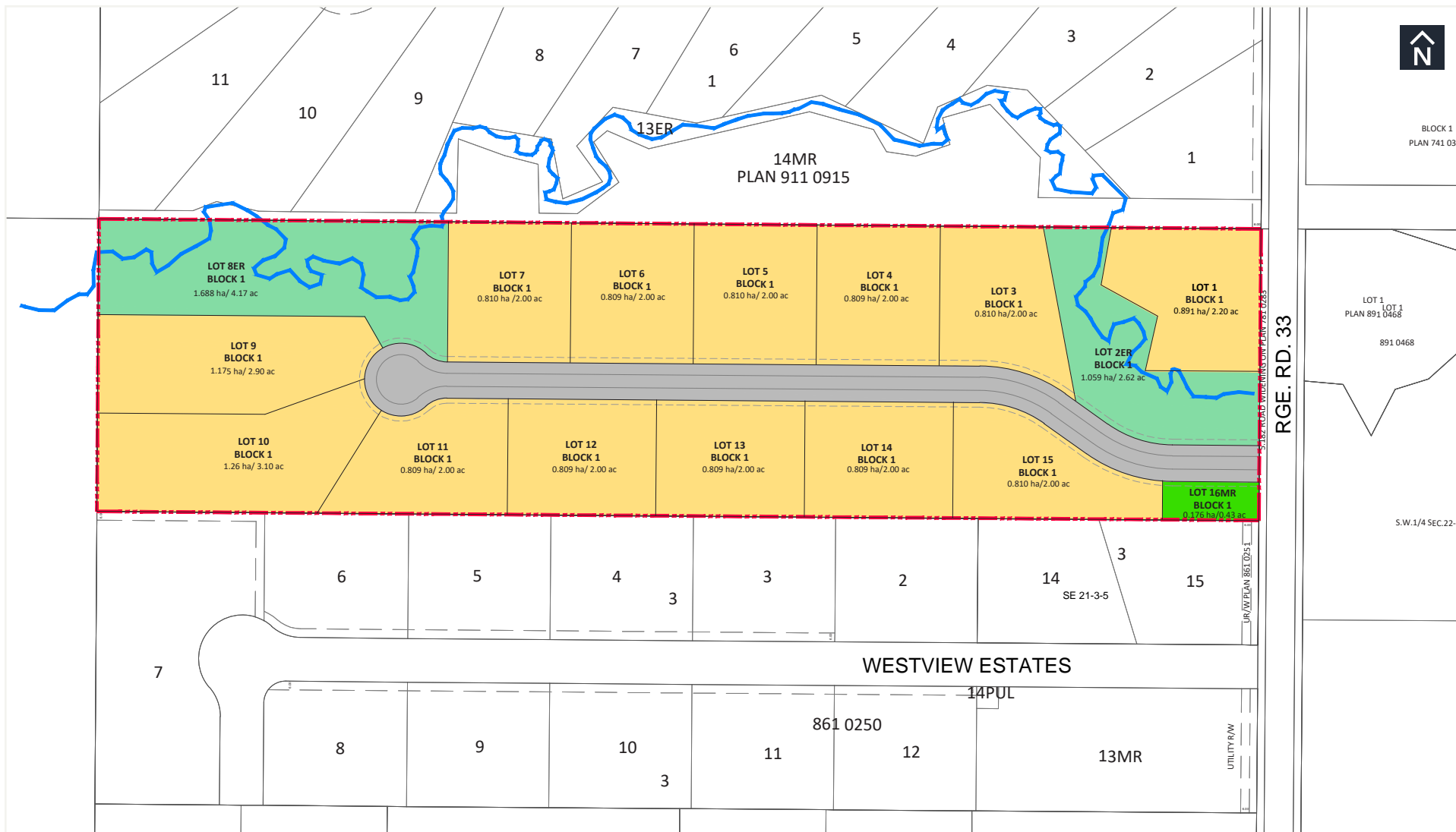
The development area includes \pm 40 ac which is conveniently accessed from Range Road 33, often referred to as Springbank's 'main street'. This property offers the potential of twelve (12) new country residential lots, each featuring unique landscaping details and unobstructed westerly views towards the Rocky Mountains.

Willow Ranch will showcase a master-planned development with future building sites that are carefully situated to respect the environmental beauty of the land's natural landscape. Working with a professional architect, the owner has planned this opportunity in a manner that will minimize construction impacts on existing wetlands and preserve much of the site's mature vegetation.



3

FIGURE 8 | Development Concept





3.2 Neighbourhood Design Objectives

As generally illustrated by **Figure 8: Development Concept**, the proponents of the **Willow Ranch Conceptual Scheme** are contemplating a proposed country residential development that considers the following design objectives:

1. **Respect for the owner's nearly forty (40) year history of stewardship over the subject lands.**
 - Proceeding with this project represents the fulfillment of the owner's stewardship of this property which spans nearly forty years. The owner wishes to create opportunity for up to twelve (12) new owners to enjoy and benefit from the Plan area's natural beauty.
2. **Respect for the natural environment and the carrying capacity of the land.**
 - Prepare comprehensive technical reports to assess the site's existing vegetation, drainage characteristics and sub-surface conditions to confirm the capacity of the site to accommodate the proposed development.
 - Dedicate Environmental Reserve (ER) and Environmental Reserve Easement (ERE) to preserve and protect the alignment of the Springbank Creek and an associated riparian buffer.
 - Carefully establish the specific location of future residential building sites in a manner that maintains as much of the site's existing mature vegetation and natural wetlands as possible.



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

- Undertake a community engagement process to ensure affected neighbours and interested stakeholders are informed about the project and provided opportunities to learn about the planning process and provide meaningful input accordingly.
- Consider and respect the County's Agricultural Boundary Guidelines as part of the design of residential subdivision where boundaries are shared with existing agricultural land use designations.



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

- Prepare a Traffic Impact Letter to assess the capacity of the local and regional transportation network to accommodate the proposed development.
- Collaborate with a licensed surface water supplier to facilitate extension of the potable water distribution network to the subject lands.



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3.3 Transportation

Access to the **Willow Ranch Conceptual Scheme** will be provided from a new internal road to be constructed by the developer to extend from Range Road 33 as described in the following sections.

3.3.1 General Transportation Considerations

A Traffic Impact Letter, Bunt & Associates Engineering, March 2021, was prepared in support of this Conceptual Scheme. The conclusions of this report indicate the Project is not expected to generate traffic conditions that will require upgrades to the municipal road network outside of the Conceptual Scheme area. Access to the **Willow Ranch Conceptual Scheme** will be provided from Range Road 33, a public municipal road with a paved surface maintained in good condition as generally illustrated by Figure 8: Transportation.

POLICIES

3.3.1.1 Access will be provided within the Willow Ranch Conceptual Scheme Area as generally illustrated on Figure 9: Transportation.

3.3.2 Internal Subdivision Road

The developer shall construct an internal subdivision road extending from Range Road 33 as generally illustrated by **Figure 9: Transportation**. It is noted that access to the developed building site within the northeast corner of the Plan area is proposed to continue from the existing approach off Range Road 33.

POLICIES

3.3.2.1 The owner shall construct an internal subdivision road at the subdivision stage in accordance with the requirements of the County Servicing Standards as generally illustrated on Figure 8: Transportation.

3.3.2.2 Access to the developed building site within the northeast corner of Block 1, Plan 811 1225 shall continue to be provided from an approach off Range Road 33, to the satisfaction of the County.

3.3.3 Regional Road Considerations

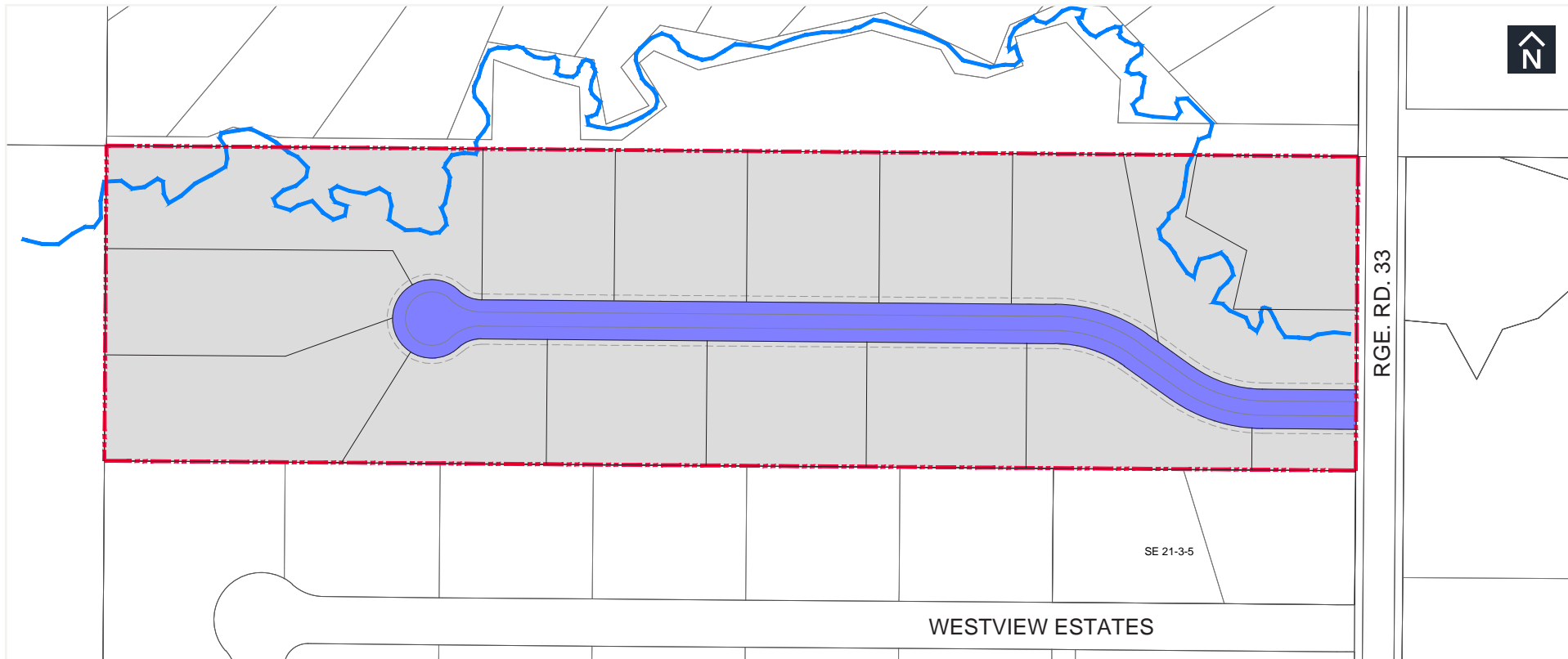
According to the Central Springbank ASP's Map 8 – Existing Road System, this segment of Range Road 33 is classified as a minor collector with a required minimum road ROW of 30 m. The existing road ROW on Range Road 33 directly adjacent to the Plan area is \pm 30 m wide, and as such, dedication of additional road ROW widening is not anticipated in support of this Project.

It is acknowledged that the developer will be required to contribute the Regional Transportation Offsite Levy, at the subdivision stage, in accordance with the applicable bylaw.

POLICIES

3.3.3.1 The owner shall provide the Regional Transportation Off-Site Levy at the subdivision stage in accordance with the applicable Bylaw.

FIGURE 9 | Transportation



- ▬▬▬ Subject Lands
- - - Existing Creek
- Country Residential (CR) Road / 25m ROW

Country Residential Road / 25m ROW Cross Section

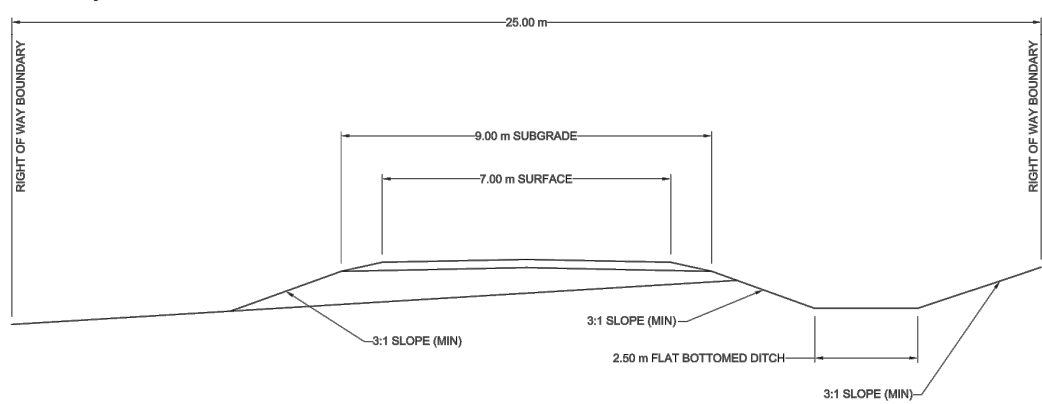


FIGURE 10 | Utility Servicing Plan

3.4 Utility Servicing

3.4.1 Potable Water Service

The **Willow Ranch Conceptual Scheme** is expected to be serviced with potable water as generally illustrated by **Figure 10: Utility Servicing Plan**. Extension of the potable water distribution system shall be provided by the developer at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements and the County Servicing Standards.

POLICIES

- 3.4.1.1 Potable water shall be provided within the Plan area as generally illustrated by Figure 9: Potable Water Servicing Plan.
- 3.4.1.2 The developer shall be required to extend potable water distribution network to the subject lands at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements, and the County Servicing Standards.





3.4.2 Wastewater Service

The provision of wastewater service within the Plan area will be provided via private sewage treatment systems (PSTS). A Level IV Private Sewage Treatment System Assessment, Groundwater Research Information Technologies Ltd., March 2021, was prepared in support of this Conceptual Scheme to ensure the site conditions within the Plan area can accommodate wastewater service via individual private sewage treatment systems.

The conclusions and recommendations of the report indicate that the soil conditions within the Plan area can support treatment of septic effluent with mounded septic fields due to the shallow water table and low permeability of the clay found across the site.

In accordance with the requirements of the County's Policy #449: Requirements for Wastewater Treatment Systems, each new lot must be provided with a packaged private sewage treatment system that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and other requirements of the County Servicing Standards.

The County will require the owner of each new lot to enter into a Deferred Servicing Agreement to outline expectations for connection to a regional or decentralized wastewater service should one become available to service the Plan area and the County will register a caveat against title to each new lot to outline each future owner's responsibilities in this regard.

It is noted that the developed building site within Block 1, Plan 811 1225 is already serviced with existing private sewage treatment systems (PSTS) which will not be impacted by the provisions of this Plan.

POLICIES

3.4.2.1 Wastewater service within the Plan area shall be provided by individual private sewage treatment systems (PSTS).

3.4.2.2 In accordance with Policy #449: Requirements for Wastewater Treatment Systems, the developer shall ensure that each the owner of each new residential lot shall install a packaged private sewage treatment system, at the building permit stage, that meets the requirements of the Bureau de Normalisation du Quebec (BNQ) and the applicable requirements of the County Servicing Standards.

3.4.2.3 The owner shall enter into a Deferred Servicing Agreement with the County at the subdivision stage.

3.4.2.4 The County shall register a caveat against title to each new lot referencing the future owner's responsibilities in accordance with the terms of the Deferred Servicing Agreement.

3.4.3. Stormwater Management

Generally, topographical relief within the Plan area slopes generally from west to east following the alignment of the Springbank Creek – a regionally significant tributary of the Elbow River.

As illustrated by **Figure 11: Stormwater Management**, the management of surface flows will be accommodated within the Plan area by a system of overland drainage swales and lot-level best management practices to ensure compliance with the Springbank Master Drainage Plan and County Servicing Standards.

A report entitled Stormwater Management Concept and Strategies for Willow Ranch, Westhoff Engineering Resources Inc., March 2021, was prepared in support of this Conceptual Scheme to establish the anticipated methods of accommodating positive drainage within the Plan area. The conclusions and recommendations of the report indicate a Site-Specific Stormwater Implementation Plan shall be provided at the subdivision stage to address the following:

- Confirmation of the retention volume of the incremental volumetric increase (post-development minus pre-development) as determined by continuous simulation techniques and using the precipitation and climatic data spanning 1964 to 2014, at minimum. The volume to retain shall be for the 1:100 year run off event (or greater).
- Detailed analysis to demonstrate compliance with the Springbank Master Drainage Plan (i.e. release to Springbank Creek at 1.71 L/s/ha and runoff volume control to 45 mm.
- Overland conveyance flow shall meet Provincial criteria with respect to depth of flow and velocity.
- An erosion and sediment control plan shall be required at the subdivision stage.

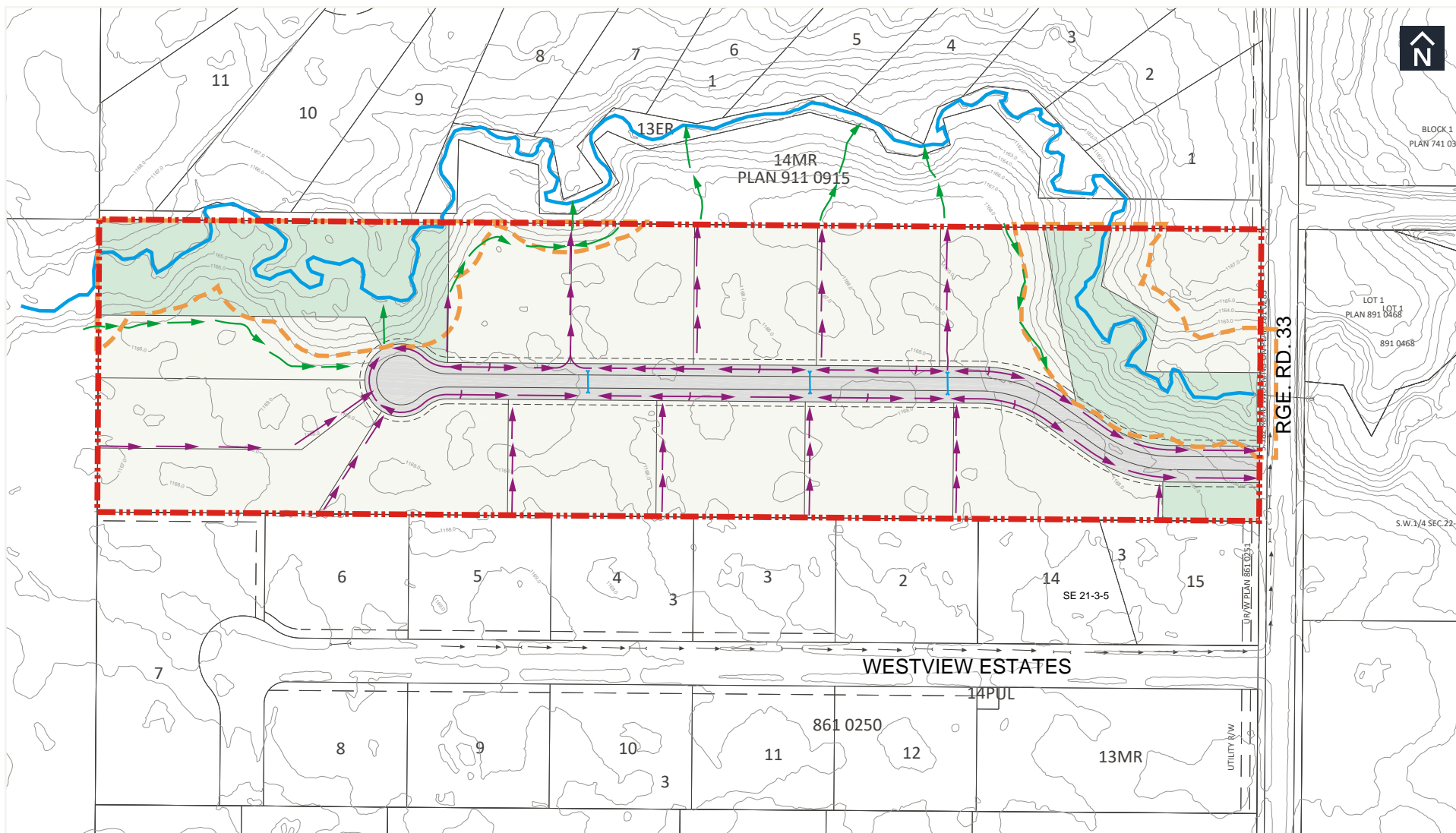
POLICIES

3.4.3.1 Stormwater Management shall be provided within the Plan area as generally illustrated by Figure 11: Stormwater Management.

3.4.3.2 The design of the Plan area's stormwater management system shall demonstrate consistency with the unit area release rates and volume retention control targets in accordance with the requirements of the Springbank Master Drainage Plan.

3.4.3.3 The stormwater management facilities shall be constructed by the owner/developer at the subdivision stage in accordance with the recommendations of the Site-Specific Stormwater Management Plan and the County Servicing Standards.

FIGURE 11 | Stormwater Management



- - - - Subject Lands
- Creek Alignment
- 0.2m Contours
- - - - Riparian Area
- Bio-swale
- Swale Roadside Ditch
- Culverts
- Roadside Ditch Flow Direction

3.4.4 Franchise Utilities

Shallow utilities including electricity, telecommunication, and natural gas will be provided by the developer at the subdivision stage in consultation with all applicable franchise utility providers.

POLICIES

3.4.4.1 Franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.

3.4.4.2 The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.



3.4.5 Solid Waste Management

Provision of solid waste refuse management within the Plan area will be provided by a qualified solid waste management operator managed through a contract provided by each residential lot owner.

POLICIES

3.4.5.1 Solid waste management shall be provided within the Plan area by a qualified waste management operator through a contract managed by each residential lot owner.



3.5 Open Space

3.5.1. Environmental Reserve

As illustrated by **Figure 12: Open Space**, the Plan area includes the bed and shore of the Springbank Creek – a regionally significant tributary of the Elbow River. As such, the dedication of Environmental Reserve (ER) is proposed to contain this environmental/drainage feature.

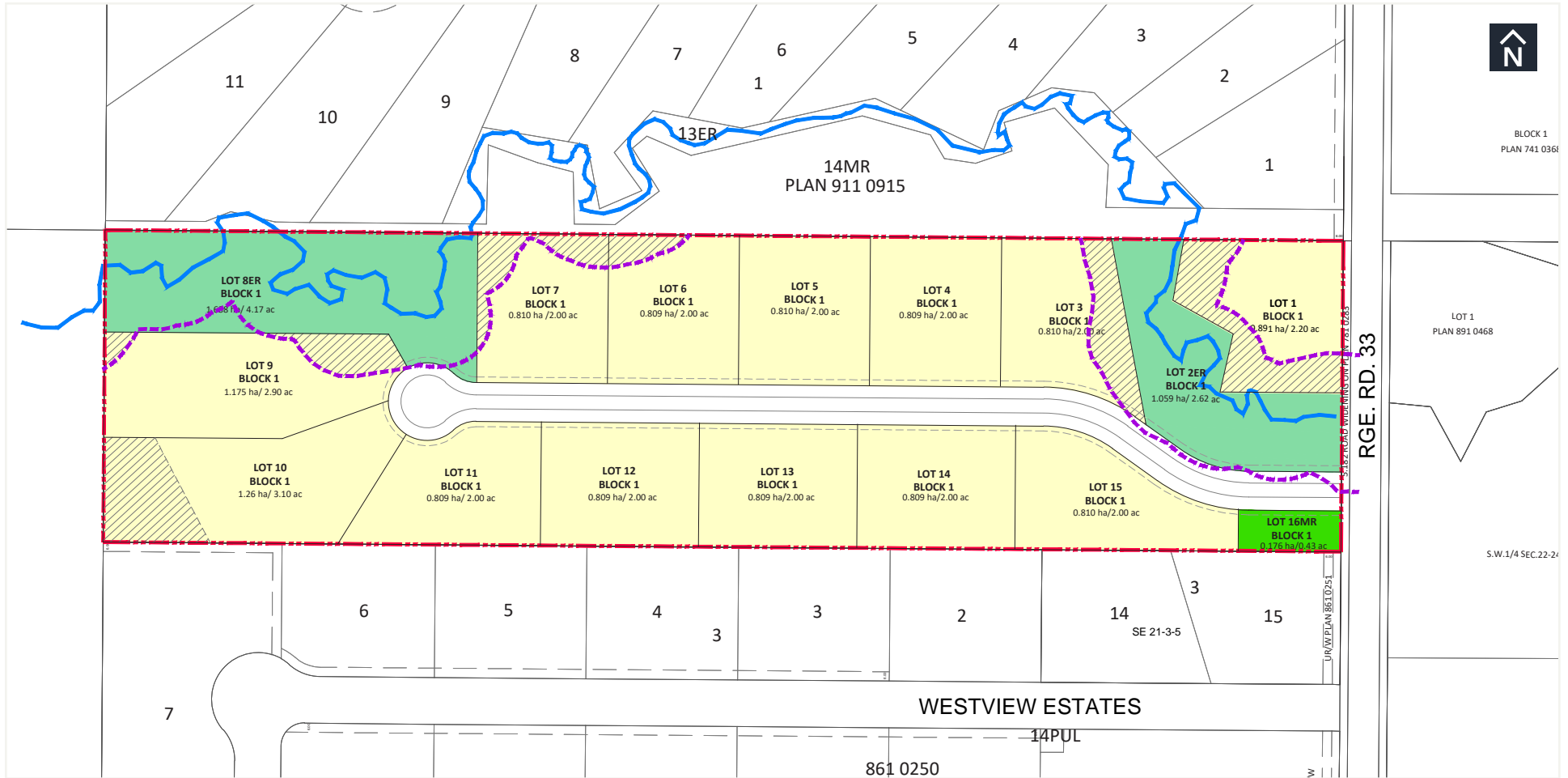
Concurrently, the proponent of this Project is proposing the dedication of Environmental Reserve Easement (ERE) within some of the residential lots to accommodate a riparian buffer adjacent to the Springbank Creek and the low-lying area in the extreme southwest corner of the Plan area which is prone to seasonal inundation. The proposed dedication of ERE is in accordance with Section 664(2) of the Municipal Government Act, and the specific details of the ERE will be confirmed at the subdivision stage.

POLICIES:

- 3.5.1.1 The owner shall dedicate Environmental Reserve (ER) at the subdivision stage as generally illustrated on Figure 12: Open Space.
- 3.5.1.2 The owner shall dedicate Environmental Reserve Easement (ERE) at the subdivision stage as generally illustrated on Figure 12: Open Space, to the satisfaction of the County and Alberta Land Titles.



FIGURE 12 | Open Space



- - - Subject Lands
- Creek Alignment
- Riparian Buffer Area - Environmental Reserve Easement (ERE)
- Low-lying Area - Environmental Reserve Easement (ERE)
- Residential Area / Low-lying Area
- Municipal Reserve (MR)
- Environmental Reserve (ER)

Environmental Reserve Easement (ERE)						
	Lot 1	Lot 3	Lot 6	Lot 7	Lot 9	Lot 10
± ac	0.93	0.58	0.18	0.47	0.46	0.85
± ha	0.38	0.23	0.07	0.19	0.19	0.34

3.5.2 Municipal Reserve (MR)

Municipal Reserve (MR) remains outstanding against the certificates of title to both existing parcels within the Plan area. The disposition of outstanding municipal reserves is proposed via dedication of a 0.176 ha (0.43 ac) parcel as illustrated on **Figure 12: Open Space**. A landscaping plan will be provided at the subdivision stage to detail the type of landscaping and recreation improvements to be provided by the developer therein. Subsequently, the remaining amount of outstanding municipal reserves will be provided by cash-in-lieu of land.

TABLE 2 | Anticipated Municipal Reserve Disposition

TOTAL PLAN AREA	39.42 AC
Less Area of Environmental Reserve (ER) Dedication	6.79 ac
Less Area of Environmental Reserve Easement (ERE) Dedication	3.47 ac
Net Developable Area	29.16 ac
Amount of Municipal Reserve Outstanding (10% of Net Developable Area)	2.92 ac
Proposed Municipal Reserve Land Dedication (to be provided as land)	0.43 ac
Proposed Municipal Reserve Dedication (to be provided via cash-in-lieu of land)	2.49 ac

POLICIES

3.5.2.1 Municipal Reserve (MR) shall be provided at the subdivision stage by dedication of land and by cash-in-lieu of land as generally described by Table 2: Anticipated Municipal Reserve (MR) Disposition.

3.5.2.2 The developer shall provide a Landscaping Plan at the subdivision stage, prepared by a qualified professional, to detail the type of landscaping and recreation improvements to be constructed within the Municipal Reserve (MR) parcel.

3.5.3 Justification for Municipal Reserve (MR) Land Dedication

The location and configuration of the proposed MR dedication is intended to accommodate a space for community/social gathering, similar to the existing MR parcel situated in West View Estates.

Likewise, the MR parcel is intended to provide a landscaped buffer between the proposed internal subdivision road and the existing dwelling located within the parcel directly south and east of the Plan area (Lot 15, Block 3, Plan 891 0201). The owner of this property expressed concerns regarding potential loss of privacy and nuisance from vehicle headlights shining into her building site. As required by Policy 3.5.2.2, a Landscaping Plan will be provided at the subdivision stage to detail the plantings to be provided in the proposed MR.

3.6 Community Support Services

Primary fire response will be provided from the Rocky View County Fire Station #102 located at the Springbank Airport. Secondary fire response is anticipated from The City of Calgary and/or the Townsite of Redwood Meadows.

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

Emergency Response will be addressed by the 911 system with dispatch of ambulance service from the EMS facility in Priddis and/or EMS facilities within the City of Calgary.



Springbank Fire Station



Implementation Framework

4.1 Conceptual Scheme Boundary Justification

As illustrated on the Central Springbank Area Structure Plan's Map 11 – Infill Residential, the subject lands are located within a predetermined Conceptual Scheme Plan boundary that includes all of SE 21-24-03-W5M. However, it is noted that:

- The existing neighbourhoods of Hill Creek Estates and Westview Estates are located within the ASP's 'predetermined' Conceptual Scheme boundary. These established subdivisions are developed with ± 2 ac country residential parcels that cannot be further redeveloped.
- Hill Creek Estates is physically isolated from the subject lands due to the alignment of the Springbank Creek.
- A future road ROW extension has not been contemplated between Westview Estates and the subject lands.

As such, it does not appear possible or practical for the proponent of this Project to prepare a single comprehensive Conceptual Scheme for the entire quarter section as contemplated by the ASP. Instead, a modified

boundary is proposed for this Conceptual Scheme to include only the subject lands in accordance with Policy 2.9.2(e) of the Central Springbank ASP which indicates:

"Notwithstanding the defined conceptual scheme boundaries as defined on Maps 11, future conceptual scheme boundaries may be altered without amendment to this Plan, at the discretion of Council, provided:

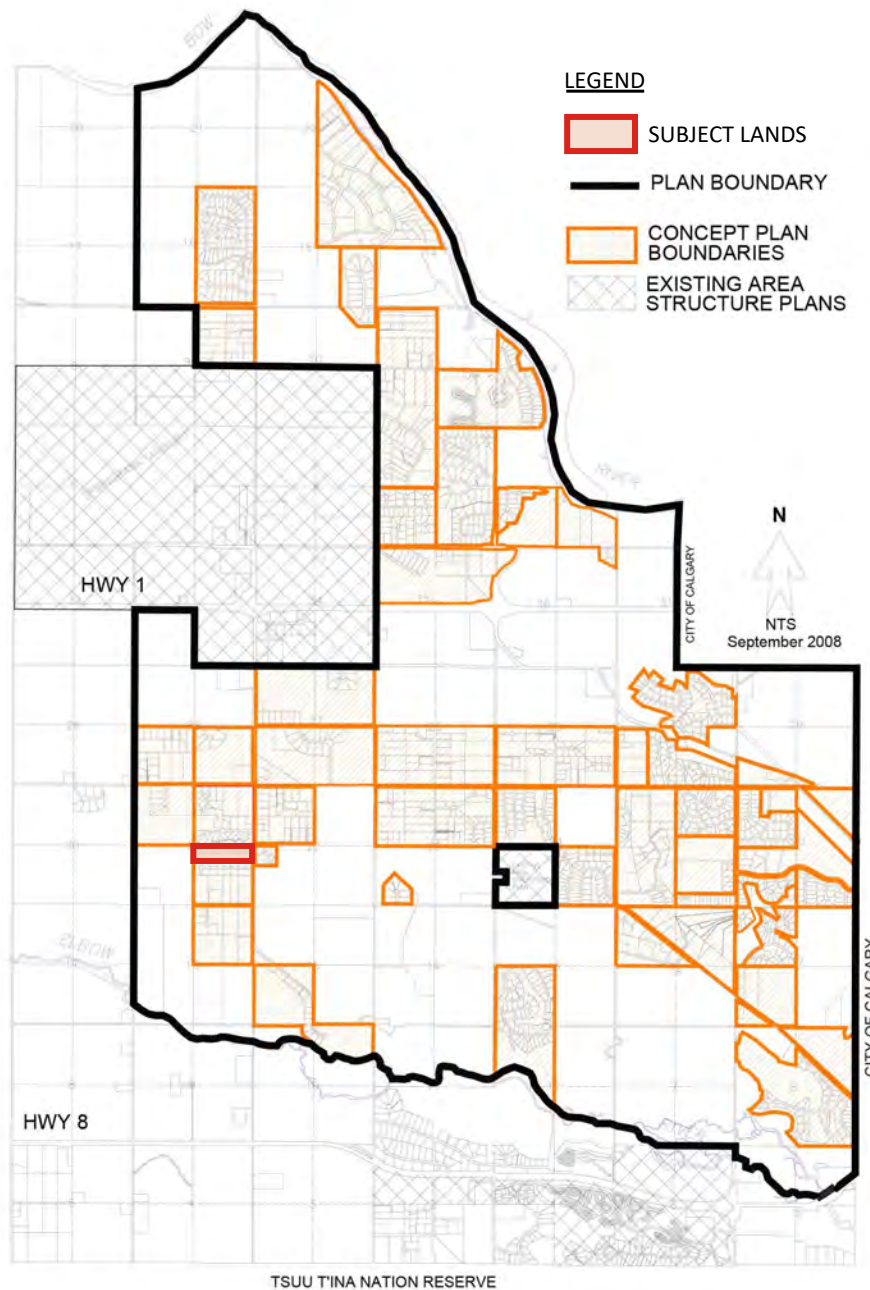
- iii. *The alternate conceptual scheme area is comprehensive.*
- iv. *The implications of development proceeding within an alternate conceptual scheme boundary have been examined.*
- v. *The Municipality determines that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan."*

The boundary of the **Willow Ranch Conceptual Scheme** is limited to the subject lands only and the following sections of the Plan have been prepared to address the specific provisions of the Central Springbank Area Structure Plan, 2001.

CENTRAL SPRINGBANK ASP | Map 11 - Infill Residential

POLICIES

- 4.1.1 The Willow Ranch Conceptual Scheme planning boundary shall be reduced from that which is illustrated on the Central Springbank ASP's Map 11 – Infill Residential in accordance with the ASP's Policy 2.9.2(e).
- 4.1.2 The Willow Ranch Conceptual Scheme Plan area boundary shall be as illustrated on Figure 8: Development Concept



4.2 Proposed Land Use

Land use amendment (zoning) is expected to be assigned by Council in accordance with the Rocky View Rocky View County Land Use Bylaw as generally illustrated by **Figure 13: Proposed Land Use** described as follows:

- Residential parcels are to be designated Residential, Country Residential District (R-CRD).
- Environmental Reserve (ER) parcels are to be designated Special, Natural Open Space District (S-NOS).

POLICIES

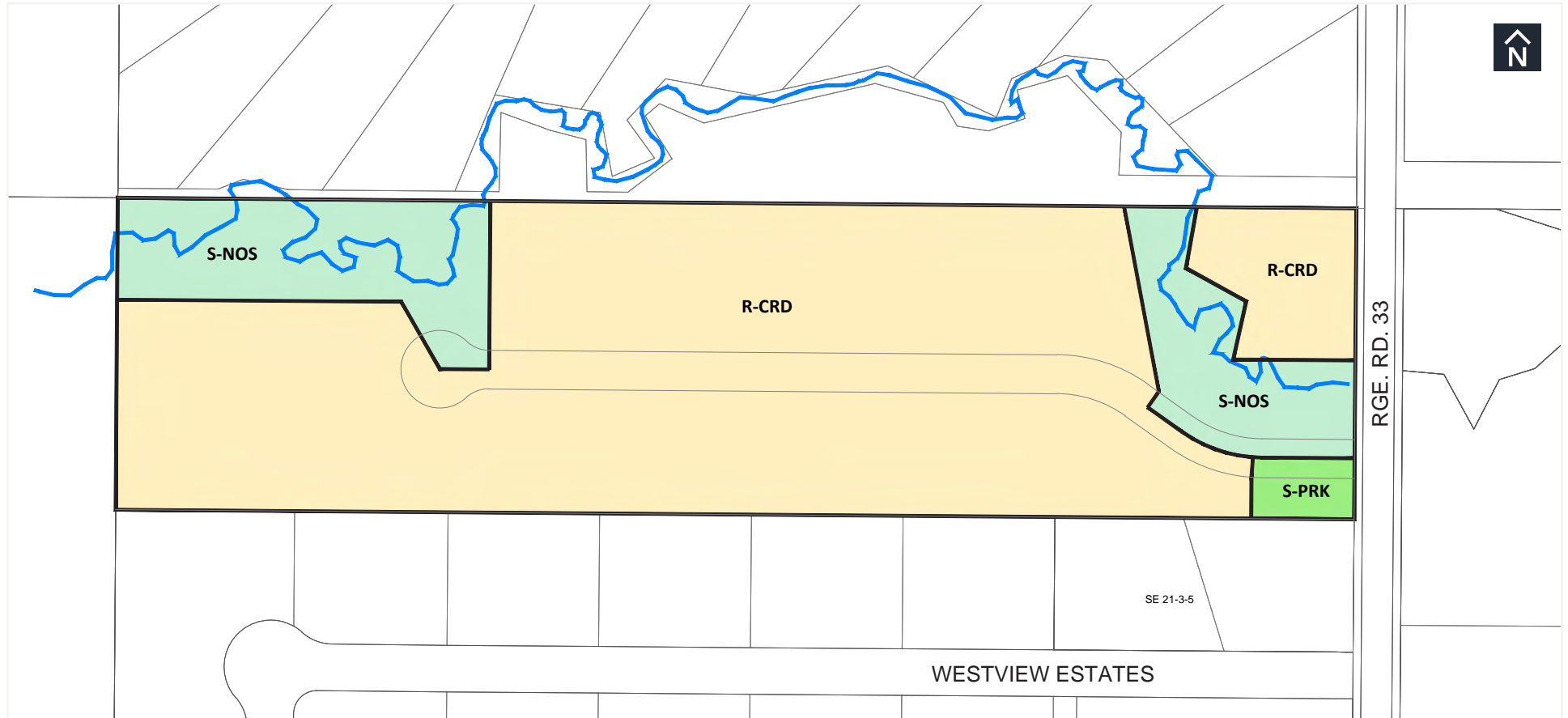
4.2.1 Future land use within the Willow Ranch Conceptual Scheme is expected as illustrated by Figure 13: Proposed Land Use.

TABLE 3 | Land Use Statistics

WILLOW RANCH LAND USE REDESIGNATION STATISTICS				
LAND USE	TO	LAND USE	+/- HECTARES	+/- ACRES
R-RUR	to	R-CRD	12.73	31.45
R-RUR	to	S-PRK	0.26	0.64
R-RUR	to	S-NOS	2.99	7.39
			Total = 39.48 ac	

Discrepancy in areas described in Table 1: Legal Descriptions and Table 2: Land Use Statistics will be reconciled at the subdivision stage

FIGURE 13 | Proposed Land Use



- Land Use Boundary
- Creek Alignment
- R-CRD Residential, Country Residential District
- S-PRK Special, Parks and Recreation District
- S-NOS Sepical, Natural Open Space District



4.3 Proposed Subdivision

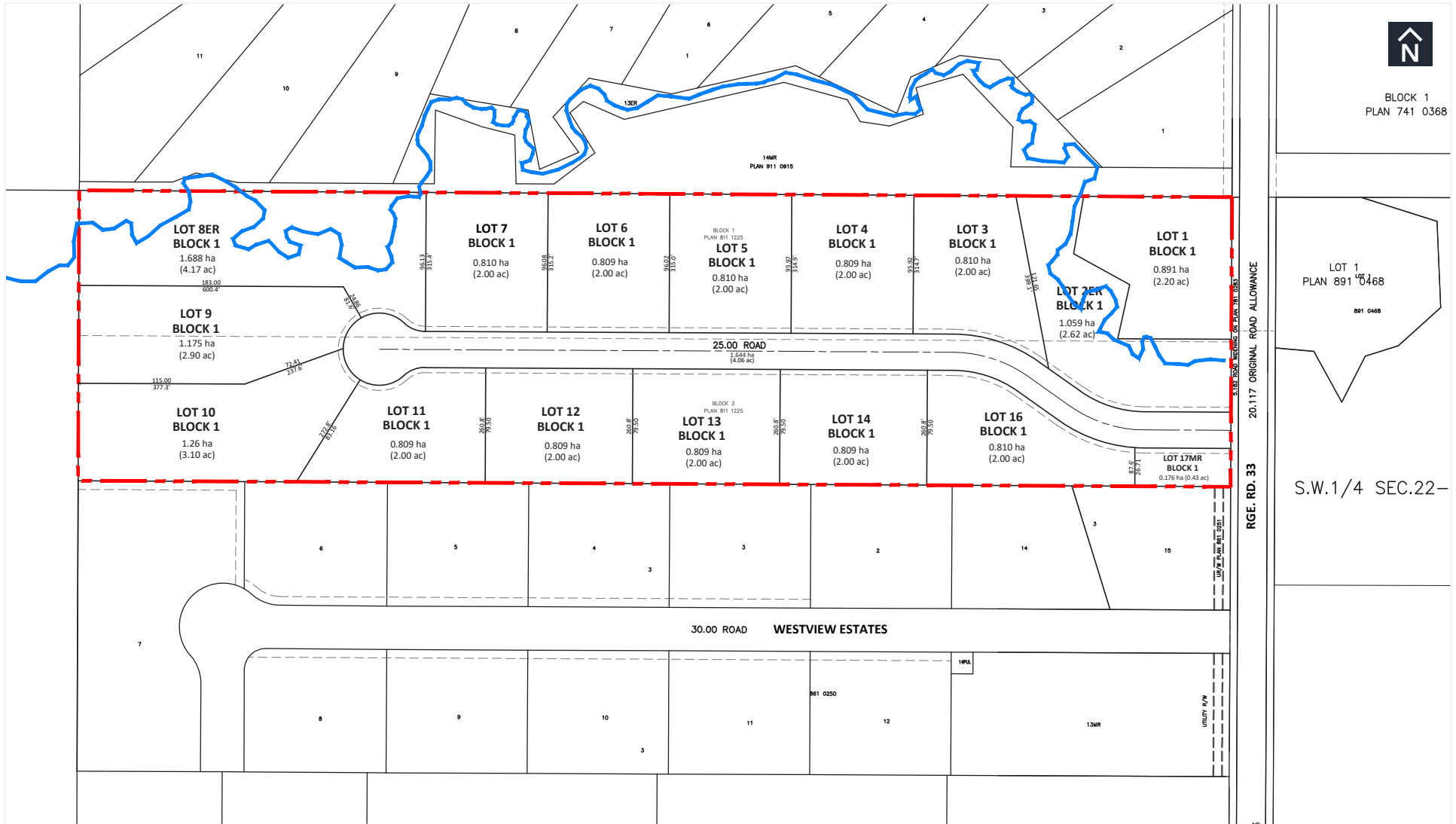
As generally illustrated by **Figure 14: Proposed Subdivision** according to specific subdivision design criteria described as follows:

- Creation of twelve (12) new country residential parcels with one remainder country residential parcel.
- Dedication of two (2) Environmental Reserve (ER) parcels.
- Dedication of Environmental Reserve Easement (ERE) within several residential parcels.
- Dedication of a Municipal Reserve (MR) parcel and MR cash-in-lieu of land.
- Dedication of public road ROW.
- Implementation of all required transportation & utility servicing infrastructure in accordance with the provisions of the County Servicing Standards.

POLICIES

4.3.1 Subdivision within the Willow Ranch Conceptual Scheme is expected as generally illustrated by Figure 14: Proposed Subdivision.

FIGURE 14 | Proposed Subdivision



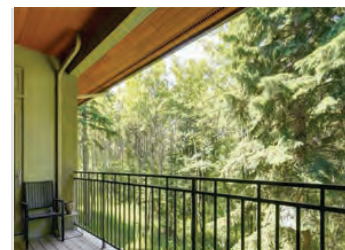
Subject Lands

4.4 New Dwellings and Population Projections

As generally illustrated by **Figure 14: Proposed Subdivision**, the Plan area is expected to be developed with subdivision involving Residential, Country Residential District (R-CRD) land use with minimum ± 2 ac parcel sizes. As such, the **Willow Ranch Conceptual Scheme** is expected to be developed with a total of thirteen (13) country residential parcels with one existing dwelling expected to remain in a newly created lot. As such, the anticipated population projections for the new parcels to be created is as per the following table:

TABLE 4 | New Dwellings and Population Projections

Number of New Dwellings	Population per Dwelling*	± Increase in Population
12	3.0	36 people
TOTAL		36 PEOPLE



4.5 Architectural Design Considerations

As previously described in this Plan, the configuration of residential lots shall be in accordance with the parcel size and specific development regulatory requirements as established by County's Land Use Bylaw C-8000-2020. Additionally, the developer will implement architectural guidelines at the subdivision stage as described generally by the following section.

4.5.1 Architectural Guidelines

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

- Define 'pre-determined' building sites within each new lot in locations that, where possible and practical, preserve existing vegetation and wetlands.
- Promote use of exterior material finishes and colours to match the palette of natural landscaping.
- Encourage the use of natural material finishing such as stone, wood siding and timber.
- Encourage front entrances to be the dominant feature of the front building façade.

- Minimize the visual impact of front facing garage doors as viewed from the street.
- Encourage use of roofing materials should reflect a natural colour palette.
- Exterior illumination will be minimized and implemented in accordance with Dark Sky Principles.
- Discourage extensive 'manicured' exterior landscaping in favour of natural drought-resistant plantings that require minimal irrigation & maintenance.
- Discourage perimeter lot fencing.



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

POLICIES

4.5.1.1 The developer shall establish Architectural Guidelines at the subdivision stage to regulate specific residential building criteria such as material finishes, colours, landscaping, exterior illumination, etc.

4.5.2 Landscaping Requirements

The **Willow Ranch Conceptual Scheme** area includes a cover of mature vegetation that forms part of a larger complex that follows the alignment of the Springbank Creek and extends into the adjacent country residential subdivisions to the north and southeast of the Plan area. The Central Springbank Area Structure Plan's Map 6 – Environmental Constraints illustrates this area as an identified wildlife movement corridor'. As such, according to Section the CSASP's Section 2.3.2(c), development adjacent to environmentally significant areas should include a landscape plan to show how the impacts along their edges can be sensitively managed – particularly with the goal of preserving wildlife corridors.

The developer shall provide a Landscaping Plan at the subdivision stage to demonstrate how, where feasible and practical the site's existing vegetation, will be sensitively maintained and managed. The Plan will define predetermined building sites that are purposefully situated within each lot with the goal of limiting the required development disturbances to the area including the principal dwelling, accessory buildings, private amenity space, driveway access and private sewage treatment system (PSTS).

POLICIES

4.5.2.1 The developer shall provide a Landscaping Plan at the subdivision stage, prepared by a qualified professional, to illustrate how existing tree cover will be reasonably maintained each new residential lot.

4.5.2.2 The developer shall prepare a plan showing pre-determined building sites with the goal of limiting development disturbances within each new lot to an area to include the principal dwelling, accessory buildings, private amenity space, driveway access and private sewage treatment system (PSTS). Implementation of these building restrictions will be the responsibility of the developer, to be establish via architectural controls.

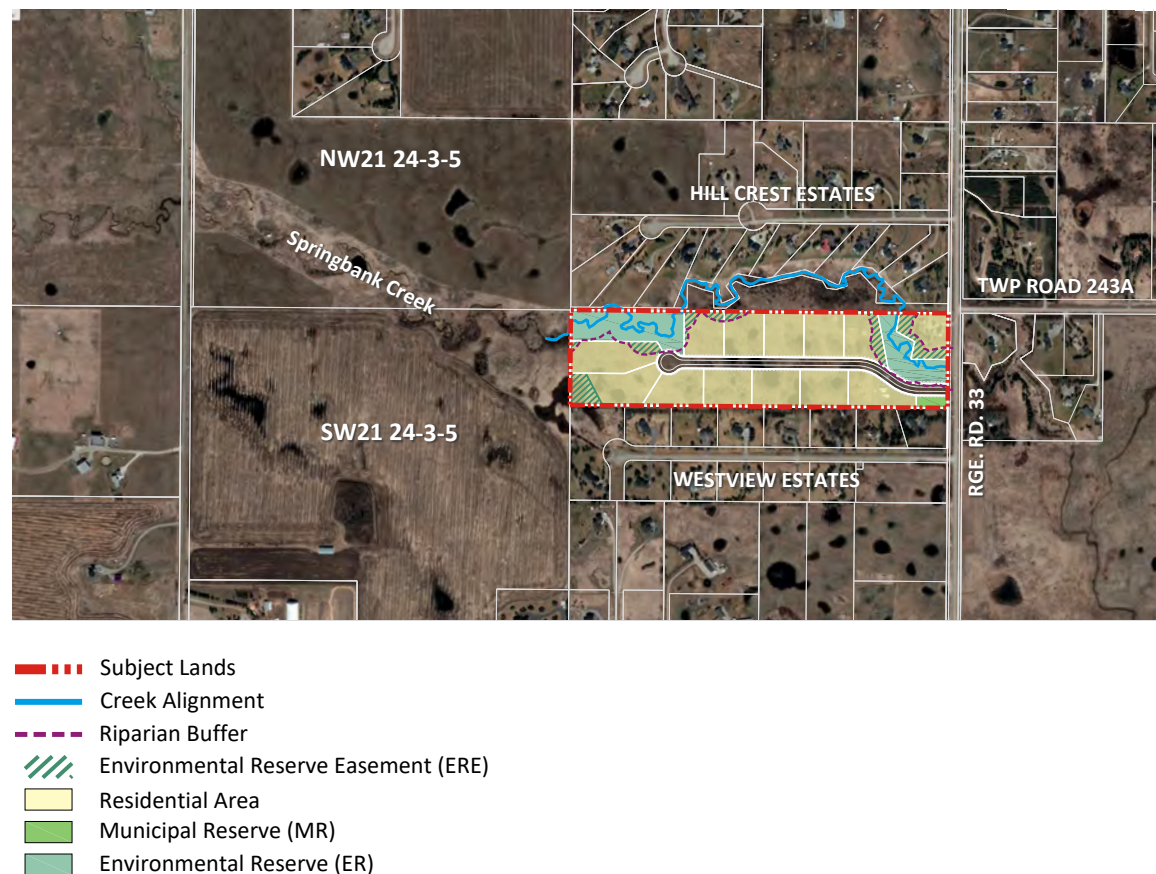
4.6 Agriculture Boundary Design Guidelines

The **Willow Ranch Conceptual Scheme** is bounded to the north, east and south by existing developed country residential developments. However, lands directly to the west include an agricultural parcel which is under active cultivation. As such, consideration of the County's Agricultural Boundary Design Guidelines needs to be applied to this proposed subdivision.

The portion of the agricultural parcel directly west of the Plan area includes the alignment of the Springbank Creek and associated riparian area. For this reason, this area has not been cultivated due to the wet and low-lying conditions therein. As generally illustrated by **Figure 15: Agriculture Boundary Design Guidelines**, the subdivision design contemplated by this Plan proposes the dedication of a combination of Environmental Reserve (ER) and Environmental Reserve Easement (ERE) along most of the western boundary of the Plan area.

Likewise, the configuration of proposed residential lots within the western portion of the site are 'over-sized' relative to the minimum lot size prescribed by the Land Use Bylaw. Additionally, the anticipated location of dwelling placements will be set back from the agricultural boundary by greater than ± 100 m. As such, the subdivision design proposed by this Conceptual Scheme is consistent with the *County's Agricultural Boundary Design Guidelines*.

FIGURE 15 | Agriculture Boundary Design Considerations





4.7 Development Phasing

Development within **Willow Ranch Conceptual Scheme** is expected to proceed in a single phase.

The developer shall construct the required transportation and utility servicing infrastructure at the subdivision stage as required by the County's Development Agreement process.

POLICIES:

- 4.7.1 Implementation of subdivision is expected to proceed in a single phase.
- 4.7.2 Timing of construction of the internal subdivision road and overland drainage / stormwater management system shall avoid the critical breeding windows between April 1 – August 31.

Municipal Policy Framework

5.1 The County Plan, 2013

Rocky View County adopted a new Municipal Development Plan (The County Plan) in October 2013. The County Plan includes the following vision statement:

Rocky View is an inviting, thriving, and sustainable County that balances agriculture with diverse residential, recreational, and business development opportunities.

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

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

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

The **Willow Ranch Conceptual Scheme** proposes the development of a new 'infill' country residential development within an area that is considered appropriate for same in accordance with the policy provisions of the Central Springbank Area Structure Plan.

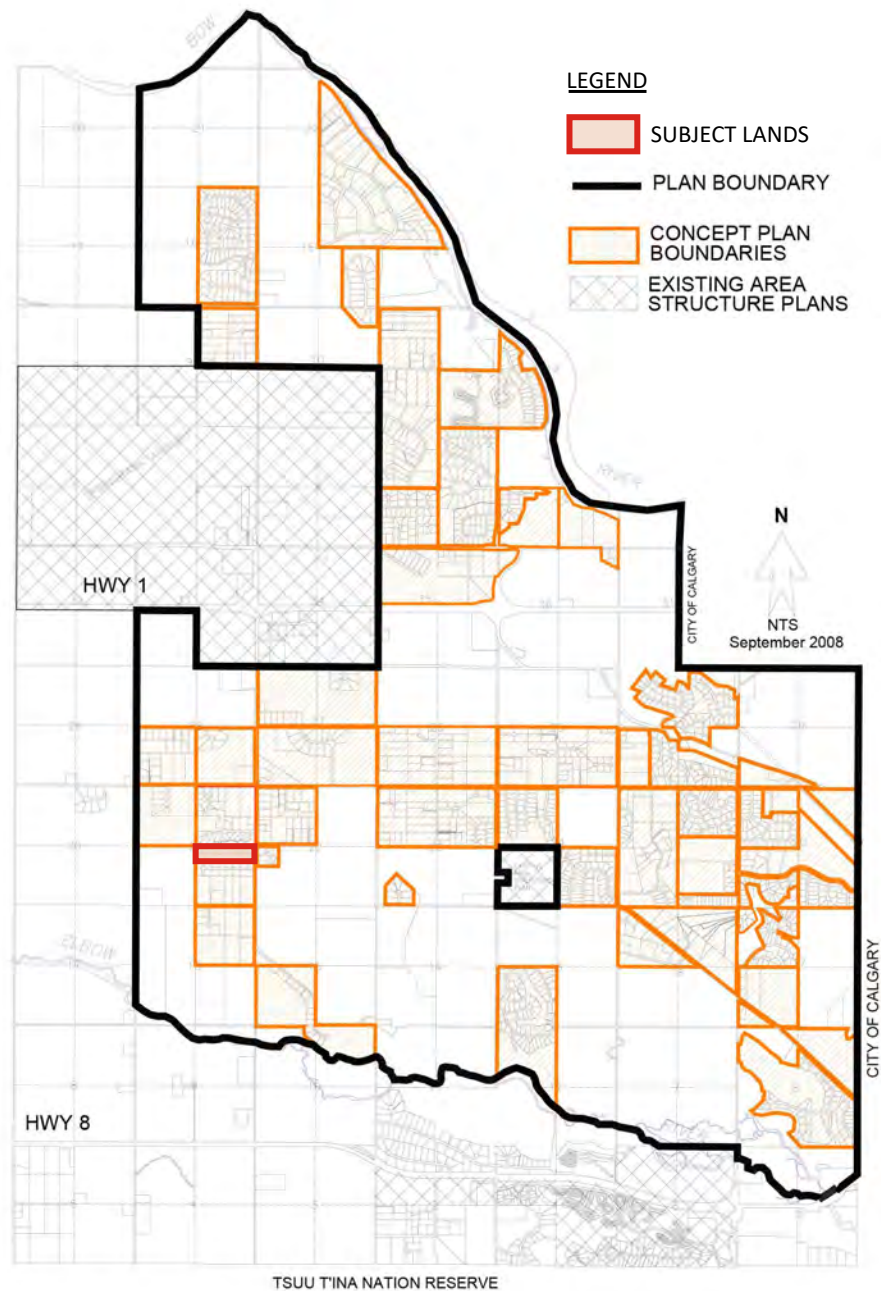


CENTRAL SPRINGBANK ASP | Map 11 - Infill Residential

5.2 Central Springbank Area Structure Plan, 2001

Willow Ranch Conceptual Scheme includes a focused and deliberate implementation strategy to facilitate infill country residential subdivision within an 'Infill Residential Area' as established by the Central Springbank Area Structure Plan.

This Conceptual Scheme is prepared in accordance with Section 2.9.2: General Residential Development Policies, Section 2.3.2.2: Conceptual Schemes; and Section 2.9.3: Infill Residential Policies.





Community Consultation

6.1 Engaging With Our Neighbours

B&A Planning Group designed an engagement program to ensure multiple opportunities for neighbours and community members at large to participate, including an Engagement Website, Resident and Community Notification Mailouts, a Virtual Stakeholder Meeting, and a Public Engagement Information Session.

The Virtual Stakeholder Meeting was held via Microsoft Teams on Tuesday, May 4th, from 7 to 8 p.m. 20 Stakeholders, landowners and residents of Hillcrest & Westview Estates attended the Stakeholder Meeting. The Public Engagement Information Session was held on Thursday, May 13th, 2021, from 6 to 7:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested stakeholders and community members to register for the meeting in advance and join the meeting by simply clicking on a link they received via email. 13 Community members attended the Public Engagement Information Session.

The project team provided multiple avenues for community members to ask questions and provide feedback, including telephone and email correspondence, the Stakeholder Meeting, Virtual Information Session, and the online survey. The feedback received throughout all platforms has been consolidated and categorized into a number of themes:

- Architectural Controls
- Environmental Considerations
- Servicing
- Visual Impacts
- Connectivity
- Traffic
- Engagement/Process

In addition to undertaking the thorough engagement program, the project team facilitated 5+ phone calls and 90+ emails with stakeholders to provide feedback regarding the proposal and address questions as required. The project team reviewed all feedback received through the stakeholder meeting, virtual information session, email and telephone correspondence, and online survey. As such, the project team is of the opinion that the Willow Ranch Conceptual Scheme and Land Use Amendment proposal has appropriately addressed.



**SUPPORTING TECHNICAL REPORTS
(SUBMITTED UNDER SEPARATE COVER):**

1. Preliminary Geotechnical Review, Lone Pine Geotechnical Ltd., March 2021
2. Biophysical Impact Assessment, Westhoff Engineering Resources Inc., March 2021
3. Level IV Private Sewage Treatment System Assessment, Groundwater Resources Information Technologies Ltd., March 2021
4. Stormwater Management Concept and Strategies for Willow Ranch, Westhoff Engineering Resources Inc., March 2021
5. Traffic Impact Letter, Bunt & Associates Engineering, March 2021



WILLOW
RANCH

CONCEPTUAL SCHEME
MARCH 2021